

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: February 01, 2018

CASE NO(S): PL140495
PL141165
PL141235
PL141244
PL170037
PL170983

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants: See Attachment 1
Subject: Proposed Official Plan Amendment No. 150
Municipality: City of Ottawa
OMB Case No.: PL140495
OMB File No.: PL140495
OMB Case Name: Dolan v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 6980848 Canada Corporation & 7657315 Canada Corporation
Subject: Proposed Plan of Subdivision - Failure of the City of Ottawa to make a decision
Purpose: To permit residential development
Property Address/Description: Part of Lot 7, Concession 3 (1566 Stagecoach Road) in the Geographic Township of Osgoode now in the City of Ottawa
Municipality: City of Ottawa
Municipal File No.: D07-16-10-0015
OMB Case No.: PL140495
OMB File No.: PL101449
OMB Case Name: 6980848 Canada Corporation & 7657315 Canada Corporation v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Greater Ottawa Home Builders Association
Appellant:	KNL Developments Inc.
Appellant:	Maurice Yelle Excavation Limited
Appellant:	Taggart Group Of Companies; and others
Subject:	Proposed Official Plan Amendment No. 141
Municipality:	City of Ottawa
OMB Case No.:	PL141165
OMB File No.:	PL141165
OMB Case Name:	Greater Ottawa Home Builders Association v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	2087875 Ontario Inc.
Appellant:	Greater Ottawa Home Builders' Association
Appellant:	Gibson Patterson
Appellant:	Taggart Group Of Companies; and others
Subject:	Proposed Official Plan Amendment No. 140
Municipality:	City of Ottawa
OMB Case No.:	PL141235
OMB File No.:	PL141235
OMB Case Name:	Gibson Patterson v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Urbandale Corporation
Subject:	By-law No. 2014-343
Municipality:	City of Ottawa
OMB Case No.:	PL141244
OMB File No.:	PL141244
OMB Case Name:	Urbandale Corporation v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Ontario Stone, Sand & Gravel Association
Appellant:	R.W. Tomlinson Ltd.
Appellant:	Taggart Group Of Companies
Subject:	Proposed Official Plan Amendment No. 179

Municipality: City of Ottawa
 OMB Case No.: PL170037
 OMB File No.: PL170037
 OMB Case Name: Ontario Stone, Sand & Gravel Association v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 2356349 Ontario Inc.
 Appellant: City of Ottawa
 Appellant: Claridge Homes (Elgin) Inc. et al
 Appellant: Glendon Moore; and others
 Subject: Proposed Official Plan Amendment No. 180
 Municipality: City of Ottawa
 OMB Case No.: PL170983
 OMB File No.: PL170983
 OMB Case Name: Glendon Moore v. Ontario (Municipal Affairs)

Heard: January 3, 2018 in Ottawa, Ontario

APPEARANCES:

Parties

Counsel/Representative*

City of Ottawa

Timothy C. Marc and
 Kristina Mahon

Taggart Group of Companies and
 801 Albert Street Inc.

Steven Zakem

Riverside South Development
 Corporation,

Ursula Melinz

CP REIT Ontario Properties Limited

Emma Blanchard,
 J. Pitman Patterson and
 Katie Butler

2356349 Ontario Inc.,
 Estate of Luigi Mion, John Mion,
 Rodolfo Mion, Marcella Mion,
 Anna Mion and Gustavo Mion,.
 Claridge Homes (Elgin) Inc.,

Emma Blanchard

Claridge Group of Companies
Conroy Road Developments Inc.

Mattamy Homes Limited,
Minto Greenfield G.P. Inc.

Mark Flowers and
Ursula Melinz

Ministry of Municipal Affairs

Irvin Shacter and
Ugo Popadic

Ontario Stone, Sand & Gravel
Association,
R.W. Tomlinson Ltd.,
Groupe Claude Lauzon Ltée.
(cob Claude Lauzon Group)
Taillefer Estates Incorporated

Greg Meeds

969113 Ontario Inc. (Claude Leclair)
and Gib Patterson

Peter Vice

Glenview Properties Inc.
Glenview Properties (Innes) Ltd.

Roberto Aburto and
Michael Polowin

Greater Ottawa Home Builders
Association ("GOHBA"),
Building Owners and Managers
Association of Ottawa ("BOMA"),
Thomas Cavanagh Construction
Limited,
Urbandale Corporation,
Urbandale Construction Limited,
KNL Developments Inc.,
2087875 Ontario Inc.,
Richcraft Homes Ltd.,
Huntington Properties

Ursula Melinz

Broccolini Laurentide Holdings Inc.,
Alterna Savings and Credit Union
Limited
Laurentide Engineering Limited

Ursula Melinz ,Meagan Dutchak and
Doug Kelly

Taggart Realty Management,
Loblaw Properties Limited,
2398688 Ontario Inc.,
Bridgeport Realty,
Arnon Corporation,

Philip Osterhout and
Alan Cohen

McRae Avenue Development,
the Estate of Carson Unsworth,
1716709 Ontario Inc.,
Tartan Land Consultants Inc.
Maurice Yelle Excavation Limited

Embros Development Corporation,
536555 Ontario Limited

Timothy Cullen and
Mary-Lynn Flynn-Guglietti

Ecology Ottawa

Erwin Dreessen*

Greenspace Alliance of Canada's
Capital (Greenspace Watch)

Erwin Dreessen* and Paul Johanis*

Miller Paving Ltd.

Gary Bell*

Glendon Moore

Self-represented

Shirley Dolan

Self-represented

Participants

Representative*

Federation of Citizens' Association
Ottawa

Sheila Perry*

Martin Manadan

Self-represented

Rod MacLean

Self-represented

**MEMORANDUM OF ORAL DECISION DELIVERED BY R. G. M. MAKUCH ON
JANUARY 3, 2018 AND ORDER OF THE BOARD**

[1] On February 23, 2016, this Board rendered a decision with respect to Official Plan Amendments ("OPA") in 2014 granting a motion by the Taggart Group of Companies (the "Taggart Group") directing the City of Ottawa (the "City") to complete a review of its Employment Lands and complete the update of the Land Evaluation and Area Review ("LEAR") in accordance with s. 26 of the *Planning Act*. The Board also encouraged the City to consider adjusting the planning horizon for OPA150

from 2031 to 2036. It is noted that the City undertook a series of studies to comply with the Board's direction as set out in its decision.

[2] On January 25, 2017, the City Council adopted OPA 180 to address the decision of the Board and forwarded same to the Ministry of Municipal Affairs and Housing ("MMAH") for approval. City Council also adopted OPA 179 at that time.

[3] A number of appeals were filed against the adoption of OPA 179 and OPA 180.

[4] This is the first Pre-hearing Conference ("PHC") respecting the appeals against the adoption of OPA 180 by City Council.

Amendment of Service Requirement

[5] The Board was advised that the City when serving the Notice of Appointment for Hearing inadvertently neglected to provide Shirley Dolan with notification in accordance with the Board's direction of a minimum of 35 days. Ms. Dolan was served with the Notice of Hearing 28 days prior to the hearing. The Board hereby abridges the notice period to 28 days. Ms. Dolan was in attendance at the PHC and consented to the abridgement.

City/Taggart Motion

[6] The City and Taggart Group bring a joint motion for:

1. An order approving the modifications to OPA 150 in accordance with Document 1 to Exhibit "3" to the Affidavit of Bruce Finlay; and
2. In the alternative to Item 1 above, the scheduling of a hearing to consider the modifications proposed in Document 1 to Exhibit "3" to the Affidavit of Bruce Finlay;

[7] The grounds for the Motion are as follows:

- 1) City of Ottawa and the Taggart Group of Companies have reached a settlement;
- 2) The settlement has been public since July 12, 2017;
- 3) Appellants to OPA 150 were specifically advised of the existence of the settlement on November 6, 2017;
- 4) No party to the date of the issuance of the Notice of Motion has objected to the substance of the settlement;
- 5) The modifications are consistent with the Provincial Policy Statement (“PPS”);
- 6) In particular, the modifications are consistent with the PPS, s. 2.3 regarding the protection of prime agricultural area;
- 7) The modifications accord with Ontario Municipal Board jurisprudence regarding relevant criteria to be utilized in evaluating prospective additions to urban settlement areas; and
- 8) The resolution of planning conflicts involving public and private interests is a provincial interest.

[8] The Motion is brought following an agreement between the City and Taggart Group, which proposes certain modifications to the initial amendments that would resolve Taggart Group’s appeals in their entirety with Taggart Group agreeing not to appeal OPA 180.

[9] Riverside South Development Corporation (“RSDC”) and 2356349 Ontario Inc., Estate of Luigi Mion, John Mion, Rodolfo Mion, Marcella Mion, Anna Mion and Gustavo Mion (“235/Mion Family”) were initially opposed to the approval of the proposed modifications and filed response to the Motion.

[10] The Taggart Group settlement proposes new policies to be included in the Official Plan as 2.2.1-Urban Area and Village Boundaries. RSDC and 235/Mion Family argue that there has not been enough information for it to consider how proposed Policy 2.2.1 (a) interplays with any revisions to the Agricultural Resource Area (“ARA”) policies that may result from appeals of OPA 180 and whether the wording of Policy 2.2.1(a) should be revised. Accordingly, Policy 2.2.1 (a) should not be approved at this time but rather that this policy should be withheld so that it may be considered with the other Agricultural policies and if necessary, consolidated with the appeals to OPA 180.

[11] The materials before the Board on this Motion consist of the following:

1. City and Taggart Group Notice of Motion dated December 7, 2017;
2. Affidavit of Bruce Finlay sworn December 6, 2017;
3. Affidavit of Wendy Nott sworn November 29, 2017;
4. Notice of Response to Motion of RSDC dated December 28, 2017, including the Affidavit of Adam Thompson, sworn December 28, 2017;
5. Notice of Response to Motion of 235/Mion Family dated December 28, 2017; and
6. Supplementary affidavit of Bruce Finlay, sworn January 2, 2018.

[12] The Board was advised at the commencement of the PHC that the parties had reached an agreement as to the proposed modifications, which will protect the interests of RSDC and 235/Mion Family. The Board is satisfied based on the affidavit evidence before it that the modifications now proposed represent appropriate land use planning and should be approved.

[13] The modification proposed consists of a correction to Policy 3a, which would read as follows:

This comprehensive review will consider such matters as:

- a. *The **forecasted** demand for additional land to accommodate the **forecasted** housing and employment in Figure 2.2;...*

[14] Accordingly, the modifications to OPA 150 set out in accordance with Attachment “2” hereto (Exhibit 10 in this proceeding) are hereby approved.

Mattamy Homes Limited/Minto Greenfield G.P. Inc. (“Mattamy/Minto”) Request for Production

[15] Mattamy/Minto by correspondence dated November 28, 2017 had requested that the City provide certain information and the production of certain documents, which they maintain are relevant to the disposition of the issues identified in their appeals and are necessary to properly prepare for the hearing of the appeals. They also maintain that early disclosure of the requested information and documents early in the pre-hearing process will assist in reducing the required hearing time, by avoiding the need to potentially make these requests during the hearing through cross-examination of City witnesses and the potential delay then required for responses and subsequent review.

[16] The Board notes that the City has provided the information/documents referred to as Items 1 -6 in the November 28, 2018 letter.

[17] Item 7 is the only remaining outstanding matter, it reads as follows:

7. Confirmation whether the City disagrees with any of the analysis contained within the IBU Group Memo? If so, please provide details identifying the portions of the analysis within the IBI Group Memo that the City disagrees with, together with the reasons for such disagreement.

[18] Mr. Marc informed the Board that the City has provided Mattamy/Minto with all of the information, which currently exists and that there is no written analysis currently existing respecting the IBI Group Memo referred to in Item 7.

[19] The Board agrees that that early disclosure of all relevant information and documents early in the pre-hearing process generally assists in reducing hearing time and avoiding delays during the hearing process. The City indicates that it has already provided the information/documents currently in its possession and argues that providing the information referred to in Item 7 would require the City to create documents, which it does not currently possess.

[20] It is evident that the information requested in Item 7 would clearly be useful to the parties and the Board in the adjudication of these appeals. The Board will not however, order the City to create this information but directs it to produce this information/documents as these come into existence in the course of preparing for the hearing of these appeals. In the case of documents that are prepared for review by City Council, the Board directs that these shall be provided as soon as practicable while respecting Council's important role in this process.

Withdrawals

[21] The Board was advised of a number of withdrawals by counsel for the City and are noted in Attachment "3" hereto.

[22] In addition, the Board notes that the appeal by Carmen Charron as the Executor of the Estate of Juliette Mantha has also been withdrawn as of January 2, 2018.

Participants

[23] The following individuals/organizations have been granted Participant status:

- Federation of Citizens' Association Ottawa (Building Heights/Design and Intensification, Transportation and Urban Expansion)
- Rod MacLean (Urban Expansion)
- Martin Manadan (OPA 136 – PL141243)

Next Pre-hearing Conference

[24] The next PHC is scheduled for **Friday, May 4, 2018** commencing at **10 a.m.** in:

**Keefer Room
Cartier Square, Ottawa City Hall
110 Laurier Avenue West
Ottawa, ON K2P 2L7**

[25] Counsel for the City explained that it is intended that the hearing of the various appeals be broken up into phases as follows:

- Agriculture
- Building Heights, Design and Intensification
- Employment Lands
- Mineral Aggregates
- Natural system
- Rural Servicing
- Transportation
- Urban Expansion

[26] The parties are expected to agree to a finalized Procedural Order and Issues Lists for the various phases of the hearing referred to above prior to this PHC.

[27] The Board notes that the parties have indicated their agreement as to what policies of the Official Plan are now in full force and effect and that the outstanding appeals are set out in the Documents entitled "What Hearing" for OPAs 140, 141,

150 and 180 distributed at the hearing, which list the policies still under appeal and will require adjudication.

[28] I will continue with the case management of these appeals.

[29] There will be no further notice given.

"R. G. M. Makuch"

R. G. M. MAKUCH
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

No.	Appellant	*Solicitor/Representative
1	Karen Wright et al	Joshua Moon
2	Claridge Homes Corporation	*Janet Bradley
3	Gib Patterson	*Janet Bradley
5	Richcraft Homes Ltd.	*Ursula Melinz
6	Greater Ottawa Home Builders Association	*Ursula Melinz
7	Building Owners and Managers Association of Ottawa	*Ursula Melinz
8	Thomas Cavanagh Construction Limited	*Ursula Melinz
9	Phoenix Properties	*Michael Polowin
10	2024644 Ontario Inc.	*Michael Polowin
11	Walton Development and Management Ontario LP	*Michael Polowin
12	Taggart Group of Companies	*Steven Zakem
13	969113 Ontario Inc.	*Peter Vice
14	Groupe Claude Lauzon Ltée.	*Greg Meeds
15	Starwood Acquisitions Inc.	*Janet Bradley
16	536555 Ontario Limited and Embros Development Corporation (“Torgan”)	*Janet Bradley
18	Sunset Lakes Developments et al	*Paul Webber
19	Taggart Realty Management	*Alan Cohen
20	Loblaws Properties Limited	*Alan Cohen
21	2398688 Ontario Inc.	*Alan Cohen
22	Bridgeport Realty	*Alan Cohen
23	Arnon Corporation	*Alan Cohen
24	McRae Avenue Development and the Estate of Carson Unsworth	*Alan Cohen
25	1716709 Ontario Inc.	*Alan Cohen
26	Laurentide Engineering Limited/Broccolini Laurentide Holdings Inc. et al	*Doug Kelly
27	Urbandale et al	*Ursula Melinz
28	Tartan Land Consultants Inc.	*Alan Cohen
29	Miller Paving Limited	Kim Horrigan
30	Greenspace Alliance	Erwin Dreessen
31	Shirley Dolan	-
32	Metcalf and District Citizens Association	Dal Brodhead

APPENDIX “A”

The Changing Pattern

Patterns of where residents live and work will continue to influence future transportation needs. More people will be living outside the Greenbelt, where the five urban areas are expected to receive 68 per cent of population growth and 50 per cent of employment growth to 2031. However, the area inside the Greenbelt will continue to contain the greatest concentration of people (52 per cent) and jobs (72 per cent). The need to bring people to jobs in and around the Central Area and elsewhere inside the Greenbelt will continue to create the greatest daily demand for travel in the city.

Growth will also bring an increase in travel, with total travel by all means increasing by 32 per cent as the population increases. Travel by transit will need to increase to accommodate growth plus a larger share of overall travel. This Plan supports a transit share of 26 per cent of all travel by 2031, an increase from 23 per cent in 2011. Collectively, sustainable modes (walking, cycling, transit and carpooling) will account for at least 50 per cent of all trips in the morning peak period, the balance being vehicular traffic. Achieving this target will help contain the city’s need for larger roads to handle more cars, a need that has significant impacts on existing communities, the environment and municipal budgets.

Transportation modelling shows that by 2031, most transit trips will continue to converge on the Central Area and the area around it. These areas are now the most significant destinations for morning peak travel because they include or are close to many large employment centres, including two universities, Tunney’s Pasture and the Ottawa Hospital Civic Campus. The City’s plans to improve rapid transit to and through the Central Area respond to this need to increase commuter travel. At the same time, improved service will increase development interest in land along rapid transit routes. New development outside the Central Area along rapid transit will help disperse employment over time, although the central area will remain the single largest employment centre.

Managing Change

Ottawa will meet the challenge of growth by managing it in ways that support liveable communities and healthy environments. This means that growth will be directed towards key locations with a mix of housing, shopping, recreation and employment – locations that are easily accessible by transit and that encourage walking and cycling because destinations are conveniently grouped together. This direction will also contribute to the needs of an aging population by enhancing accessibility to health services and community facilities. Future development, whether in new communities or in already established areas that are suited to accommodating growth, will be compact and efficient from a servicing point of view.

By pursuing a mix of land uses and a compact form of development, the city will be able to support a high-quality transit service and make better use of existing roads and other infrastructure rather than building new facilities. The City can secure the greatest returns on its transit investment by building at higher densities in nodes around rapid-transit stations and along corridors well-served by transit. Intensification in these locations increases transit ridership, makes efficient use of existing infrastructure and curbs the need to extend infrastructure and provide municipal services to new suburbs. This pattern of development is the most affordable in terms of the life-cycle costs of constructing, operating,

maintaining, and replacing municipal infrastructure over its life span. As well, it supports the affordable provision of municipal services such as solid waste collection and emergency services that are costly to provide over large areas. On the whole, it balances the costs of servicing growth with the cost of maintaining infrastructure and providing a consistent level of services to residents.

This approach also supports liveable, sustainable communities. It is based on an underlying commitment to conserving the natural environment and will result in reduced consumption of land and other resources outside of the urban boundary. Wherever growth occurs, it will be managed to ensure that Ottawa's communities are eminently liveable. This is a commitment that will be realized through a focus on community design and a concern for people and the quality of the spaces they occupy.

This Plan meets the challenges of growth over the next 20 years by pursuing strategic directions in the following key areas:

Managing Growth

- The City will manage growth by directing it to the urban area where services already exist or where they can be provided efficiently.
- The City will continue to support growth in villages to enhance their vitality, with provision for village expansion where it is economically feasible and environmentally sound.
- Growth in the **existing designated urban areas** will be accommodated in compact and mixed use development, and served with quality transit, walking and cycling facilities.
- Downtown Ottawa will be a vibrant mix of thriving economic and cultural activities within a setting that celebrates the unique qualities of both the city and the National Capital.
- The Central Area, designated Mainstreets, Mixed Use Centres and Town Centres will be compact, liveable, and pedestrian-oriented with a vibrant mix of residential uses, and social, cultural and economic activity.
- Infill and redevelopment will be compatible with the existing context or planned function of the area and contribute to the diversity of housing, employment, or services in the area.

Providing Infrastructure

- A transportation system that emphasizes walking, cycling and transit will be built.
- Public water and sanitary wastewater facilities will be provided to reinforce the City's commitments to a compact urban area and safe and healthy communities.
- Development in the rural area will be primarily on the basis of private individual services where they are safe and environmentally sound, but in some circumstances municipal services will be provided to remedy environmental problems. Maintaining Environmental Integrity
- Air quality will be supported by a transportation system that emphasizes walking, cycling, and transit and by policies that protect forests, wetlands and other natural environment areas.
- Provincially and locally significant wetlands and forests will be conserved.

- The City will preserve natural features and the integrity of natural systems by directing land use and approving development that maintains ecosystem functions over time.
- Greenspaces will be valued and protected for their environmental, cultural heritage, recreational, educational and aesthetic qualities.

Building Liveable Communities

- Attention to urban design will help create attractive communities where buildings, open space and transportation work well together.
- The City will provide opportunities to increase the supply of affordable housing throughout the city
- Growth will be managed in ways that create complete communities with a good balance of facilities and services to meet people's everyday needs, including schools, community facilities, parks, a variety of housing, and places to work and shop.
- The City will pursue a more affordable pattern of growth that allows for more efficient use of municipal infrastructure and reduces the need to build and maintain new infrastructure throughout its life-cycle.
- The City will provide for a wide range of economic activities in suitable locations and will work with the federal government and private sector to provide a balance of jobs both inside and outside the Greenbelt.
- The design of the city, the maintenance of greenspace and the high quality of life will enhance the attractiveness of the city for business development.
- Familiar landscapes and heritage buildings will be conserved despite on-going change.
- Rural communities will continue to be valued for their distinct economies and lifestyles.
- Attention to design will help create attractive communities where buildings, open space and transportation work well together.
- The process of community building in the city will be open and inclusive.
- Agricultural lands, **designated as Agricultural Resources Areas**, will be preserved to ensure the economic vitality of Ottawa's farm industry, and access to locally produced food and farm products as the basis on which food security can be promoted in the community.
- Mineral aggregate resource areas will be identified, conserved and protected for long-term use.
- The City will recognize the role of small and medium-scale food production in a sustainable food system and community-based food production will be integrated into urban and rural areas, through edible landscapes, community gardens, and small and mid-scale urban and rural farms, where possible and in keeping with City policy.

2.2 – Managing Growth

Ottawa is unique among Canadian cities because its boundary takes in an urban area, comprising many new and old communities, surrounded by a large and varied countryside. The rural area contains villages ranging in size from less than a hundred to more than 5,000 people, as well as scattered development. These communities are part of the overall fabric of the city and are valued for their contribution to the quality of life in Ottawa.

About 90 per cent of the growth in population, jobs and housing will be accommodated within areas designated within the urban boundary in this Plan. These are areas where services are already available or can be readily provided through the logical extension of existing services. This approach makes the best use of existing facilities and services and ensures that new development can be provided with urban facilities and services in the most efficient manner possible. Concentrating growth within the designated urban area also allows for a pattern and density of development that supports walking, cycling and transit as viable and attractive alternatives to the private automobile. Altogether, this strategy has the least impact on agricultural land, mineral resources and protected environmental areas, and supports a cleaner, safer, healthier city. This is the most cost-effective pattern for the provision of municipal services and infrastructure.

Growth will be distributed throughout the urban area to strengthen the city's liveable communities through:

- Intensification and infill; and
- ***New development on vacant land in designated growth areas that contributes to the completion of an existing community or builds a new community(ies).***

In all areas, the density, mix of uses, and land use pattern will work together to make the most efficient use of transit. This means that pedestrians and cyclists have direct access to transit, since most transit trips are combined with travel on foot or by bicycle. Density is highest adjacent to transit and includes a mix of uses so that residents can meet many of their daily needs within the community or can find them conveniently nearby. This pattern of transit-oriented development results in very liveable communities at any scale, from the central area to the suburbs.

Growth will be directed towards the hierarchy of nodes and corridors that help structure the city at different scales. Nodes are activity areas built at a higher density than their surroundings, accommodating a mix of uses or a concentration of community activities. They can occur at a range of scales, from a local shopping plaza serving the surrounding neighbourhood to a dense office and apartment core in a Mixed Use Centre. New urban communities on vacant land are also anticipated to follow a growth pattern that supports this objective.

Corridors are linear routes that move people and goods via walking, cycling, transit and vehicles. Again, they are higher density and more active than their surroundings and include a greater mix of uses. The character of these corridors changes along their length, building up to higher-density nodes of activity. Throughout the urban area, linear networks of Mainstreets act as primary transit corridors, meeting places, and shopping streets for adjacent neighbourhoods. These corridors have significant potential for intensification and most are on roads where transit has priority over other vehicles.

The Central Area is the city's most intense concentration of activity and the centre of its transit system. Access to and through the Central Area will be enhanced in 2018 with completion of the Confederation Line, the first leg of Ottawa's light rail system. Light rail connections within the rapid transit system will link the Central Area to the Town Centres outside the Greenbelt and to the Mixed Use Centres inside the Greenbelt. Each of these centres has a different profile, potential for growth and identity within their community. Improved transit service and investment in infrastructure and services over time has the potential to increase ridership and opportunities for high-density, mixed-use development.

The Central Area, Mixed-Use Centres, Town Centres and Mainstreets are all identified in this Plan as design priority areas, where both the public and private sectors will be required to achieve higher standards of design. These areas also have priority for completion of community design plans that show how the density and design requirements for these areas can be achieved.

Lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit, and the area's planned function.

Consideration of the character in the surrounding community is a factor in determining compatibility within a community.

The balance of the city's growth will occur in the rural area. This growth will occur as a mix of uses in villages and as a range of rural-related uses and limited residential development elsewhere. Ottawa's rural villages are people oriented communities. Most villages are low in density and small in size. These are qualities that village residents value and expect to persist. As in other communities, residents of villages are concerned about liveable communities, environmental integrity, supporting infrastructure and the overall viability of their communities. The character of villages will be cherished and preserved as part of the defining character of the city as a whole.

The strategy for growth and development in the rural area is to:

- Support the role of villages as the focus for employment and housing in the rural area;
- Direct growth and development to those villages where community facilities and services already exist, or to those villages where community facilities and services can be provided efficiently and there is the strongest potential for the village to evolve into a complete community; and
- Protect rural character by restricting the type and intensity of development that is permitted outside the Village designation.

2.2.1 – Urban Area and Village Boundaries

The majority of future development will occur within the urban boundary and within the 26 villages designated in this Plan. The Provincial Policy Statement directs growth to settlement areas, which are built-up areas where development is concentrated as well as areas planned for long-term growth. Settlement areas in Ottawa are the urban area and villages. The urban boundary defines the area that already is serviced or may be serviced with major roads, transit and piped sewer and water services. Village boundaries define the land area that will be used for village purposes within the planning period or beyond. Sufficient land is designated in the Official Plan to meet the demands for a range and mix of employment opportunities, housing and other land uses to meet the needs of the

population projected by the Plan Decisions about when and where to extend these boundaries have major implications for public spending on infrastructure, for impact on resources and for the structure and character of communities. Assessing the adequacy of the current supply to meet this demand and the need for additional land requires consideration of several factors, in addition to supply and demand. For instance, the quantity of land required for different uses will depend on the average density of development and the mix of land uses achieved over time.

The most appropriate time for the City to conduct a land supply assessment is when it considers the need to review its Official Plan, as is required every five years under the Planning Act. The City then will consider boundary extensions, if additional land is required, within the framework of the following policies:

Policies

Urban Boundaries

1. The City will accommodate approximately 90 per cent of its growth in urban areas shown on Schedule B, where urban services already exist or can be efficiently provided or upgraded. The boundary establishing the urban area is designated on Schedule A.
2. Sufficient land will be provided in the urban area to meet the City's projected requirement for housing, employment and other purposes, **which is based on a planning period of 20 years in accordance with the Provincial Policy Statement;**~~identified in Figure 2.2~~
3. **The City will undertake a comprehensive review of the Official Plan and the need to designate additional urban land, in accordance with the Planning Act and the Provincial Policy Statement. As part of that review, the City will assess and update the planning period of the plan and update the projections in Figure 2.2. This comprehensive review assessment will** consider such matters as:
 - a. The ~~forecasted~~ demand for additional land to accommodate the ~~forecasted~~-housing and employment in Figure 2.2;
 - b. The current supply of developable land within the urban boundary, its distribution within the city, and its potential to be developed for housing, employment and other purposes;
 - c. The Provincial requirement to maintain a 10-year supply of land designated and available for residential development and residential intensification and a three-year supply of residential units with servicing capacity in draft-approved or registered plans;
 - d. The extent to which the existing land supply can meet the projected requirement through reconsideration of permitted land uses;
 - e. The achievement of the intensification target as identified in Section 2.2.2, policy 5, of this Plan.
4. **If, as a result of the land supply assessment undertaken through the comprehensive review, City Council amends this Plan to designate additional urban land, such an addition will be sufficiently large to create a complete new community and/or comprise an addition**

to an existing community to allow for its completion. The comprehensive review will compare and evaluate urban area expansions in consultation with the community, landowners and other interested parties. The evaluation shall comprehensively apply the following criteria to determine the location of a complete new community and/or an addition to an existing community to allow for its completion:

- a. Avoid lands designated 'Agricultural Resource Area' unless there is no reasonable alternative on lands which avoid 'Agricultural Resource Area' or the lands contain primarily poorer quality agricultural soils within such 'Agricultural Resource Areas';
- b. Avoid lands designated 'Mineral Resource Area' unless there is reasonable assurance that the resource would be depleted prior to the lands being needed to satisfy the forecast land requirements;
- c. Avoid 'natural heritage system feature(s)', unless the features are isolated or poorly connected to the larger 'natural heritage system' or, the 'natural heritage system feature(s)' will be maintained if the lands are developed for urban uses. The land containing the 'natural heritage system feature' will not be considered as contributing to developable area until an Environmental Impact Statement and Integrated Environmental Review are completed and identify what land may be developed;
- d. Address the availability of existing servicing infrastructure capacity to support the development of the urban area expansion, or whether such servicing infrastructure capacity can reasonably be made available within the planning horizon;
- e. Address the availability of existing transportation and transit infrastructure capacity to support the development of the urban area expansion, or whether such transportation and transit infrastructure is planned or can reasonably be made available within the planning horizon;
- f. Give priority to land with proximity and access to a Provincial Highway where an urban area expansion is intended to include employment lands;
- g. Assess the relative scale of the costs associated with new, or significant upgrades to existing, infrastructure such as transportation, transit, water, stormwater, wastewater, public utilities and municipal services;
- h. Avoid lands containing, or in proximity to, major facilities as defined in the Provincial Policy Statement, and consider whether future sensitive lands uses within an urban expansion area would be subject to potential adverse effects from odour, noise and other contaminants in order to minimize risk to public health and safety and ensure the long-term viability any major facility; and,
- i. Consider any other effect the designation would have on the City's ability to achieve the policies in this Plan.

5. The City will consider applications to amend this Plan to designate additional urban land only as part of ~~an assessment of the urban land supply~~ comprehensive review. Applications received between comprehensive reviews will be considered premature unless City Council directs that the comprehensive review be initiated.

6. ~~If as a result of its Lands supply assessment, City Council amends this Plan to designate additional urban land such addition will be sufficiently large to create a complete community or to complete an existing community.~~ The City will guide the development of **any** additional **designated** urban land through a **secondary plan or** a community design plan (or an amendment to an existing community design plan) and a subwatershed plan or environmental management plan.

OPA 150

Appellant/Party	Date	Status
Karen Wright et al	December 18, 2017	Appeal Withdrawn
Phoenix Properties Inc.	December 5, 2017	Appeal Withdrawn
Walton Development and Management LP	December 5, 2017	Appeal Withdrawn
Taggart Group of Companies	December 20, 2017	Scoping of Appeal
Starwood Acquisitions Inc.	December 6, 2017	Appeal Withdrawn
Sunset Lakes Developments et al	December 19, 2017	No further involvement
Taggart Realty Management	January 2, 2018	Appeal Withdrawn
Arnon Corporation	January 2, 2018	Appeal Withdrawn
Trinity Rideau GP Inc. et al	May 31, 2017	Appeal Withdrawn
801 Albert Street Inc.	December 19, 2017	Scoped down to appeal as it applies to 900 Albert Street
Brigil Construction	February 24, 2017	Appeal Withdrawn
Leitrim South Holdings and 4840 Bank Street Ltd.	December 11, 2017	Party Status Withdrawn
Robert Guibord for Jeanine Groulx	December 11, 2017	Party Status Withdrawn
Carmen Charron	January 4, 2018	Party Status Withdrawn

OPA 140

Appellant/Party	Date	Status
Trinity Rideau GP Inc. et al	May 31, 2017	Appeal Withdrawn
Taggart Group of Companies	December 28, 2017	Appeal Withdrawn

OPA 141

Appellant/Party	Date	Status
Trinity Rideau GP Inc. et al	May 31, 2017	Appeal Withdrawn
Taggart Group of Companies	December 28, 2017	Appeal Withdrawn