

Summary of Written and Oral Submissions

New Official Plan (ACS2021-PIE-EDP-0036)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 84

Number of written submissions received by Joint Planning Committee and Agriculture and Rural Affairs Committee between September 22 (the date the report was published to the City's website with the agenda for this meeting) and October 14, 2021 (the deadline for written submissions, being 4 pm the business day before the joint committee meeting date): 92

Summary of oral submissions

The Joint Committee heard the following public delegations on the report, and a summary of their respective comments are as follows:

1. Chief Wendy Jocko, Lynn Cloutier, Chief Richard Zohr, Bob Craftchick Pikwanagan, Algonquin First Nations – Chief Wendy Jocko spoke to building an inclusive community to build on reconciliation. Tewin means “home” and offers an opportunity to pursue and build that community, it is not just a business deal. It reminds us we are home in our traditional territory and can rebuild a meaningful presence on our land. Algonquin history and culture have been a fundamental element in the development of Tewin. Working together based on Algonquin values and teachings, grounded in reconciliation. Tewin will be a place Algonquins will see themselves reflected in and will set a precedent for how communities can be built. Together it will demonstrate how holistic vision will work towards reconciliation to set sustainable community development. Chief Richard Zohr noted that all consultation on Tewin will be anchored in Algonquin teachings and wisdom with a deep respect for nature and desire to create harmony. Their culture and voice will be elements in development of Tewin. This is a significant step in recognizing their rightful place as participants and will also help with future growth while preserving the greenbelt and agricultural land. The land will be protected by a land trust, access to nature will be included and is an opportunity to help shape reconciliation. Lynn Cloutier stated that Tewin will be a community rooted in our respect for the

earth noting that centuries of colonial policies have made us invisible. The teachings of grandfathers are a set of lessons for how to conduct ourselves, principles are what was traditionally needed, to survive and still are today. This will renew the Algonquin culture, will build individual capacity and will mean the Algonquins of Ontario will be home. Ralph Craftchick spoke to truth and reconciliation noting 94 calls for action; included that indigenous communities gained benefit from development projects, eliminate employment gaps and recognize values of indigenous healing practices and creating new relationships based on mutual respect and building on the future. The development of Tewin will allow reconciliation to advance.

2. Cyndi Rottenberg-Walker - Urban Strategies Inc – Tewin represents an opportunity to create a unique 15-minute community that will be well connected. It will be fundamentally a different community; integrated with nature, denser, broader mix of uses and will demonstrate excellence in planning, and adherence to Provincial policy. Ms. Rottenberg-Walker spoke to the work the Tewin team and City staff have done, outlining lands that have been identified, funding mechanisms and transit funding.
3. Sally Thomas – City for All Women Initiative (CAWI) - CAWI acknowledged there was little mention of Co-op housing in the new Official Plan highlighted the importance of co-op housing in achieving equity measures for individuals with disabilities and low-income families. Also noted that Co-op housing address intensification targets and can help to achieve more fifteen-minute neighbourhoods.
4. Lucia Morales – CAWI - Civic Engagement Coordinator, CAWI spoke to what poor planning can lead to including inadequate urban infrastructure. Attention to equity and inclusion as frameworks for official plans should be considered. As well as the need for the gender and equity lenses to be used, to address urban justice issues. Municipal land should be identified for affordable housing and support inclusiveness, not gentrification.
5. Elizabeth McAllister - Manor Park Community Association - expressed concern with interprovincial truck traffic in the downtown core, specifically through Manor Park, the loss of mature tree canopy and losing affordable housing.
6. Mary Huang - spoke to the need for affordable housing in 15 minute neighbourhoods that is available and accessible for seniors. As well, spoke to the need for affordable housing and R4 zoned buildings with elevators that will accommodate the aging population.

7. Laura Shantz - touched on the need for thriving communities, housing and homeless and climate change emergencies, integrating transit into neighbourhoods, gentrification and tree canopy.
8. Paul Goodkey - noted the plan presented doesn't sufficiently plan for good 15 minute neighbourhoods. Touched on zoning for housing in the urban transect, transportation corridors and public transit.
9. Brian Beaven - Centretown Community Association - shares concerns with previous presenters regarding affordable housing and tree canopy but also noted that the heritage overlay should apply to all properties whether in a heritage district or not, to ensure heritage assets are protected.
10. Robb Barnes - Ecology Ottawa - focused on the root cause for urban sprawl and have an action plan for 15 minute neighbourhoods that calls for more density, more mixed use development and more mobility options. In addition another initiative that was focused on is with emphasis on tree canopy cover, noting it is critical to help mitigate climate change.
11. Lynne Bankier - Champlain Park Community Association - spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk. The presentation touched on front yard setbacks related to tree retention and planting, identifying concerns with shallow setbacks.
12. Jane Berlin - spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk. The presentation touched on how the draft Official Plan ignores climate change and inadequately deals with elements that provide opportunities to mitigate impacts of climate change and identifies support for all FCA's motions, the People's Official Plan (POP) motion "Access to Canopy Cover" and the POP's further resolution to remove policy 6 in subsection 4.2.8.
13. Kathy Vandergrift - Queensway Terrace North Community Association - spoke to understanding the need for intensification, acknowledging the appropriateness of different neighbourhoods accommodating different height intensification, that transit needs to be assessed at neighbourhood levels and the need to integrate land use planning with other planning if more liveable neighbourhoods are to be achieved.
14. Daniel Buckles - expressed concern with the consultation process as it relates to climate change and social justice issues. The presentation also touched on housing equity, fairness and inclusion, a walkable city and having policies that protect agricultural land. More time is required for engagement and staff should continue working on the report and bring back to committee an improved document.

15. Ian McConnachie - Crystal Beach Lakeview Community Association - spoke to the development of the LRT station being built in the greenbelt and concerns with wetland issues. The infrastructure in the greenbelt needs to be protected for now and for the future. The Official Plan has positive visions, but there are still changes to be achieved.
16. Russ Gibson - Rockcliffe Park Residents Association - noted the Rockcliffe neighbourhood has an existing secondary plan and draws distinctions between the existing plan and the draft secondary plans. The City's updates to the existing plan should be limited to enactment of historic elements and should only allow changes to nomenclature. The balance of the existing plan and schedule regarding density should be brought forth 'as is'.
17. Elizabeth Costello - Carleton Heights & Area Residents Association - spoke to a slide presentation that touched on the need for appropriate and sustainable intensification that ensure safeguards are in place for the health and safety of the residents. Concerns were also raised regarding climate change and that lack of adequate public transit which reduces affordability and accessibility of this community.
18. Paul Johanis - Greenspace Alliance of Canada's Capital - would prefer that the Official Plan did not include any urban expansion. Growth management goals can be achieved via intensification alone as the urgency of addressing the climate emergency has become more apparent. The presenter also touched on greenspace and canopy cover targets and support an extension to approving the OP to allow for the proper planning required.
19. Dr. Eugenie Waters - Family physician working in Ottawa. We recognize that patients' health is influenced by societal effects. Climate crisis of greatest significance. Needs mitigation.
20. Tony Michel - Thanks to all for very participatory process; they support guiding principles of plan. Developers have a role to play, but often they conflict with collective interests; everyone needs to follow the plan, including developers. Turn to secondary plans to apply principles of OP to local community settings. Seen developers come to planning committee with selective parts of the OP to challenge secondary design plans.
21. Greg McDougall - Council seems to negotiate only with one Algonquin chief and not others. Algonquins of Ontario sided with developer; nine chiefs from Quebec did not agree. Rezoning decision then was made despite request from Kitigan-Zibi

Chief Gilbert Whiteduck to defer and send back for more consultation. Not dealing with whole Algonquin nation is disrespectful.

22. Laura Urrechaga - Old Ottawa South Community Association - Speaking to climate change mitigation goals. Sensitive planning needed for framework for 15-minute neighbourhoods. Several OP policies need revision. To work well, evolving overlay must be scaled appropriately in neighbourhoods. Building heights should be capped at four storeys; more parks needed. Intensification must be accompanied by strong measures to protect and build the urban canopy in all neighbourhoods.
23. Robert Brinker & Alex Cullen - Federation of Citizens' Associations of Ottawa - Many concerns raised by community associations about density and built form in their neighbourhoods. Nothing troubles the public more than to see spot re-zonings despite the guidelines set in secondary plans developed with community input in good faith. Rely on the City to ensure mitigation in the neighbourhoods where intensification occurs.
24. Gail McEachern - New Edinburgh Community Alliance - speaking to Heritage Conservation Districts (HCD). New Edinburgh HCD is reflective of its nature as small 19th century village. Historic developments; narrow lots with 2-storey bldgs., rustic laneways. Compact green neighbourhood. Problem with applying intensification targets; no lots available for infill development; only way to intensify would be to tear down and rebuild or sever long lots to construct second lot on property. Both scenarios would result in loss of greenspace and historic developments; NECA believes there would be conflict.
25. Mike Moffatt - Smart Prosperity Institute - Policies should be in alignment with provincial projections for population for Ottawa. Many have moved out of Ottawa to smaller municipalities, and they commute. Municipal plans do not keep pace with immigration targets and student policies set by federal government. Ottawa will grow by 445,000 people. Will need more housing. Is a straightforward request to use up to date projections.
26. Roddy Bolivar - Carp Road Corridor BIA - Economic development policies should be open-ended. Economic development policies in the OP say we're open for business. Draft policy before you today and they propose modifications. Asking for extending water service to existing Carp Road corridor. Will work through economic policies to bring attention to rural servicing, etc. Asking for diversity of uses in rural area. Their obligation to you now is to work through the new OP to work on attracting businesses.

27. Della Wilkinson - Glebe Community Association - would like City to take inspiration from native stewardship of Turtle Island. Tree canopy cover; comparator with Stockholm. Stockholm, 66% tree cover; Ottawa 30%. Benefits include reduction of air pollution and sensual habitat for wildlife. 40% target will allow Ottawa to ignore tree desert neighbourhoods.
28. Suzanne Tewnion - Healthy Transportation Initiative - 10 indicators of a Healthy Street; Easy to cross, shade & shelter, places to stop & rest, not too noisy, people choose to walk & cycle, people feel safe, things to see & do, people feel relaxed, & clean air. The draft revised Official Plan be updated as follows:"The City shall seek to create networks of complete and healthy streets as opportunities arise through the construction or reconstruction of transportation facilities, such as roadways, bridges and transit stations as part of other capital projects.
29. Cheryl Parrott - Hintonburg Community Association - They don't oppose intensification; must be done to reduce sprawl; but must be rules; must respect zoning bylaw; must increase tree canopy. Hintonburg has already surpassed intensification goal for 2046. They have less tree canopy. They have specific concerns around parks in downtown; need land for parks. New park acquisition must be in areas with increasing density and low park ratio. Need to increase tree canopy, not chop it down. Need equitable neighbourhoods and greenspace, true affordable housing.
30. Kelly McInnis - reading from presentation, expressing concerns and asking for greater consultation with concerned parties and indigenous communities; listening to experts and not bold assertions unsupported by evidence.
31. Chris Greenshields - Vanier Community Association - Regrets that OP fails to respond to call for high density regenerating neighbourhoods. Where existing density and current zoning already provide for intensification beyond proposed targets, Vanier was already one of the densest populations in Ontario. Zoning must be done carefully to avoid spot zoning. Floodplain language needs improvement; needs targeted approach to intensification. Attention to variety of housing, Community consultation essential. Vanier is neighbourhood of renters (70%); draft OP fails to consider their needs. Need to increase tree canopy.
32. Liam O'Brien - Professor, Architectural Conservation - speak to urban sprawl. Want to ensure that plans we make will reinvigorate the City rather than have it grow horizontally. Should have invested in transit infrastructure earlier. About 8 years ago, city commissioned report looking at transportation. Urban dwellers: fewer cars, more likely to take transit. Not so sensible to develop away from core;

most employment opportunities will still grow inside the core. High density developments bring in money. Think idea that we have sustainable communities away from the core is disingenuous. We've known for 5 decades that urban sprawl is problematic.

33. Judy Korecky - Faircrest Heights Community Association - revised draft of OP is improvement on first draft, but still does not speak to neighbourhood and tree canopy. (consult submission – held on file with city clerk).
34. Garry Lindberg – Alta Vista Community Association believes that the new definition of mainstreets with 40 story towers and significant encroachments into the surrounding neighbourhood are not consistent with the character of Smyth Road. That Smyth (west of Lynda Lane) should be redesignated as a minor corridor in schedule b3.
35. Rosaline Hill - Rosaline Hill Architects - Founder of Walkable Ottawa. How to transition neighbourhoods to those that are truly walkable. Member of Urban Infill Council. Simulation modelling should be in the OP, a great tool for planning staff. Simple zoning is a great concept and would help in affordable housing. Building heights is also important and intensification does not need height.
36. Paul Hicks - Avenue 31 Capital - Over 2020 and 2021 Avenue 31 made submissions to the City regarding the Employment Lands Strategy, encouraging the City to ensure there is a sufficient supply of appropriately located, sized, and serviced lands to accommodate the growing logistics sector of the economy. Both Staff and Committee have incorporated a number of these recommendations into the Draft Official Plan and we thank the City for hearing Avenue 31.
37. Bart Bilmer – Burritt's Rapids Community Association - asking for the City of Ottawa Official Plan to support a sustainable future for our community, with strong stewardship of wetlands, waterways, and other sensitive areas. We are in a protective mode regarding our neighbourhood features, and need the Official Plan's support to protect these features specifically against the impacts of the climate emergency and the potential for uncontrolled development.
38. Heather Pearl - Champlain Park Community Association - Smart infill and climate-adaptive changes made in all neighbourhoods: mature tree preservation, setbacks and building heights that provide room for tree planting and growth, sustainable planting practices and care, green building materials, green roofs, bioswales etc. all have positive local impacts on health and well-being. A 15-minute neighbourhood is not one where residents scuttle between air conditioned / heated residences and air conditioned / heated shops. This more climate-friendly, gradual approach to

intensification has the potential to provide human scale housing for a diversity of incomes, without harming community character.

39. Doug Thompson - Greely Community Association - One of the areas of concern is the location of 4 aggregate pits inside the Village Boundaries that will likely not be rehabilitated for at least 20 years. This, in fact, handicaps the amount of land available for residential development for Greely. Another important consideration is that the Village is intersected by 3 different north-south arterial roads, Stagecoach Road, Old Prescott Road and Bank Street. The protection of our rural values and rural way of life while incorporating the pressures of being part of a large metropolitan City are very critical to our residents.
40. Robert Brocklebank - The OP is indigestible lump of documentation. There is much he likes in the draft OP, but document is far too lengthy. His view is at odds with many activists who want a very detailed document; it is too conflated; meaningfulness is lost in the context. Asking to delete subsections regarding spot rezoning. Draft language restricts this to publicly accessible facilities. OP section should be amended to withdraw that restriction.
41. Ron Rose - Old Ottawa East Community Association - Concerned with changes to secondary plan as found in OP document. Staff are aware of our concerns; draft motions submitted for your approval. Want to see elimination of reference to Alta Vista transit corridor. We believe it to be prudent to clarify what measures to be taken should AV transit corridor not be built. We suggest it be a park, attached to Springhurst Park. Concern re designation of main street; different areas have different height limits. Main street is designated as a corridor. Urge committee to look at the motions.
42. Jack Waghorn - Alta Vista Engaged - Concerned re: intent and direction of OP; we support it in its basic form and have submitted comments on the first draft. Always looking for more density; was huge financial incentive. OP contains much inconsistent vague language which could push intensification beyond what's called for. I sent letter to committee with three points of concern and including motions. How to balance intensification and increase in greenspace? Need clear and mandatory wording to preserve trees and greenspace.
43. Laura Cohen - City View – developers should be providing affordable housing along with \$1.2M units. Our neighbourhood is changing as we grapple with rapid intensification; questions; how much is reasonable and when is it enough? Intensification we are experiencing is neither gradual, gentle, or incremental. Plan stresses walkability and access to transit.

44. Mihailo Mihailovic - This Draft OP is written for benefit of developers so they can build what they want without pushback from Committee; language full of loopholes and is soft. Assumption that population will increase by 400k, last time a similar prediction was made, didn't come to pass. Developers don't care about 15-minute neighbourhoods; want to build big house fast and get lots of profit. Affordable housing - builders will not make housing cheaper. Must be mandated.
45. Karin Lynch - City View comments. No allocations for greenspace. Houses being built are all in \$1M+ range. When developer comes, divided lots are a desert. Everything cut down, even with new tree bylaw; there are still issues, because houses they want to build are bit ones. Ditches have been compromised through neglect, etc. Need local plans to be developed for communities. Want changes sooner than 20-25 years away.
46. Marie Riopelle - Critical component for 15 minute neighbourhoods is walkability; OP doesn't show how existing neighbourhoods would transition to intensification goals. Our area does not have streetlights and we're losing trees; large population of seniors who want to age in place. Intensification has played havoc with streets as they're dug up and patched; not resurfaced in many years. To support young families moving in, need more greenspace and safe walkable streets.
47. Jill Prot - Commenting on designation of Baseline road in draft OP. Baseline identified as BRT corridor; is far from being one. If bus traffic added for BRT, Baseline would have to be widened and properties expropriated. Premature designation puts residents into evolving overlay...City View / Qualicum Edwards / Copeland Park and others. Service should be available at time of designation.
48. Nancy Wilson - City View Community Association - comments Re: collector streets, need for sidewalks. Major collectors used by residents for transit; ask for sidewalks...asking Councillors to support submitted motion
49. Stefan Baginski - Greater Avalon Community Association - Community association looks to add Smart City / Digital City as subtitle to act as marker for next 25 years. Segmentation causes bland mismatches; nobody really has figured this out. Need to see living city for mobility. See many users of cars in city see that cars are communicating with city traffic lights. We have two more motions; about canopy.
50. Charles Ficner - Plan is incompatible with provincial policy (referring to specific policy language). This draft of the plan allows developers to do serious harm to various parts of the City; urge Council to reconsider request from FCA to defer this plan so that open discussion can be held with public. Urge you to defer further consideration of this plan until after next municipal election.

51. Dean Tester - Making Housing Affordable – Housing has become unaffordable; thinking of moving outside of the City, like many of my family have decided to do. Need flexibility and adequate supply and increased density. OP doesn't do it in any meaningful way. Wealth gap growing at incredible pace. Would like to see motion to review population estimate / number of units built and set target.
52. Michel Haddad - Transportation and mobility, believe in the science of climate change. Ottawa one of the coldest capitals on the planet; OP policies driven by ideology rather than practicality and reality; when designing, should rely on effectiveness, reliability, comfort. Most people approve of 30-minute neighbourhoods, but not as substitute for vehicles, when needed for other purposes. Most people don't bike during winter. Public transit continues to fail to encourage its use. Policies are ageist and ableist.
53. Heather Mitchell - Westboro Community Association - intensification targets for our neighbourhood is higher than others. We are already a 15-minute neighbourhood. Intensification targets for inner urban should be reduced, amended or ameliorated; setbacks should allow for tree growth; Westboro is mass of yellow and brown; losing trees at huge rate; infill doesn't support it; plant a lilac shrub or a tree that soon dies. They do not support including Sherbourne as minor corridor. Do not support OP unless ambiguous language removed. Let's have an OP that's clear and that when developers come in for exceptions, they won't get them.
54. David McNicoll - I don't support the OP; would send back to staff with appropriate motions. People don't know where oxygen comes from; as a society, we work through zoning bylaw, but don't know where food comes from; is dysfunctional. Must have trust.
55. Brian Tansey - You're getting good free feedback that could tell you that this thing needs a complete redo. Thousands of pages; is a mess because is incoherent; may be too long. Needs complete redo. You've got the rationale for a redo.
56. Juliet Knapton - Decisions involve change; positive and otherwise; people need understanding. Moved from Sandy Hill to Alta Vista. Very varied; many residential forms and types of people. OP over-complicated with overlays, etc.; allowed developers to build anywhere. No account for environment, walkability, or sunlight; I call this bad development; over-development without thought. Can't force speed of development unless you have clear guidelines. It won't be perfect, but don't push variances; don't push for exceptions.
57. Miguel Tremblay – FoTenn - Here to speak on behalf of Falconridge partnership; owners of golf course located immediately south from Bowesville LRT station and

Armstrong extension; will bisect property. Concur with recommendation; summarizing evaluation carried out by staff...designed to allow for smart growth. For all of these reasons, clients and I support recommendation for these category 1 lands to be incorporated into urban boundary.

58. Phyllis Odenbach Sutton – Spoke about tree canopy – providing visuals of own neighbourhood to demonstrate effects of loss of tree canopy. New infill builds do not provide any space for tree canopy. Please ensure protection of tree canopy and mitigate against maximizing build to limits of property.
59. John Dance – Alta Vista traffic Corridor – get rid of it from OP documentation; don't turn parkland into roadway.
60. Carolyn MacKenzie - Glebe Community Assoc. Planning Committee – OP has promise, but many issues remain. Corridors allows up to 9 storeys on main corridors and generally 4-6 on minor. What means, 'generally'? How are we not back to intensification trumping all other considerations? City's own modelling shows we're about to double the number of units we need; units that aren't needed won't be built. Set clear rules and don't use subjective language. Need clear policy language not to destroy trust and waste resources.
61. Jason Burggraaf and Neil Malhotra - Greater Ottawa Home Builders - Most significant consideration; Ottawa's population will grow over 400k over the coming years. Need to provide adequate supply of built home so future residents will have houses they can afford and have choice. Concerns that OP is not set up to recognize this. This is a challenging situation; housing crisis is real; there is a housing supply shortage.
62. Marjolaine Provost - Overbrook Community Association - Thanks to volunteers who looked through OP documents and how it impacts our community. Priorities are to make affordable housing; preserve urban trees and protect tree canopy; and address social infrastructure. New build doesn't have anything bigger than two bdrm. Rec is should have some threshold to ensure there are some 3-bdrm to support bigger families. Don't want to drive out bigger families. Would like to see direction in OP to reflect this. S15 – tree canopy and parkland. Support 40% tree canopy at neighbourhood level. Make up current park deficit. Support motions to preserve trees.
63. Roland Dorsay - Resident of Kitchissippi ward. Focus is narrow – section 11.9 of OP. Staff workplan has monitoring report but should lay the policy foundation. Metric and monitoring is important. What to measure – what matters most; consult widely.

64. Salma Al-Shehabi - Barrie Ontario has 2009 growth plan. Their plan like ours. 2021 average house prices in Barrie have tripled. Not affordable. Not in line with policy. If Ottawa doesn't do this right, we will be in housing crisis. Need to do financial analysis. Housing and Homelessness – should be more than adequate. How will city meet its target if we don't have capacity to build. Need to look at housing strategy. 1-4 household live in poverty. OP is major key to support affordable housing.
65. Angela Keller-Herzog - Community Associations for Environmental Sustainability (CAFES) - Requirement to consult with Algonquin communities – should take precedent. Twin development issues of transparency and P3 development. Trees and greenspace: specify canopy target of 40% per neighbourhood; need to connect the tree and planning policy. Climate plan to 2050 and OP to 2046. Should have same goal. Building standards need traction. Transit system should be affordable and convenient.
66. Joan Freeman - Spoke to Policies 1, 8 and 4-7. OP doesn't speak to climate and gaps. Need to build greenfield right from the beginning. Greenhouse gasses (GHG) standards for intensification – huge gaps. Transition suburbs to complete communities. Important point is no consideration of trees. Challenge of OP is to find a balance. Climate is not considered an emergency.
67. Shirley Dolan - West Carleton March - New OP well done. Special thanks to Ken Holmes for his assistance. Wind turbines shouldn't be close to communities. Plan calls for over 700 wind turbines and very concerned with this. Energy evolution very hard to find. Other cities are discovering that turbines are not good solution and not in best interest of people. Turbines gobble up a lot of oil and need a lot of external energy. Ask committee to say no to wind turbines
68. Brian Innes - Environmental Stewardship Advisory Committee - Support spirit of OP i.e., intensification and 15-min communities. Tree canopy: has major impact on quality of life and hot weather. Target should be in all communities, including rural wards. Spoke on targets of climate change, intensification. All new developments should have active transportation and should have 15 min communities. Support more robust accountability. Targets need to be set. Support annual dashboard to allow city to change course if needed. Recognize immense effort of staff.
69. Brian Casagrande – FoTenn - Spoke to corridors – new car dealership at new Orchard. Secondary plan supports 20 storeys for this area. Similar plans approved in other wards. Such amendments to secondary plans generally rely on PPS and OP policies. OP would limit development but secondary plans speaks to corridors

and height/narrow builds. Should gradation be built into OP/SP? Amend policy to ensure private lands are also considered to alter height requirement.

70. Neal DeRuyter - MHBC Planning - Ottawa biggest in aggregate production.

Focused on transition provisions highlighted in document 6. Ontario Stone, Sand & Gravel Association (OSGA) concerns is what will happen will aggregation applications and OMB process. If applications and appeals do not meet deadline, then have to start from scratch. Should pass motions to ensure active applications continue to move forward and still be able to amend the OP within two-year period. Aggregate motion has been approached by other municipalities.

71. Moe Garahan - Just Food - Asked that community gardens be included in plan.

They suggested that gardens should be in greenspace. If doesn't fit anywhere, then embed it in all plans. In 25 communities, cities have adopted policies in this regard. This OP is meant to be innovative.

72. Phil Mount - LEAR Member & farmer - Speaking as private citizen. Spoke on

farmland preservation. PPS contained no parcel in size. This limits land access to farmers. OP and the big picture, food systems have been identified as diverse and is as important as biodiversity. Pandemic has benefitted farmers in that they are being recognized now.

73. Grant Dingwall - Spoke on affordable housing. Ottawa has housing shortage. Lots

of stats that prove this. List any house for a week and bidding wars happen, which drives up prices. How does this relate to OP? Spoke of stats and projections. OP has little effect on housing affordability, which is absurd. New OP will raise housing costs.

74. Ray Noyes – ACORN - Have seen consistently in past 15 years housing issues.

Lived in Vanier for 20 years. Long tenancy and rent control allows him to have bachelor unit, but it's not affordable. Current rent is more than a 1/3 of my income. Asking to pay attention to what affordable housing means.

75. Alex McDonald – ACORN – Treasurer with ACORN and is concerned with

affordable housing. The OP does not reflect the plight of low-income people. His rent is 50% of income. What exactly is market affordability because it does not reflect the low-income. If there is a housing crisis the OP does not reflect this.

76. Doug Yonson - From Fisher Heights. Showed map where OP conflicts with map.

Sch B3 – showed map blown up re: his community. Test has precedence over map according to staff. 5.6.1.1. evolving neighbourhood applies to vicinity of transit station. Endorse to suspend evolving neighbourhood overlay corridors.

77. Bhagwant Sandu – Lives in Dow’s Lake area. Document is very good read, although language somewhat ambiguous. Words such as generally; appropriate height. These are wishy-washy that are open to manipulation and unenforceable. Should go through whole document and replace above words with precise wording. Or should be amended to be decided by local neighbourhoods and not developers.
78. Tony Miller - Ottawa Small Landlord – Section 4.2.1 re: coach houses and secondary dwelling. Draft OP had some language to support Planning Act but language was removed. Could be an oversight. Just requesting that language be re-inserted or clarified.
79. Josh Kardish - Regional Group - Lands were recommended by staff and then removed in January in the Growth Management Plan. Lands that were removed are included in document that will be circulated to you over the weekend. When exercise complete, we will impact of third of lands in Kanata and Stittsville. Spoke to many of you individually so you are aware of my concerns.
80. Davette Nyota – ACORN - Live in Ottawa South. Spoke of her rent vs income. Has tight budget. Concern with OP and affordable housing. No definition of what affordable is. OP outlines city development and affordability should be defined. Live in housing with poor conditions. Equality matters to her. These people can’t afford rent and may need to move. This OP is for rich people
81. Adele Farough – ACORN – Visually impaired. ACORN secretary. Issue with definition of affordable housing in OP. She described people on low income and their situations. Also spoke on personal note re: her and her husband’s situation. Both are disabled. Needed a building with central air due to medical conditions.
82. Lynn Roseberry - Board member of Fairview Community Association. Neighbourhood near Montfort Hospital. Neighbourhood has urban and ecological features. Spoke of water and trees and the protection of both. Concerned about fragile ecology. Development project has affected the water supply. Development proposals are bigger which is a concern.
83. Tim Mount - Carleton Landowners Association - Rural residents voiced since amalgamation has been ignored. Heard concept of inclusivity but very hypocritical. Allow rural severances. Spoke of turbines, Carlsbad dump. We are coldest capital in the world. Don’t think turbines are be-all and end-all. Ensure province and municipality speak the same language. Intensification is not what city needs.
84. Tim Lash - Local plans for walkable neighbourhoods are prior to plans & permissions for development in the ‘corridors’ which connect and serve the

neighbourhoods, businesses and institutions. Where possible, local neighbourhood plans are done first, to be developed iteratively with wider scale plans.

Neighbourhoods are encouraged to step up and act as communities. Evolution toward the vision will be predictable, and cooperative. Shared numerical & visual modelling are used as standard planning tools for communication and to build involvement, understanding and buy-in.

Summary of written submissions

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request:

- Kelley Lewis email received September 28, with concerns
- James Young email received September 6, with comments
- Alan Gilmore letter dated September 25, in opposition
- S. Heather Barrett email received September 30, with comments
- Mike Moffatt with attachment “Baby Needs a New Home” received October 5
- Della Wilkinson letter received October 6, with comments
- Sue Neill email received October 6, with comments
- Barbara Brown email received October 7, with comments
- Nick Ricciuto letter dated January 22, with comments
- Larry Chown email received October 7, in opposition to wind turbines
- New Edinburgh Community Association letter dated October 10, with comments
- Lida Malinowski email received October 8, with comments
- Lisa Routhier email received October 11, in opposition to wind turbines
- David Flemming, Heritage Ottawa, letter dated October 11, in support, with comments
- Richard Slowikowski email received October 11, with comments
- Judy Korecky, Faircrest Heights Community Association, email received October 11, with comments
- Susan Brousseau letter dated October 10, with comments
- Vivek Krishnamurthy email received October 8, in support

- Three letters from Ursula K. Melinz, on behalf of Cavanagh Developments, dated October 7, with comments
- Champlain Park Community Association letter received October 13, with comments
- Angela Keller-Herzog, CAFES, PowerPoint presentation received October 13, with comments
- Manor Park Community Association PowerPoint presentation received October 14, with comments
- Ottawa Wind Concerns letter dated October 14, in opposition to wind turbines
- Queensway Terrace North Community Association letter dated October 14, with comments
- Robert Brocklebank letter received October 13, with comments
- Heather Breault email dated October 12, in opposition to wind turbines
- Dianne and John Droogh letter dated October 13, with comments
- Old Ottawa South Community Association
 - ❖ letter dated October 12, with comments
 - ❖ PowerPoint presentation received October 13
- David McNicoll email received October 12, in opposition
- Manotick Village and Community Association letter received October 13, with comments
- Community Collective letter dated October 14, with comments
 - ❖ Cardinal Glen Community Association
 - ❖ Lindenlea Community Association
 - ❖ Manor Park Community Association
 - ❖ New Edinburgh Community Alliance
 - ❖ Overbrook Community Association
 - ❖ Rockcliffe Park Residents Association
 - ❖ Vanier Community Association
- Ruby Mekker email received October 12, in opposition to wind turbines

- Carol Brascoupe letter dated October 11, with comments
- Michael Lynch letter dated October 13, with comments
- Al Crosby
 - ❖ email received October 12, with comments
 - ❖ email received October 13, with comments
- Ken Holmes letter received October 13, in opposition
- Chris Jalkotzy email received October 13, with comments
- Barbara Porrett email received October 13, in opposition
- Overbrook Community Association letter and PowerPoint presentation received October 13, in support, with comments
- Heather Pearl, Champlain Park Community Association, PowerPoint presentation and submissions received October 13, with comments
- Chris Leblanc, Greely Community Association, letter received October 13, with comments
- Choice Properties Limited Partnership letter dated October 13, with comments
- Chris and Jennifer Bradley email received October 13, in opposition to wind turbines
- Old Ottawa East Community Association letter and PowerPoint presentation received October 13, with comments
- Phyllis Odenbach Sutton email and attachments received October 13, with comments
- Kanata Entertainment Holdings Inc letter dated October 12, with comments
- Cindy Rottenberg-Walker, Urban Strategies Inc., letter dated October 13, in support
- Roland Dorsay PowerPoint presentation received October 13, with comments
- Ontario Stone, Sand & Gravel Association (OSSGA) letter dated October 13, with comments
- Sustainable Living Ottawa East letter dated October 12, in opposition
- Avenue31Development letter dated October 13, with comments

- Urban Strategies Inc., on behalf of Park River Properties, letter dated October 13, with comments
- Submissions by Ursula K. Melinz, on behalf of Claridge on the following subjects:
 - ❖ Barrhaven Town Centre Secondary Plan letter dated October 13, in opposition
 - ❖ Centre Town Centre Secondary Plan letter dated October 13, in support
 - ❖ Lands proposed for residential and industrial expansion letter dated October 13, with comments
 - ❖ Growth Management, Housing, and Affordability letter dated October 13, in opposition
- Thom Van Eeghen letter dated October 13, with comments
- Henry Brenning letter dated October 13, with comments
- Forum SLP, Manor Village Limited Partnership, with comments
- Federation of Citizens' Associations of Ottawa
 - ❖ letter dated October 14, with comments
 - ❖ attachment with motions received October 14
- R T Richards letter received October 13, with comments
- Anna Cuylits email received October 13, with comments
- Centretown Community Association letter dated October 14, in support and with comments
- Environmental Stewardship Advisory Committee letter received October 13, with comments
- Kelly McInnis PowerPoint presentation received October 13, in opposition
- Lynne Bankier PowerPoint presentation received October 13, with comments
- Jack Waghorn, Alta Vista Engaged, letter dated October 13, with comments
- Minto letter dated October 13, with comments
- John Dance PowerPoint presentation received October 13, with comments
- Laura Urrechaga letter dated October 13, in support, with comments
- Ignatios Kitzemian, Athens Rugs

- ❖ PowerPoint presentation received October 13
- ❖ Letter and attachment dated October 14, with comments
- Suzanne Tewnion, Healthy Transportation Coalition, PowerPoint presentation received October 13, with comments
- Greg MacDougall speaking notes received October 13, in opposition to the Tewin proposal
- Greater Ottawa Home Builders' Association letter and attachments dated October 13, in opposition
- Shirley Dolan email received October 13, in opposition to wind turbines
- Michel Haddad letter dated October 14, in opposition
- Lindenlea Community Association letter dated October 14, with comments
- Valerie Wright speaking notes received October 13, with comments
- Jill Prot
 - ❖ Letter received October 13, in opposition to the Baseline Road Rapid Transit designation
 - ❖ PowerPoint presentation received October 13
- Alta Vista Community Association
 - ❖ letter received October 13, with comments
 - ❖ PowerPoint presentation received October 13
- Jane Berlin PowerPoint presentation received October 13, with comments
- Bart Bilmer letter dated October 14, with comments
- Daniel Buckles PowerPoint presentation received October 13, in opposition
- Brian Casagrande, FOTENN, PowerPoint presentation received October 13
- Joan Freeman PowerPoint presentation received October 14, with comments
- Marcel Denomme PowerPoint presentation received October 13, with images
- Nancy Wilson letter received October 13, with comments
- Salma Al-Shehabi PowerPoint presentation received October 13, with comments
- Carleton Heights and Area Residents Association PowerPoint presentation and letter dated October 14, with comments

- Bob and Lindsay Whillans email received October 13, with comments
- Ross Finnie email received October 13, with comments
- Janice Falls email received October 14, with comments
- Grant Dingwall speaking notes received October 14, in opposition
- Eugenie Waters, MD CCFP, speaking notes received October 14, with comments
- Petition submitted by Selina Bishop with 241 names in opposition to the designation of Fisher Ave as a Minor Corridor

Effect of Submissions on Planning Committee Decision: Debate: The Joint Committee spent over 25 hours in consideration of the item.

Vote: The joint committee considered all submissions in making its decision and carried the report recommendations as amended by the following:

Motion N° PLC-ARAC 2021-5-1. [m1.1]

THEREFORE BE IT RESOLVED that the Joint Planning Committee and Agriculture and Rural Affairs Committee approve the following modifications:

1) Addition of a new recommendation 12 to read:

a. Adopt Document 7: Draft Adoption By-law for Official Plan.

BE IT FURTHER RESOLVED THAT the Planning Committee and the Agriculture and Rural Affairs Committee approve the “Consultation” section of this report and supporting document 1 (“As We Heard It” Report) be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of October 27, 2021,” subject to submissions received between the publication of this report and the time of Council’s decision.

Motion N° PLC-ARAC 2021-5-2 [m64.1]

THEREFORE BE IT RESOLVED THAT the Joint Committee recommend Council approve the following:

1) That the specific public benefits of community gardens be described in section 2.2.4 Healthy and Inclusive Communities in the new Official Plan and direction for consideration of land allocation for community gardens be

identified in the update to Urban Forest and Greenspace Master Plan; and

- 2) That section 2.2.4(3), as contained on page 30 of New Official Plan, be amended by adding the words “, healthy eating, and active living, helps reduce food insecurity and social isolation while providing broader environmental, aesthetic, and educational benefits;” immediately following the words “and villages to promote equitable access to healthy food” in the 5th bullet point.

Motion N° PLC-ARAC 2021-5-3 [m84.1]

BE IT RESOLVED that the Joint Committee recommend to Council that Policy 3.1.5(f) be revised to read as follows:

- f) That lands designated as part of a natural heritage system are excluded while maintaining the possibility of minor, site-specific adjustments along the boundaries to reflect the results of more detailed field investigations if required.

Motion N° PLC-ARAC 2021-5-4 [m77.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council approve that a new subsection 7) be added to 3.1 (Designate Sufficient Land for Growth) as follows:

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

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

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

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

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

Motion N° PLC-ARAC 2021-5-5 [m14.1]

Recommended amendments to remove the policies that allow for consideration of 5- or 6-storey buildings on Minor Corridors without an Official Plan Amendment process (document 3 of Planning Committee and Agriculture and Rural Affairs Committee Joint Report 5).

Motion N° PLC-ARAC 2021-5-6 [m63.1]

THEREFORE BE IT RESOLVED that section 5.2.3(3)(b) be deleted from the Official Plan.

Motion N° PLC-ARAC 2021-5-7 [m62.2]

THEREFORE BE IT RESOLVED that Section 5.6.1.1(3)(a) be deleted and replaced with following:

“Where the Zoning By-law for an area has not been updated either before adoption of this Plan in anticipation of this Plan’s policy direction, or post adoption of this Plan, to be consistent with the policy intent of this Plan, the City will generally be supportive of applications for low-rise intensification that seek to amend the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan.”

Motion N° PLC-ARAC 2021-5-8 [m91.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council approve amendments to:

- a) 6.3.3(8)(a) to remove the words “or eliminated” and replace with the words "or exempted under limited and appropriate circumstances and requirements"; and
- b) 11.1(2)(a) to read as follows:

- i. “Development proposals for Low-rise residential or mixed-use buildings that fulfill the intensification objectives of the Growth Management Framework may be exempt, **under limited and appropriate circumstances and requirements**, from Site Plan Control or shall have reduced submission requirements and a simplified site plan process subject to meeting defined criteria in order to streamline the process for, and lower the costs of intensification;”

Motion N° PLC-ARAC 2021-5-9 [m51.2]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve the following with respect to Section 9.2.2 (2)(b)(i) of the New Official by adding the words: “private medical or medical-related clinics, veterinary services,” immediately following the words “such as restaurant, gas station”.

Motion N° PLC-ARAC 2021-5-10 [m47.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council retain the Urban Natural Feature designation for all of the Carlington Woods.

Motion N° PLC-ARAC 2021-5-11 [m13.1]

THEREFORE BE IT RESOLVED that the Alta Vista/Faircrest Heights/Riverview Park Secondary Plan be amended by adding to Section 2 the following new policy 4 after policy 3, and renumbering the subsequent policies in that section accordingly:

- “4) Notwithstanding the right-of-way protection or existing width along Smyth Road, high-rise buildings are not permitted on any parcel of land on the north side of Smyth Road within the boundary of this Secondary Plan.”

THEREFORE BE IT RESOLVED that Volume 2C be amended by adding a new Area Specific Policy to read as follows:

- “xx.) Notwithstanding the provisions of Policy 5.3.3(3)(a) of the Official Plan, high-rise buildings are not permitted on any parcel of land on both sides of Smyth Road outside the boundary of the Alta Vista/Faircrest Heights/Riverview Park Secondary Plan.”

Motion N° PLC-ARAC 2021-5-12 [m3.2]

THEREFORE BE IT RESOLVED that Joint Committee recommend to Council that, further to the ByWard Market being defined as a Special District, Staff add to their workplan, after ministerial approval of the New Official Plan, the incorporation of this defined district in a comprehensive Secondary Plan for the ByWard Market that includes all the priorities of section 2.2.1 Policy 3, as well as:

- a) alignment with the joint review of the ByWard Market and Lowertown West

Heritage Conservation Districts, which will review the consideration of heritage impacts of future development adjacent to the ByWard Market HCD, with the intent to better reflect and respect the market feel and elements; and

- b) incorporating the Byward Market Public Realm Plan into the Secondary Plan; and

BE IT FURTHER RESOLVED THAT Joint Committee recommend Council direct staff to work with federal and provincial partners on developing a three-government-level funding plan to ensure that significant components of the Byward Market Public Realm Plan are implemented ahead of the ByWard Market's 200 Anniversary date in 2027.

Motion N° PLC-ARAC 2021-5-13 [m5.2]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Staff to, in addition to examining the boundary of the Sandy Hill Cultural Heritage Character Area engage and consult the University of Ottawa on the possibility of incorporating the relevant policies, directions and objectives of the University of Ottawa Campus Master Plan in the Central and East Downtown Core Secondary Plan.

Motion N° PLC-ARAC 2021-5-14 [m7.2]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct staff, as a future work plan item post ministerial Official Plan approval, to expand the boundaries of the Montreal Road Secondary Plan to include all of Vanier for a new Vanier Secondary plan which will:

- a) Carry forward the directions of the existing Montreal Road Secondary Plan, as is; and
- b) Define Vanier's character; and
- c) Define built form transitions, building heights, urban design and architectural expression, and appropriate areas for development including main streets not currently covered by the existing Secondary Plan, arterials and areas for Transit Oriented Development, etc.; and
- d) Protect, define, and find greenspace in Vanier for community space, parks and plazas as the area continues to grow and change to ensure livability; and
- e) Review Vanier's current flood plain and geographic area.

Motion N° PLC-ARAC 2021-5-15 [m39.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council modify the CEDCSP so that all Official Plan Amendments, Zoning By-law Amendments, and Site Plan Control applications associated with mid-rise, high-rise, and high-rise 41+ buildings within the boundaries of the Secondary Plan be required to be reviewed by

the UDRP until the completion of an updated UDRP Terms of Reference which may provide more specific guidance on the role of the Panel in this area; and that the below text be added to the CEDCSP:

“3.5 Urban Design

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

Motion N° PLC-ARAC 2021-5-16 [m42.3]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct staff to develop new policies to be introduced through a future amendment to the new Official Plan that would allow for consideration of relocations of unbuilt country lot subdivision from remote, isolated locations to lands that do not abut Villages but would achieve a better clustering of development; and that these new policies be presented to Committee and Council for consideration by Q3 2023; and

BE IT FURTHER RESOLVED that Council direct staff to consider whether Policy 3.4.8 a) could also be applied to land for which an application for subdivision approval was submitted as the current policy only applies to lands that had received draft approval, final approval or registration prior to December 31, 2009.

Motion N° PLC-ARAC 2021-5-17 [m15.1]

THEREFORE BE RESOLVED that Joint Committee recommend Council, with the goal of maximizing ridership and trends for ridership of the new Trillium Line South extension, direct Staff to consider prioritization of a Secondary Plan for the new expansion lands at Bowesville to support this investment in transit and report back on timing as part of a future Departmental Workplan report.

Motion N° PLC-ARAC 2021-5-18 [m53.1]

THEREFORE BE IT RESOLVED that following the adoption of the City’s Official Plan, Council direct staff to prepare terms of reference, including timelines and resources needed, to complete a thorough study exploring the opportunity to include the Waller triangle either in a Special District (whether it be ByWard Market, Parliament and Confederation Boulevard or Rideau Canal) or as a new section in the Central and Eats Downtown Core Secondary Plan; and

BE IT FURTHER RESOLVED that as part of the Terms of Reference of this study, that staff also identify other City policies and programs that enhance the public realm that can apply to this area.

Motion N° PLC-ARAC 2021-5-19 [m12.1]

THEREFORE, BE IT RESOLVED that Joint Committee recommend Council direct Staff to prepare Terms of Reference, identify staff resources and potential funding mechanisms, for Council's consideration to prepare a strategic economic development study about the future potential of the rural lands in proximity to Bowesville O-Train Station, the Earl Armstrong Extension, and the Rideau Carleton Raceway and Casino to identify the job creation potential, and the policies and infrastructure required to realize the economic potential (e.g., potential types of business and potential jobs that could be created), and that the General Manager of Planning Infrastructure and Economic Development advise Planning Committee of the proposed Terms of Reference and anticipated study timing after the Minister of Municipal Affairs has granted approval of the Official Plan.

Motion N° PLC-ARAC 2021-5-20 [m16.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Staff to review the e-commerce/transshipment industry in the upcoming rewrite of the Zoning By-law, including a review of related land uses as well as the scale and impact of those uses, to provide greater clarity in this area.

Motion N° PLC-ARAC 2021-5-21 [m17.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council direct Staff to include in the revision of the Greenspace and Urban Forest Master Plan, details on how the targets for the urban tree canopy and urban greenspace in Policy 4.8.2(2) and Policy 4.8.3(2) will be achieved, including:

- a) Sub-targets for the urban tree canopy;
- b) The identification of residential areas that do not meet the urban tree canopy and greenspace targets;
- c) Strategies and actions to achieve the targets;
- d) A monitoring and reporting plan.

Motion N° PLC-ARAC 2021-5-22 [m22.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council request the Mayor to write to the Minister of Education and the Minister of Municipal Affairs and Housing to request a review of maximum school site sizes in large urban municipalities to be consistent with the Provincial Policy Statement, reduce property acquisition costs for the Province and encourage land-efficient practices such as multi-storey schools and shared facility agreements between school boards and municipalities to reduce land requirements for new schools.

Motion N° PLC-ARAC 2021-5-23 [m25.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Planning Infrastructure and Economic Development and Finance Services Departments to prepare an information report to Planning Committee and Council to review existing capital financing options concerning growth-related infrastructure implemented by various Ontario municipalities to address this growth management issue, and that the report be submitted before Q2 2023 to inform the next Development Charges Background Study and By-law.

Motion N° PLC-ARAC 2021-5-24 [m33.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council that, when considering a reduction in front yard setbacks commensurate with Table 6, staff responsible for development of the new Zoning By-law be directed to take into consideration the quality of the adjacent public realm including availability of soil volume and opportunity for street trees, availability of walkable infrastructure including sidewalks, and work in coordination with other City departments with respect to modifications to the public realm to support livable neighbourhoods and maintain opportunity for tree planting on private property where the public realm cannot so accommodate; and

BE IT FURTHER RESOLVED that prior to such modifications to the right-of-way, staff have regard for quality of the public realm and promotion of a livable and walkable street network consistent with Official Plan policy when considering an application for site-specific amendment or variance to front yard setbacks.

Motion N° PLC-ARAC 2021-5-25 [m36.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council refer this motion to the Standing Committee on Environmental Protection, Water and Waste Management, for their consideration to direct staff to study and develop additional mitigation measures which offer incentives for new and existing buildings; and

BE IT FURTHER RESOLVED that the mitigation measures incentives study be:

- a) aligned with the Community Improvement Plan review, expected to be considered by Council in 2023, and
- b) aligned with the High Performance Development Standard to help alleviate costs which occur while achieving net zero, climate change-focused buildings.

Motion N° PLC-ARAC 2021-5-26 [m44.2]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council request that the Mayor, on behalf of Council, write the Chair and the CEO of the National

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

Motion N° PLC-ARAC 2021-5-27 [m61.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council direct Staff to post the flood plain mapping updates (including climate change flood vulnerable areas) on the City's website by Q1 2022 and post any further mapping updates as they are made available from the Conservation Authorities.

Motion N° PLC-ARAC 2021-5-28 [m81.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend that staff develop a "digital twin" geospatial model to support city building initiatives, including the forthcoming new Zoning By-law, and work towards implementing greater visual and numerical modelling techniques in the assessment of proposed land development projects, subject to future workplans.

Motion N° PLC-ARAC 2021-5-29 [m82.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct staff, following the adoption of the Official Plan, to review and enhance community engagement practices and procedures, and that this work be added as an item for future PIED departmental workplan.

Motion N° PLC-ARAC 2021-5-30 [m88.1]

THEREFORE, BE IT RESOLVED that Joint Committee recommend Council direct Staff to prepare Terms of Reference, identify staff resources and potential funding mechanisms, for Council's consideration to prepare a strategic economic development study on the future potential of lands within the suburban southeast transect to identify the potential for job creation that will help economically diversify Leitrim, any implementation actions outside of the Official Plan by the City and current landowners, the identification of required infrastructure and funding mechanisms that includes alternatives to being financed by the City, and that the General Manager of Planning Infrastructure and Economic Development advise Planning Committee of the proposed Terms of Reference and anticipated study timing after the Minister of Municipal Affairs has granted approval of the Official Plan.

Motion N° PLC-ARAC 2021-5-31 [m93.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council request the Mayor, on behalf of Council, to write the Provincial Minister of Agriculture, Food and Rural Affairs to request that she meet with a delegation of the City's Agricultural and Rural Affairs Committee to discuss steps the Province could take to study how flexibility

might be introduced in Ontario, or how more customized approaches could be applied at the municipal level.

Motion N° PLC-ARAC 2021-5-32 [m8.2]

Recommended amendments to the Gender and Racial implications Section and official Plan Policies (document 4 of Planning Committee and Agriculture and Rural Affairs Committee Joint Report 5).

Motion N° PLC-ARAC 2021-5-38 [m90.3]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council amend the fourth paragraph to the following:

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

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

Motion N° PLC-ARAC 2021-5-39 [m86.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council amend 4.2.2 paragraph 4 of the New Official Plan to reflect a 20% affordability target, as follows:

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

Motion N° PLC-ARAC 2021-5-41 [m60.1]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve the following:

- 1) Add a new sub-section ix to 4.7.2(4)(d) “The opportunity is specifically identified

and can be assessed as being unique through an economic development based study approved by Council which demonstrates a high potential for net benefit to the City of Ottawa”; and

- 2) Revise Section 4.7.2(4)(d)(vi) with the following “A servicing study that evaluates a range of alternatives including innovative alternatives and provides a solution which is acceptable to the City of Ottawa for all phases of servicing and is approved by Council”.

Motion N° PLC-ARAC 2021-5-42 [m52.1]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve the following:

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

Motion N° PLC-ARAC 2021-5-43 [m67.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council approve the designation of ‘collector road’ to be defined within the framework outlined in Section 4 of City-Wide policies, and that Section 13 of the new Official Plan be amended alphabetically by introducing the following new definition:

"Collector Street

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

Motion N° PLC-ARAC 2021-5-44 [m35.1]

THEREFORE BE IT RESOLVED that Sherbourne Avenue be removed from Schedule B2 as a Minor Corridor; and

BE IT FURTHER RESOLVED that Area-Specific Policy 43.1 be deleted from Volume 2C of the Official Plan.

Motion N° PLC-ARAC 2021-5-45 [m43.1]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council direct the Transportation Master Plan to maintain Fisher Avenue (Baseline Road to Carling Avenue) at the current 34m right-of-way except where protected intersections are required for the safety of pedestrians and cyclists.

Motion N° PLC-ARAC 2021-5-46 [m65.1]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve the following:

That any complete application for an amendment to the Official Plan to establish a new or expanded mineral aggregate operation which has commenced under the current Official Plan be permitted to continue under the Official Plan policies that existed at the time of the complete application was received.

And that in accordance with Section 22(2.2) of the Planning Act, committee and council agree to receive for consideration Official Plan amendments in support of a licence application under the Aggregate Resources Act (before the second anniversary of the first day that this Official Plan came into effect.

Motion N° PLC-ARAC 2021-5-47 [m68.2]

THEREFORE, BE IT RESOLVED THAT Joint Committee recommend Council direct Planning Staff to include, as part of a future Departmental Workplan, a new Secondary Plan planning process with a view to establishing policies and directions for the areas that link Manor Park and the Downtown Core, considering the 15,000 new residential units comprising Wateridge Village, with a focus on the area involving the following thoroughfares and the communities associated with them:

- St. Laurent Boulevard. North (from Hemlock to Blasdell)
- Hemlock Road/Beechwood Avenue

Motion N° PLC-ARAC 2021-5-48 [m6.2]

THEREFORE BE IT RESOLVED that the Joint Committee recommend Council direct the TMP Update to review the function of the Vanier Parkway on the transportation network as a whole, and consider if a redesignation to the Urban Mainstreet is appropriate, given its location and context within the Inner Urban Transect; and

BE IT FURTHER RESOLVED that should the review result in a TMP recommendation for redesignation of the Vanier Parkway to an Urban Mainstreet, and should this recommendation be approved by Council, that an Official Plan Amendment be initiated accordingly.

Motion N° PLC-ARAC 2021-5-49 [m55.2]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Staff to develop, as a future departmental workplan item after adoption of the new Official Plan, and in coordination with the Parks and Recreational Facilities Master Plan, a Public Lands Strategy, which will establish a municipal objectives framework for public land owners are clear on the City of Ottawa's public land redevelopment/development objectives when lands are no longer needed for the public purpose they were originally used for; and

BE IT FURTHER RESOLVED that this framework be a guiding principle for the City's objectives on planning for redevelopment, targeted community benefits and potential acquisitions of all surplus public lands within Ottawa, including:

- i. all federal properties opportunity in the Capital;
 - ii. unused transportation corridors held by the Province;
 - iii. surplus lands from school boards and the City lands including those near LRT;
- and

BE IT FURTHER RESOLVED that this framework be guided by the objectives of the Official Plan including goals of a 15-minute neighbourhoods; and

BE IT FURTHER RESOLVED that these objectives include the consideration of community spaces and uses, range of housing types including rental and affordable options, green buildings standards; and

BE IT FURTHER RESOLVED that the City further ask for first right of refusal on schools that have been closed and are on circulation for reuse or sale to increase recreation, sport, leisure and art, and other community uses such as social enterprise spaces where financial resources are available.

Motion N° PLC-ARAC 2021-5-50 [m85.3]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council amend

5.5.1 to add policy 5) to read as follows:

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

Motion N° PLC-ARAC 2021-5-51 [d22.1]

That Staff be directed, modify the New Official Plan by including added concepts of protection, preservation, and restauration of existing water resources, as follows:

a. Amend Section 3.2 on P 46 to read:

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

b. Amend Section 3.2 on P 51 to read:

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

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

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

Motion N° PLC-ARAC 2021-5-52 [m94.1]

THEREFORE BE IT RESOLVED that Joint Committee Recommend Council approve adding a new policy to Section 9 of the Manotick Secondary Plan in Volume 2B of the New Official Plan, immediately following subsection 1) with the following wording:

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

Motion N° PLC-ARAC 2021-5-53 [m95.1]

THEREFORE BE IT RESOLVED THAT staff are directed to defer blanket changes affecting total lot coverage in the New Zoning By-law in areas with ditch drainage (e.g., Courtland Park) until after the completion of a consultation with Public Works Department to identify areas with known drainage problems, and until a further engineering review of those areas is completed to identify mitigation strategies or until the new Drainage By-law is completed; and

BE IT FURTHER RESOLVED that the Committee of Adjustment be notified that any proposal in these areas that would involve a significant increase in the lot coverage must be accompanied by an engineering study demonstrating that pre and post development drainage flows are the same or less until such time as a new Drainage By-law is in place, and that positive drainage is maintained or enhanced in the fronting ditch system.

Motion N° PLC-ARAC 2021-5-54 [m96.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council direct staff to prioritize the Baseline Corridor Secondary Plan as a future workplan item after ministerial approval of the New Official Plan.

Motion N° PLC-ARAC 2021-5-56 [m89.2]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council approve the following:

- 1) Direct that the McCarthy Woods remain zoned as EP so as to be protected from future development;
- 2) That Policy 7.1(7) be amended to add a new sub-policy (c) to add the following text:
 - a. “The Central Experimental Farm, west of the new Civic Hospital site, remains for scientific, educational and cultural purposes only and is not intended for non-Central Experimental Farm development.

Motion N° PLC-ARAC 2021-5-59 [m37.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council update item 8, in section 4.1.1 Provide mobility options to safely and equitably navigate the City, of the draft revised Official Plan, as follows:

8) The City shall seek to create networks of complete and healthy streets as opportunities arise through the construction or reconstruction of transportation

facilities, such as roadways, bridges and transit stations as part of other capital projects and through the approval of development.

BE IT FURTHER RESOLVED that staff assess how the 10 Indicators of the Healthy Streets Approach can be incorporated into the update of the Transportation Master Plan.

Motion N° PLC-ARAC 2021-5-63 [d25.1]

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

Motion N° PLC-ARAC 2021-5-64 [d14.1]

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

Motion N° PLC-ARAC 2021-5-65 [m92.1]

THEREFORE BE IT RESOLVED that Joint Committee recommend Council approve an amendment to section 4.4.1.2)(b)i) of the Official Plan to read:

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

Motion N° PLC-ARAC 2021-5-66 [m98.1]

THEREFORE BE IT RESOLVED THAT Joint Committee recommend Council add sub-section 6) to Section 4.11 of the draft Official Plan, and renumber subsequent the policies accordingly as follows:

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

Motion N° PLC-ARAC 2021-5-67 [m2.1]

THEREFORE BE IT RESOLVED that the Joint Planning Committee and Agriculture and Rural Affairs Committee replace Document 12 with a Document 12 (revised

October 14, 2021), which includes corrections and additions be made.

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between October 14 after 4 pm (deadline for written submissions to the Joint Committee) and October 27, 2021 (Council consideration date): 32

Summary of written submissions to Council

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request.

- Janet Mark Wallace speaking notes received October 15, with comments
- Avenue31Development PowerPoint presentation received October 15
- Adam Thompson, Novatech, letter dated October 15, in opposition
- Stefan Bagiński, Director, Greater Avalon Community Association, PowerPoint presentation received October 15, in opposition
- Peter Karwacki email received October 15, in opposition
- Salma Al-Shehabi
 - ❖ Speaking notes received October 15
 - ❖ Email received October 15, with comments and staff responses
 - ❖ Petition containing 72 signatures at time of submission to demand an increased housing supply
 - ❖ Email received October 26 with the following attachments
 - Page 50 of the City of Ottawa 10-Year Housing and Homelessness Plan
 - Excerpt of petition above showing reasons for signatures
- Doug Yonson, Fisher Heights and Area Community Association
 - ❖ PowerPoint presentation received October 15, with comments
 - ❖ Speaking notes received October 18
- Allison F email received October 16, with comments
- Brian Beaven, Centretown Community Association

- ❖ Email received October 17, with comments
- ❖ Letter dated October 14, with comments
- Heather Dunlop email received October 17, in opposition
- Katherine Constantine, Canada Lands Company, letter dated October 18, with comments
- South March Cluster letter received October 26, in opposition, with the following attachments
 - ❖ Letter from IBI Group dated October 13, with comments
 - ❖ Motion N° PLC-ARAC 2021-4/5, from the Joint PC-ARAC meeting of January 25-26, 2021
 - ❖ Letter from John Riddell, Novatech, dated October 13, with comments
 - ❖ Report entitled “Baby Needs a New Home”
- Alex Cullen, President, Federation of Citizens’ Associations, email received October 25, with comments
- City View Community Association letter dated October 25, with comments
- Neil Malhotra, Claridge Homes, letter dated October 26, in opposition
- Kevin Murphy, Mattamy Homes, letter with attached image dated October 26, with comments
- Hans Moor, Fisher Heights and Area Community Association letter dated October 26, with comments
- Algonquin Nation Secretariat letter dated February 8, 2021, in opposition to the Tewin proposal
- City View Community Association email received October 27, in opposition
- Emily Conway email received October 27, with comments
- Tony Michel, Westboro Beach Community Association email received October 25, with comments

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations amended by the following:

MOTION NO 62/3

THEREFORE BE IT RESOLVED that the following be added as Policy 3 to Section

5.4.4.:

“3) On lands with all of the following characteristics prior to the date of adoption of this Plan, residential development shall strive to achieve a density target of 40 units per net hectare, unless there are technical infrastructure impediments as determined by the City to achieve this target:

- i. Within the urban area
- ii. Outside of approved Secondary Plans or Community Design Plans
- iii. Have not received draft approval for plan(s) of subdivision
- iv. Have not received site plan approval
- v. Do not have a submission of a complete Planning Act application for a net increase in existing residential dwellings”

MOTION NO 62/4

THEREFORE IT BE RESOLVED that Council amend policy 6.3.3(3), as amended, as contained on page 173, by deleting the words “shall support” and substituting with words “will consider permitting”.

MOTION NO 62/6

THEREFORE BE IT RESOLVED that Council replace the Area Specific Policies, Volume 2C, Policy 8.6 Carp Airport with the following:

On lands designated as Carp Airport Area, the following policies apply:

- a) Permitted uses include airport and related facilities; light industrial uses; convenience commercial uses, restaurants, hotel, instructional facilities, institutional uses, professional offices and a dwelling unit limited to occupancy by a caretaker, security guard, or person providing similar on-site service;
- b) Except for a dwelling unit per (a) above, an airport accessory residential community as defined in Carp Airport Municipal Facility and Development Agreement instrument OC2380639, revised June 9, 2021 and as may be amended from time to time is permitted where the lands are zoned for this use at the time of adoption of this Official Plan; and
- c) On the remainder of the lands described as Part 1 4R-20588, residential uses as part of an airport accessory residential community may be considered subject to the following:
 - i) adequate servicing is available for the development proposed and may not adversely impact servicing of nearby lands including the Village of Carp.

- ii) that further residential development does not hinder the intensification or expansion of the Village of Carp.
 - iii) that the proposed residential development does not conflict with the function or operations of the Carp Road Corridor including the ability for industrial and commercial uses to expand.
 - iv) that the proposed residential development does not hinder or conflict with ongoing and long-term operation of the Carp Airport; and
 - v) A Local Plan or an amendment to this Area-Specific Policy will be required to provide detailed policies which will guide any future residential development of the subject lands.
- d) On lands municipally known as 200 Russ Bradley Road and legally known as Blocks 10 and 12 on 4M-1511, a cannabis production facility is permitted.

MOTION NO 62/7

THEREFORE BE IT RESOLVED that Council direct Staff to review, update and/or make recommendations for guidelines, policies standards and processes for the investigation, design, construction, and approvals of development (including infill and intensification) on sensitive marine Clays, and that this work be added as a future departmental workplan item to take place after ministerial approval of the Official Plan.

MOTION NO 62/8

THEREFORE BE IT RESOLVED that City Council direct staff to develop, as part of the Official Plan monitoring process, metrics to measure intensification, tree canopy, access to greenspace, at a sub-Transect level, both including and excluding the greenbelt where applicable.

MOTION NO 62/9

THEREFORE BE IT RESOLVED That Council direct Staff to add as a departmental work item to explore the feasibility of developing a Low-Rise Apartment Specific Site Plan process for the area surrounding Post-Secondary institutions, to address some of the neighbouring resident's developmental concerns.

MOTION NO 62/10

THEREFORE BE IT RESOLVED THAT Council direct Staff, as part of the five year review of population growth and land need, to also look at the absorption of serviced industrial and logistics lands at all highway interchanges and, should this inventory decline significantly, make recommendations to Council regarding the designation of additional industrial and logistics lands at highway interchanges, including the consideration of servicing options at these locations.

MOTION NO 62/11

THEREFORE BE IT RESOLVED that the Council approve the new Official Plan modifications listed in Document 13 (appended to the report).

MOTION NO 62/12

THEREFORE BE IT RESOLVED that the Council approve that the Official Plan, as amended:

(a) has regard to the matters of provincial interest listed in the Planning Act, section 2; and

(b) is consistent with policy statements issued under the Planning Act, subsection 3 (1).