



DOCUMENT 1

# Official Plan Amendment XX

to the  
Official Plan for the  
City of Ottawa

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### THE STATEMENT OF COMPONENTS

**PART A – THE PREAMBLE** introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment XX to the Official Plan for the City of Ottawa.

#### PART A – THE PREAMBLE

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## **PART A – THE PREAMBLE**

### **1. Purpose**

The proposed Official Plan Amendment modifies policies guiding the development of new urban residential lands. This amendment modifies specific policies in Sections of the Official Plan to reduce the minimum proportion of single detached dwellings that are required as part of the housing mix provided in newly developing residential areas. The City has previously required a minimum of 45% of new dwellings to be ‘single detached dwellings.’ This amendment will reduce the minimum proportion of single detached dwellings in new residential areas to 30% of all new housing. The maximum proportion of new housing that is permitted to be in the form of single detached dwellings is not changed by this amendment.

### **2. Location**

This amendment influences the mix of housing in all new residential areas in the city and is not specific to any one area.

### **3. Basis**

Between January 2017 and October, 2018 the City approved three amendments to the Official Plan, (OPAs#173, #192, and #221) that reduced the minimum percentage of single detached dwellings that are required in three growth areas of the city. The City’s Official Plan currently requires that new residential areas achieve a minimum residential density of 34 units per net hectare and also that 45% of the residential units be single detached dwellings.

Amendments #173, 192 and #221 were requested by the developers for Kanata North (OPA173), Mer Bleue (OPA 192) and for the Bank Street properties in Leirtrim (OPA 221) and sought the reduction of the minimum percentage of single detached dwellings to 30% of the total units proposed in each community. In this way the developers were able to meet the City’s density requirements and gave the industry more flexibility in the types of units they provided. This reduction also reflects a currently reduced market demand for single detached dwellings.

The industry demonstrated, through Amendments #173, 192 and #221 that, depending upon circumstances, the ability to achieve the required residential density in specific cases is hampered by the requirement to provide 45% single detached dwellings.

### **Rationale**

As part of the City's settlement negotiations around the appeals of Official Plan Amendments #150 and #180 (a comprehensive review) the City also agreed to extend the 30% minimum requirement for single detached dwellings to all developing areas of the City. As the policies requiring a minimum of 45% singles were not subject to any of the appeals of OPAs #150 and #180, the City has undertaken to reduce the minimum percentage by general amendment to the Official Plan.

This amendment changes Section 2.2.2 - Managing Intensification within the Urban Area, 3.6.1 - General Urban Area, 3.11 - Urban Expansion Study Area and 3.12 - Developing Community (Expansion Area).

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### **2. Details**

The following changes are hereby made to the Official Plan for the City of Ottawa:

- 2.1 In Section 2.2.2 - Managing Intensification within the Urban Area, Policy 26 a. is hereby amended by replacing the words “*At least 45 per cent*” at the beginning of the policy with the words “**At least 30 percent**”
- 2.2 In Section 3.6.1 – General Urban Area, Policy 16b. is hereby amended by replacing the words “*at least 45 per cent*” with the words “**at least 30 per cent**”.
- 2.3 In Section 3.11 – Urban Expansion Study Area, Policy 4e i) is hereby amended by replacing the words “*At least 45%*” at the beginning of the policy with the words “**At least 30 %**”.
- 2.4 In Section 3.12 - Developing Community (Expansion Area), Policy 3d. i) is hereby amended by replacing the words “*At least 45%*” at the beginning of the policy with the words “**At least 30 %**”.

### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.