

To: [Melody Duffenais](#)
Coordinator, Planning Committee

Hello Melody. Please accept these comments as our submission on the referenced item.

Re: Agenda item #3: Barrhaven South Urban Expansion Area

The Greenspace Alliance wishes to express its concerns regarding the urban boundary adjustment being proposed for implementation via the Community Design Plan for this urban expansion area. We are particularly concerned about the rationale offered in Document 6 for making this adjustment:

"The resulting area more closely meets the need for land supply in the Urban Expansion Area designation under the Official Plan and has regard to the Official Plan Amendment 76 requirements for land to be developed by 2031."

The land supply for urban expansion is determined, though population and housing propensity projections, community level housing mix and density, on a net basis. In other words, the calculations result in the number of developable hectares required to meet the projected needs. How many gross hectares are actually brought into the urban boundary is the result of a further calculation, the application of the "net to gross ratio", which in OPA 76 was 55% (see page 18 of this linked document).

Making this adjustment takes into account land that is not developable for residential purposes due to other land use such as for schools, roads, storm water management, but also constraint lands, which may be natural areas to be protected or, in this case, lands used for resource extraction. The land supply in net hectares therefore already took into account that some portion of the lands brought in through OPA 76 would not be developable. So designating as urban land adjoining to area 7 through this CDP does in fact exceed the net hectare budget approved in OPA 76. Should this proceed, there would be no reason for other land owners to ask, and no basis for the City to refuse, to swap undevelopable urban land for adjoining developable rural land.

It is our contention that such an addition can only be done through a comprehensive review.

Paul Johanis
Chair, Greenspace Alliance of Canada's Capital