



Planning and Housing Committee

Agenda

Meeting #: 27
Date: Wednesday, May 8, 2024
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation
Members: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Kelly Crozier, Committee Coordinator
(613) 580-2424, ext. 16875
Kelly.Crozier@ottawa.ca

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, May 15, 2024 in Planning and Housing Committee Report 27.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, May 7, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, May 8, 2024.

2. Declarations of Interest

3. Confirmation of Minutes

3.1 PHC Minutes 26 – Wednesday, April 24, 2024

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 1158 Old Second Line Road

ACS2024-PDB-PS-0061 - Kanata North (4)

Report recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1158 Old Second Line Road, as shown in Document 1, to permit stacked dwelling units on private streets, as detailed in Document 2.
2. That Planning and Housing Committee the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 15 2024," subject to submissions received between the publication of this report and the time of Council's decision.

4.2 2024 Provisional Development Charges Background Studies and By laws

ACS2024-PDB-GEN-0004 – Citywide

Report recommendation(s)

That Planning and Housing Committee recommend Council:

1. Approve the provisional 2024 City-wide and Area-specific Development Charges Background Study dated March 15, 2024, and the provisional 2024 Stormwater Management Area-Specific Development Charges Background Study dated March 15, 2024.
2. Approve the provisional City-wide and area-specific Development Charge by-laws, to repeal and replace the Development Charge by-laws enacted in 2019, as detailed in Documents 1-12.
3. Determine that no further public meeting is necessary.
4. (a) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-laws, to insert a requirement for the phase-in provisions within the *Development*

Charges Act, subsection 5(6), paragraph 4.

(b) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by law, such that should be phase-in provisions be repealed by the Parliament of Ontario, they shall be of no further effect in the development charges by-law seven calendar says after the effective date of their legislative repeal.

5. Office of the City Clerk

5.1 Status Update – Planning and Housing Committee Inquiries and Motions for the period ending April 26, 2024

ACS2024-OCC-CCS-0007 - Citywide

Report recommendation(s)

That the Planning and Housing Committee receive this report for information.

6. In Camera Items

7. Notices of Motions (For Consideration at Subsequent Meeting)

8. Inquiries

9. Other Business

10. Adjournment

Wednesday, May 22, 2024.

Comité de la planification et du logement

Ordre du jour

N° de la réunion : 27
Date : le mercredi 8 mai 2024
Heure : 09 h 30
Endroit : Salle Champlain, 110, avenue Laurier Ouest, et participation par voie électronique
Membres : Président : Jeff Leiper, conseiller , Vice-président : Glen Gower, conseiller, Riley Brockington, conseiller, Cathy Curry, conseillère, Laura Dudas, conseillère, Laine Johnson, conseillère, Theresa Kavanagh, conseillère, Clarke Kelly, conseiller, Catherine Kitts, conseillère, Wilson Lo, conseiller, Tim Tierney, conseiller, Ariel Troster, conseillère

Kelly Crozier, Coordinatrice de comité
613-580-2424, poste 16875
Kelly.Crozier@ottawa.ca

1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le mercredi 15 mai 2024 dans le rapport 27 du Comité de la planification et du logement.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de

soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mardi 7 mai 2024, à 16 h, et la date limite pour s'inscrire par courriel, en vue de prendre la parole devant le comité, est le mercredi 8 mai 2024, à 8 h 30.

2. Déclarations d'intérêt

3. Adoption des procès-verbaux

3.1 Procès-verbal 26 du CPL - le mercredi 24 avril 2024

4. Direction générale de la planification, de l'immobilier et du développement économique

4.1 Modification du Règlement de zonage – 1158, chemin Old Second Line

ACS2024-PDB-PS-0061 - Kanata-Nord (4)

Recommandation(s) du rapport

1. **Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1158, chemin Old Second Line, un bien-fonds illustré dans le document 1, afin de permettre la construction d'habitations superposées donnant sur des rues privées, comme l'expose en détail le document 2.**
2. **Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 15 mai 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.**

4.2 Versions provisoires des études préliminaires sur les redevances d'aménagement et des règlements de redevances d'aménagement 2024

ACS2024-PDB-GEN-0004 – À l'échelle de la ville

Recommandation(s) du rapport

Que le Comité de la planification et du logement recommande au Conseil :

1. **d'approuver les versions provisoires de l'étude préliminaire sur les redevances d'aménagement 2024 pour toute la ville et pour certains secteurs et de l'étude préliminaire sur les redevances d'aménagement 2024 pour la gestion des eaux pluviales dans certains secteurs, toutes deux**

datées du 15 mars 2024;

2. d'approuver les versions provisoires des règlements de redevances d'aménagement pour toute la ville et pour certains secteurs, qui abrogeront et remplaceront les règlements adoptés en 2019, comme l'indiquent les documents 1 à 12;
3. d'établir qu'aucune autre réunion publique n'est requise.
4. (a) d'approuver que le Règlement municipal sur les redevances d'aménagement de 2024 (document 1) soit modifié afin d'y ajouter une exigence, également applicable à l'ensemble des autres règlements sur les redevances d'aménagement, répondant aux dispositions d'introduction graduelle énoncées à l'alinéa 5(6)4) de la *Loi de 1997 sur les redevances d'aménagement*.
(b) d'approuver que le Règlement municipal sur les redevances d'aménagement de 2024 (document 1) soit modifié afin que, dans l'éventualité où les dispositions d'introduction graduelle soient révoquées par l'Assemblée législative de l'Ontario, lesdites dispositions ne soient plus en vigueur dans le *Règlement municipal sur les redevances d'aménagement*, ainsi que dans l'ensemble des autres règlements sur les redevances d'aménagement, sept jours après la date effective de leur révocation législative.

5. Bureau du greffe municipal

5.1 Rapport de situation – demandes de renseignement et motions du Comité de la planification et du logement pour la période se terminant le 26 avril 2024

ACS2024-OCC-CCS-0007 - À l'échelle de la ville

Recommandation(s) du rapport

Que le Comité de la planification et du logement prenne connaissance de ce rapport.

6. Points à huis clos
7. Avis de motions (pour examen lors d'une réunion subséquente)
8. Demandes de renseignements
9. Autres questions
10. Levée de la séance

Le mercredi 22 mai 2024.



Notices to the public and participants regarding committee proceedings

Updated: December 30, 2022

Public notices

- Simultaneous interpretation in both official languages is available for any specific agenda item by contacting the committee coordinator at least 72 hours before the meeting date. For requests made within 72 hours of the Committee meeting, staff will endeavour to arrange simultaneous interpretation requests whenever possible.
- Accessible formats and communication supports are available, upon request to the committee coordinator or by completing the [Accessible Formats and Communication Supports Request Form](#). The City shall, upon request and in consultation with the person making the request, provide or arrange to provide accessible formats and communication supports for persons with disabilities. Accessible formats and communication supports shall be provided in a timely manner, taking into account the person's particular accessibility needs and at a cost that is no more than the regular cost charged to other persons, in accordance with the City's [Accessibility Policy](#) and its [Accessible Formats and Communication Supports Procedures](#).
- *In camera* items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A [Request for investigation of closed meeting form](#) may be obtained, without charge, online or in person from the Chair of the meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.
- Items listed on the agenda under Communications and Information Previously Distributed do not form part of the regular agenda and will not be discussed by

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the Committee unless added to the agenda pursuant to Subsection 89(3) of the [Procedure By-law](#).

- **Information submitted to the Committee, including the full name of the correspondent/speaker, will form part of the public record and will be publicly accessible.** Correspondence, including personal and contact information, is distributed to the Members of the Committee, offices of Members of Council and relevant City officials and staff. The City posts audio of committee meetings online, including any oral submissions. For more information, contact the committee coordinator at the coordinates listed on the agenda.

Notices regarding minutes

- Underlining in the minutes indicates an amendment, approved by a committee, to recommendations or to a motion.
- Minutes are **draft** until confirmed by the Committee.

Hybrid meeting participation details

Meetings are held through a hybrid format with the option to participate in person or electronically in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

Meetings in open session are open to the public and will in most cases be held at Ottawa City Hall (please refer to the agenda for the location of the meeting). Additionally, meetings will be hosted in [Zoom](#). Participants (such as Committee Members and registered speakers) may attend the meeting room, call a toll-free telephone number, or use Zoom software on a computer or mobile device.

Members of Committee and Council and required City staff

The committee coordinator will send a Zoom link and password prior to the meeting to Members of Committee and Council, and staff who are required to participate.

Other City staff, media and general public

Staff not participating in the meeting, the media and the general public must view the meeting on the [Ottawa City Council YouTube channel or on the City's agendas and minutes web portal \(eScribe\)](#). They may also attend the meeting in person in the public gallery.

In-room audience seating may have limited capacity and staff are asked to give priority to members of the media and public who wish to attend in person.

The City of Ottawa has implemented security measures to ensure a safe and secure environment for in-person Council and Committee meetings held in the City Hall Council Chambers – Andrew S. Haydon Hall. For more information visit [Ottawa.ca](https://ottawa.ca)

Submissions to Committee

Members of the public may provide either written or oral submissions (or both) to Committee meetings.

After the submission deadlines have passed, members of the public may submit comments to the appropriate standing committee (if applicable) and/or submit written comments to Council.

Comments received **after the submission deadlines have passed** will be acknowledged by the committee coordinator and provided to all Members of Council as soon as possible prior to Council's final consideration of the item (the Council date is noted on the Committee agenda), but may not be provided to the Committee prior to its meeting.

Written comments

Members of the public may submit written comments by email to the committee coordinator, or by calling the committee coordinator to have their comments transcribed.

Both written and oral comments are given equal consideration by the Committee.

To ensure that written comments can be provided to the Committee prior to the meeting, the deadline for submitting written comments is 4:00 PM on the business day before the meeting unless otherwise noted on the agenda.

Oral comments (public delegations)

Members of the public may register, by calling or emailing the committee coordinator, to provide oral comments during the meeting. They must include their name, telephone number and email address (if available). Registration is required so that the committee coordinator may provide Zoom meeting information to the speaker.

Neither a computer, nor a video sharing device, is required to participate in the Zoom meeting. Participants may join the Zoom meeting by calling a toll-free number.

Should you wish to speak for up to five minutes during the Committee meeting, you may register with the committee coordinator by phone prior to 4:00 PM on the business day before the meeting, or by email or in person no later than one hour prior to the start time set for the meeting, unless otherwise noted on the agenda.

Please note that screen-sharing will not be enabled for participants during this meeting. Those delegates who wish to provide a visual presentation (such as PowerPoint slides) are required to register to speak and provide those materials to the committee coordinator prior to 4:00 PM on the last business day prior to the meeting unless otherwise noted on the agenda.

The committee coordinator who is moderating the meeting will share your presentation from his/her screen as you speak.

More information

For more information, please visit the [Agendas, minutes and videos](#) page at ottawa.ca/agendas.

Avis à l'intention du public et des participants concernant les délibérations des comités

Mise à jour : Le 30 décembre 2022

Avis publics

- L'interprétation simultanée est offerte dans les deux langues officielles pour toute question à l'ordre du jour; il suffit de communiquer avec le coordonnateur de comité au moins 72 heures avant la réunion. Pour les demandes soumises dans les 72 heures avant la réunion du Comité, le personnel s'efforcera de faire le nécessaire pour répondre aux demandes d'interprétation simultanée.
- Des formats accessibles et des aides à la communication sont offerts après avoir effectué une demande auprès du coordonnateur de comité ou en remplissant la [Demande de documentation de la Ville d'Ottawa en formats accessibles](#). La Ville doit, sur demande et en consultation avec la personne qui présente la demande, fournir ou prendre des dispositions pour fournir des formats accessibles et des aides à la communication pour les personnes en situation de handicap. Des formats accessibles et des aides à la communication doivent être fournis en temps opportun, en tenant compte des besoins d'accessibilité particuliers de la personne et à un coût qui n'est pas plus élevé que le coût ordinairement demandé aux autres personnes, conformément à la [Politique sur l'accessibilité](#) de la Ville d'Ottawa et ses [Procédures concernant les formats accessibles et les aides à la communication](#).
- Le public ne peut pas assister aux discussions ni aux séances sur les points à l'ordre du jour débattus à huis clos. Toute personne a le droit de demander une enquête indépendante sur la légitimité de régler certaines questions à huis clos. Il est possible de se procurer sans frais une [Demande d'enquête sur le bien-fondé d'une réunion à huis clos](#) en ligne ou en personne auprès du président de la réunion en question. Les demandes d'enquête restent

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confidentielles tant que l'enquêteur n'a pas présenté son rapport et n'entraînent aucuns frais pour le demandeur.

- Les points énumérés à l'ordre du jour sous « Communications » et « Information distribuée auparavant » ne font pas partie de l'ordre du jour ordinaire et ne seront donc pas traités par le Comité, à moins qu'ils ne soient ajoutés à l'ordre du jour en vertu du paragraphe 89(3) du [Règlement de procédure](#).
- **L'information envoyée au Comité, y compris le nom complet des correspondants/présentateurs, sera versée aux dossiers publics et sera accessible au public.** La correspondance, coordonnées et renseignements personnels compris, est transmise aux membres du Comité, aux bureaux des membres du Conseil et aux cadres et employés de la Ville concernés. La Ville publie en ligne la version audio des réunions de comités, y compris les observations verbales. Pour en savoir plus, communiquez avec le coordonnateur de comité dont les coordonnées sont indiquées dans l'ordre du jour.

Avis relatifs aux procès-verbaux

- Le soulignement dans les procès-verbaux indique une modification, approuvée par un comité, de recommandations ou d'une motion.
- Les procès-verbaux sont **préliminaires** jusqu'à ce qu'ils soient approuvés par le Comité.

Participation aux réunions hybrides – détails

Les réunions se déroulent en format hybride, en vue d'offrir la possibilité aux participants d'y assister en personne ou par voie électronique, conformément à l'article 238 de la *Loi de 2001 sur les municipalités*, telle que modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

Les réunions en séance publique sont ouvertes à tous et se tiennent généralement à l'hôtel de ville d'Ottawa (veuillez consulter l'ordre du jour pour connaître le lieu exact de la réunion). La réunion est également présentée sur [Zoom](#). Les participants (tels que les membres des comités et les intervenants inscrits) peuvent y assister en personne, en téléphonant à un numéro sans frais ou en utilisant le logiciel Zoom sur un ordinateur ou un appareil mobile.

Membres du Comité et du Conseil, et personnel municipal tenu de participer à la réunion

Le coordonnateur de comité enverra un lien Zoom et un mot de passe avant la réunion aux membres du comité et aux membres du Conseil ainsi qu'au personnel municipal tenu de participer.

Autres employés municipaux, médias et public

Les employés qui ne participent pas à la réunion, les médias et le public peuvent suivre la réunion sur la [chaîne YouTube du Conseil municipal d'Ottawa](#) ou dans le [portail Web des ordres du jour et des procès-verbaux de la Ville \(eScribe\)](#). La participation en personne est également possible dans la galerie des spectateurs.

Les places assises peuvent être limitées. Nous prions donc le personnel de bien vouloir donner la priorité aux membres des médias et du public qui souhaitent assister à la réunion.

Pour les participants en personne, veuillez noter que la Ville d'Ottawa a mis en place des mesures de sécurité pour assurer un environnement sûr et sécuritaire pour les réunions en personne tenues dans la salle du Conseil de l'hôtel de ville - Salle Andrew S. Haydon. Pour plus d'informations, visitez Ottawa.ca.

Commentaires présentés au Comité

Le public peut formuler des commentaires par écrit ou de vive voix (ou les deux) lors des réunions du Comité.

Passé les échéances pour les soumissions, le public peut soumettre ses commentaires au comité permanent concerné (s'il y a lieu) ou au Conseil.

Les commentaires reçus **une fois les échéances passées pour les soumissions** seront traités par le coordonnateur du comité, puis transmis à tous les membres du Conseil dès que possible avant l'examen final du point par le Conseil (la date de la réunion du Conseil étant notée sur l'ordre du jour du comité), mais il se pourrait qu'ils ne soient pas communiqués au comité avant sa réunion.

Commentaires écrits

Les commentaires peuvent être envoyés au coordonnateur de comité par courriel ou en communiquant avec lui par téléphone pour que ces commentaires soient transcrits. **Les commentaires écrits et oraux reçoivent la même attention du Comité.**

Afin que les commentaires écrits puissent être communiqués au comité avant la réunion, l'échéance pour soumettre des commentaires par écrit est au plus tard à 16 h le jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Commentaires oraux (intervenants du public)

Il est possible de s'inscrire auprès du coordonnateur de comité, par téléphone ou courriel, pour prendre la parole durant la réunion. Pour ce faire, l'intervenant doit fournir son nom, son numéro de téléphone et son adresse électronique (si possible).

L'inscription est requise pour recevoir les informations relatives à la réunion Zoom.

Il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion; il est possible de le faire en composant un numéro sans frais.

Si vous souhaitez prendre la parole (maximum de cinq minutes) pendant la réunion du comité, vous devez vous inscrire auprès du coordonnateur du comité, par téléphone, avant 16 h le dernier jour ouvrable précédant la réunion, ou par courriel ou en personne, au plus tard une heure avant le début de la réunion, sauf indication contraire dans l'ordre du jour.

Veuillez prendre note que le partage d'écran ne sera pas autorisé pour les participants durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (par exemple au moyen de PowerPoint) doivent s'inscrire pour prendre la parole et fournir cette présentation au coordonnateur du comité avant 16 h le dernier jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Le coordonnateur du comité, qui anime la réunion, partagera la présentation à partir de son écran lors de l'intervention.

Pour en savoir plus

Pour obtenir de plus amples renseignements, veuillez consulter la page [Ordres du jour, procès-verbaux et vidéos](#).



Planning and Housing Committee

Minutes

Meeting #: 26
Date: Wednesday, April 24, 2024
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, May 1, 2024 in Planning and Housing Committee Report 26.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, April 23, 2024, and the deadline to register by email to speak is 8:30 am on Wednesday, April 24, 2024.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that

will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document. The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 5.1-5.3 and 5.5 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on Wednesday, May 1, 2024, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 25 – Wednesday, April 10, 2024

Carried

4. Responses to Inquiries

4.1 PHC-2023-03 - Updates made to the Ontario Wetland Evaluation System

4.2 PHC-2023-04 - Development and stormwater systems

Motion No. PHC 2024-26-01

Moved by L. Johnson

That, pursuant to Subsection 89(3) of the Procedure By-law (being By-law NO 2022-410), the Planning and Housing Committee approve

that the Rules of Procedure be suspended to allow for the consideration of the item(s) listed as:

RESPONSES TO INQUIRIES

- **PHC 2023-04 – Development and stormwater systems**

Carried

The Committee heard from the following delegations:

- Jill Prot - City View/Ryan Farm Community Association - Co-President
- Nancy Wilson - City View/Ryan Farm Community Association - Co-President

Derrick Moodie, Planning Services, Planning, Development and Building Services was present and responded to questions.

5. Planning, Real Estate and Economic Development Department

5.1 Zoning By-law Amendment Part of 3288, 3300 Borrisokane Road

ACS2024-PRE-PS-0036 - Barrhaven West (3)

The Committee considered items 5.1 and 5.2 concurrently.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council direct staff to proceed with supporting an amendment to Zoning By-law 2008-250 for part of 3288 and 3300 Borrisokane Road, generally as shown in Document 1 and detailed in Document 6, to permit a low-rise residential development, provided the following occurs:**
 - i. **The related Plan of Subdivision Revision application is draft approved.**
 - ii. **The cost splitting for the transit corridor is agreed to between the City and the Barrhaven Conservancy Development Corporation (Caivan).**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral**

Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.2 Zoning By-law Amendment 4305, 4345, 4375 McKenna Casey Drive and 3288, 3300 Borrisokane Road

ACS2024-PRE-PS-0035 - Barrhaven West (3)

The Committee considered items 5.1 and 5.2 concurrently.

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council direct staff to proceed with supporting an amendment to Zoning By-law 2008-250 for 4305, 4345, 4375 McKenna Casey Drive and part of 3288, 3300 Borrisokane Road, generally as shown in Document 1 and detailed in Document 4, to permit a low-rise residential development, provided the following occurs:**
 - i. The related Plan of Subdivision is draft approved.**
 - ii. The cost splitting for the transit corridor is agreed to between the City and the Barrhaven Conservancy Development Corporation (Caivan).**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.3 Zoning By-law Amendment – 315 and part of 321 Chapel Street, 8 Blackburn Avenue

ACS2024-PRE-PSX-0013 – Rideau Vanier (12)

The Committee considered items 5.3 and 5.4 concurrently.

Point of Personal Privilege - Councillor Laine Johnson

I rise on a point of personal privilege to disclose that I previously worked with the property owner in the application for 315 and part of 321 Chapel Street, 8 Blackburn Avenue, which is before the Planning and Housing Committee today. I have consulted with the Integrity Commissioner who advised that I have no pecuniary or financial interest under the Municipal Conflict of Interest Act and therefore may participate in the discussion and vote on the matter. I wish to declare this relationship to provide transparency in the spirit of Section 4 of the Code of Conduct for the Planning and Housing Committee.

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 315 and part of 321 Chapel Street and 8 Blackburn Avenue, as shown in Document 1, to permit a nine storey building, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of May 1, 2024," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.4 Application to alter 315-321 Chapel Street, properties designated under Parts IV and V of the Ontario Heritage Act

ACS2024-PRE-RHU-0041 – Rideau Vanier (12)

This report was submitted to the Built Heritage Housing Committee on April 9, 2024. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on May 27, 2024.

The Committee considered items 5.3 and 5.4 concurrently.

Report Recommendation(s)

That Planning and Housing Committee recommend that Council:

1. **Approve the application to alter 315-321 Chapel Street, according to plans submitted by Linebox Studio dated January 25, 2024, conditional upon:**
 - a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit; and**
 - b. **The applicant considering the salvage of materials of Bate Memorial Hall to be incorporated into the development; and**
 - c. **The applicant providing a detailed protection plan for the former All Saints Anglican Church and financial securities related to the implementation of the protection plan as a condition of Site Plan approval, to be implemented prior to demolition and construction; and**
 - d. **The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
2. **Delegate the authority for minor design changes to the Program Manager, Planning, Real Estate and Economic Development Department.**
3. **Approve the issuance of the heritage permits with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

5.5 Zoning By-law Amendment – 1166 Bank Street

ACS2024-PRE-PS-0057 – Capital (17)

Jean Charles Renaud, Planner I, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Simran Soor, Novatech and Toon Dreeson, Architects DCA provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegation:

- Nelson Millar expressed concerns related to the storage and collection of garbage, traffic caused by parking and deliveries and laneway rights and responsibilities.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 23, 2024 from Chloe Allin

S. Menard, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1166 Bank Street, as shown in Document 1, to permit a six-storey mixed-use building, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary**

of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

5.6 Riverside South Secondary Plan

ACS2024-PRE-EDP-0038 – Riverside South-Findlay Creek (22)

Jocelyn Cadieux, Planner II, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also Present and responded to questions:

PDBS:

- Royce Fu, Manager, Policy Planning
- Deborah Lightman, Program Manager, Transportation Policy & Networks
- Peter Giles, Planner III

Parks, Recreation and Facility Services

- Kevin Wherry, Manager, Parks and Facilities Planning

The following delegations were present and expressed support for the report recommendations:

- James Ireland and Greg Winters, Novatech
- Marcel Denomme, Urbandale
- Paul Black, Fotenn

S. Desroches, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions of staff, the Committee carried as amended by the following motions:

Report Recommendation(s)

That Planning and Housing Committee recommend Council:

1. **Approve an amendment to Volume 2A of the Official Plan to add the Riverside South Secondary Plan, including Schedule A – Designation Plan, and Schedule B – Maximum Building Heights, as detailed in Documents 1, 2, and 3, and repeal the Riverside South Community Design Plan.**
2. **Approve an amendment to Volume 1 of the Official Plan to change the Minimum Area-wide Density Requirement, People and Jobs per Gross Hectare for the Riverside South TC in Table 3a from “100” to “160”.**
3. **Approve amendments to Zoning By-law 2008-250 to:**
 - a. **Create a new MC17 Subzone for the Riverside South Town Centre that modifies performance standards of the MC Zone related to building heights, tower step backs, active frontage requirements, prohibiting drive-through facilities, and creating eight urban exceptions, as detailed in Document 4.**
 - b. **Rezone Areas A – G and J – P for the Riverside South Town Centre to the MC17, O1, or I1A subzones, and apply their respective urban exceptions, and Areas H and I to the L2[XXX4] subzone for a new 10.7-hectare District Park, as detailed in Document 5.**
 - c. **Rezone Area A from DR to L2[XXX8] to allow for an 18.5-hectare District Park and permit a Recreation Complex with a maximum building height of 15 metres, and Area B from L2 to DR to accommodate the re-location of the District Park, as detailed in Document 6.**
 - d. **Change the lands identified as Area A from Area C to Area Z on Schedule 1A – Minimum Parking Space Requirements of Zoning By law 2008-250 to adjust minimum parking requirements for the Town Centre, as detailed in Document 7.**
 - e. **Replace Schedule 269 to Zoning By-law 2008-250 with an updated minimum and maximum height schedule, as detailed in Document 8.**

Carried as amended

Amendment:**Motion No. PHC 2024-26-02**

Moved by G. Gower

WHEREAS the Riverside South Secondary Plan includes area-specific policies that allow for uses that would otherwise be non-compliant for development applications that were initiated prior to the adoption of the Plan; and

WHEREAS the Riverside South Secondary Plan already includes an area-specific policy for the in-progress Plan of Subdivision application for 708, 720, and 750 River Road to reduce the minimum density requirements; and

WHEREAS the proposed development application described above includes new lots that would rear onto River Road, which would otherwise not be permitted by the Riverside South Secondary Plan;

THEREFORE BE IT RESOLVED THAT section 2.1 (Neighbourhood designation), policy (2)(a) of the Riverside South Secondary Plan be removed and replaced with a new and expanded policy (6) in section 2.1 (Neighbourhood designation) under the Residential Uses – West of River Road subtitle, with the following language:

“6) For the lands within the Plan of Subdivision application addressed 708, 720, and 750 River Road:

- a) Notwithstanding Table 2 – Neighbourhood Density Category, for the lands designated low-density, the minimum density requirements may be lowered to no less than 20 units per hectare;**
- b) Notwithstanding the policies in section 3.2 of this Plan, dwelling units may rear or side onto River Road. Surface parking will be located away from River Road; and**
- c) Notwithstanding the policies in section 3.2 of this Plan, where the City has determined that noise levels exceed standards for acceptable noise, noise barriers may be permitted along River Road, provided appropriate landscaping is provided to mitigate visual impacts, to the satisfaction of the General Manager, Planning, Development and Building Services.”**

And re-number policies and cross-references accordingly.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:

Motion No. PHC 2024-26-03

Moved by G. Gower

WHEREAS the Riverside South Secondary Plan has the most up-to-date boundary for the lands designated Industrial and Logistics within Riverside South; and

WHEREAS Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan have a different boundary for the Industrial and Logistics designation, and incorrectly designate a portion of the unaddressed property identified as PIN 043310309; and

WHEREAS the National Capital Commission's Greenbelt Master Plan does not include the portion of the unaddressed property identified as PIN 043310309 to be within the Greenbelt on the Greenbelt Master Plan; and

WHEREAS the City cannot change the Greenbelt Transect boundary outside of a Municipal Comprehensive Review;

THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve that Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan be amended to reflect the boundary of the Industrial and Logistics designation found on Schedule A – Designation Plan of the Riverside South Secondary Plan, and to update the legends accordingly;

BE IT FURTHER RESOLVED that a new area-specific policy in Volume 2C (Area-Specific Policies) be created for the unaddressed property identified as PIN 043310309 with the following language:

“## PIN 04331-0309 – Industrial and Logistics in the Riverside South Secondary Plan

##.1 Notwithstanding the location of the lands within the Greenbelt Transect on Schedule B4, the policies of the

Greenbelt Transect do not apply to the portion of the property identified as PIN 04331-0309, east of Limebank Road, that is designated as Industrial and Logistics within the Riverside South Secondary Plan in Volume 2A.

##.2 At the time of a Municipal Comprehensive Review, the City will consider changing the Greenbelt Transect boundary to exclude the portion of the property at PIN 04331-0309 from the Greenbelt Transect, in consultation with the National Capital Commission.”

Carried

Amendment:

Motion No. PHC 2024-26-04

Moved by G. Gower

WHEREAS cost-sharing agreements are legal agreements between landowners who develop in an area to ensure that they collaborate and agree on how the costs for key infrastructure, and the necessary land, will be shared; and

WHEREAS cost-sharing agreements are necessary for the provision of key services and infrastructure in greenfield areas; and

WHEREAS a non-participant in a landowners' group is expected to pay its fair portion of the costs for land and services as outlined in private cost-sharing agreements. Similarly, a non-participant is expected to receive their share of land costs for a value outlined in a private cost-sharing agreement; and

WHEREAS the proposed policy for cost-sharing agreement in the Riverside South Secondary Plan is missing a reference to the value of land needed for infrastructure projects and specifies a single landowners' group;

THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee recommend Council approve the cost-sharing agreement for services policy (policy (8)), in section 4.2 (Greenspace System, Stormwater Management, and Services) of the Riverside South Secondary Plan be replaced with the following language:

“Landowners within the Riverside South Secondary Plan boundary shall enter into private agreements to share the costs of the major infrastructure projects and the value of land needed for such projects, together with associated studies and plans (including but not limited to Infrastructure Planning, Environmental Assessments and Restoration Plans) required for the development of Riverside South, so that the costs and land dedication shall be distributed fairly among the benefiting landowners. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City shall include a condition of draft approval for all Plan of Subdivision, Plan of Condominium, and Consent to Sever applications, and as a condition of approval for Site Plan in Riverside South, requiring notification from the Trustee of the landowners that each owner is party to the agreements and has paid its share of any costs pursuant to the agreements”.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:

Motion No. PHC 2024-26-05

Moved by G. Gower

WHEREAS Annex 2 – Mobility Concept Plan for the lands located east of Mosquito Creek identified a street network that was no longer consistent with the policies of the Plan and was removed from the Riverside South Secondary Plan as a result of feedback received during the March 2024 circulation period; and

WHEREAS policy (2)(d) of the Riverside South Secondary Plan contains an outdated reference to Annex 2 – Mobility Concept Plan, and staff have no intention of replacing the Annex.

THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve that policy (2)(d) in section 3.2 (Street Network) be removed;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:

Motion No. PHC 2024-26-06

Moved by G. Gower

WHEREAS the street network surrounding the District Park in the Town Centre has been revised in the Plan of Subdivision application, the parcel configuration and size of the District Park in the Town Centre has been adjusted slightly, specifically the western boundary along Portico Way, and the northern boundary along a future collector street; and

WHEREAS the proposed zoning boundary for the District Park in the Town Centre (Areas H and I in Location Map 1) does not reflect this updated parcel boundary; and

WHEREAS Area C in the updated Zoning Height Schedule 269 (Document 8) shows the correct configuration for the District Park;

THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee recommend Council approve that Location Map 1 (Document 5) be replaced with the following updated version:

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

6. Motions of Which Notice has been Previously Given

6.1 Motion - Councillor A. Troster - Renovictions

ACS2024-OCC-CCS-0045 - Citywide

Moved by A. Troster

Note: The Councillor A. Troster Motion of which Notice was previously given at the April 10, 2024, Planning and Housing Committee meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.

The Committee heard from the following delegations:

1. Sarah Sproule, Community Legal Services of Ottawa
2. Aiden Kallioinen, Carleton University Students' Association
3. Larisa Cheshire/Drew Meerveld, Somerset West Community Health Centre
4. Tony Miller
5. Kayla Andrade, Ontario Landlords Watch
6. John Dickie, Eastern Ontario Landlord Organization
7. Gerard McCarthy
8. Aileen Leo, the Ottawa Mission
9. Mary Huang
10. Eddy Roue, Chair of the ACORN Central Chapter
11. Peggy Rafter
12. Jessica Ruano
13. Dustin Munro
14. Tara Mills
15. Rheal Brady
16. Sharon Katz

The following staff were present and responded to questions:

- Emergency and Protective Services Department: Valerie Bietlot, Manager, Public Policy Development
- Community and Social Services Department: Clara Freire, General Manager
- Legal Services: Christine Enta, Legal Counsel

Following discussions and questions to staff, the Committee Carried the motion unanimously.

WHEREAS on January 24, 2024, the Council of the City of Hamilton unanimously adopted Ontario's first "anti-renovictions" by-law together with significant related investments to increase staffing enforcement capacity, in order to deter landlords from using renovations for bad faith evictions and to assist in preserving existing housing stock; and

WHEREAS Hamilton's Renovation License and Relocation By-law will require a landlord to obtain a renovation license prior to commencing any renovation that requires that an N-13 eviction notice be issued to a tenant under the Residential Tenancies Act, and

to provide proof of a building permit and an engineering report confirming that vacant possession of the unit is required to carry out the renovation work; and

WHEREAS the Council of the City of Ottawa has implemented new regulations to address the availability and quality of rental housing such as the Short-Term Rental By-law, the Rental Housing Property Management By-law, and complementary amendments to the Property Standards By-law, as well as the 10-Year Housing and Homelessness Plan and various housing loss prevention programs which are currently being reviewed and updated; and

WHEREAS Ottawa City Council also considered a landlord licensing regime through the staff report Rental Accommodations Study and Regulatory Regime (ACS2019-EPS-GEN-0015) which was not recommended based on efficiency, enforceability, and sustainability considerations as well as legal uncertainties, and approved the staff report Review of Tools to Prohibit or Prevent “Renovictions” (ACS2022-PIE-GEN-0008); and

WHEREAS tenants in the City of Ottawa continue to experience hardship through the process of “renovictions” by landlords and the loss of existing housing stock continues to be a concern and

WHEREAS a recent report from the rate of affordable housing loss is 31 units lost in the private market for every 1 affordable unit constructed and bad-faith renoviction is a major driver of that loss; and

WHEREAS per recent LTB data, the number N12 notices filed in Ottawa between 2017 and 2021 represented an increase of 160%; and

WHEREAS per recent LTB data, the number of N13 notices filed in Ottawa between 2017 and 2022 represented an increase of 545%, with N13 issuance tripling between 2022 and 2023;

THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend Council Direct the General Manager of the Emergency and Protective Services Department, in consultation with the Community and Social Services Department, the Planning, Development and Building Services Department, and Legal Services, to review the City of Hamilton’s Renovation Licence and Relocation By-law and the Federal Tenant Protection Fund and the new Canadian Renters’ Bill of Rights and report back to the appropriate

Standing Committee of Council by Q4 2024, with a preliminary assessment of the feasibility of developing a similar “anti-renovictions” by-law in the City of Ottawa, which should include an outline of the anticipated timelines, costs, FTE Requirements and operating resource implications to do this work as well as the planned or approved projects on existing departmental work plans that would have to be deferred or postponed as a result.

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

Carried (12 to 0)

7. In Camera Items

There were no *in camera* items.

8. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

9. Inquiries

9.1 Councillor T. Kavanagh

On March 27, 2024, the Planning and Housing Committee received a report entitled “Loss of Affordable Rental Housing” (The Report). Along with The Report came a document written and researched by Steve Pomeroy, specifically focusing on the loss of affordable rental housing stock in Ottawa. This report maintains that the City of Ottawa is currently losing 31 affordable units for every 1 unit built.

The Report recommends “the implementation of a rental replacement bylaw to protect and/or replace existing older stock, which is vulnerable as the city seeks to manage growth through intensification and redevelopment (especially along LRT corridors)”.

Given the City’s 10 Year Housing and Homelessness Plan, the declared state of a housing and homelessness emergency, and the efforts from all levels of government to promote new infill development, the city has an increased responsibility to introduce policy regarding rental replacement and demovictions. This is to ensure that the supply side of the housing market is not at odds with the intention of our 10-year Housing and Homelessness Plan goal to ensure everyone has a home.

It is more important than ever that we revisit the directions to staff regarding a rental replacement bylaw. A strong rental replacement bylaw could allow a future acquisition strategy in the city to be more strategic with its investments, as well as dovetail with any anti-renoviction and licensing bylaws the city may implement.

Prior to The Report of March 2024, city council passed the following items on June 22, 2022:

1. Direct Planning, Real Estate and Economic Development (PRED) and Community and Social Services (CSSD) Staff to, as a joint-departmental work plan item, explore the feasibility and identify potential resource implications to the adoption and implementation of a By-law under Section 99.1 of the Municipal Act, to prohibit without replacement the full or partial demolition or conversion of residential and rental housing of six or more units without a permit issued by the City, possibly by amending the Demolition Control By-law, and report back by Q2 2023.
2. Direct the City's legal department to review the submitted Legal Opinion RE: Municipal Powers to Regulate Against Renovictions to see if further action outlined in the opinion can be taken by the City of Ottawa to protect Tenants Rights and issue a memo to City Council prior to the report Review of Tools to Prohibit or Prevent "Renovictions" be presented at Council for consideration.
3. Approve that City staff in Legal Services, in the context of the study of a adoption and implementation of a By-law under Section 99.1 of the Municipal Act discussed in Recommendation 2, assess the legality and feasibility of the City imposing tools to give specific relief to tenants, such as: a. Having a requirement of a 1:1 ratio replacement of affordable rental units in the new developmentb. Providing tenants temporary accommodations or a rental top up in a similar unit with the same number of bedrooms during the construction of the new development so tenants are not temporarily displacedc. Offering existing tenants the right of first refusal to the new units at the same rent and number of bedroomsd. Offering moving cost assistance above and beyond what is required under the Residential Tenancies Act to the actual cost of the move at the best prices available in the community.

After the passing of The Report, but prior to the report back date of Q2 2023, the province weakened the potential development of a rental

replacement bylaw by removing Section 4.2.3 of the new Official Plan. Section 4.2.3 provided the city with language to enable proceeding with a rental replacement bylaw. The removal of such language halted progress on the joint-departmental workplan item. However, in Q4 of 2023, the province implemented Bill 150, which then re-instated Section 4.2.3 to the City's Official Plan. As a result, the language has returned to the Official Plan.

Any uncertainty regarding a rental replacement bylaw pertains to Schedule 4 of Bill 23, which grants the Minister of Housing and Municipal Affairs the authority to impose restrictions and conditions on municipal powers outlined in Section 99.1 of the Municipal Act.

While the Minister could use this authority to hinder the work of a municipality in establishing its own rental replacement bylaw, it does not seem to be the intention or anticipated outcome of the new regulation-making authority.

The province announced its intention to conduct consultations to guide potential future regulations aimed at standardizing rental replacement policies. Nevertheless, the province's indications imply that existing municipal rental replacement bylaws would serve as valuable references for this standardization effort. It has been nearly two years since this provincial announcement, yet many municipalities have persisted in developing, or are currently in the process of drafting, rental replacement bylaws.

Could staff please answer the following questions:

According to The Report, "between 2011 and 2021, Ottawa lost a total of 30,215 private rental units with rents below \$1,000 - a number greater than the entire community housing stock in Ottawa."

Considering the rapid depletion of affordable housing stock and recognizing that certain policies the City has in place may unintentionally contribute to the trend by promoting infill development, do staff intend to recommence the joint-departmental workplan item regarding rental replacement that was previously put on hold?

What changes, if any, to the Bylaw Review Workplan might be needed to resume work on this file?

Could staff resume work on the rental replacement bylaw in conjunction with the potential review of renoviction permissions?

10. Other Business

There was no other business.

11. Adjournment

Next Meetings

- Monday, April 29, 2024 - Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee
- Wednesday May 8, 2024 - Regular Planning and Housing Committee

The meeting adjourned at 2:05 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair

Subject: Zoning By-law Amendment - 1158 Old Second Line Road

File Number: ACS2024-PDB-PS-0061

Report to Planning and Housing Committee on 8 May 2024

and Council 15 May 2024

**Submitted on April 29, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Department**

Contact Person: Kersten Nitsche, Manager, Development Review West

613-580-2424 ext.29233, Kersten.Nitsche@ottawa.ca

Ward: Kanata North (4)

**Objet: Modification du Règlement de zonage – 1158, chemin Old Second
Line**

Dossier: ACS2024-PDB-PS-0061

Rapport au Comité de la planification et du logement

le 8 mai 2024

et au Conseil le 15 mai 2024

**Soumis le 29 avril 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource: Kersten Nitsche, Gestionnaire, Examen des demandes
d'aménagement ouest**

613-580-2424 ext.29233, Kersten.Nitsche@ottawa.ca

Quartier: Kanata-Nord (4)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1158 Old Second Line Road, as shown in Document 1, to permit stacked dwelling units on private streets, as detailed in Document 2.
2. That Planning and Housing Committee the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of May 15 2024," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1158, chemin Old Second Line, un bien-fonds illustré dans le document 1, afin de permettre la construction d'habitations superposées donnant sur des rues privées, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 15 mai 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

1158 Old Second Line Road

Owner

SLK Kanata Inc. C/O Joey Theberge

Applicant

Fotenn Consultants Inc. c/o Scott Alain

Architect

S.J. Lawrence Architect Incorporated

Description of site and surroundings

The subject lands are located on the east side of Old Second Line Road between Klondike Road to the south and Old Carp Road to the north. The lands are approximately 12,296.3 square metres in area, with 95 metres of frontage on Old Second Line Road.

Surrounding land uses include the South March Highlands natural area to the west and the Morgan's Grant low-rise residential community to the north, south and east. A hydro corridor abuts the east side of the subject site.

Summary of proposed development

In 2020, a Zoning By-law Amendment (File No. D02-02-18-0040) was approved to rezone the lands to Residential Third Density, Subzone Z, Urban Exception 2622, Schedule 182 (R3Z [2622] S183) (previous report: [ACS2020-PIE-PS-0044](#)) to facilitate the development of 47 two-storey townhouse units on private streets. Urban Exception 2622 amended the performance standards to reduce the minimum building setbacks as well as reduce the minimum lot area and lot width for townhouse units.

Summary of requested Zoning By-law amendment

In June 2023, a Site Plan Control application (File No. D07-12-23-0086) was received for a new development concept to construct approximately 100 three and a half storey stacked dwelling units on private streets. The plan includes an internal parking lot containing 140 parking spaces. Stacked dwellings are not a permitted use in the current R3Z zone and, therefore, the proposed development is not zoning compliant. This Zoning By-law Amendment application proposes to rezone the site to Residential Fourth Density, Subzone A, Urban Exception 2622, Schedule 183 (R4A [2622] S183) to permit

the stacked dwellings as a use and amend Urban Exception 2622 to have the following effect:

- Increase the minimum front yard setback from 3.0 metres to 3.5 metres;
- Increase a minimum northwesterly interior side yard setback from 3.0 metres to 7.5 metres;
- Reduce the minimum southeasterly interior side yard setback from 3.0 metres to 2.6 metres where a building wall is located within 21 metres of the front lot line or rear lot line. Otherwise, the minimum setback is 7.5 metres;
- Reduce the minimum rear yard setback from 7.5 metres to 3.5 metres; and
- Increase the maximum building height to from 11 metres to 12 metres.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

A virtual information meeting was held by the local Ward Councillor, on August 2, 2023 at 7:00 pm. Councillor Cathy Curry, the Applicant and the Owner's representative were present. Approximately 19 residents attended.

Thirteen comments were received against the proposed development and three residents wished to be kept informed.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The site is designated as Neighbourhood as per Schedule B5 – Suburban (West) Transect. Within Neighbourhoods, development is to be characterized as low- to mid-density development.

Other applicable policies and guidelines

The Urban Design Guidelines for Low-rise Infill Housing is intended to help low-rise infill development achieve quality design that fits in with the existing neighbourhood. Guidance is provided for the development of streetscapes, landscape, building design, parking and service elements.

Planning rationale

The Official Plan directs how the City will grow over time, and this is outlined in policies that support the provision of a wider range of housing options and typologies for larger households (Policy 2.2.1(2)). The Suburban Transect is generally characterized by low- to mid-density development and directs that development shall be low-rise within Neighbourhoods (Policy 5.4.5(1)).

The proposal conforms to the Official Plan by proposing a low-rise built form that increases the housing options in the urban area. The stacked dwellings are proposed to be larger two-bedroom units due to the larger floorplate enabled by the stacked dwelling layout. The proposal will maintain the low-rise form of the Neighbourhood designation that is compatible with the existing community.

The Zoning By-law Amendment would maintain adequate separation between the proposed development and the abutting properties.

- The increased front yard setback from 3.0 metres to 3.5 metres will provide a slightly larger rear yard for Blocks 1 and 2 that also serves as an added buffer from Old Second Line Road.
- The increased northwesterly interior side yard setback from 3.0 metres to 7.5 metres will provide a buffer between the rear yards of the detached dwellings along Goward Drive in addition to providing larger rear yard amenity areas for Blocks 3, 4 and 5.
- The reduced southeasterly interior side yard setback from 3.0 metres to 2.6 metres is not expected to negatively impact the abutting properties to the south along Whernside Terrace as a relatively small portion of this interior side yard would be occupied by building walls. The majority of the interior side yard will be occupied by surface parking spaces. Limiting the reduced setback to within 24 metres of the front property line and 21 metres of the rear property line, and requiring a 7.5 metre setback otherwise, ensures this.
- The reduced rear yard setback from 7.5 metres to 3.5 metres relates to the stacked dwellings that would back onto the abutting hydro corridor. Negative impacts are not predicted as a result of the reduced setback along the corridor and the rear yards will remain usable for outdoor amenity. The provision of fencing between the proposed development and the hydro corridor is being addressed through the concurrent site control application.

- The increased building height from 11 metres to 12 metres is to enable the three and a half storey design of the stacked dwellings. The actual height of the dwellings varies between 11.16 metres to 11.98 metres, depending on where they are on site. The increased building height remains compatible with the surrounding low-rise character of the area.

The proposed development responds positively to the low-rise infill design guidelines. Trees, shrubs and soft landscaping are proposed throughout the site. The three and a half storey stacked dwellings fit in with surrounding low-rise neighbourhood. The proposed setbacks would result in rear yards of a uniform depth while also providing usable outdoor amenity space.

The proposed development is planned to have its services within the Hydro One easement within the hydro corridor. Approval of any works within Hydro One's easement will need to be provided prior to Site Plan Approval. This is currently being undertaken by the Applicant through the concurrent site plan control application.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications for this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Curry provided the following comments on the proposal:

"This small parcel of land will complete the northern build out of Morgan's Grant. A consultation was held and nearby neighbours were concerned about the loss of greenspace. However, the development is across the road from South March Highlands greenspace and the land in question is private land that was never public greenspace. The residents nearby had concerns about the change in plan for the development due to the increased density. The original design was reconfigured many times with the existing adjacent neighbourhood water infrastructure not accommodating the modified plan. As a result, the developer cancelled the development and created an entirely new concept that would work with the water infrastructure. The final design will increase density and provide more affordable housing."

LEGAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from recommendations of this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-23-0055) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the application.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed rezoning from R3Z [2622] S183 to R4A [2622] S183, including amendments to Urban Exception [2622], conforms to the Official Plan as it will add to housing options in the area while maintaining the low-rise form of the surrounding neighbourhood. The front, interior side yard and rear yard setbacks ensure appropriate separation between abutting properties as well as useable amenity area for future residents. The increased building height will result in a building design that is

compatible. The proposal responds positively to the low-rise infill design guidelines. The proposal is supported by the Official Plan and represents good planning. The Zoning By-law Amendment is recommended for approval.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

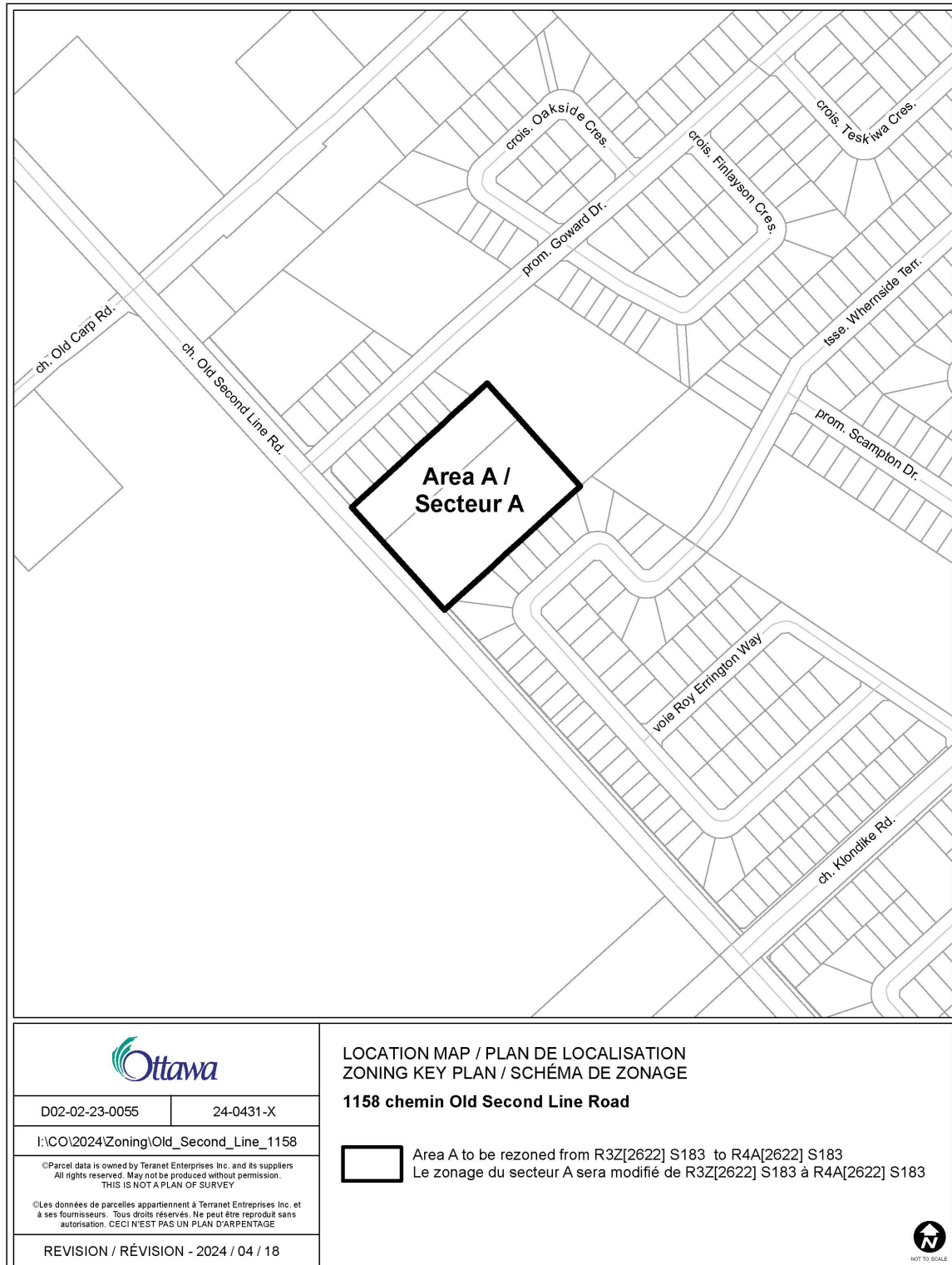
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1158 Old Second Line Road:

1. Rezone the lands as shown in Document 1 from R3Z [2622] S183 to R4A [2622] S183;
2. Replace Exception 2622 of Section 239 – Urban Exception with provisions similar in effect to the following under Column V, Provisions:
 - a. Despite Table 162A and Table 162B, for a Planned Unit Development:
 - i. Minimum front yard setback: 3.5 metres.
 - ii. Minimum northwesterly interior side yard setback: 7.5 metres.
 - iii. Minimum southeasterly interior side yard setback: 2.6 metres for any part of the building located within 24 metres of the front lot line, otherwise the minimum required setback is 7.5 metres.
 - iv. Minimum southeasterly interior side yard setback: 2.6 metres for any part of the building located within 21 metres of the rear lot line, otherwise the minimum required setback is 7.5 metres.
 - v. Minimum rear yard setback: 3.5 metres.
 - vi. Maximum building height: 12 metres.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A virtual information meeting was held by the local Ward Councillor, on August 2, 2023 at 7:00 pm. Councillor Cathy Curry, the Applicant and the Owner's representative were present. Approximately 19 residents attended.

Thirteen comments were received against the proposed development and three residents wished to be kept informed.

Public Comments and Responses

Comment:

The increased building height will result in a loss of privacy.

Response:

Negative impacts on privacy are not anticipated. A minimum northwesterly interior side yard setback of 7.5 metres is proposed to be required in order to provide greater distance between the proposed development and the properties along Goward Drive to the north. This is more than double the requirement of the proposed R4A Zone, which only requires a minimum interior side yard setback of 3.0 metres.

The reduced southeasterly interior side yard setback of 2.6 metres is limited to buildings within the first 24 metres of the front lot line and within 21 metres of the rear lot line. Otherwise, the minimum setback is 7.5 metres. This is to limit the extent of building walls located along the southeasterly property line and reduce impacts to the properties to the south along Whernside Terrace.

Comment:

The proposed reduced rear yard setback will break the neighbourhood yard pattern.

Response:

The proposed setbacks will result in rear yards for the proposed dwellings that range in depth from 3.5 metres to 7.5 metres. While some of these rear yards are smaller than what is provided on surrounding lots, the resulting lot fabric is an acceptable deviation that will result in usable outdoor amenity area for future residents.

Comment:

Stacked dwellings are not a permitted use and not compatible with the neighbourhood.

Response:

The Zoning By-law Amendment seeks to rezone the site to Residential Fourth Density Zone, Subzone A, which permits stacked dwellings as a use. The three and half-storey stacked dwellings are a low-rise built form that is in keeping with the low-rise typology of the existing community.

Comment:

Concerned about increases in traffic and impacts on road safety.

Response:

Staff have reviewed the Transportation Impact Assessment that was submitted with the application and have determined the development is acceptable from a transportation perspective. Traffic safety measures are being addressed through the concurrent site plan control application.

Comment:

Concerned about noise generated during construction.

Response:

Prior to construction, the Applicant will be responsible for developing a Construction Management Plan that addresses noise generated during construction and minimize impact on adjacent properties.

Comment:

There will be a loss in green space.

Response:

The site is private property that is not zoned or designated for open space by the Zoning By-law or the Official Plan.

Comment:

Concerned about the increase in density.

Response:

The Official Plan supports intensification in the urban area to increase the housing supply. Further, increases in density are necessary to meet provincial housing targets.

Comment:

The number of units will create a fire hazard.

Response:

Fire department access for the proposed development is being addressed through the concurrent site plan control application. The buildings will be required to comply with the Ontario Building Code before construction, including fire wall separation.

Comment:

There is an excessive amount of parking being provided.

Response:

The proposed development includes a total of 140 surface parking spaces. It includes 120 resident parking spaces and 20 visitor parking spaces. This is the minimum parking space requirement for the proposed development per the Zoning By-law.

Comment:

Concern about impact on property values.

Response:

There is no evidence that this type of development causes property values to decrease.

**Subject: 2024 Provisional Development Charges Background Studies and
By-laws**

File Number: ACS2024-PDB-GEN-0004

**Report to Planning and Housing Committee on 8 May 2024
and Council 15 May 2024**

**Submitted on April 29, 2024 by Vivi Chi, Interim General Manager, Planning,
Development and Building Services Department**

**Contact Person: Gary Baker, Program Coordinator Development Charges,
Business and Technical Support Services, Planning, Development and Building
Services Department**

613-580-2424 ext.27406, Gary.Baker@ottawa.ca

Ward: Citywide

**Objet: Versions provisoires des études préliminaires sur les redevances
d'aménagement et des règlements de redevances d'aménagement 2024**

Dossier: ACS2024-PDB-GEN-0004

Rapport au Comité de l'urbanisme et du logement

le 8 mai 2024

et au Conseil le 15 mai 2024

**Soumis le 29 avril 2024 par Vivi Chi, Directrice générale par intérim, Services de la
planification, de l'aménagement et du bâtiment**

**Personne ressource: Gary Baker, Coordonnateur du programme des redevances
d'ménagement, Services de soutien techniques et aux activités Services**

613-580-2424 ext.27406, Gary.Baker@ottawa.ca

Quartier: À l'échelle de la ville

REPORT RECOMMENDATION(S)

That Planning and Housing Committee recommend Council:

1. Approve the provisional 2024 City-wide and Area-specific Development Charges Background Study dated March 15, 2024, and the provisional 2024 Stormwater Management Area-Specific Development Charges Background Study dated March 15, 2024.
2. Approve the provisional City-wide and area-specific Development Charge by-laws, to repeal and replace the Development Charge by-laws enacted in 2019, as detailed in Documents 1-12.
3. Determine that no further public meeting is necessary.
4. (a) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-laws, to insert a requirement for the phase-in provisions within the *Development Charges Act*, subsection 5(6), paragraph 4.

(b) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-law, such that should be phase-in provisions be repealed by the Parliament of Ontario, they shall be of no further effect in the development charges by-law seven calendar days after the effective date of their legislative repeal.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification et du logement recommande au Conseil :

1. d'approuver les versions provisoires de l'étude préliminaire sur les redevances d'aménagement 2024 pour toute la ville et pour certains secteurs et de l'étude préliminaire sur les redevances d'aménagement 2024 pour la gestion des eaux pluviales dans certains secteurs, toutes deux datées du 15 mars 2024;
2. d'approuver les versions provisoires des règlements de redevances d'aménagement pour toute la ville et pour certains secteurs, qui abrogeront et remplaceront les règlements adoptés en 2019, comme l'indiquent les documents 1 à 12;
3. d'établir qu'aucune autre réunion publique n'est requise.

4. (a) d'approuver que le *Règlement municipal sur les redevances d'aménagement* de 2024 (document 1) soit modifié afin d'y ajouter une exigence, également applicable à l'ensemble des autres règlements sur les redevances d'aménagement, répondant aux dispositions d'introduction graduelle énoncées à l'alinéa 5(6)4) de la *Loi de 1997 sur les redevances d'aménagement*.

(b) d'approuver que le *Règlement municipal sur les redevances d'aménagement* de 2024 (document 1) soit modifié afin que, dans l'éventualité où les dispositions d'introduction graduelle soient révoquées par l'Assemblée législative de l'Ontario, lesdites dispositions ne soient plus en vigueur dans le *Règlement municipal sur les redevances d'aménagement*, ainsi que dans l'ensemble des autres règlements sur les redevances d'aménagement, sept jours après la date effective de leur révocation législative.

EXECUTIVE SUMMARY

Assumption and Analysis

The previous 2019 version of the *Development Charges Act, 1997* (DCA) required Ontario municipalities to update their [Development Charges Background Studies \(DCBS\)](#) and By-laws at a minimum every five years. The City of Ottawa's current interim Development Charges By-law was approved on this basis on May 22, 2019 and will, therefore, expire on May 22, 2024. There is no opportunity to lengthen the expiration date without Provincial legislation being in place to extend the existing Development Charges By-laws. The Province on March 22, 2024 reiterated their previous support within the Terms of the Ontario-Ottawa Agreement "to enable Ottawa to extend existing Development Charges by-laws without having to prepare a new background study" to support investments in the required infrastructure.

As a provisional or interim measure, awaiting Provincial legislation, the 2024 DCBS have been prepared in accordance with the *Development Charges Act* and associated regulations, including the amendments that came into force in November of 2022 under Bill 23 the [More Homes Built Faster Act](#). Through this report, a recommendation is being made to Planning and Housing Committee and Council for approval of the 2024 provisional Development Charges Background Studies (DCBS) and corresponding rates listed within the replacement by-laws to ensure development charges will continue to be collected. Bill 185 Cutting Red Tape to Build More Homes Act, 2024 was

introduced April 10, 2024 and if approved provides all municipal councils the authority to extend the Development Charges By-law. When this report was prepared, Bill 185 has yet to be granted Royal Assent.

The provisional calculation process is consistent with the projects and calculation methodologies included within previous DCBS. The current interim 2019 DCBS and by-laws were also prepared in accordance with the *Development Charges Act* and associated regulations, including the amendments that came into force on January 1, 2016. In 2019, the City had not completed an update of the 2013 Official Plan (OP) and accompanying Transportation Master Plan (TMP) and Infrastructure Master Plan (IMP), and as such the capital projects and development forecasts remained consistent with these documents.

The City now has a new OP in place, however, there is still no comprehensive approved update to either the 2013 TMP nor the IMP. The underlying assumptions still align with these documents. In addition, the development forecast for engineered services such as water and wastewater continue to be based on growth targets to 2031 versus 2046, which was used as the end date of the planning horizon contained within the new OP. This has resulted in a fifteen-year capital project infrastructure funding gap or shortfall. It is anticipated that the City's next set of comprehensive DCBS will be completed once the new master servicing plans, funding policies and by-law definitions have been updated, reviewed, and have gone through the appropriate approval process.

In accordance with the *Development Charges Act* and associated regulations, several key steps are required to calculate development charge rates. This process includes preparing a development forecast, establishing historical service levels, determining the increase needs for service arising from development, appropriate cost apportionment, and attribution to development types (residential and non-residential). It is recognized that the 2024 provisional DCBS is a point-in-time analysis and is subject to changes in project timing, scope, and costs through the City's capital budgeting process and annual receipt of development charges. This provisional update has not altered the requirement to have non-growth-related funding sources that are sufficient to fund the City share of the growth-related infrastructure identified in the DCBS.

Public Consultation

Before passing new Development Charges By-laws, Council is required to hold at least one public meeting to review the DCBS, Council report and proposed by-laws and provide members of the public with the opportunity to make

representation. A notice to inform the public of this process was placed in newspapers on April 13, 2024, and the provisional DCBS were made available on March 15, 2024. The public meeting will be held at the May 8, 2024 meeting of Planning and Housing Committee.

A Development Charges By-law Councillors Sponsors Group was established by Planning and Housing Committee in 2023. An Industry Working Group was also established, consisting of representatives from the Greater Ottawa Home Builders Association (GOHBA) and the Building Owners and Managers Association (BOMA).

RÉSUMÉ

La *Loi de 1997 sur les redevances d'aménagement*, dans sa version de 2019, exigeait que les municipalités de l'Ontario mettent à jour leurs [études préliminaires sur les redevances d'aménagement](#) et leurs règlements de redevances d'aménagement au moins une fois tous les cinq ans. Le *Règlement sur les redevances d'aménagement* de la Ville d'Ottawa, dans sa version provisoire actuelle, a été approuvé dans ce contexte le 22 mai 2019, donc il expirera le 22 mai 2024. Il n'est pas possible d'en prolonger la durée sans qu'une loi provinciale l'autorise. Le 22 mars 2024, le gouvernement de l'Ontario a réitéré son appui précédent, dans les conditions de l'Accord Ontario-Ottawa, pour « permettr[e] à Ottawa de proroger ses règlements existants sur les redevances d'aménagement sans avoir à préparer une nouvelle étude préliminaire ». La Ville pourra donc investir dans l'infrastructure nécessaire.

À titre de mesure provisoire, en attendant la loi provinciale, les études préliminaires sur les redevances d'aménagement 2024 ont été préparées conformément à la *Loi sur les redevances d'aménagement* et à ses règlements d'application, y compris les modifications ayant pris effet en novembre 2022 suivant le projet de loi 23, [Loi visant à accélérer la construction de plus de logements](#). Dans le présent rapport, il est recommandé au Comité de la planification et du logement et au Conseil d'approuver ces études préliminaires et les taux correspondants indiqués dans les règlements de remplacement pour pouvoir continuer de percevoir les redevances d'aménagement. Le projet de loi 185, *Loi de 2024 pour réduire les formalités administratives afin de construire plus de logements*, a été déposé le 10 avril 2024, et s'il est adopté, il conférera aux conseils municipaux le pouvoir de proroger les règlements de redevances d'aménagement. Au moment de la rédaction du présent rapport, le projet de loi 185 n'avait pas encore reçu la sanction royale.

La méthode de calcul provisoire cadre avec les projets et les façons de calculer des études préliminaires précédentes. Les études préliminaires et règlements de redevances provisoires de 2019 avaient aussi été préparés conformément à la *Loi sur les redevances d'aménagement* et à ses règlements d'application, y compris les modifications en vigueur depuis le 1^{er} janvier 2016. La Ville n'avait pas, en 2019, mis à jour le Plan officiel (PO) de 2013 ni le Plan directeur des transports (PDT) et le Plan directeur des infrastructures (PDI) connexes, donc les projets d'immobilisations et les prévisions d'aménagement étaient conformes à ces documents.

La Ville a maintenant un nouveau PO, mais n'a pas de version à jour approuvée globale de son PDT ni de son PDI de 2013. Les hypothèses fondamentales s'inscrivent encore dans ces documents. De plus, les prévisions d'aménagement pour les services d'ingénierie, comme les eaux et les eaux usées, continuent de reposer sur des cibles de croissance jusqu'en 2031 et non 2046, soit l'horizon de planification du nouveau PO, ce qui entraîne un déficit de financement, ou manque à gagner, de 15 ans pour les projets d'immobilisations. Il est prévu que les prochaines études préliminaires sur les redevances d'aménagement soient réalisées une fois que les plans directeurs de viabilisation, les politiques de financement et les définitions des règlements auront été mis à jour, révisés et approuvés comme il se doit.

Conformément à la *Loi sur les redevances d'aménagement* et à ses règlements d'application, le calcul des taux de redevances d'aménagement passe par plusieurs étapes importantes. Il faut notamment préparer des prévisions d'aménagement, déterminer les niveaux de service antérieurs, établir l'augmentation des besoins en services découlant des projets d'aménagement, procéder à une répartition adéquate des coûts, et attribuer les coûts en fonction des types d'aménagement (résidentiels et non résidentiels). Il est admis que les versions provisoires des études préliminaires sur les redevances d'aménagement 2024 représentent une analyse ponctuelle dont le calendrier, la portée et les coûts des projets sont appelés à changer selon le budget des immobilisations et l'encaissement annuel des redevances d'aménagement. Cette mise à jour provisoire n'a pas modifié l'obligation de prévoir des sources de financement non liées à la croissance et suffisantes pour financer la part de la Ville dans les infrastructures liées à la croissance définies dans les études préliminaires.

Consultation et commentaires du public

Avant d'adopter de nouveaux règlements de redevances d'aménagement, le Conseil doit tenir au moins une réunion publique pour examiner les études

préliminaires sur les redevances d'aménagement, le rapport qui lui est soumis et les projets de règlements, ainsi que permettre à la population de se prononcer sur le sujet. Un avis informant le public de ce processus a été publié dans les journaux le 13 avril, et les versions provisoires des études préliminaires peuvent être consultées depuis le 15 mars. La séance publique aura à la réunion du 8 mai du Comité de la planification et du logement.

Un groupe de conseillers parrains du *Règlement sur les redevances d'aménagement* a été créé par le Comité en 2023. Il existe aussi un groupe de travail de l'industrie composé de représentantes et représentants de la Greater Ottawa Home Builders' Association (GOHBA) et de la Building Owners and Managers Association (BOMA).

BACKGROUND

The previous *Development Charges Act* required municipalities to pass a new Development Charges By-law every five years. To pass a new Development Charges By-law, a background study must be prepared pursuant to Section 10 of the *Development Charges Act*. This document must be made available to the public, as required by Section 12 of the *Development Charges Act*, 60 days prior to the Council meeting. The provisional Development Charges By-law and DCBS will be before Council on May 15, 2024. The charges calculated in the provisional DCBS represent those costs, which can be recovered under the *Development Charges Act*, based on the City's capital spending plans and underlying assumptions. A decision is required by Council, after receiving input at the public meeting, as to the magnitude of the charge it wishes to establish, for residential and non-residential development. Property tax, user rates or other funding sources will be required to finance the non-growth component of the growth-related capital costs. The calculation methodology contained within the provisional DCBS represent a balanced approach in implementing the overall policy of having growth pay a share of infrastructure, while at the same time, distributing eligible capital costs between residential areas and non-residential development. Development charges remain an important financial tool that helps to ensure serviced lands are available for future development and redevelopment. Issues that are contentious in preparing a DCBS relate to the geographic allocation of capital project costs, deductions for the benefit to existing development, post-period benefit allocations and predicting the timing of future capital works, to name a few. The primary purpose of the public meeting is to obtain additional input concerning these matters.

DISCUSSION

Through this report, development charge recommendations are being made to Planning and Housing Committee and Council for approval of the 2024 provisional Development Charges Background Studies (DCBS) and by-laws. The 2024 provisional development charge rates will be used as the basis to recover the costs of anticipated new development until the various master plans are updated and approved.

The following are the services covered under the 2024 provisional Development Charges Background Studies (DCBS):

- Roads and Related Services;
- Sanitary (Wastewater);
- Water;
- Stormwater Management and Drainage;
- Protection (Police)
- Protection (Fire)
- Public Transit;
- Parks Development;
- Recreation Facilities;
- Libraries;
- Ambulance Services.

Provisional Development Charge Background Studies (DCBS)

The *Development Charges Act* sets out the essential steps necessary to create successor DCBS. Most importantly, the *Development Charges Act* requires that a draft DCBS to be completed. Staff retained Hemson Consulting Ltd., to undertake the production of the revised provisional documents and the resulting studies are important companion documents to this report. The [2024 City-wide and Area-specific Development Charges Background Study](#) dated March 15, 2024 and the [2024 Stormwater Management Area-specific Development Charges Background Study](#) also dated March 15, 2024 were made available prior to the May 15, 2024 public meeting on a link on the City's website.

The provisional DCBS provide an estimate on the amount, type and location of development; a calculation for each municipal service included in the development charge (i.e. growth/non-growth split, residential/non-residential split, capacity in existing systems), and other information that is required to help ensure that future development financing and infrastructure placement are aligned.

Area-specific stormwater management (SWM) rates are once again reported on

in a separate background study, which addresses a wide range of development and area-specific stormwater servicing requirements and growth potential with varying rates.

Establishing the Development Charges

The *Development Charges Act* outlines the method that must be used to determine development charges. The “anticipated amount, type and location of development for which development charges can be imposed” must be estimated, along with the “increase in need for service attributable to the anticipated development...”.

The provisional 2024 City-wide and Area-specific Development Charges Background Study includes a growth forecast that provides the anticipated development for which the City will be required to fund projects over a ten-year time horizon (2024-2033) for general services and only an eight-year planning horizon (2024-2031) applicable to engineering services. Ideally, the planning horizon for engineering services should be based on the Council approved OP growth projections, which are to 2046. As such the increased servicing needs attributable to the forecast development approved by Council in the OP are not reflected in the provisional [Development Charges Background Studies \(DCBS\)](#) capital project submissions.

Calculating the Development Charges

The *Development Charges Act* sets out the method that must be used to determine DC rates. This method calls for different types of deductions to be made from municipal servicing costs, where applicable, which relate to the need for service attributable to new development anticipated over the planning period.

In calculating the charge, it is necessary to:

- establish a development forecast for population and housing, and for employees based on floor area allocations;
- determine and cost the additional services such new development will require to provide the same level of service enjoyed by existing community;
- ensure that the program has Council approval;
- make the cost reductions required by the *Development Charges Act* with respect to historical average service levels;
- identify benefits to existing development allocations, excess capacity, grants and contributions, etc.; and
- calculate provisional development charges by type of use and

document this in a background study and by-law.

Provisional City-wide and Area-specific Development Charge Rates

In summary, the gross capital cost of the entire program listed in the provisional 2024 City-wide and Area-specific Development Charges Background Study is \$15.6 billion. Of this amount, \$3.74 billion has been deemed to be development charge-recoverable (\$3.09 billion from residential development and \$651 million from non-residential development).

The *Development Charges Act* requires that the capital costs must be reduced or adjusted for capital grants, subsidies and other recoveries made to a municipality. For example, \$7.93 billion of the future grant contributions has been applied to various Public Transit projects that are identified in the DCBS to recognize that funding is required to be contributed from other levels of government.

The sole purpose of development charges is to fund a portion of servicing costs, thereby enabling growth to offset the associated capital expenditures, which allow development to proceed in a timely and efficient manner. It reflects the City's goal to establish a development charge schedule that reasonably reflects servicing benefits received in the broad areas of the City.

The *Development Charges Act* establishes that (i) the total of all Development Charges that would be imposed on an anticipated development must not exceed the capital costs determined for all services involved; (ii) if a specific type of development is identified, it must pay the Development Charges that exceed the capital costs that arise from the increase in the need for service for that type of development; and (iii) if the rules provide for a type of development to have a lower rates than is allowed, any resulting shortfall may not be made up via other development.

To address these requirements, the City has adopted the following conventions:

1. Costs to residential uses have been assigned to different types of residential units based on the average occupancy for each housing type constructed during the initial years of occupancy; and
2. Costs are allocated to non-residential uses based upon several factors, as may be suited to each service-related circumstance.

An objective of this provisional Development Charges Background Studies (DCBS) review was to provide growth-related funding for various service categories so that the City may continue to collect revenues on an interim basis.

Provisional Area-specific Stormwater Development Charges

The provisional 2024 Stormwater Management Area-Specific Development Charges Background Study followed the same process described above. The stormwater management (SWM) is once again being addressed separately from the City's overall background study, given its unique features, i.e. a wide range of development and area-specific SWM requirements and solutions with varying capital costs. Almost all developments, since 2009, outside of these existing areas have been fully funding their own SWM infrastructure, pursuant to landholder development agreements or utilizing existing capacity and are, therefore, not subject to these area-specific by-laws.

A provisional area-specific stormwater management development charge has been calculated for each of the eleven areas, based on the recoverable capital cost estimates and development forecasts. Approximately \$182.68 million in DC eligible capital costs are involved, allocated 58 per cent to 42 per cent between residential and non-residential recoverable shares.

Pending Bill 185 – “Cutting Red Tape to Build More Homes Act, 2024”

On April 10, 2024 the Province announced [Bill 185, the “Cutting Red Tape to Build More Homes Act, 2024”](#) (hereinafter the “Bill 185 Legislation”) which, if enacted, would implement substantial changes to the *Development Charges Act*.

The three relevant aspects of the proposed Bill 185 Legislation, in its current form, are:

1. Authorizes municipalities to extend existing Development Charges by-laws by passing an amending by-law. No limit is placed on the length of such an extension. Such a by-law is exempt from appeal.
2. Removes the requirement to “phase-in” new charges over five years (which requires progressively smaller partial exemptions, from 20 per cent to 5 per cent).
3. Re-introduces the ability for municipalities to charge for the cost of preparing certain studies connected to determining the capital costs of municipal projects funded through Development Charges, or of a Background Study itself.

As the Bill will be enacted **after** the May 15, 2024 Council date, staff would be able to recommend additional amendments to the new (2024) Development Charges by-laws and background studies to include the capital cost of reports and studies which the City is not permitted to charge under the current version of the legislation. Such an amendment must be passed within six months of the Bill 185

Legislation receiving royal assent in order to benefit from immunity from appeal.

When the by-laws attached as Documents 1-12 to this report were drafted, it was expected that Bill 185 would likely have completed the legislative process and the phase-in provisions would have been repealed. As the *Development Charges Act* continues to read that phase-in provisions are required, recommendation have been provided in this report to insert such provisions and also that the currently-proposed DC by-law so that the requirement to “phase-in” new charges over a 5-year period automatically falls away, without an amendment being required, should the Bill 185 Legislation be adopted to remove such provisions. A period of seven days is recommended after the effective date of such legislative change as the date of Royal Assent may not be known in advance and there is a significant effort required to input the revised rates.

City staff will continue to monitor this legislation as it is debated by the Legislature and will provide any relevant updates when this report is considered by Committee and Council.

Conclusion

The provisional development charge rates calculated represent those which can be recovered under the *Development Charges Act*, based on the City’s capital spending plans and assumptions, which is in line with the requirements of the legislation.

FINANCIAL IMPLICATIONS

The financial implications are as described in this report.

LEGAL IMPLICATIONS

The appeal provisions are as set forth in the disposition. The current development charge by-laws expire on May 22, 2024. Therefore, the new by-laws must be adopted and the by-laws must be enacted before that date if the City wishes to continue to collect development charges.

As noted above, Council’s authority with respect to development charges will be affected by Bill 185. As the Standing Committee on Finance and Economic Affairs is only scheduled to complete its hearings on May 15, 2024, with clause by clause consideration, third reading and Royal Assent coming thereafter, the final wording of the Bill will not be known at the time Council is to enact the replacement by-laws.

COMMENTS BY THE WARD COUNCILLOR(S)

N/A – this is a city-wide report.

CONSULTATION

Before passing new Development Charges By-laws (DCBS), Council is required to hold at least one public meeting to review the DCBS, Council report and proposed by-laws and provide members of the public with the opportunity to make representation. A notice to inform the public of this process was placed in newspapers on April 13, 2024, and the provisional DCBS were made available on March 15, 2024. The public meeting will be held at the May 8, 2024 meeting of Planning and Housing Committee.

A Development Charges By-law Sponsors Group was established by Planning and Housing Committee in 2023. An Industry Working Group was also established, consisting of representatives from the Greater Ottawa Home Builders Association (GOHBA) and the Building Owners and Managers Association (BOMA).

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

RISK MANAGEMENT IMPLICATIONS

The City of Ottawa's current interim Development Charge By-law will expire on May 22, 2024. The new by-laws must be adopted and enacted before that date if the City wishes to continue to collect development charges.

RURAL IMPLICATIONS

Rural residential area charges have been calculated based on the cost of growth basis.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all;
- A city that is more connected with reliable, safe and accessible mobility options

SUPPORTING DOCUMENTATION

Document 1 2024 Development Charge By-law

Document 2 2024 Cardinal Creek Erosion Works By-law

Document 3 2024 Feedmill Creek By-law

Document 4 2024 Gloucester East By-law

Document 5 2024 Inner Greenbelt Ponds By-law

Document 6 2024 Leitrim Stormwater Facilities By-law

Document 7 2024 Monahan Drain Stormwater Facilities By-law

Document 8 2024 N5 and Channelization Stormwater Facilities By-law

Document 9 2024 Nepean – Ponds in Parks - South Urban Centre

Document 10 2024 Nepean – South Urban Centre Stormwater Facilities By-law

Document 11 2024 Riverside South – South Urban Centre Stormwater Facilities By-law

Document 12 2024 Shirley's Brook Stormwater Facilities By-law

DISPOSITION

Planning, Development and Building Services Department will make any changes to the City-wide and Area-specific Development Charges Background Study and 2024 Stormwater Management Area-Specific Development Charges Background Study as a result of the direction of Planning Committee and Council.

Legal Services will prepare the required by-laws and submit them to Council.

Within 20 clear days of the passage of the by-law, the Planning, Development and Building Services Department to ensure that there is a notice of the passage of the By-laws and appeal deadline placed in the Citizen and Le Droit.

Within 20 days, the City Clerk's Office to notify everyone who has provided a written request for notice and a return address, and the secretary of every school board within the City of Ottawa, of the passage of the by-laws and appeal deadline.

The public has 40 days after the adoption of the by-law to file an appeal with the City Clerk.

If appeals are made, the City Clerk's Office to compile a formal record of appeals

including: a certified copy of the by-law; a copy of the two development charge background studies; certification that the notice of passage and last day of appeal was given in accordance with the *Development Charges Act*; and an original or true copy of all written submissions and materials received in respect of the by-law before it was passed.

The City Clerk's Office to forward a notice of appeal and record to the Ontario Land Tribunal secretary within 30 days of the last day of the appeal period and provide such information and material as the Board may require.

Planning, Development and Building Services Department to prepare a pamphlet for each development charge by-law that has been adopted and is in force within 60 days after the by-law comes into force if the by-laws are not appealed to the Ontario Land Tribunal. If the by-laws are appealed, the pamphlets are to be prepared within 60 days of the Tribunal's decision or amendment order. The pamphlets are to be made available to the public upon request.

BY-LAW NO. 2024 - main

A by-law of the City of Ottawa for the imposition of development charges.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital cost attributable to providing the historic level of services, or in the case of transit the planned level of service, and meeting the requirements of subsection 5(1) and 5.2(3) of the Act;

AND WHEREAS the Planning and Housing Committee at its meeting dated May 8, 2024, had before it a report entitled "2024 City-wide and Area Specific Development Charges Background Study prepared by Hemson Consulting Ltd. dated March 15, 2024, (the "Study");

AND WHEREAS the Study was made available to the public at least sixty prior to the adoption of the by-law and twenty days prior to the public meeting and Council gave more than twenty days notice to the public and a meeting pursuant to section 12 of the Act was held on May 8, 2024, prior to and at which the Study and the proposed development charge by-law were made available to the public and Committee heard comments and representations from all persons who applied to be heard;

AND WHEREAS Council has determined that the future excess capacity identified in the Development Charges Background Study shall be paid for by the development charges contemplated in the Study, or other similar charges;

AND WHEREAS Council has given consideration to the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services and associated infrastructure proposed to be funded by development charges under this by-law that it is fair and reasonable that the charges be calculated on a municipal-wide and area-specific basis;

AND WHEREAS Council approves the planned level of service for Transit services, as identified in the Study, which has been estimated in accordance with the requirements of the Development Charges Act, 1997 and Ontario Regulation 82/98;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council at its meeting held on May 15, 2024, further determined that no further public meeting was necessary in order to deal with the modifications made to the proposed development charge by-law following the date of the public meeting on May 8, 2024, pursuant to section 12 of the Development Charges Act, 1997;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. In this by-law:

“Act” means the *Development Charges Act, 1997*, and all regulations made thereunder;

“apartment dwelling” means a dwelling unit within a residential building or the residential portion of a mixed use building containing three or more dwelling units which are:

- i) connected by a common hall or stairway; or
- ii) separated horizontally from other dwelling units within the building; or
- iii) defined as a back-to-back townhome dwelling that is developed as a block approved for development at a minimum density of sixty (60) units per hectare, excluding the site area used or intended to be used as common outdoor amenity space, pursuant to an executed agreement entered into under the *Planning Act*, section 41; as amended;

and also includes:

- i) a single story dwelling unit less than 1000.0 square feet in size in a building of more than two stories; and
- ii) a secondary dwelling unit, and
- iii) a coach house;

“back-to-back townhome dwelling” means a building containing a minimum of six and no more than sixteen dwelling units that is divided vertically, where each unit is divided by a common wall, including a common rear wall without a rear yard setback and whereby each unit has an independent entrance from the outside accessed through the front yard or exterior side yard;

“bedroom” means any room used or designed or intended for use as sleeping quarters but does not include a living room, dining room, kitchen, den, study or similar area;

“building or structure” means an enclosed or partially-enclosed area and includes an air-supported structure;

“board of education” means a board of education, as defined in subsection 1(1) of the *Education Act*;

“*Building Code Act*” means the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;

“capital costs” has the same meaning it has in the Act; “City”

means the City of Ottawa;

“coach house” means a separate dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal building;

“council” means the Council of the City of Ottawa;

“derelict building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy;

“designated area” means the area described in Section 2 of this by-law, within which development charges are imposed;

“designated services” means the service recited in Section 3 of this by-law for which development charges are imposed;

“designated uses of land, buildings or structures” means the uses designated in Section 4 of this by-law;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

“development charge” means a charge against land imposed pursuant to this by-law;

“dwelling room” means a room used or designed for human habitation and may include either but not both culinary or sanitary conveniences, and:

- (a) Includes but is not limited to rooms in the following building types as defined in this provision:
 - (i) a group home, nursing home,
 - (ii) a retirement home or lodge and
 - (iii) a special care or special need dwelling.
- (b) Does not include:
 - (i) A room in a hotel, motel, tourist home or guest home;
 - (ii) A bathroom or kitchen;
 - (iii) A room in a dwelling unit; or
 - (iv) A windowless storage room that has a floor area of less than 10 square metres.

“dwelling unit” means a room or suite of rooms used, designed or intended to be used by one or more persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such a person or persons in a residential use or mixed use building or structure;

“garden suite” means a one-unit detached residential structure, containing 65

bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;

“grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means:

- (a) in the case of a residential use building or structure or in the case of a mixed-use building or structure with respect to the residential use portion thereof, the total area of all floors measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls separating the dwelling unit from another dwelling unit or other portion of the building;
- (b) in the case of a non-residential use building or structure or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls or between the outside surfaces of exterior walls and the centre line of party walls separating two uses; and
 - (i) includes the area of a mezzanine as defined in the Ontario Building Code; and
 - (ii) excludes those areas used exclusively for parking of vehicles unless the parking of vehicles is the primary use of the building or structure;

“high technology use” means having a significant dependence on science and technology innovation that leads to new or improved services primarily through data processing and programming, computer-aided design, administrative and clerical duties; but, does not include the physical manufacturing or physical assembly by hand or machinery leading to improved products whether or not attached to a building used for high technology use as defined above. For clarity:

- (a) physical manufacturing or physical assembly processes that operate with computer assistance; and
- (b) electronic labs, clean rooms, quality control testing and product testing provided that for each of these four uses such exclusion does not encompass software design, software writing or software testing,

are not considered a high technology use as defined above but rather come within industrial use;

“industrial use” means lands, buildings or structures used or designed or intended for use for physical manufacturing or physical assembly by hand or machinery that leads to new or improved products; producing or processing of raw goods; warehousing or bulk storage of goods; distribution centre; research or development in connection with physical manufacturing or physical assembly by hand or machinery that leads to new or improved products; processing of raw goods and storage but does not include retail or offices unless it is attached to a building used for industrial use as defined above. Industrial use includes a cannabis production facility;

“institutional uses” means only the following uses:

- (a) hospitals;
- (b) nursing homes and homes for the aged;

(c) schools; and

excludes any building or part of a building or structure which is a dwelling unit;

“local board” means local board as defined in the Act;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

“mixed use” means land, building or structures used or designed or intended for a combination of non-residential uses and residential uses;

“multiple dwelling” means a dwelling unit other than a single-detached dwelling, semi-detached dwelling, row dwelling, apartment dwelling or mobile home;

“non-industrial use” includes all land used for non-residential purposes other than for industrial use.

“non-profit health care facility” means non-profit corporations having as the principal objections of incorporation:

- (a) community health centres and other non-profit health facilities as defined in the *Charitable Institutions Act*, R.S.O. 1990, c. C.9, s. 1 and the *Corporations Act*, R.S.O. 1990, c. C.38, Part III;
- (b) community care access centres as defined in the *Community Care Access Centre Corporations Act*, 2001, S.O. 2001, c. 33, as amended, s. 2;
- (c) independent health facilities designated under the *Independent Health Facilities Act*, R.S.O. 1990, c. I. 3, as amended, s. 2(b);
- (d) being a service provider, whose services are regulated by the *Long Term Care Act*, 1994, S.O. 1994, c. 26, as amended; or
- (e) public hospitals as defined in the *Public Hospitals Act*, R.S.O. 1990, c.P.40.

“non-residential use” includes all land used for purposes other than for residential use;

“non-profit housing” housing which is or is intended to be offered primarily to persons or families of low income and which is owned or operated by:

- (a) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or
- (b) a non-profit housing co-operative having the same meaning as in the *Co-operative Corporations Act*, R.S.O. 1990, c. C.35, as may be amended from time to time;

“office” means lands, buildings or structures used or designed or intended for use for a practice of a profession; the transaction of administrative, clerical, data processing and programming, computer-aided design or management business; and, the carrying on of a business, occupation or the conduct of a non-profit organization including government and includes a high technology use

“official plan” means the Official Plan of the City, as amended or substituted for, from time to time;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

“*Planning Act*” means the *Planning Act*. R.S.O. 1990, c. P.13, as amended;

“prescribed” means prescribed by the regulations made under the Act;

“reasonable cost” for subsection 15(1) refers to the price for reimbursement as set out in Schedule “D” of this by-law, supported by back-up documentation, and indexed accordingly with the provisions of section 18 of this by-law;

“residential use” means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals and includes land or a building or part thereof used, designed or intended for a single-detached dwelling, semi-detached dwelling, row dwelling, apartment dwelling, multiple dwelling, or dwelling room but excludes a hotel or motel use;

“retail” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public, or significant portion thereof, for consumption or use and shall include restaurants but shall exclude all offices;

“row dwelling” means a dwelling unit in a residential use or mixed use building or structure consisting of more than two dwelling units having one or two vertical walls but no other parts attached to another dwelling unit;

“rural area” means all lands designated and lying outside of the Urban Area Boundary on Schedule “A” to the Official Plan as it existed on November 3, 2022.

“secondary dwelling unit” means a dwelling unit that is subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, row dwelling or a multiple dwelling.

“semi-detached dwelling” means a dwelling unit in a residential use building consisting of two principal dwelling units having one vertical wall or one horizontal wall but no other parts attached to another principal dwelling unit above grade and shall include a duplex;

“single-detached dwelling” and “single detached” means one principal dwelling unit in a residential use building that is not attached above grade to another principal building or structure used for a residential use.;

“theoretical development charge” means the maximum non-residential development charge that the City could impose pursuant to the background study endorsed by City Council;

“treasurer” means the City Treasurer or designate;

“urban area” means the lands having a designation on Schedule “B” to the Official Plan as it existed on November 3, 2022.

DESIGNATED AREA

2. (1) The designated area within which development charges are imposed and to which this development charge by-law applies, in accordance with the provisions of this by-law, are all lands within the geographic territorial limits of the City of Ottawa.
- (2) The Inside the Greenbelt Area is shown as Area 1 on Schedule “A” and includes the shaded area shown as “Greenbelt” on Schedule “A”.
- (3) The Outside the Greenbelt Area is shown as Area 2 on Schedule “A”.
- (4) The Rural Area is shown as Area 3 on Schedule “A”.

DESIGNATED SERVICES

3. (1) It is hereby declared by the Council of the City that all development of land within the City will increase the need for services.
- (2) Development charges shall be imposed for the following designated services to pay for the increased capital costs required because of increased needs for services arising from development:
 - (a) Roads and Related Services;
 - (b) Sanitary Sewer (Wastewater);
 - (c) Water;
 - (d) Stormwater Drainage
 - (e) Protective Services(Police);
 - (f) Protective Services (Fire)
 - (g) Public Transit;
 - (h) Parks Development;
 - (i) Recreation Facilities;
 - (j) Libraries; and
 - (k) Ambulance Services
- (3) The development charge applicable to the development as determined by this by-law shall apply without regard to the services required or used by any individual development.
- (4) Notwithstanding subsection (3), in regards to Area 3, development charges shall apply only in respect of designated services provided or intended to be provided by the City.
- (5) With respect to the lands shown in Schedule “J”, the development charges for water or sanitary sewer service, as imposed in Schedule “P”, shall not apply to building permits in respect of lands that do not front on a watermain or sanitary sewer service, as the case may be, and also will not as a result of a pending development application be able to connect to such watermain or sanitary sewer

service.

DESIGNATED USES

4. (1) Development charges are adopted and imposed in accordance with Schedule “B” and Schedules “K” to “P” for the following types of residential use:
 - (a) Single and semi-detached dwelling;
 - (b) Apartment dwelling (one bedroom or bachelor)
 - (c) Apartment dwelling (two or more bedrooms);
 - (d) Multiple dwelling;
 - (e) Row dwelling;
 - (f) Mobile Home; and
 - (g) Dwelling room.
- (2) Development charges are adopted and imposed in accordance with Schedule “C” and Schedules “K” to “P” for all of the following types of non-residential use:
 - (a) non-industrial; and
 - (b) industrial.
- (3) In a building, which contains three or more residential units, where each unit contains between not less than 2 but no more than 4 bedrooms, and where each residential unit has a single entrance, a single kitchen, and washroom facilities, each residential units shall be considered as an Apartment dwelling (two or more bedrooms) for the purposes of the imposition of development charges.
- (4) In subsection (3), residential unit means means a self-contained set of rooms located in a building, designed to be lived in by one or more persons, and which contains sleeping, kitchen and bathroom facilities that are intended for the exclusive use of the residents of the unit.
- (5) Despite subsection (1), a dwelling room with a greater floor area than 140 square feet shall be charged the development charge rate for Apartment Dwelling (one bedroom or bachelor).
- (6) Despite subsection (1), the development charge payable for dwelling rooms in a
 - (a) a group home, nursing home,
 - (b) a retirement home or lodge and
 - (c) a special care or special need dwelling.

shall be the rate for a single family dwelling multiplied by R where R is the number of dwelling rooms divided by four and rounded to nearest, lower whole number.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service.

for each individual type of development;

- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on Areas 1, 2 and 3 as set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on Areas 1, 2 and 3 as set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedules "B" and "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) In respect of the Rural Area, those lands shown as Area A on Schedule "Q" to this by-law shall pay the entire public transit component of the development charge imposed by this by-law and those lands shown as Area B on Schedule "Q" shall pay one-third of the public transit component of the development charge imposed by this by-law and the entire transit component of the development charge imposed by this by-law shall be paid in respect of development within the Areas Inside and Outside the Greenbelt.
- (6) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (7) In respect of the lands shown on Schedule "R", the parks development component of the development charges imposed by this by-law shall not be payable.

IMPOSITION OF CHARGE

6. The development charges described in Schedules "B" and "C" shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(6) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units or dwelling rooms;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area and type of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule "B" all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings with three or more bedrooms and less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. (1) Subject to subsection (3), the following shall be exempt from development Charges:
 - (a) All residential use building permits not resulting in the creation of an additional dwelling unit;
 - (b) The creation of one or two additional dwelling units in an existing single-detached dwelling provided that the total gross floor area of the additional one or two dwelling units does not exceed the gross floor area of the existing single-detached dwelling;
 - (c) The creation of one additional dwelling unit in a residential use building, other than a single-detached dwelling, provided that the additional dwelling unit does not have a gross floor area greater than:
 - (i) in the case of a semi-detached dwelling or row dwelling, the gross floor area of the existing dwelling, or
 - (ii) in the case of any other residential use building, the gross floor area of the smallest dwelling unit contained in the residential use building;
 - (d) Buildings or structures owned by and used for the purpose of a city, or school board, as defined in subsection 1(1) of the *Education Act*;
 - (e) Every place of worship and the land used in connection therewith, other than the charge for public transit. The exemption from development charges other than public transit is limited to a place of worship to a maximum of 5,000 square feet or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater;
 - (f) Every churchyard, cemetery or burying ground exempt under the *Assessment Act* for taxation purposes;
 - (g) Non-residential use buildings used for *bona fide* agricultural purposes, including buildings on a fairgrounds of an agricultural society;
 - (h) Non-residential use development involving the creation or addition of accessory uses containing less than ten square metres of gross floor area;
 - (i) Non-residential use building permits not resulting in the creation of additional gross floor area;
 - (j) Unserved storage structures with a dirt floor and being less than 2,400 square feet in area;
 - (k) The first enlargement of the floor area of an industrial building in existence on May 22, 2019, or the first enlargement of the floor area of an industrial building erected thereafter, to the extent that the existing floor area is enlarged by 50 percent or less;

- (l) Subject to clause (m), temporary buildings provided that such buildings are removed within two years of the issuance of the building permit;
 - (m) A garden suite, provided that such garden suite is removed within ten years;
 - (n) A building for the sale of gardening and related products provided that such building is not erected before 15 March and is removed before 15 October of each year;
 - (o) A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the City;
 - (p) A non-profit health care facility only with respect to the capital cost that is not reimbursed or subsidized by either the Provincial or Federal Governments;
 - (q) Where specifically authorized by a resolution of Council; development on land owned by a non-profit corporation provider of child care and long- term care facilities;
 - (r) Where specifically authorized by a resolution of Council, development on land where a public facility is being provided;
 - (s) Where specifically authorized by a resolution of Council, development on contaminated land in accordance with the Guideline for Development Charge Reduction Program due to Site Contamination, approved by Council;
 - (t) The creation of a coach house.
 - (u) Any other exemption contained within and to the extent required by the *Development Charges Act*.
- (2) Unless specifically stated to the contrary in the a Council resolution or by- law providing a development charge exemption for a municipal capital facility, the development charge in respect of public transit shall be payable.
- (3) The transit component of the development charge imposed by this by-law, including the area specific development charge for the Trillium Line Extension (Public Transit) Area, shall be payable in respect of the developments identified in clauses (o), (p), (q) , (r) and (t).

SPECIFIC AREA SPECIFIC CHARGES

8. (1) A development charge in respect of Millennium Park is imposed in accordance with Schedule “K” against the lands identified in Schedule “E”. Development within the lands set forth in Schedule “E” shall not be liable for the Parks Development (District Park) component of the development charges set forth in Schedules “B” and C” to this by-law.
- (2) A development charge in respect of Flag Station Road is imposed in accordance with Schedule “L” against the land identified in Schedule “F”.
- (3) A development charge in respect of Provence Avenue is imposed in accordance with Schedule “M” against the land identified in Schedule “G”.
- (4) A development charge in respect of the Richmond Sanitary Sewer is imposed in accordance with Schedule “N” against the land identified in Schedule “H”.

- (5) A development charge in respect of the Manotick Water Supply and Sanitary Sewer is imposed in accordance with Schedule "J" against the land identified in Schedule "P".
- (6) A development charge in respect of the Trillium Line Extension (Public Transit) charge is imposed in accordance with Schedule "O" against the land identified in Schedule "I".
- (7) Sections 5, 6 and 9 of this by-law apply with the necessary modifications to the development charges imposed pursuant to this section.

REDEVELOPMENT OF LAND CREDITS

- 9. (1) Where residential development occurs on a site which involved within the immediately previous five years the demolition of a previously existing building or structure, other than a derelict building, or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge so that only the net increase in residential use dwelling units is charged.
- (2) Where non-residential development occurs on a site which involved within the immediately previous five years the demolition of a previously existing building or structure, other than a derelict building, or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge to the extent of the existing or demolished gross floor area at the rate in effect for the existing use or the use in place at the demolition of the gross floor area when the building permit is issued for the redevelopment.
- (3) Where a non-residential use building, or portion, is to be converted to a residential use, or a non-residential use building, other than a derelict building, demolished within the immediately previous five years and a residential use building erected in its place, a credit, not to exceed the amount of the development charges payable, will be provided in the amount of the development charges that would have been payable for the non-residential gross floor area being converted had a building permit been issued to construct the non-residential use building utilized for the same use in existence immediately prior to the conversion taking place.
- (4) The credit to be provided pursuant to subsection (3) shall be determined in accordance with Schedules "C" according to the gross floor area of the building that had been used for non-residential uses.
- (5) Where a credit for a non-residential use building, or portion thereof, is provided pursuant to subsections (2) or (3), no credit for that non-residential use building or portion thereof shall be provided pursuant to subsection (1).
- (6) The credits provided under this section relate only to the land, including any parcel subject to the same site plan approval for the proposed development, upon which the building was demolished or converted and are not transferable to another parcel of land.

- (7) Subject to subsections (8) and (10), after July 31, 2011, the credits provided under this section and clause 7(i) do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.
- (8) Credits provided under this section based upon an existing or previously existing development, which is exempt under the provisions of this by-law will continue to be provided after July 31, 2011 where, on or prior to July 31, 2011, the owner of the subject lands and the City have signed a site plan agreement in respect of such redevelopment.
- (9) In the instance of a demolition of a coach house, only a credit for the transit component of the development charge shall be provided.
- (10) Despite, subsection (7), a credit will be provide under clause 7(i), in respect of a farm non-residential building in existence on May 22, 2019 where the building will continue to exist and it is reasonably possible for the building to be reutilized for bona fide agriculture purposes in the future.

ADDITIONAL DEVELOPMENT CHARGES

- 10. Additional development charges may be imposed pursuant to other by-laws.

SERVICES-IN-LIEU CREDITS

- 11. Where the City has previously permitted the provision of services-in-lieu of the payment of all or any portion of a development charge, the development charge payable by the owner will be reduced by an amount equal to the reasonable cost to the owner of providing the service in accordance with the agreement, less any credit or payment that has already been provided by the City to the owner in respect of such services-in-lieu.

TRANSITIONAL PROVISIONS

- 12 Residential development on the lands shown on Schedule "E" to By-law 2004- 298, as amended, and residential development fronting on Isabella Street and Chamberlain Avenue between Bronson Avenue and Elgin Street shall continue to be exempt from development charges under this by-law after 31 July 2011 if the owner of the subject lands and the City have signed a site plan agreement in respect of such residential development on or before 31 July 2011.

COLLECTION PROCEDURES

- 12. (1) The Treasurer shall collect the development charge in accordance with the provisions of this by-law and the Act.
- (2) Where an agreement has been entered into between the City and the owner providing for payment of the development charge at any time other than the issuance of the building permit, then the Treasurer shall collect the applicable development charges.
- (3) Where a development charge or any part thereof remains unpaid after it is payable, the Treasurer shall add the unpaid amount to the tax roll and shall be

collected in the same manner as taxes.

CONFLICT

13. Where a conflict exists between the provisions of this by-law and any agreement between the City and the owner, with respect to land to be charged under this by-law, the provisions of such agreement prevail to the extent of the conflict.

SERVICES IN LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

14. (1) The City may agree to allow a person to perform work that relates to a service on which this development charge by-law is based.
- (2) Where a person is permitted by the City to install works identified in Schedule "D" to this by-law, the person, subject to subsection (3), will be reimbursed for the reasonable cost of such works in accordance with the amounts set forth in Schedule "D".
- (3) To receive the contingency amount identified in Schedule "D", the person shall apply to the General Manager, Planning, Real Estate and Economic Development, or the General Manager's designate, providing justification as to why such person is entitled to such amount and the decision of the General Manager or the General Manager's designate, as to the entitlement of such person to the contingency amount shall be final.
- (4) No person shall receive development charge credits for works done by such person by any amount in excess of the total development charge payable for the service provided by the owner to the City or for any part of the cost of the work that relates to a level of service beyond that described in paragraph 4 of subsection 5(1) of the Act.

TIMING OF THE CALCULATION AND PAYMENT

15. (1) Subject to subsection (2), the development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (2) Subject to meeting the qualification in subsection (3), where phased building permits are being issued in respect of a building, at the request of the owner the development charge shall be calculated and due at either the first building permit for the building or the building permit that allows construction above grade.
- (3) A residential building must be a minimum of 18,000 square feet in size and a non-residential building must be a minimum of 50,000 square feet in size in order to be eligible for payment of development charges upon issuance of a building permit that allows construction above grade.
- (4) Notwithstanding subsections (1) and (2), the City may provide that in respect of services set out in paragraphs 1, 2, 3, 4 or 5 of subsection 2(4) of the *Development Charges Act*, the development charge is payable immediately upon the parties

entering into a subdivision or consent agreement. Further, an owner and the City may enter into an agreement respecting the timing of the payment of development charge or a portion thereof or for the provision of services in lieu of the payment of all or any portion of development charge and the terms of such agreement shall then prevail over the provisions of this by-law.

- (5) Unless otherwise directed by Council, the development charge shall be payable in money.
- (6) All residential development charges imposed by this by-law shall be rounded to the nearest dollar and all other development charges imposed by this by-law and the amounts set out in Schedule "D" shall be rounded to the nearest cent.

RESERVE FUND

- 16. (1) The development charges imposed by this by-law for Roads and Related Services, other than the area specific development charges for Provence Avenue and Flag Station Road, shall be paid into the Roads and Related Services Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for roads and related services purposes, other than the area specific development charges for Provence Avenue and Flag Station Road, shall be deemed to be in respect of a single service.
- (2) The development charges imposed by this by-law for Sanitary Sewer (Wastewater) services shall be paid into the Sanitary Sewer Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for waste water purposes, other than the area specific charges for Richmond, Manotick, and Provence Avenue shall be deemed to be in respect of a single service.
- (3) The development charges imposed by this by-law for Water services shall be paid into the Water Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for water purposes, other than the area specific charge for Manotick, shall be deemed to be in respect of a single service.
- (4) The development charges imposed by this by-law for Stormwater Drainage services shall be paid into the Stormwater Drainage Development Charges Reserve Fund and all development charges imposed by the City by this development charges by-law for storm water purposes shall be deemed to be in respect of a single service.
- (5) The development charges imposed by this by-law for Protective services (Police) shall be paid into the Protective Services (Police) Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for police purposes shall be deemed to be in respect of a single service.
- (6) The development charges imposed by this by-law for Protective services (Fire) shall be paid into the Protective Services (Fire) Development Charges Reserve

Fund and all development charges imposed by the City by any development charge by-law for fire purposes shall be deemed to be in respect of a single service.

- (7) The development charges imposed by this by-law for Public Transit, other than for the Trillium Line Extension (Public Transit) charge, shall be paid into the Public Transit Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for public transit purposes, other than for the Trillium Line Extension (Public Transit) charge, shall be deemed to be in respect of a single service.
- (8) The development charges imposed by this by-law for Parks Development, including the Park Development (District Park) services shall be paid into the Parks Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for parks development purposes, other than the area specific charge or Millennium Park, shall be deemed to be in respect of a single service.
- (9) The development charges imposed by this by-law for Recreation Facilities shall be paid into the Recreation Facilities Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for recreation purposes shall be deemed to be in respect of a single service.
- (10) The development charges imposed by this by-law for Libraries shall be paid into the Libraries Development Charges Reserve Fund and all development charges imposed by the City by any development charges by-law for library purposes shall be deemed to be in respect of a single service.
- (11) The development charges imposed by this by-law for Ambulance Services shall be paid into the Paramedic Services Development Charges Reserve Fund and all development charges imposed by any development charges by-law for ambulance purposes shall be deemed to be in respect of a single service.
- (12) The development charges imposed by this by-law for Millennium Park purposes shall be paid into the Millennium Park Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Millennium Park purposes shall be deemed to be in respect of a single service.
- (13) The development charges imposed by this by-law for Flag Station Road shall be paid into the Flag Station Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Flag Station Road shall be deemed to be in respect of a single service.
- (14) The development charges imposed by this by-law for Provence Avenue purposes shall be paid into the Provence Avenue Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Provence Avenue purposes shall be deemed to be in respect of a single service.
- (15) The development charges imposed by this by-law for Richmond Village sanitary sewer purposes shall be paid into the Richmond Village sanitary sewer Reserve Fund and all development charges imposed by the City by any by-law for

Richmond Village sanitary sewer purposes shall be deemed to be in respect of a single service.

- (16) The development charges imposed by this by-law for Manotick Water Supply purposes shall be paid into the Manotick Water Supply Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Water Supply purposes shall be deemed to be in respect of a single service.
- (17) The development charges imposed by this by-law for Manotick Sanitary Sewer purposes shall be paid into the Manotick Sanitary Sewer Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Sanitary Sewer purposes shall be deemed to be in respect of a single service.
- (18) The development charges imposed by this by-law for Trillium Line Extension (Public Transit) charge purposes shall be paid into the Trillium Line Extension (Public Transit) Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Trillium Line Extension (Public Transit) purposes shall be deemed to be in respect of a single service.

INDEXING

- 17. (1) Subject to subsection (2), the development charge rates set out in this by-law shall be adjusted annually by the Treasurer, without amendment to this by-law, commencing on October 1, 2024 in accordance with the most recent annual change (1 January to 31 December) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used if such continues to be published.
- (2) Should Catalogue Number 62-007 no longer be published, the development charge rates set out in this by-law shall be adjusted in accordance with such measure as is specified in the *Development Charges Act* or the regulations made thereunder.
- (3) The indexing pursuant to this section shall be calculated on the basis that the payments towards the principal component of any growth-related debt for which the City is or will be liable subsequent to the enactment of this by-law are not subject to the annual indexation.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

REPEAL

20. By-law No. 2019-156, 2022-356 and any amendments thereto, are repealed as of the in force date of this by-law

TERM OF BY-LAW

22. This by-law shall continue in full force and effect for a term of ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

23. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

24. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

25. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

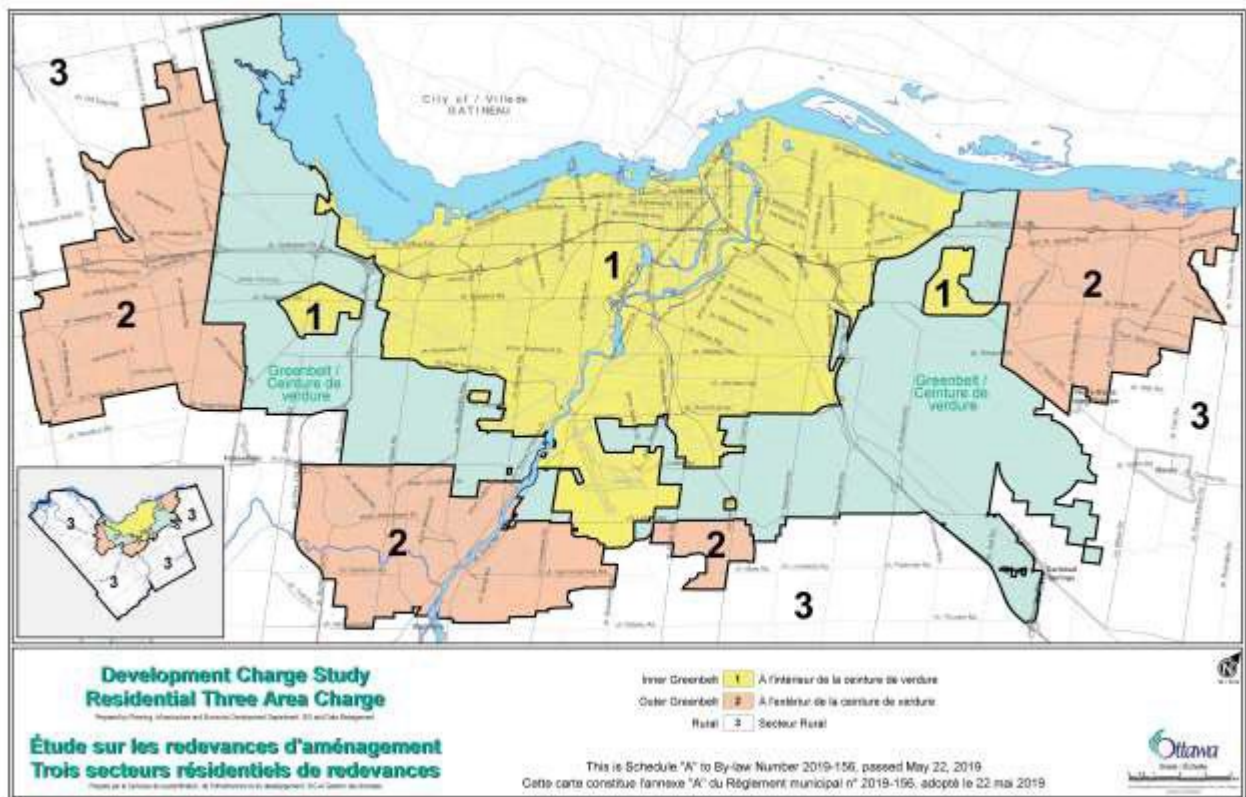
26. This by-law may be cited as the Development Charges By-law, 2024

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

Schedule "A" – DESIGNATED AREAS OF THE CITY OF OTTAWA



SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Inside the Greenbelt (Area # 1) Development Charge per Dwelling Unit Type of
Residential Use

Applicable Rates for Development Effective May 15, 2024

Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Protection (Police)	\$645	\$509	\$350	\$248	\$192
Protection (Fire)	\$304	\$240	\$165	\$117	\$90
Parks Development	\$3,134	\$2,598	\$1,820	\$1,294	\$1,000
Recreation Facilities	\$5,287	\$4,268	\$2,959	\$2,103	\$1,625
Libraries	\$290	\$229	\$157	\$112	\$86
Ambulance Service	\$151	\$119	\$82	\$58	\$45
Public Transit	\$17,141	\$13,529	\$9,293	\$6,606	\$5,103
Sub-Total General Services	\$26,952	\$21,492	\$14,826	\$10,538	\$8,141
Roads & Related Services	\$24,159	\$19,093	\$13,122	\$9,327	\$7,206
Sanitary (Wastewater)	\$4,298	\$3,535	\$2,469	\$1,755	\$1,356
Water	\$174	\$142	\$98	\$70	\$54
Stormwater Drainage	\$95	\$75	\$52	\$37	\$28
Sub-Total Engineering Services	\$28,726	\$22,845	\$15,741	\$11,189	\$8,644
Total	\$55,678	\$44,337	\$30,567	\$21,727	\$16,785

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Outside the Greenbelt (Area # 2) Development Charge per Dwelling Unit Type
of Residential Use

Applicable Rates for Development Effective May 15, 2024

Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Protection (Police)	\$645	\$509	\$350	\$248	\$192
Protection (Fire)	\$1,156	\$899	\$614	\$436	\$337
Parks Development	\$530	\$418	\$287	\$204	\$158
Recreation Facilities	\$4,903	\$3,845	\$2,635	\$1,873	\$1,447
Libraries	\$1,428	\$1,109	\$757	\$539	\$416
Ambulance Service	\$151	\$119	\$82	\$58	\$45
Public Transit	\$17,141	\$13,529	\$9,293	\$6,606	\$5,103
Sub-Total General Services	\$25,954	\$20,428	\$14,018	\$9,964	\$7,698
Roads & Related Services	\$26,321	\$20,732	\$14,230	\$10,115	\$7,814
Sanitary (Wastewater)	\$5,804	\$4,509	\$3,080	\$2,189	\$1,692
Water	\$5,163	\$3,994	\$2,723	\$1,936	\$1,496
Stormwater Drainage	\$95	\$75	\$52	\$37	\$28
Sub-Total Engineering Services	\$37,383	\$29,310	\$20,085	\$14,277	\$11,030
Total	\$63,337	\$49,738	\$34,103	\$24,241	\$18,728

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES

Rural Serviced (Area # 3) Development Charge per Dwelling Unit

Type of Residential Use

Applicable Rates for Development Effective May 15, 2024

Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Protection (Police)	\$645	\$509	\$350	\$248	\$192
Protection (Fire)	\$373	\$289	\$205	\$145	\$112
Parks Development	\$530	\$418	\$287	\$204	\$158
Recreation Facilities	\$3,395	\$2,673	\$1,843	\$1,310	\$1,012
Libraries	\$534	\$402	\$297	\$212	\$163
Ambulance Service	\$151	\$119	\$82	\$58	\$45
Public Transit	\$17,141	\$13,529	\$9,293	\$6,606	\$5,103
Sub-Total General Services	\$22,769	\$17,939	\$12,357	\$8,783	\$6,785
Roads & Related Services	\$24,862	\$19,525	\$13,518	\$9,609	\$7,423
Sanitary (Wastewater)	\$1,323	\$1,044	\$717	\$510	\$394
Water	\$140	\$106	\$78	\$56	\$43
Stormwater Drainage	\$95	\$75	\$52	\$37	\$28
Sub-Total Engineering Services	\$26,420	\$20,750	\$14,365	\$10,212	\$7,888
Total	\$49,189	\$38,689	\$26,722	\$18,995	\$14,673

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Rural Unserviced (Area # 3) Development Charge per Dwelling Unit Type of
Residential Use

Applicable Rates for Development Effective May 15, 2024

Service	Singles & Semis	Multiple, Row and Mobile Dwelling	Apartment Dwelling, Back to Back and Stacked Townhouse (2+ bedrooms)	Apartment (less than 2 bedrooms)	Dwelling Rooms
Protection (Police)	\$645	\$509	\$350	\$248	\$192
Protection (Fire)	\$373	\$289	\$205	\$145	\$112
Parks Development	\$530	\$418	\$287	\$204	\$158
Recreation Facilities	\$3,395	\$2,673	\$1,843	\$1,310	\$1,012
Libraries	\$534	\$402	\$297	\$212	\$163
Ambulance Service	\$151	\$119	\$82	\$58	\$45
Public Transit	\$17,141	\$13,529	\$9,293	\$6,606	\$5,103
Sub-Total General Services	\$22,769	\$17,939	\$12,357	\$8,783	\$6,785
Roads & Related Services	\$24,862	\$19,525	\$13,518	\$9,609	\$7,423
Sanitary (Wastewater)	\$0	\$0	\$0	\$0	\$0
Water	\$0	\$0	\$0	\$0	\$0
Stormwater Drainage	\$95	\$75	\$52	\$37	\$28
Sub-Total Engineering Services	\$24,957	\$19,600	\$13,570	\$9,646	\$7,451
Total	\$47,726	\$37,539	\$25,927	\$18,429	\$14,236

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
City-Wide Development Charge per Square Foot of Gross or Total Floor Area by
Type of Non-Residential Use

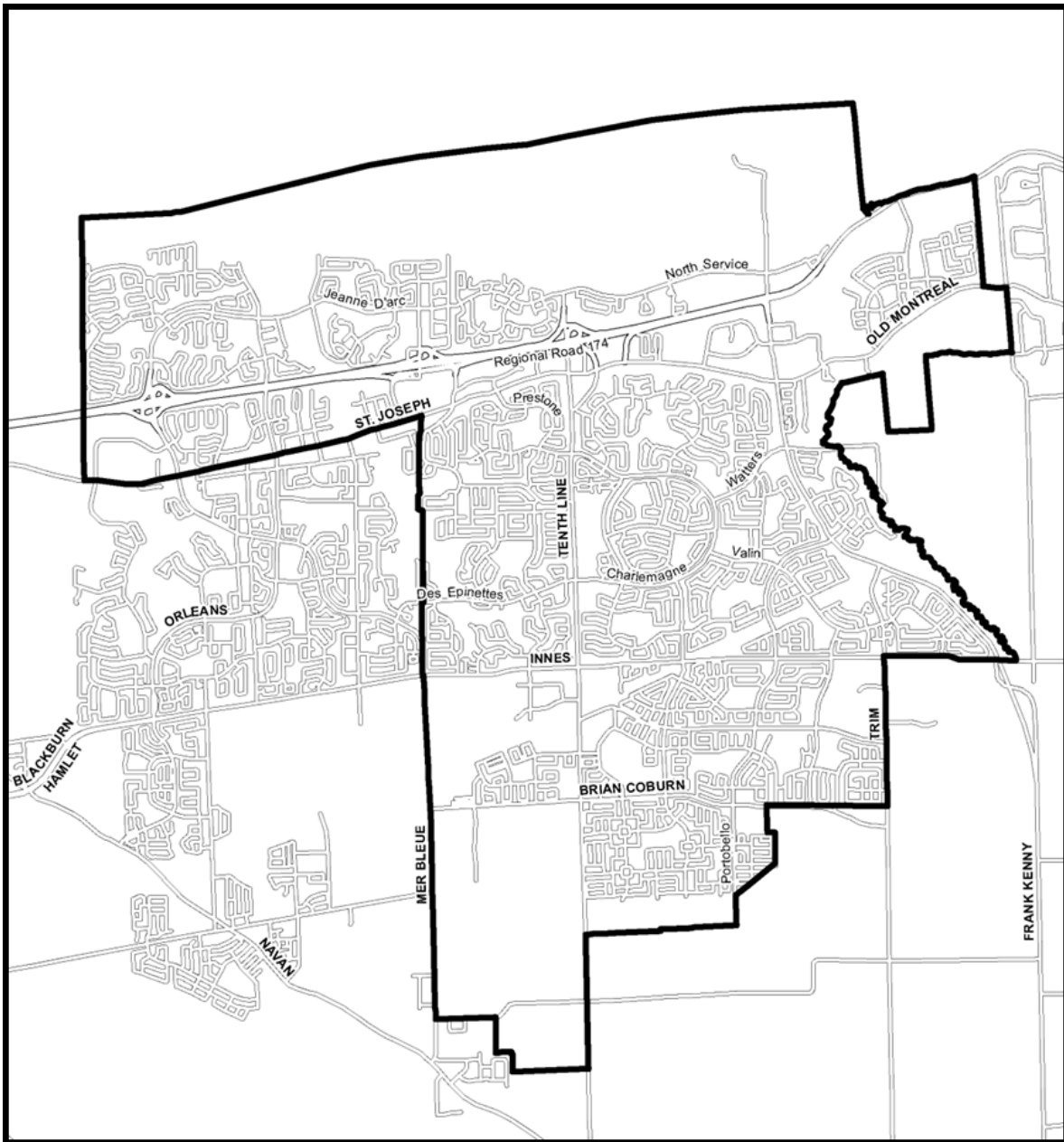
Applicable Rates for Development Effective May 15, 2024

Service	Industrial Use (\$ per square foot)	Non-Industrial (\$ per square foot)
Protection (Police)	\$0.21	\$0.54
Protection (Fire)	\$0.26	\$0.65
Parks Development	\$0.20	\$0.20
Recreation Facilities	\$0.69	\$0.69
Libraries	\$0.13	\$0.13
Ambulance Service	\$0.05	\$0.13
Public Transit	\$5.63	\$13.08
Sub-Total General Services	\$7.17	\$15.42
Roads & Related Services	\$6.44	\$16.28
Sanitary (Wastewater)	\$1.26	\$2.67
Water	\$0.27	\$0.21
Stormwater Drainage	\$0.01	\$0.07
Sub-Total Engineering Services	\$7.98	\$19.23
Total Inside the Greenbelt	\$15.15	\$34.65

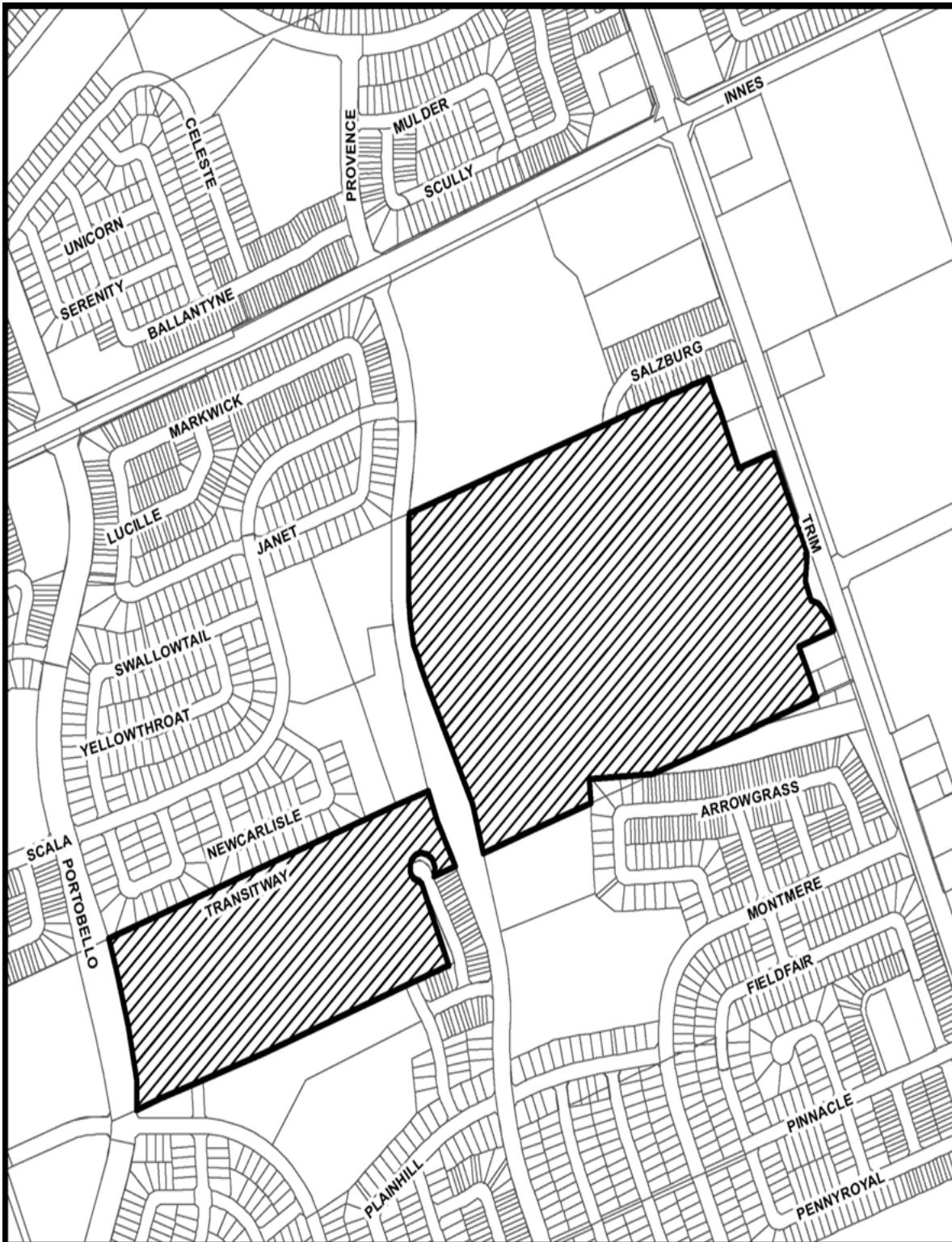
SCHEDULE “D” – PAYMENTS FOR OVERSIZING

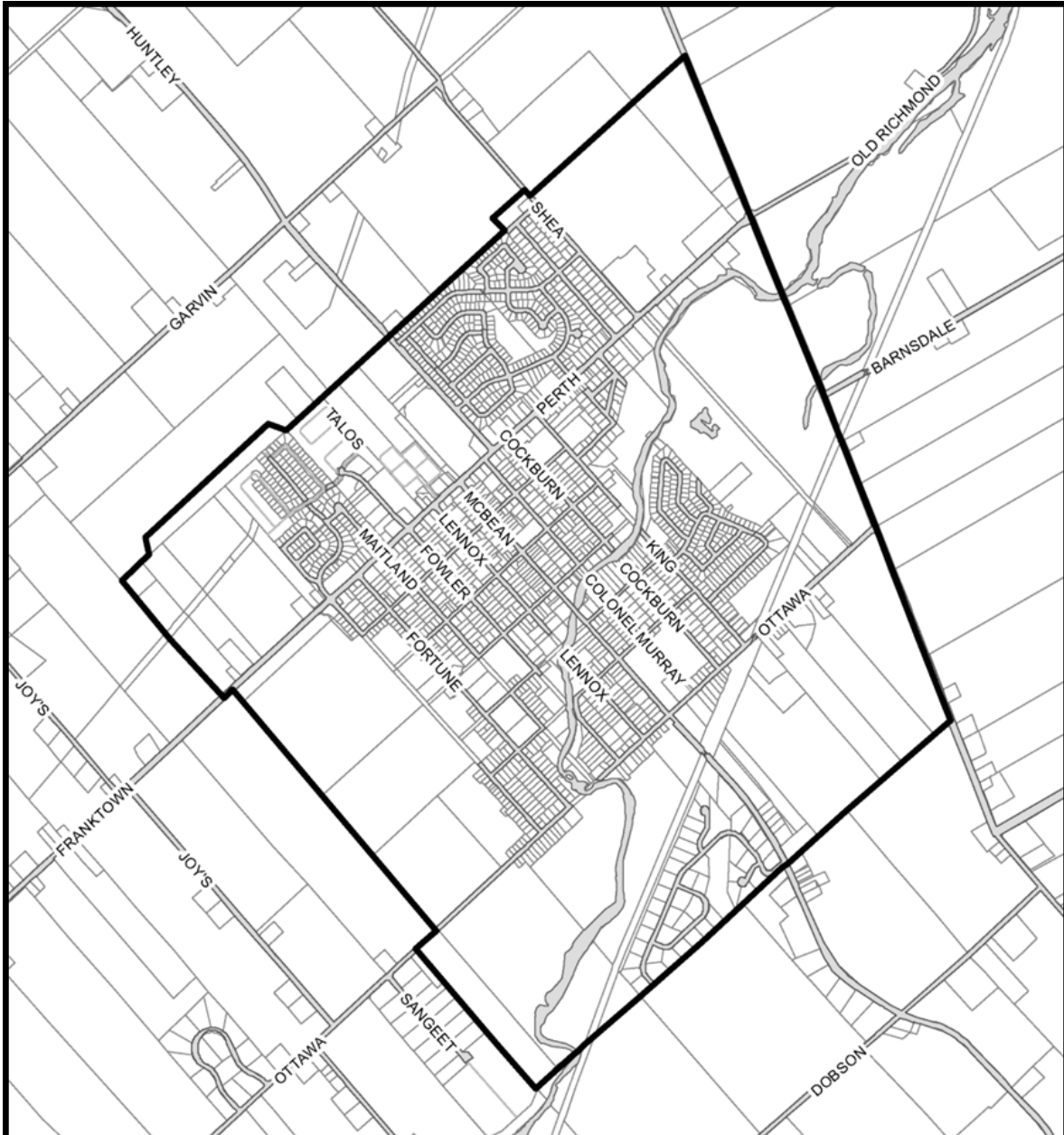
Benchmark Cost for Sanitary Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs
(in)	(mm)	Schedule D
15	375	\$0.00
18	450	\$48.79
21	525	\$129.30
24	600	\$285.04
27	675	\$526.71
30	750	\$775.75
33	825	\$990.68
36	900	\$1,266.85
39	975	\$1,582.81
42	1,050	\$1,905.27
48	1,200	\$2,456.40
54	1,350	\$2,937.82
60	1,500	\$3,507.47
Benchmark Cost for Sanitary Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs
(in)	(mm)	Schedule D
15	375	\$0.00
18	450	\$56.09
21	525	\$148.68
24	600	\$327.81
27	675	\$605.74
30	750	\$892.12
33	825	\$1,139.27
36	900	\$1,456.89
39	975	\$1,820.23
42	1,050	\$2,191.07
48	1,200	\$2,824.84
54	1,350	\$3,378.47
60	1,500	\$4,033.60

Benchmark Cost for Water Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs
(in)	(mm)	Schedule D
16	400	\$0.00
24	600	\$686.78
30	750	\$998.68
36	900	\$1,471.71
42	1,050	\$2,025.37
48	1,200	\$2,925.93
Benchmark Cost for Water Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs
(in)	(mm)	Schedule D
16	400	\$0.00
24	600	\$789.82
30	750	\$1,148.47
36	900	\$1,692.48
42	1,050	\$2,329.16
48	1,200	\$3,364.82

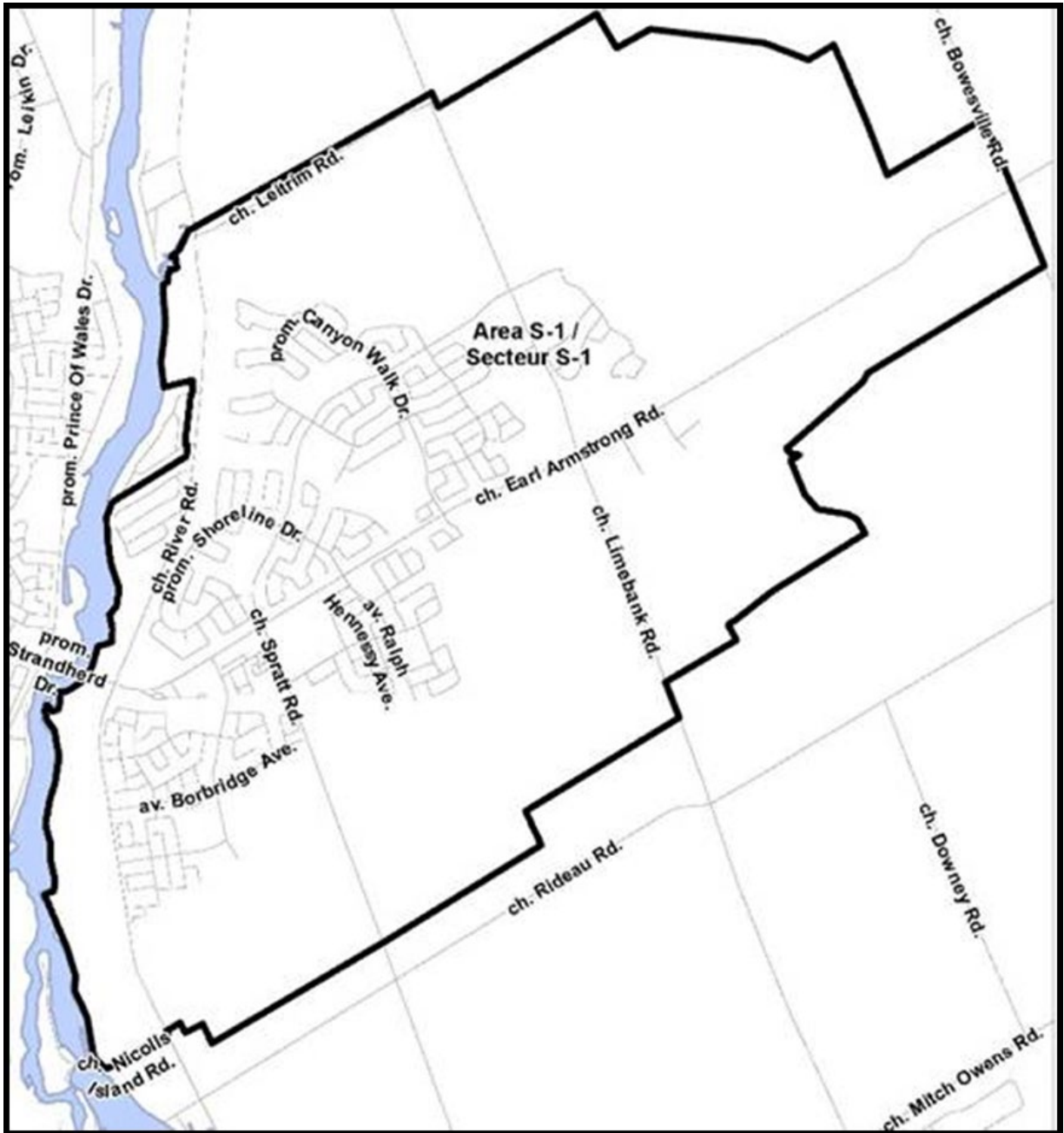
SCHEDULE "E" – MILLENNIUM PARK BENEFITTING AREA

SCHEDULE "F" – FLAG STATION ROAD BENEFITTING AREA

SCHEDULE “G” – PROVENCE AVENUE BENEFITTING AREA

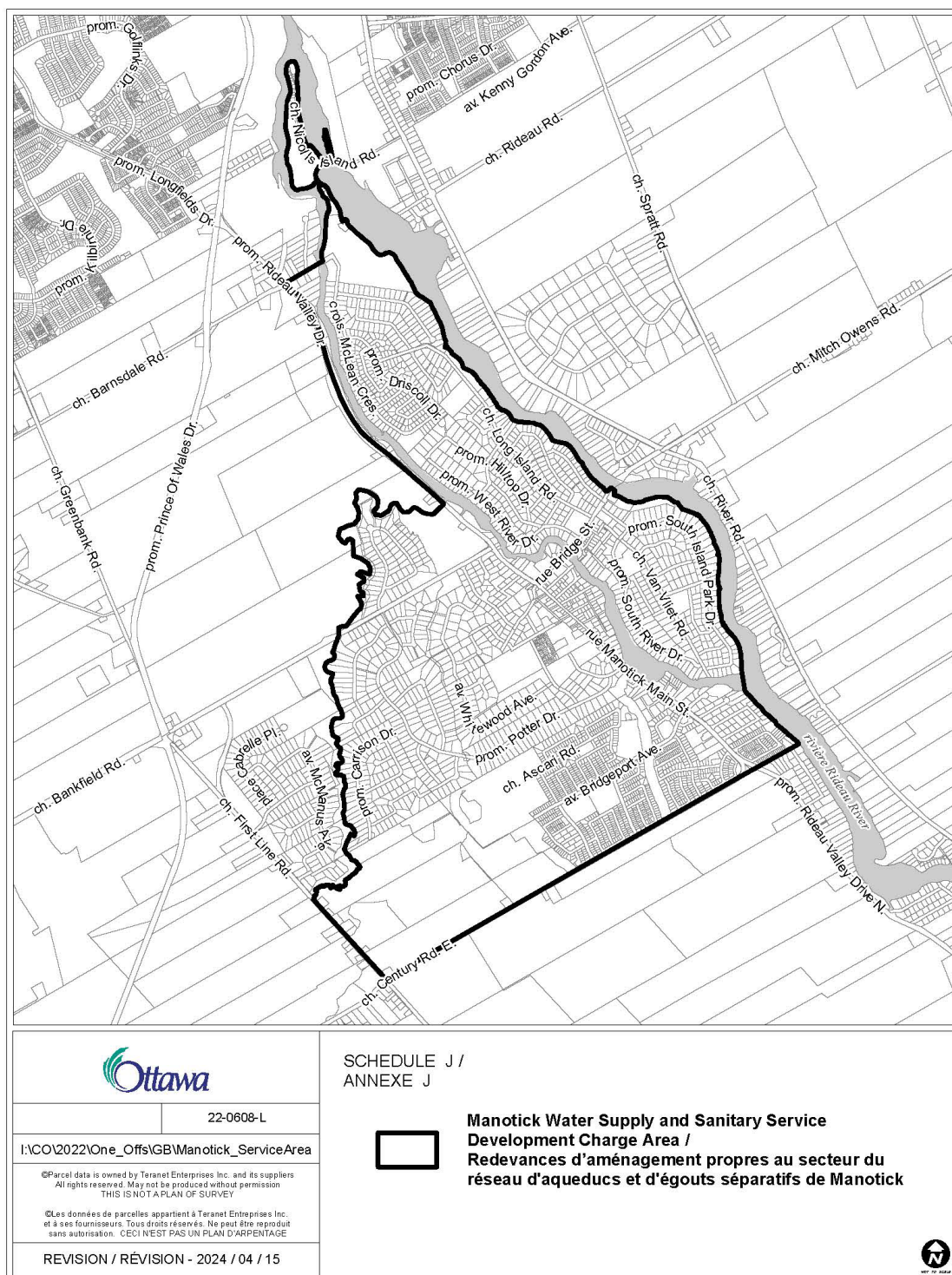
SCHEDULE "H" – VILLAGE OF RICHMOND SANITARY SEWER SERVICE AREA

SCHEDULE “I” – TRILLIUM LINE EXTENSION BENEFITTING AREA”



SCHEDULE "J"

Manotick Water and Supply and Sanitary Service Development Charge Area



SCHEDULE “K” – MILLENNIUM PARK DEVELOPMENT CHARGE

SCHEDULE "K" - RESIDENTIAL DEVELOPMENT CHARGES

Millennium Park Area Development Charge per

Dwelling Unit

Type of Residential Use

Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to- Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Parks Development	\$779	\$603	\$411	\$292	\$226

SCHEDULE “L” – FLAG STATION ROAD DEVELOPMENT CHARGE

SCHEDULE "L" - RESIDENTIAL DEVELOPMENT CHARGES
Flag Station Road Development Charge per Dwelling Unit Type of
Residential Use

Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to- Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Roads and Related	\$3,779	\$2,922	\$1,992	\$1,416	\$1,094

SCHEDULE “M” – PROVENCE AVENUE DEVELOPMENT CHARGE

SCHEDULE "M" - RESIDENTIAL DEVELOPMENT CHARGES
Provence Avenue Development Charge per Dwelling Unit Type of
Residential Use

Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to- Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Roads and Related & Sanitary Sewer	\$2,451	\$1,896	\$1,292	\$919	\$710

SCHEDULE "N" – VILLAGE OF RICHMOND SANITARY SEWER DEVELOPMENT CHARGE

SCHEDULE "N" - RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
Village of Richmond Sanitary Sewer Service Area Development Charge per Dwelling Unit by Type of Residential Use and per Square Foot of Gross or Total Floor Area by Type of Non-Residential Use

Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to-Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Sanitary Sewer	\$43,529	\$30,825	\$24,983	\$17,759	\$13,721

Service	Industrial Use (\$ per sq.ft.)	Non-Industrial Use (\$ per sq.ft.)
Sanitary Sewer	\$13.48	\$34.33

SCHEDULE "O" – TRILLIUM LINE EXTENSION PUBLIC TRANSIT AREA-SPECIFIC DEVELOPMENT CHARGE

SCHEDULE "O" - RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
Trillium Line Extension Public Transit Service Area Development Charge per Dwelling Unit by Type of Residential Use and per Square Foot of Gross or Total Floor Area by Type of Non-Residential Use

Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to-Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Transit	\$686	\$531	\$362	\$257	\$199

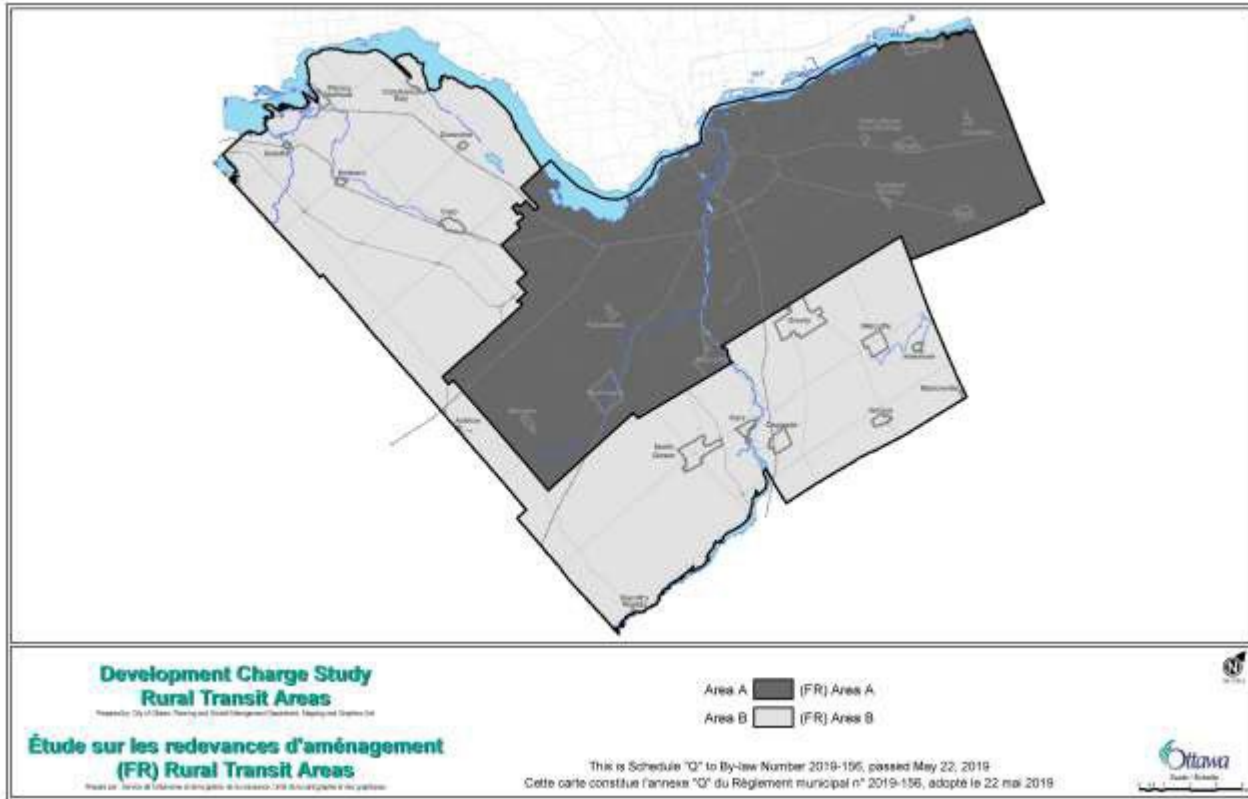
Service	Industrial Use (\$ per sq.ft.)	Non-Industrial Use (\$ per sq.ft.)
Transit	\$0.20	\$0.51

SCHEDULE "P"**Manotick Water Supply and Sanitary Service Area**

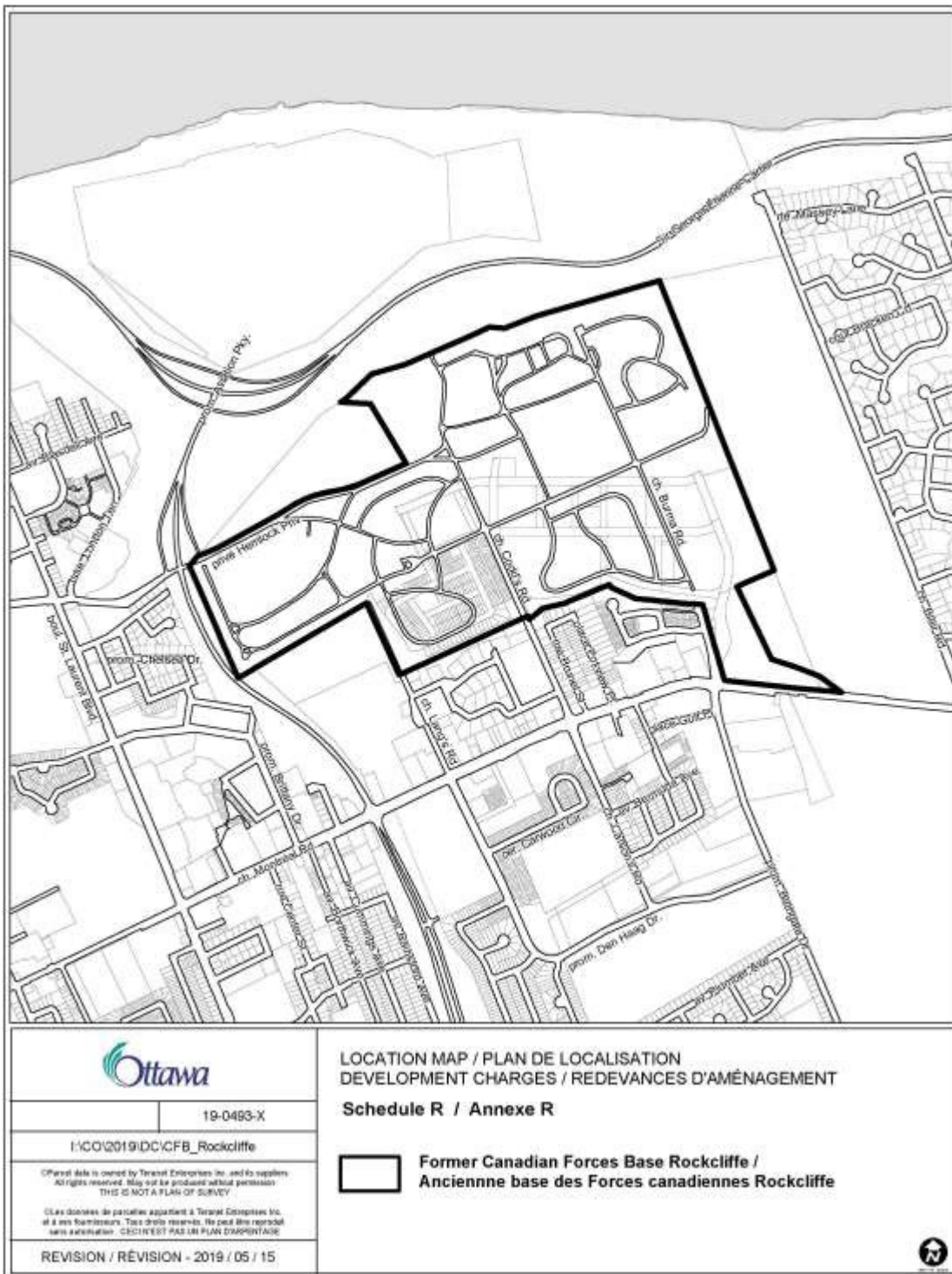
Service	Singles & Semis \$/unit	Multiple, Row and Mobile Dwelling \$/unit	Apartment Dwelling, Back-to-Back and Stacked Townhouse (2+ bedrooms) \$/unit	Apartment (less than 2 bedrooms) \$/unit	Dwelling Room \$/unit
Sanitary Sewer	\$6,407	\$4,547	\$3,678	\$2,607	\$2,021
Water	\$8,555	\$6,072	\$4,912	\$3,481	\$2,699
Total	\$14,962	\$10,619	\$8,590	\$6,088	\$4,720'P[

Service	Industrial Use (\$ per sq.ft.)	Non-Industrial Use (\$ per sq.ft.)
Sanitary Sewer	\$3.77	\$5.07
Water	\$5.04	\$6.64
Total	\$8.81	\$11.71

SCHEDULE “Q” – RURAL TRANSIT AREAS



SCHEDULE "R"



BY-LAW NO. 2024 -

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A by-law of the City of Ottawa for the
imposition of development charges.

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Enacted by City Council at its meeting of
May 15, 2024.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Council Agenda Item
(PHC Report)

BY-LAW NO. 2024 – Cardinal Creek Erosion Works

A by-law of the City of Ottawa for the imposition of development charges for Cardinal Creek Erosion Works Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-164, and any amendments thereto, are repealed.

SHORT TITLE

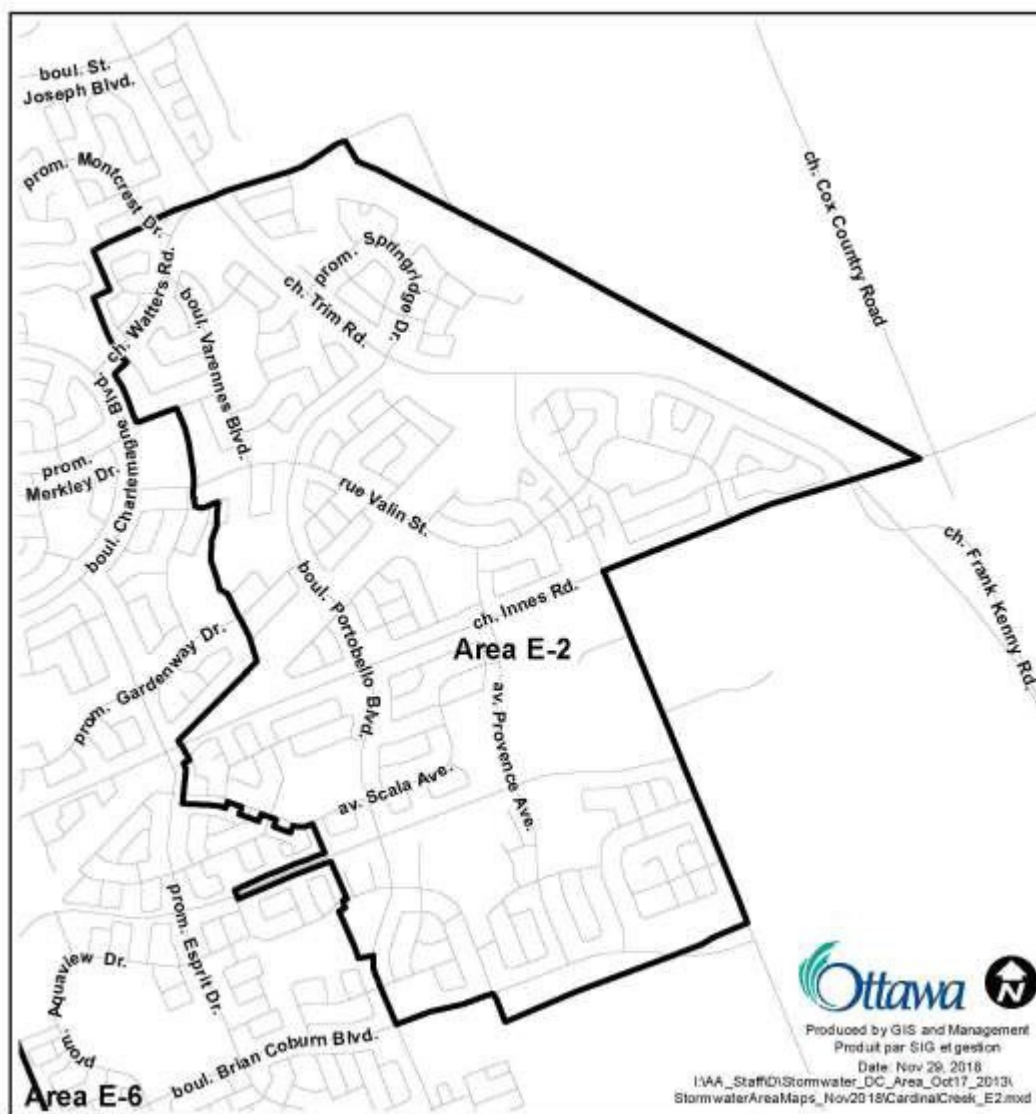
25. This by-law may be cited as the Cardinal Creek Erosion Works Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-2

Cardinal Creek Erosion Works	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$850	\$542	\$205

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

Cardinal Creek Erosion Works	Non-Residential
Stormwater Management Facility and Accessory Services	\$1.33

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 -

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A by-law of the City of Ottawa for the imposition of development charges for Cardinal Creek Erosion Works Stormwater Facilities.

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Enacted by City Council at its meeting of May 15, 2024.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024-Feedmill

A by-law of the City of Ottawa for the imposition of development charges for Feedmill Creek In-Stream Measures.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt an additional by-law for the imposition of development charges for the area in the City benefiting from rehabilitation measures in Feedmill Creek;

THEREFORE, the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. (1) The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) In this by-law, "hectarage" is defined as the net developable area for the site.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area shown as the Feedmill Creek Rehabilitation Area on Schedule "A" to this by-law and in accordance with section 8.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for in-stream rehabilitation measures in Feedmill Creek serving the lands described in Schedule “A” as the Feedmill Creek Rehabilitation Area and pursuant to section 8 of this by-law to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;

- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development in accordance with the following:
- (a) in respect of the residential use, in accordance with applicable rate set forth in Schedule “B” by unit type according to the number of dwelling units; and
 - (b) in respect of non-residential use, the percentage of the gross floor area for the non-residential use type divided by the gross floor area of the entire mixed-use building(s) multiplied by the hectarage of the lot multiplied by the applicable rate set forth in Schedule “C”.

of the development under subsections 5(2) and 5(3) of this by-law, respectively;

- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
- (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the hectarage of the lot upon which the development is taking place, as calculated under subsection 5(4) if applicable;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

POTTER'S KEY AND KANATA WEST OWNERS GROUP INC.

8. (1) Notwithstanding any other provision in this by-law, amounts shall be paid in respect of the Potter's Key subdivision, shown on Schedule "A" and the Kanata West Owners Group Inc. in accordance with this section.

(2) No payment under Schedule "B" nor Schedule C" shall be due in respect of the Potter's Key subdivision or Kanata West shown on Schedule "A".

(3) An amount of \$556,000.00 plus applicable H.S.T. shall be due from the Kanata West Owners Group Inc. in accordance with the following:

(a) An agreement setting forth the terms of payment shall be entered into between the City and the Kanata West Owners Group Inc.

(b) The agreement shall provide for two payments, one for \$200,000.00 plus applicable H.S.T. and one for \$356,000.00 plus applicable H.S.T.

(c) The amounts set out in subsection (2) may be adjusted upon certification by the Treasurer and the General Manager, Planning, Development and Building Services Department that such is appropriate based upon the principles in the background study.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 11 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

TIMING OF THE CALCULATION AND PAYMENT

13. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

14. (1) Despite section 13, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

15. The development charges imposed by this by-law for rehabilitation measures in Feedmill Creek shall be paid into the Feedmill Creek In-Stream Measures Development Charge Reserve Fund and all development charges imposed by the City by any development charge by-law for related to such measures in the benefiting area set out in Schedule “A” or pursuant to section 8 to this by-law shall be deemed to be in respect of a single service.

INDEXING

16. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

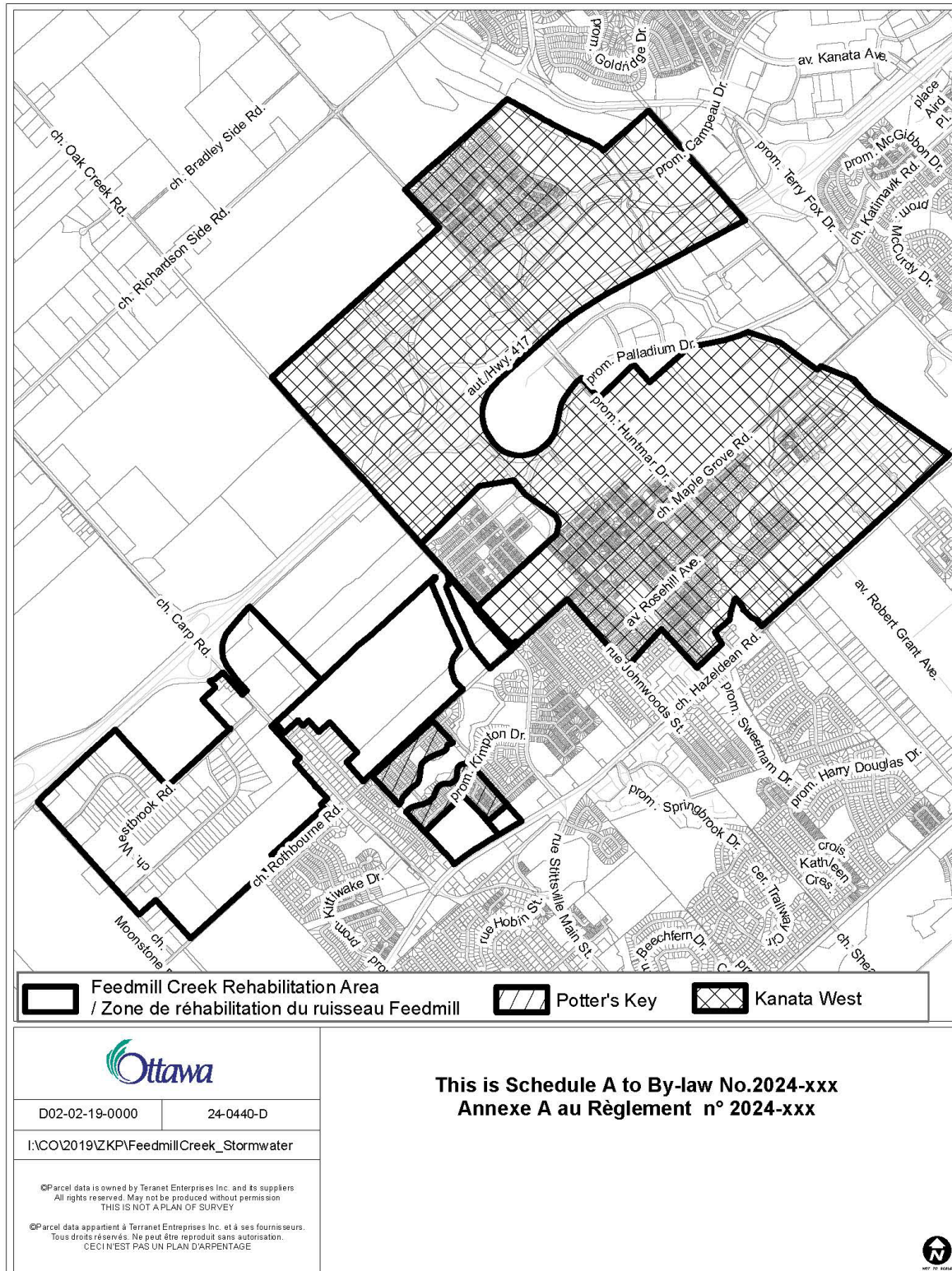
24. This by-law may be cited as the Feedmill Creek In-Stream Measures Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use

	Single-Detached Dwelling	Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Feedmill Creek In-Stream Measures	\$282	\$282	\$187	\$104

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per hectare of non-residential area

	Commercial	Industrial
Feedmill Creek In-Stream Measures	\$8,075.55	\$8,075.55

BY-LAW NO. 2024 – XX

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A by-law of the City of Ottawa for the
imposition of development charges for
Feedmill Creek In-Stream Measures.

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Enacted by City Council at its meeting of
May 15, 2024.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item No.
(PHC Report No. xx, Item XXX)

BY-LAW NO. 2024 – Gloucester East

A by-law of the City of Ottawa for the imposition of development charges for Gloucester East Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Gloucester East Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-165, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Gloucester East Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA (Area E-3)



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-3

Gloucester East East Urban Centre	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$9,541	\$6,223	\$2,725

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area E-3

Gloucester East East Urban Centre	Non-Residential
Stormwater Management Facility and Accessory Services	\$9.07

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 -

-0-

A by-law of the City of Ottawa for the imposition of development charges for Gloucester East Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Inner Greenbelt Ponds

A by-law of the City of Ottawa for the imposition of development charges for Inner Greenbelt Ponds Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Inner Greenbelt Ponds Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-161, and any amendments thereto, are repealed.

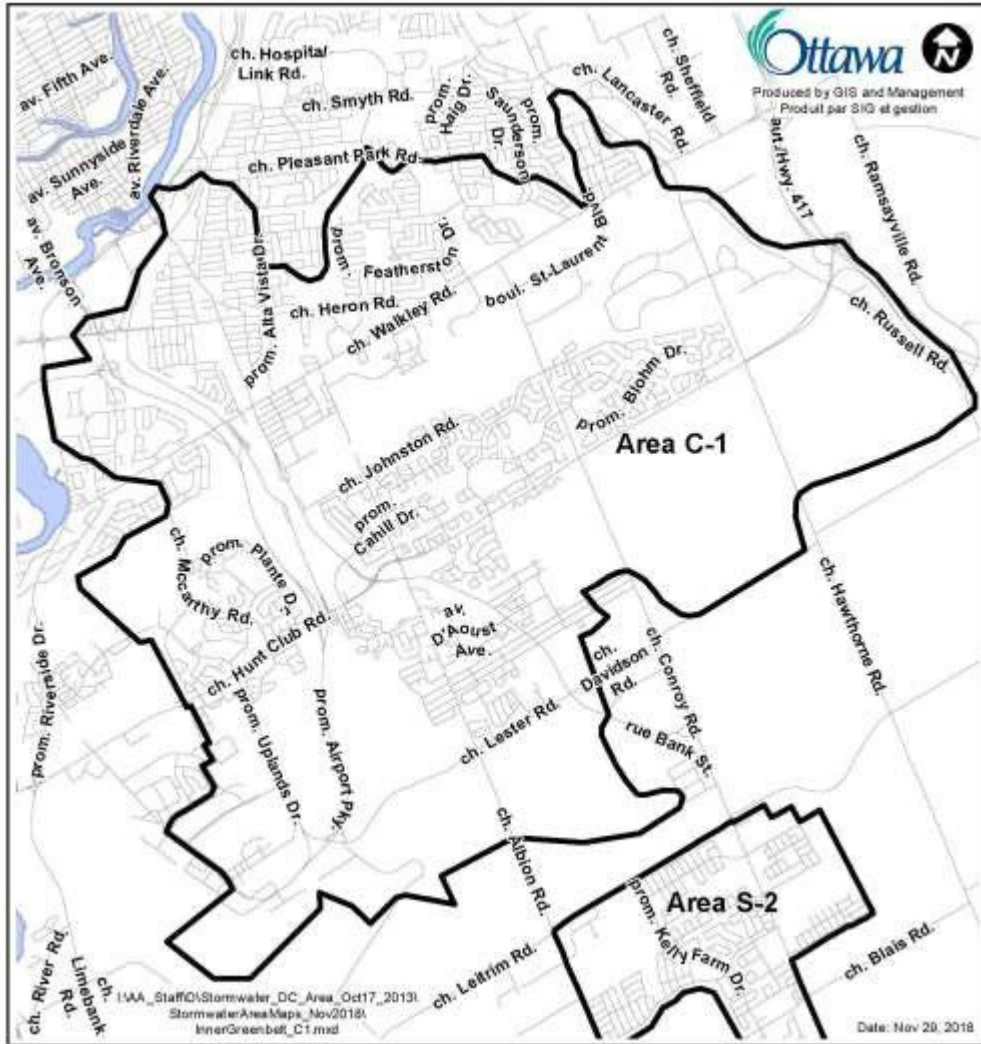
SHORT TITLE

25. This by-law may be cited as the Inner Greenbelt Ponds Stormwater Development Charges By-Law, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA (Area C-1)



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area C-1

Inner Greenbelt Ponds	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$7	\$4	\$2

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area C-1

Inner Greenbelt Ponds	Non-Residential
Stormwater Management Facility and Accessory Services	\$0.01

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs
(ft)	(mm)	Schedule D
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs
(ft)	(mm)	Schedule D
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

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A by-law of the City of Ottawa for the imposition of development charges for Inner Greenbelt Ponds Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Leitrim

A by-law of the City of Ottawa for the imposition of development charges for Leitrim Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Leitrim Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-158, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Leitrim Stormwater Development Charges By-Law, 2024.

CITY CLERK

MAYOR

**SCHEDULE "A" – DESIGNATED AREA
(Area S-2)**



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-2

Leitrim	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,405	\$2,915	\$1,566

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area S-2

Leitrim	Non-Residential
Stormwater Management Facility and Accessory Services	\$4.66

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs
(ft)	(mm)	Schedule D
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs
(ft)	(mm)	Schedule D
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

-0-

A by-law of the City of Ottawa for the imposition of development charges for Leitrim Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES

TCM/

COUNCIL AUTHORITY:

City Council May 15, 2024

Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Monahan Drain

A by-law of the City of Ottawa for the imposition of development charges for Monahan Drain Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3.
 - (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
 - (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-162, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Monahan Drain Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area W-1

Monahan Drain	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,857	\$3,081	\$1,608

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area W-1

Monahan Drain	Non-Residential
Stormwater Management Facility and Accessory Services	\$3.15

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

-0-

A by-law of the City of Ottawa for the imposition of development charges for Monahan Drain Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – N5 and Channelization

A by-law of the City of Ottawa for the imposition of development charges for N5 and Channelization Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-166, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the N5 and Channelization Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA (Area E-6)



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-6

N5 and Channelization	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$5,266	\$2,522	\$1,870

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area E-6

N5 and Channelization	Non-Residential
Stormwater Management Facility and Accessory Services	\$3.67

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 -

-0-

A by-law of the City of Ottawa for the imposition of development charges for N5 and Channelization Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Nepean – Ponds in Parks - South Urban Centre

A by-law of the City of Ottawa for the imposition of development charges for Nepean - Ponds in Parks - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-160, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Nepean Ponds in Parks - South Urban Centre Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA (Area S-4)



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-4

Nepean Ponds in Parks	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$0	\$0	\$167

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area S-4

Nepean Ponds in Parks	Non-Residential
Stormwater Management Facility and Accessory Services	\$0.71

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

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A by-law of the City of Ottawa for the imposition of development charges for Nepean – Ponds in Parks - South Urban Centre Stormwater Facilities.

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Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Nepean - South Urban Centre

A by-law of the City of Ottawa for the imposition of development charges for Nepean - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-159, and any amendments thereto, are repealed.

SHORT TITLE

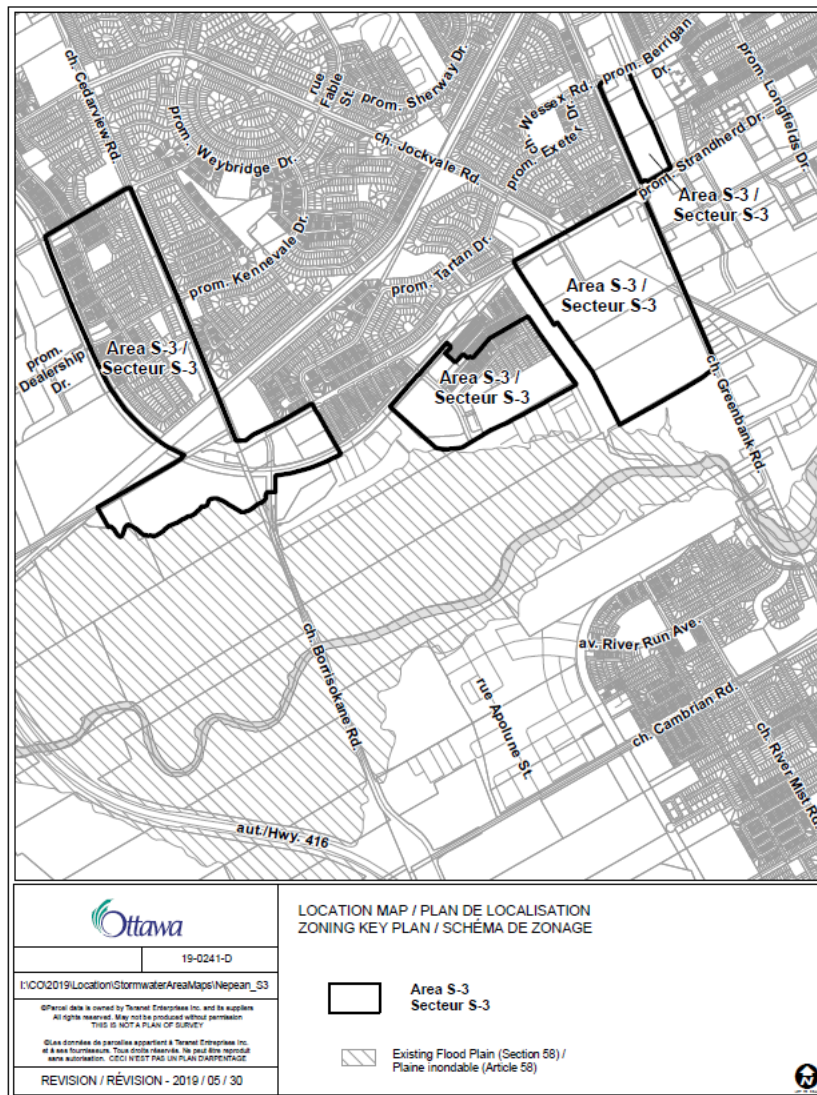
25. This by-law may be cited as the Nepean - South Urban Centre Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA (Area S-3)



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES

Development Charge per Dwelling Unit Type of Residential Use Area S-3

Nepean	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,927	\$3,143	\$1,317

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES

Development Charge per square foot of non-residential gross or total floor area

Nepean	Non-Residential
Stormwater Management Facility and Accessory Services	\$5.66

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

-0-

A by-law of the City of Ottawa for the imposition of development charges for Nepean - South Urban Centre Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Riverside South

A by-law of the City of Ottawa for the imposition of development charges for Riverside South - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule “A” to this by-law.

DESIGNATED SERVICE

3.
 - (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule “A” to pay for the increased capital costs required because of increased needs for such services arising from development.
 - (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-157, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Riverside South - South Urban Centre Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-1

Riverside South	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,929	\$3,956	\$1,948

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area S-1

Riverside South	Non-Residential
Stormwater Management Facility and Accessory Services	\$4.73

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
8.0	2,400	\$3,976.19
8.5	2,550	\$4,954.64
9.0	2,700	\$5,957.39
10.0	3,000	\$7,819.74
Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$812.57
6.5	1,950	\$1,601.87
7.0	2,100	\$2,446.79
7.5	2,250	\$3,371.52
8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 - 157

-0-

A by-law of the City of Ottawa for the imposition of development charges for Riverside South - South Urban Centre Stormwater Facilities.

-0-

Enacted by City Council at its meeting of May 15, 2024.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

BY-LAW NO. 2024 – Shirley's Brook

A by-law of the City of Ottawa for the imposition of development charges for Shirley's Brook Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2024 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.
- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. (1) The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.
- (2) The development charge imposed by this by-law for the uses set forth in subsection 4(6) of the Development Charges By-law, 2024 shall be imposed in accordance with the formula set forth in that subsection.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule “B” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule “C” to this by-law shall be and are hereby imposed on the area set out in Schedule “A” to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule “B” and Schedule “C” to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The redevelopment of land credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2024 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2024 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule “D” to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 16 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule “A”, where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule “A” to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The indexing provisions set out in clause 18 of the Development Charges By-Law, 2024 are hereby incorporated into this by-law.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term not to exceed ten (10) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

22. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

REPEAL

24. By-law 2019-163, and any amendments thereto, are repealed.

SHORT TITLE

25. This by-law may be cited as the Shirley's Brook Stormwater Development Charges By-Law, 2024.

ENACTED AND PASSED this 15th day of May, 2024.

CITY CLERK

MAYOR

SCHEDULE "A" – BENEFITTING AREA



SCHEDULE “B” – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area W-2

Shirley’s Brook	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$2,230	\$2,024	\$1,334

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area
Area W-2

Shirley's Brook	Non-Residential
Stormwater Management Facility and Accessory Services	\$1.95

SCHEDULE “D” – OVERSIZING

Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, No Contingency		
Pipe Diameter		2024 Oversizing Costs Schedule D
(ft)	(mm)	
5.5	1,650	\$0.00
6.0	1,800	\$706.58
6.5	1,950	\$1,392.94
7.0	2,100	\$2,127.65
7.5	2,250	\$2,931.75
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Benchmark Cost for Stormwater Infrastructure in a Greenfield Development, Contingency Included		
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8.0	2,400	\$4,572.65
8.5	2,550	\$5,697.82
9.0	2,700	\$6,851.00
10.0	3,000	\$8,992.70

BY-LAW NO. 2024 -

-o-

A by-law of the City of Ottawa for the imposition of development charges for Shirley's Brook Stormwater Facilities.

-o-

Enacted by City Council at its meeting of May 15, 2024.

-o-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council May 15, 2024
Agenda Item (PHC Report No. 7)

**Subject: Status Update – Planning and Housing Committee Inquiries and
Motions for the period ending April 26, 2024**

File Number ACS2024-OCC-CCS-0007

Report to Planning and Housing Committee on May 8, 2024

Submitted on April 29, 2023 by Kelly Crozier, Committee Coordinator

Contact Person: Kelly Crozier, Committee Coordinator, Office of the City Clerk

(613) 580-2424, ext. 16875, kelly.crozier@ottawa.ca

Ward: Citywide

**Objet : Rapport de situation – demandes de renseignement et motions du
Comité de la planification et du logement pour la période se
terminant le 26 avril 2024**

Dossier : ACS2024-OCC-CCS-0007

Rapport au Comité de la planification et du logement 8 mai 2023

Soumis le 29 avril 2023 par Kelly Crozier, coordonnatrice du comité

**Personne-ressource : Kelly Crozier, coordonnatrice du comité, Bureau du greffier
municipal**

(613) 580-2424, poste 16875, kelly.crozier@ottawa.ca

Quartier : à l'échelle de la ville

REPORT RECOMMENDATION

That the Planning and Housing Committee receive this report for information.

RECOMMANDATION DU RAPPORT

**Que le Comité de la planification et du logement prenne connaissance de ce
rapport.**

BACKGROUND

On 11 June 2008, Council approved a process for tracking formal Inquiries and Motions submitted at Standing Committees and Council. Included in this process was the

requirement for Committees and Council to receive status updates every two months on these motions and inquiries. Accordingly, this report is being presented to Committee for information.

DISCUSSION

This report includes the status of any outstanding inquiries and integrates the status of outstanding motions and directions to staff, with the actions that will be taken to ensure that they are addressed appropriately.

Consistent with Council's direction, the tracking and reporting of formal motions and inquiries is undertaken by the Office of the City Clerk. Protocols have also been established within departments to ensure department-specific motions and inquiries are processed in a timely manner. In those instances where there may be a delay, Council will be provided with an explanation.

The list of outstanding inquiries is attached as Document 1.

The departmental list of outstanding motions and directions to staff is attached as Document 2.

FINANCIAL IMPLICATIONS

There are no financial implications associated with receiving this report for information.

LEGAL IMPLICATIONS

There are no legal implications associated with receiving this report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a city-wide report.

ADVISORY COMMITTEE(S) COMMENTS

No advisory committees were consulted in the preparation of this information report.

CONSULTATION

This report is administrative in nature and therefore no consultation was required.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no accessibility implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report has no direct impacts on the City's strategic priorities or directions identified for the current Term of Council.

SUPPORTING DOCUMENTATION

Document 1: List of Outstanding Inquiries

Document 2: Departmental List of Outstanding Motions and Directions.

DISPOSITION

This report is for information purposes. The Committee Coordinator will continue to track all motions and inquiries made at Committee and report every two months.

Document 1 – List of Outstanding Inquiries

Inquiry Number	Subject	Meeting Date	Raised by	Referred to
PHC-2023-01	Non-Profit Housing Tax Forgiveness	3/May/2023	Troster	Finance and Corporate Services/ Community and Social Services
PHC 2024-02	New Developments - Winter Pathways Maintenance	31/Jan/2024	Brown	Planning, Development and Building Services
PHC 2024-03	Public Consultation System	31/Jan/2024	Johnson	Planning, Development and Building Services
PHC 2024-04	Issuance of N5, N12, N13, and AGIs at the Landlord Tenant Board in Ottawa	28/Feb/2024	Troster	Community and Social Services
PHC 2024-05	Clarify the relationship between property value and addition density	27/Mar/2024	Troster	Planning, Development and Building Services
PHC 2024-06	Development Charge Funding Principle for "New Roads" Allocation	10/Apr/2024	Kitts	Planning, Development and Building Services
PHC 2024-07	Rental Replacement bylaw	24/Apr/2024	Kavanagh	Planning, Development and Building Services

Document 2 – Departmental List of Outstanding Motions and Directions

Motion Number	Subject	Meeting Date	Moved by	Referred to
	Motion assess the merits of a city of Ottawa Acquisition/Preservation fund and/or strategy inclusive of a fund dedicated to acquiring affordable housing, and/or land that would be acquired/preserved for building affordable housing;	10-Apr-24	Gower (for Plante)	Community and Social Services Department
Direction to Staff	That the Planning and Housing Committee direct staff to report back with an outcome report with respect to the initiatives outlined in the Housing Accelerator Fund Spending Plan that are separate to the pipeline.	27-Mar-24	Curry	Planning, Real Estate and Economic Development
Direction to Staff	Direction to staff to review the current provisions and fees of the Permanent Signs on Private Property By-Law, that may restrict the installation of message centres on grounds and report back to Planning and Housing Committee and the Built Heritage Committee in Q4 2024.	28-Feb-24	Johnson	Planning, Real Estate and Economic Development
Direction to Staff	That Planning staff be directed to undertake discussions with the owner of 780 Baseline Road and representatives of Agriculture and Agri-Food Canada with respect to the design of the Phase 2 buildings prior to the submission of a site plan application for that phase, and that staff prepare a memo to advise Members of Council on the outcome of these discussions prior to submission of a site plan application.	31-Jan-24	Brockington	Planning, Real Estate and Economic Development

Motion Number	Subject	Meeting Date	Moved by	Referred to
Direction to Staff	That Planning and/or Legal staff provide a memo to the PHC providing a summary of the federal legislation currently in second reading that is intended to provide greater protections for historic properties. What does the legislation intend to do, how might it benefit the Central Experimental Farm?	31-Jan-24	Brockington	Legal Services
PHC 2023-12-02	That staff return to Council no later than September 2023 with options to amend the Zoning By-law in response to Bill 23, consult with industry and members of the community prior to returning to Committee, and return to Council in Q4 2023 with proposed amendments to the Zoning By-law.	5-Jul-23	Kitts	Planning, Real Estate and Economic Development
Direction to Staff	Direction to staff That staff provide information on what are the costs and resource requirements to end chronic homelessness in 5 years rather than 10 years.	3-May-23	Troster	Community and Social Services Department
PHC2023-3/2	Refer the FCA document "Guidance for the City's Committee of Adjustment" to the Committee of Adjustment and to the City's Planning, Real Estate & Economic Development Department (PRED) for their review and comment and direct PRED to report back to the Planning and Housing Committee with a summary by the end of Q3 2023.	15-Feb-23	L. Johnson	Planning, Real Estate and Economic Development
	Planning committee to recommend that council instruct legal services to oppose the approval of the zoning and official plan amendments regarding 1186, 1188, 1194 Wellington West.	8-Sep-22	J. Leiper	Legal Services

Motion Number	Subject	Meeting Date	Moved by	Referred to
	Investigation to amending zoning by-law regarding setbacks within the Innes road Zoning review area.	8-Sep-22	L. Dudas	Planning, Real Estate and Economic Development
	Staff be directed to review the accumulated impact of major legislative and policy changes to anticipate the impact on land prices and market conditions and report back to committee and council.	7-Jul-22	G. Gower	Planning, Real Estate and Economic Development
	Staff to include urban parkettes/plazas as new park classification for park spaces which are smaller than 400m ² in the classification of park spaces within the updated park development manual.	7-Jul-22	S. Menard	Recreation, Cultural and Facilities Services
	Staff directed to review the scope and impact of tenant defense fund programs in other Ontario municipalities and report back on potential costs and logistics of implementing similar programs in Ottawa.	16-Jun-22	C. McKenney	PRED
Direction to Staff (Joint PLC-CPSC)	Staff to convene a table of stakeholders from housing development sectors and city staff (PRED + FCSD) to review the subsequent steps of analysis and advise staff how to finalize a strategy to come to Council.	16-Jun-22	C.A. Meehan	PRED
	PRED Staff to examine ways to ask building permit applicants about impacts to tenants and provide that information to Housing Services.	16-Jun-22	K. Egli	PRED
PLC-CPSC 2022-3/11	Staff to prepare requirements for transition and condense time to report back to Council Q1 of 2023 with respect to ACS2022-PIE-EDP-0013, as part of development of the Implementation & Administration Framework for Inclusionary Zoning.	16-Jun-22	L. Dudas	PRED

Motion Number	Subject	Meeting Date	Moved by	Referred to
PLC-CPSC 2022-3/8	Staff to report back any tools available to the City to limit the use of "renovictions" for long-term rental units in particular. And, report back on the feasibility and impact of extending affordability period for purpose-built rental units.	16-Jun-22	L. Dudas	PRED
PLC-CPSC 2022-3/7	Staff to study how to include fully accessible units, and report back with recommendations as part of the IZ implementation guidelines.	16-Jun-22	L. Dudas	PRED
PLC-CPSC 2022-3/6	Staff to review each PMTSA and report back on the findings to change the set-aside rates shortly thereafter, and staff to consider the feasibility of a 20% set-aside rate for owner-occupied condominium units in line with the City's own definition of affordability and report back as part of the implementation report.	16-Jun-22	L. Dudas	PRED
PLC-CPSC 2022-3/2	Committee direct City legal department to review the submitted legal opinion RE: Municipal Powers to Regulate Against Renovictions to see if further action outlined in the opinion can be taken by the City of Ottawa to protect Tenants Rights issue a memo to City Council prior to the report Review of Tools to Prohibit or Prevent "Renovictions" be presented at Council.	16-Jun-22	M. Fleury	Legal Services

Motion Number	Subject	Meeting Date	Moved by	Referred to
	Legal Services staff to assess the legality and feasibility of the City imposing tools to give specific relief to tenants such as: a) Having a requirement of a 1:1 ratio replacement of affordable rental units in the new development, b) Providing tenants temporary accommodations or a rental top up in similar unit with the same number of bedrooms during the construction of the new development so tenants are not temporarily displaced, c) Offering existing tenants the right of first refusal to the new units at the same rent and number of bedrooms	16-Jun-22	T. Kavanagh	Legal Services
PLC 2022-62/5	Planning committee authorize staff to initiate a rezoning process to review high schedule to property located at 30-48 chamberlain ave.	12-May-22	S. Menard	Planning, Real Estate and Economic Development
	City to assist and/or provides guidance to archdiocese in its redevelopment planning efforts to reflect the importance of the Parliament and Confederation Boulevard Special District.	27-Jan-22	M. Fleury	Planning, Real Estate and Economic Development
	Recommend that Council direct staff to work with the applicant to form an application to ministry of transportation to re-locate the 417 directional signage from the eastbound Parkdale off-ramp	1-Oct-21	J. Leiper	Planning, Real Estate and Economic Development
PLC 2021-50/6 + PLC 2021-50/7	Staff to work with Ottawa Hospital on substantially reducing amount of surface parking around the site during future implementing site plan control applications. Direction to staff to work with Ottawa hospital to encourage a community transportation advisory group.	1-Oct-21	S. Menard	Planning, Real Estate and Economic Development

Motion Number	Subject	Meeting Date	Moved by	Referred to
	Staff to provide a letter to Canadian bank note with staff's interpretation of when the environmental compliance needs to occur, and that the secondary plan 4.1.4.5 states new residential developments need to do the studies and implement mitigation.	25-Feb-21		Planning, Real Estate and Economic Development
PLC 2020-29/5	Planning committee to recommend to council that staff be directed to work with owners to make a plaque for 175 Main street to commemorate the chapel.	10-Sep-20	J. Leiper	Planning, Real Estate and Economic Development
	Staff be directed to examine the boundaries of the Sandy Hill Cultural Heritage Character Area.	10-Sep-20	M. Fleury	Planning, Real Estate and Economic Development
	Staff be directed to review the need for a character study of Vanier, after Low Rise Design Guidelines.	10-Sep-20	M. Fleury	Planning, Real Estate and Economic Development
	Staff be directed to look for the earliest opportunity to review the Development Charge Bylaw to see where it might need update or clarification regarding credit allocation process	27-Aug-20		Planning, Real Estate and Economic Development
PLC 2020-25/2	Staff of Heritage Planning explore options to enhance protection of areas covered by Heritage Overlay on both Colonel By Drive and Queen Elizabeth Driveway	11-Jun-20	R. Brockington	Planning, Real Estate and Economic Development
	Staff be directed to work with applicant through site plan control to ensure property is developed in such way as to provide connectivity to development within Merivale Triangle. 1375 Clyde Ave.	12-Dec-19	J. Leiper	Planning, Real Estate and Economic Development
	Planning [and Housing] Committee recommend council to add the completion of an urban design analysis of the Merivale Triangle to the Planning, Infrastructure and Economic Development Department's multi-year workplan.	12-Dec-19	J. Leiper	Planning, Real Estate and Economic Development

Motion Number	Subject	Meeting Date	Moved by	Referred to
PLC 2019-17/4	Staff to begin negotiations to enter into a front-ending or development agreement to fund the works required to complete Montreal road through Cardinal Creek.	28-Nov-19	S. Blais	Planning, Real Estate and Economic Development
PLC 2019-7/6	GMs of Transportation Services and Planning, Infrastructure and Economic Development be directed to review the division of growth as it relates to roads and services component of the Development Charge By-law.	9-May-19	Vice-Chair	Planning, Real Estate and Economic Development
PLC 2019-7/5	Gm of Planning, Infrastructure and Economic Development be directed to review the categories into which non-residential lands are divided for development charge purposes.	9-May-19	Vice-Chair	Planning, Real Estate and Economic Development
	Staff directed to ensure that the zoning aligns with the Official Plan changes to Employment and Enterprise Areas flowing from the Employment Lands Study that will be brought forward through an Official Plan Amendment in Nov. 2016.	13-Sep-16		Planning, Real Estate and Economic Development