



**Special Joint Meeting of the
Planning Committee and the Agriculture and Rural Affairs Committee**

Minutes 3

Monday, May 11, 2020, 9 AM

Tuesday, May 12, 2020, 9 AM

Tuesday, May 19, 2020, 9 AM

Electronic Participation

This Meeting was held through Electronic Participation in accordance with Bill 187, the Municipal Emergency Act, and an Order in Council of March 28, 2020, which amended the Emergency Management and Civil Protection Act and prohibits organized public events of more than five people.

This Meeting was live streamed and archived on the Ottawa City Council YouTube Channel https://www.youtube.com/channel/UCUR3i_hvk3-3i8vtrPg6v1Q

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- Notes:
1. *Please note that these Minutes are to be considered DRAFT until confirmed by Committee.*
 2. *Underlining indicates a new or amended recommendation approved by Committee.*
 3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Council on May 27, 2020 in Planning Committee and Agriculture and Rural Affairs Committee Joint Report 3.*

Declarations of Interest

There were no declarations of interest.

Planning, Infrastructure and Economic Development

1. New Official Plan – Growth Management Strategy

ACS2020-PIE-EDP-0012

City Wide

Report recommendations

That Planning Committee and Agriculture and Rural Affairs Committee recommend Council:

- 1. approve the Balanced Scenario as the Residential Growth Management Strategy for the new Official Plan as described in Document 1 attached, which accommodates 51 per cent overall of residential growth through intensification, with an intensification target that increases to 60 per cent in the 2041 to 2046 period; and**
- 2. approve the inclusion of new urban residential and employment land expansion of between 1,350-1,650 gross hectares, which is to be selected using the criteria identified in Document 6 for residential land, and for employment land on the basis of strategic additions to the urban employment lands base, with the final amount and location of new urban residential and urban employment land to be brought forward when the draft Official Plan is tabled in Q4 2020.**

The following staff provided a presentation and / or responded to questions:

- Planning, Infrastructure and Economic Development (PIED) department:
 - ❖ Stephen Willis, General Manager
 - ❖ Don Herweyer, Director, Economic Development & Long Range Planning

- ❖ Alain Miguelez, Manager, Policy Planning
- ❖ Royce Fu, Planner III
- ❖ Charmaine Forgie, Manager, Business Support Services
- ❖ Andrea Flowers, Senior Project Manager, Engineering Systems
- Transportation Services department:
 - ❖ Chris Brouwer, Senior Project Manager, Transportation Planning
- Innovative Client Services department:
 - ❖ Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate
- Finance Services department:
 - ❖ Wendy Stephanson, Chief Financial Officer
 - ❖ Isabelle Jasmin, Deputy City Treasurer, Corporate Finance
- Office of the City Clerk:
 - ❖ Caitlin Salter-MacDonald, Manager, Council and Committee Services

The committee heard the following 93 delegations (note that order listed below does not necessarily reflect speaking order). Those marked with an asterisk (*) below denote that a written submission is held on file.

May 11

- *Lynn Clouthier, Algonquin Negotiation Representative of Ottawa on behalf of the Algonquins of Ontario, accompanied by Janet Stavinga, Executive Director, Algonquins of Ontario Consultation Office – spoke in support of the ‘balanced scenario’ and stated they will be seeking partnerships and looking to be part of a collaborative effort to work towards a long-term financially sustainable strategy that allows for

varied housing options and protects the environment

- *Wayne French and Roddy G. Bolivar, Carp Road Corridor BIA - spoke in support of the staff-recommended 'balanced scenario' for both residential growth management and employment land
- *Richard Hayter, Director, Community Relations, Eastern Ontario and Western Quebec Building and Construction Trades Council – spoke in support of both increased density within the core and urban boundary expansion, as a means to allow smart, sustainable development of affordable housing and related transportation plans
- *Peter Norman, Vice President & Chief Economist, Altus Group – provided comments about land economics and how land supply will impact housing choice and affordability
- Kaite Burkholder Harris, Executive Director, Alliance to End Homelessness Ottawa – did not support urban boundary expansion; raised concerns about homelessness and housing affordability, and lack of financial analysis in the staff report upon which to base a decision
- *Trevor Haché, board member & co-founder, Healthy Transportation Coalition – spoke in support of holding the line on urban boundary expansion and fostering complete 15-minute neighbourhoods
- *Robb Barnes, Ecology Ottawa - spoke in support of holding the line on urban boundary expansion and raised concerns about climate impact
- *Mitchell Beer, Publisher, Energy Mix Productions / President, Smarter Shift – spoke against urban boundary expansion and suggested that the City does not have the cost analysis and information it needs about the impacts of urban sprawl to make a decision at this time
- *Daniel Buckles, on behalf of the Peoples Official Plan for Ottawa's Climate Emergency – did not support urban boundary expansion and raised concerns about impacts on rural lands and climate
- *Paul Johanis, Chair, Greenspace Alliance of Canada's Capital - did not

support urban boundary expansion, raised concerns about climate impact, and suggested the no expansion option could supply the same number and type of dwellings as the other options and is compliant with provincial policy

- *Kris Nanda, Chair, Environmental Stewardship Advisory Committee – spoke against urban boundary expansion and raised concerns about its many environmental, financial and social disincentives
- *Terrence Lonergan – did not support the ‘balanced scenario’ and argued in favour of full intensification for reasons relating to economics, misrepresentation of information about intensification targets, lack of consideration of commercial lands for intensification, lack of consideration given to area-appropriate intensification, lack of consideration given to decentralization
- *Joe Berridge, Urban Strategies Inc. – spoke in support of the ‘balanced scenario’ and offered suggestions for enhancing the growth management strategy as related to its ‘5 Big Moves’ strategy
- Cyndi Rottenberg-Walker, Urban Strategies Inc. – expanded on Mr. Berridge’s comments and offered suggestions relating to the implementation of the growth management strategy
- *Liz Bernstein, Lowertown Community Association – spoke against urban boundary expansion and in favour of intensification within the existing urban footprint, citing concerns about impacts on environment, farmland and housing affordability
- *Angela Keller-Herzog, co-coordinator, Community Actions for Environmental Sustainability (CAFES) – did not support urban boundary expansion and suggested there is inadequate information at present upon which to base a growth management strategy; raised concerns about fiscal sustainability, climate and environment impact, affordable housing and transportation; proper planning
- *Penny Torontow, Chair, Government and Community Relations Committee, Ottawa Real Estate Board – spoke in support of a

reasonable balance of urban expansion and intensification with a smart, sustainable plan that ensures housing affordability and choice and upholds lifestyle and environmental goals

- *Liam Mooney, CEO, Jackpine Dynamic Branding – spoke about the importance of finding the right balance between expansion and intensification in order to provide good, affordable, environmentally conscious housing for a growing city
- *Cheryl Parrott – spoke in support of holding the line on urban boundary expansion and in favour of thoughtful intensification with complete and liveable neighbourhoods that have a better mix of housing
- Kirstin Pulles, Free Transit Ottawa – spoke against urban sprawl and in favour of smarter density to mitigate impacts on housing and transit affordability, climate and development type
- *Doug Feltmate, Vice-Chair, Heart of Orleans BIA – spoke in support of a rational balance of the urban boundary expansion and achievable intensification, and raised specific concern that an employment campus centre in Orleans be prioritized in the new Official Plan
- Jamie Petten, Kanata North Business Association – spoke in support of a balanced approach to growth that would see neighbourhoods with a good mix of commercial and residential development
- Jason MacDonald - CEO MacDonald Property Group REMAX – spoke in support of a balanced growth approach to provide for an appropriate and affordable mix of housing
- *Cyril Leeder, representing both the Meyers Automotive Group and the Ottawa Board of Trade – spoke in support of a balanced approach of intensification and a moderate expansion of the urban boundary, so as to provide affordable housing options and liveable communities
- *Salma Al-Shehabi – spoke in support of a balanced approach that considers all options and costs, and that would ensure policies that encourage healthy and affordable development of the city

- Murray Chown, Urban Infill Council of GOHBA - spoke in support of a balanced approach of intensification and urban boundary expansion in order to provide a sufficient mix of housing and affordability but raised concerns as to whether proposed intensification targets are achievable and what the costs will be
- *Andrea Steenbakkens, Executive Director, Barrhaven BIA – spoke in support of the ‘balanced scenario’ to provide smart, liveable and affordable housing options
- *Doug McLarty, Chair of the Capital 2020 Task Force – spoke in support of a ‘status quo’ model as the most reasonable plan for projected growth, affordability, and achievable intensification
- Marcelle Lafontaine – spoke in support of intensification to support housing mix and affordability, did not support urban sprawl
- *Neil Malhotra, Claridge Homes – spoke in support of a ‘status quo’ option for intensification and a balanced approach to ensure a healthy supply and mix of housing, but raised concerns about the implementation of intensification targets
- *Michael Wolfson, Council on Aging of Ottawa – spoke against urban boundary expansion, raising concerns about impact on seniors in terms of affordability and limited access to amenities and resources; preferred ‘smart intensification’ with 15-minute neighbourhoods
- *Michael Wolfson, Adjunct Professor, School of Epidemiology and Public Health and Faculty of Law, University of Ottawa – suggested the staff report does not provide adequate information upon which to base its recommendations, such as a comparison between existing and new neighbourhoods, and that more time is needed before making a decision
- Gina Grosenick, PhD, Western Ottawa Community Resource Centre (WOCRC) – spoke to the need for affordable housing and asked that the new Official Plan implement an inclusionary zoning by-law to see 25% dedicated affordable housing

- Murray Chown, on behalf of 2356349 (Cardel and Tomlison) and the Mion Family – cautioned the importance of proving all other options have been exhausted before including any agricultural lands in an expanded urban boundary
- *Kevin Murphy, Mattamy Homes – spoke in support of a balanced growth scenario, proposing both an increase to the current intensification objectives and an urban boundary expansion, but suggested the status quo intensification target out of concerns that a 60 per cent intensification target is not achievable
- *Jason Burggraaf, Greater Ottawa Homebuilders Association (GOHBA) – raised concerns about whether proposed intensification targets are achievable
- *John Smit, Vice President, Community Design & Development Planning, GBA Group – spoke in support of the balanced approach and noted the challenges ahead to achieve intensification targets and the need to look at and adapt to growth challenges beyond the current projections
- *Wendell Cox, Frontier Centre for Public Policy – spoke to the effect of urban containment on housing prices and the need for an approach that will foster housing affordability
- *Ross Meredith, Chair of the ByWard Market Committee on the Capital 2020 Task Force – spoke in support of a ‘status quo’ approach with slight modifications to ensure there is a mix of housing to meet everyone’s needs
- Miguel Tremblay, Fotenn Planning + Design – spoke in support of proposed intensification but expressed reservations about achievable targets

The committee approved the following procedural motions:

Motion N° PLC-ARAC 2020-3/1

Moved by Vice-chair G. Gower

BE IT RESOLVED that the Planning Committee approve that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8.(1)(c) of Procedure By-law 2019-8.

CARRIED

Motion N° PLC-ARAC 2020-3/2

Moved by Vice-chair G. Gower

BE IT FURTHER RESOLVED that, following the final delegation for the day, the meeting be recessed to Tuesday, May 12th at 9:00 AM to continue hearing the remaining public delegations that had signed up prior to the start of the meeting (9:00 AM on Monday, May 11) and had not yet had the opportunity to speak, in the order in which they have signed up, followed by Committee's consideration and debate of the New Official Plan – Growth Management Strategy report.

CARRIED, on a division of 10 yeas and 0 nays, as follows:

YEAS (10): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington, S. Moffatt, C. Meehan, A. Hubley, G. Gower, E. El-Chantiry and J. Harder

NAYS (0): None

At 7:30 pm, the meeting was recessed to May 12.

May 12

The committee heard the remainder of the delegations that had registered to speak prior to 9 am on May 11, as follows:

- *Susan St. Amand, Chair, Board of Governors, Ottawa Community Foundation- Fondation Communautaire d'Ottawa – stressed importance of including affordable housing in the new Official Plan

- *Sheila Perry, President, Federation of Citizens' Associations of Ottawa -spoke to need for responsible densification; did not support urban boundary expansion
- *Professor Ian Lee, CarletonU – spoke in support of urban boundary expansion to facilitate new land to ensure housing affordability
- *Christina Bouchard (former Planner for City of Toronto) – spoke in support of progressive land use within the existing urban boundary, such as 613 Flats, and noted the pending “grey wave” land-use turnover
- *Kaeli Van Regan, President, Housing Managers Collective / Ottawa Social Housing Network - stressed importance of addressing affordable housing issues in the new Official Plan
- *Josh Kardish, Vice-president, EQ Homes – spoke in support of the ‘balanced approach’ but noted some reservations about the ability meet the infill goals set in that model.
- *David S. Renfroe, Renfroe Land Management – spoke in support of the ‘balanced approach’ to balance land supply with market demand over time and to create, smart and affordable mixed-use communities
- Phil Mount, Associate Director, Just Food – spoke to the need to protect prime farmland from being included in any urban boundary expansion
- Moe Garahan, Executive Director, Just Food - spoke to the need to protect prime farmland and spoke against urban expansion
- *Kathy Black – requested that the Growth Management Strategy Report be revisited by staff post-pandemic to include the impacts on land use planning as result of the pandemic on commercial space, residential needs, inventories of vacant space and transit needs
- *Carolyn Mackenzie, Planning Chair, Glebe Community Association – spoke in support of a no expansion approach and suggested that building out is more expensive than investing and intensifying within the

boundary; suggested that clearer and more fulsome details for each scenario is needed prior to decision

- *Chris Collins, Senior Land Development Manager, Cardel Homes – spoke in support of a balanced approach that includes intensification and urban expansion, noting that the City needs to provide a more clear understanding of what lands need to be included to reach the desired intensification
- *Daryl Keleher, Altus Group – in consideration of the City’s development charge (DC) by-law and in respect of the three identified growth scenarios, expressed concern that the City’s proposed growth scenarios may be exposing the City to an increased amount of risk that may put significant strain on the City’s finances
- Ryan Koolwine, Project 1 Studio – raised concerns about how the City will meet its intensification goals and about the disconnect between proposed density and the current Zoning By-law
- *Shawn Hamilton, Shawn Hamilton, Senior Vice President and Managing Director, CBRE Limited – spoke in support the ‘balanced approach’ for urban boundary expansion and intensification as a smart, sustainable plan that ensures housing affordability and choice, and upholds Ottawa’s lifestyle and environmental goals
- Jakub Ulak, Surface Developments – spoke in support of intensification but with adequate planning policies to promote healthy growth
- *Daniel Coates MS, PhD – questioned the urgency to make a decision on the matter at this time, in light of the current environmental crisis, pandemic, and level of polarization amongst Council and the community
- *Khulud Baig, City for All Women Initiative (CAWI) – spoke to the need to apply an equity and inclusion lens to each growth scenario and to ensure representative and inclusive decision-making on any decision about urban boundary expansion
- *Barbara Greenberg, Bike Ottawa – spoke in support of not expanding

the urban boundary, suggesting that transportation goals will not be met and modal shifts will not occur if the City does not hold the line on expansion

- Muthanna Subbaiah - suggested that urban expansion is not justifiable in the midst of an environmental crisis, and that further analysis of long-term implications must be conducted
- *Audrey Jacob, IBI Group – raised concerns that the City’s land needs analysis incorporates data and assumptions in favour of a more constrained urban boundary, which could have serious consequences for future housing supply and affordability
- *Roberto Aburto, Gowling WLG (Canada) LLP, on behalf of William Davidson – stated that proposal does not conform to s. 2.2.1 of the current Official Plan, and that In order for the City’s Official Plan exercise to be consistent with the Provincial Policy Statement 2020, the City is not permitted to include prime agricultural lands unless there are reasonable alternatives, meaning the City’s policy directions are currently *ultra vires*; requested that the third policy permitting consideration of lands in the Agricultural Resource Area be rescinded by the City
- *William Davidson – expanded on Mr. Aburto’s submission on his behalf to add to the argument that Transit Priority Corridors were disregarded in the Transportation criteria component of the Expansion Criteria
- Rosaline Hill, Rosaline J. Hill Architect – suggested that the report lacks the details and plan needed to determine how much intensification the inner urban core could accommodate and how complete neighbourhoods could be achieved
- *Marnie Peters, President, Accessibility Simplified – spoke to the need for accessible housing to be included in the new Official Plan
- Jean-Philippe Torunski – spoke in support of not expanding the boundary and said the priority should be on addressing the climate

emergency

- Sam Hersh – suggested that expanding the urban boundary will not solve current housing issues and spoke to developer influence amongst City Officials as a driving factor in support of expansion
- Miranda Gray – did not support the ‘balanced approach’ for expansion as is, and suggested further details and planning are needed to identify how intensification goals would be achieved, how 15-minute neighbourhoods could be created, and how to expand the audience scope, and how to expand the variety of housing options to meet changing demands
- Laura Shantz, Courage Ottawa – spoke in favour of holding the line on expansion and working to address the climate emergency, homelessness, housing affordability, transit accessibility and 15-minute neighbourhoods
- *Charl-Thom Bayer, Manor Park Community Association: Chair - Development Committee – spoke in favour of holding the line on boundary expansion, preferring a land budget that would help address the climate emergency and affordable housing in complete 15-minute neighbourhoods
- *Chris Jalkotzy LEED AP, Planning By People / City Villages – spoke in support of holding the line on boundary expansion and intensification through a social sustainability lens
- Erica Loughlin – spoke against boundary expansion and in support of creative intensification with a focus on socio-economic diversity and mitigation strategies for climate change impact
- *Robert Feldgaier, Altus Group – suggested the proposed growth management strategy fails to plan for sufficient lands to accommodate projected growth, aims for an intensification target that will be extremely difficult to achieve, and may not be consistent with the Provincial Policy Statement 2020
- Jennifer Murray, Jennifer Murray | Project Management & Land

Development (Consulting) – spoke in support of the ‘balanced approach’ and also touched on some challenges in respect risk and motivation to intensify, including land supply and Zoning By-law limitations

- Ethan Sabourin – did not support urban expansion and supported working within existing constraints to develop 15-minute neighbourhoods
- *Grace Thrasher, Manotick Village and Community Association – spoke in support of the ‘balanced scenario’ with caveats about recognition of Community Design Plans and Secondary Plans, ensuring the inclusion of adequate green space in intensification projects and the integration of pandemic risk when developing intensification plans
- Sally Rutherford, Advocacy Committee member, Somerset West Community Health Centre – did not support urban boundary expansion, which would impact health and well-being of low-income residents with limited access to resources
- Cecile Wilson – did not support urban expansion and its climate implications and urged the City to inform themselves of the housing needs and concerns of Aboriginal peoples
- Brian Tansey – indicated the report does not contain an adequate level of information on which to base a decision
- *Eugenie Waters, Manor Park Community Association – opposed urban boundary expansion and cited concerns about health, environment, accessible and affordable housing
- Blaine Cameron, Chair of the Central Ottawa Chapter of Ottawa ACORN – opposed urban boundary expansion and cited concerns about impacts on marginalized groups with limited resources, impacts on farmlands and on climate
- *Jennifer Halsall – was not opposed to urban boundary expansion but called for a more thoughtful approach towards the development of under-utilized lands in the core and more focus on supporting 15-

minute neighbourhoods and the investments already made in cycling and transportation in light of the climate emergency

- Ella Mar – was opposed to urban boundary expansion, raised concerns about climate impact, and recommended investment and densification in existing neighbourhoods
- *Pierre Dufresne, Vice-president, Land Development, Tartan Land Corporation – spoke in support of the concerns raised by the Greater Ottawa Home Builders' Association in their written submission, expressed concerns about inadequate housing supply and choice to meet growth, and recommended the status quo approach
- Alison Smedley – did not support urban boundary expansion, raised concerns about greenhouse gas emissions and greenspace impacts, and recommended family-friendly intensification
- Mary Lindsay – raised concerns about housing affordability as, post-pandemic, young families will want to buy homes with 1 or more offices and a yard as they will spend more time at home; she also suggested greenhouse gas emissions will decrease as more people work from home and/or switch to electric vehicles
- *Andrew Brethour, PMA Brethour Realty Group – raised concerns about the impact on housing affordability if the urban boundary is not expanded
- *Juan P. Unger – suggested the City does not have adequate information on the impacts and costs of urban boundary expansion to make a decision at this time
- Peter Russell – did not support urban boundary expansion, raised concerns about climate impact, and suggested the City look at innovative building technologies
- *Bronwyn Anderson, Minto Communities Canada – supported the 'status quo scenario' as the best approach to provide growth options through 2046, to keep housing affordable and allow for a greater

spectrum of built form

- Marc d'Orgeville - spoke in favour of holding the line on expansion, raised concerns about conflict of interest between Council and builders' associations, and questions about budget implications and land supply
- Chris Saman – raised concerns about the impact of boundary expansion on students, families and the environment

The following correspondence was provided to the committee coordinator between April 24 (the date the agenda was published to the City's website) and the time the report was considered on May 19, a copy of which is held on file (other submissions may have been provided after the meeting adjourned and would have been provided to all Members of Council prior to its consideration of the report on May 27):

- Email dated March 8 from The New Edinburgh Environment Committee (for the May 11 meeting)
- Email dated March 12 from Chris Kincaid (for the May 11 meeting)
- Email dated March 31 from Jayson MacLean, Chair, Sustainability Old Ottawa East, Old Ottawa East Community Association (for the May 11 meeting)
- Email dated April 1 from Toon Dreessen (for the May 11 meeting)
- Email dated April 17 from Colin Henderson (for the May 11 meeting)
- Email dated April 17 from David N. Primeau (for the May 11 meeting)
- Email dated April 20 from John Bourke, President, Unionized Building and Construction Trades Council of Eastern and Western Quebec (for the May 11 meeting)
- Email dated April 22 from June Creelman, Vice-President, for Sarah Viehbeck, President, Glebe Community Association (for the May 11 meeting)
- Email dated April 23 from Peter Norman, Vice President and Chief

Economist, Altus Group (for the May 11 meeting)

- Email dated April 26 from Christopher Tupper (for the May 11 meeting)
- Email dated April 27 from Sonia Vinogradova
- Email dated April 27 from Polina (email sender 'Polina Vinogradova')
- Email dated April 28 from Charles Davies
- Email dated April 29 from Deborah Burgoyne, President, Ottawa Real Estate Board, and Penny Torontow, President Chair, Government and Community Relations Committee (OREB)
- Email dated April 29 from Kari-Anne Murphy, Ottawa South Eco Action Network
- Email dated April 29 from I Darin Zanco
- Email dated April 30 from Norman Moyer, President, Lowertown Community Association
- Email dated April 30 from Liam Mooney, CEO Jackpine Dynamic Branding
- Email dated May 1 from Karen Wallace-Graner
- Email dated May 1 from Braeden (email sender 'Braeden Bonsall')
- Email dated May 1 from email sender 'Helen Murphy'
- Email dated May 1 from S. Sharpe (email sender 'Sherry Sharpe')
- Email dated May 1 from Adrienne Acton
- Email dated May 1 from Sarah Visintini
- Email dated May 1 from Doris Jalbert
- Email dated May 1 from Kevin O'Donnell
- Email dated May 1 from Hang Tran

- Email dated May 1 from Charles Seems
- Email dated May 1 from Steve Harris, and response from Chair on May 4
- Email dated May 1 from Bill Brown
- Email dated May 1 from David JW
- Email dated May 1 from Ian Young, Pye & Richards Temprano & Young Architects Inc.
- Email dated May 1 from Lee (email sender 'Lee Pepper')
- Email dated May 1 from Jonathan Rausseo
- Email dated May 1 from Jane Touzel
- Email dated May 1 from Rosemary (email sender 'Rosemary Morgan')
- Email dated May 1 from Paule Antonelli
- Email dated May 1 from Terry Otto
- Email dated May 1 from Michael Erdmann
- Email dated May 1 from Jill Courtemanche
- Email dated May 1 from Greg Younger-Lewis
- Email dated May 1 from Kevin Pidgeon
- Email dated May 1 from email sender 'samajw1'
- Email dated May 1 from Evelyn Voigt
- Email dated May 1 from David Fraser
- Email dated May 1 from Natalie Raffoul, P.Eng. (Electrical), J.D. (Law), Lawyer & Registered Patent Agent, Brion Raffoul, Barristers + Solicitors
- Email dated May 1 from Mireille Trent

- Email dated May 1 from Tara Beechey
- Email dated May 1 from email sender 'Linda Bergh'
- Email dated May 2 from email sender 'Zak Ali'
- Email dated May 2 from Luisa Veronis
- Email dated May 2 from Ed Schouten
- Email dated May 3 from Enrique Armenta
- Email dated May 3 from Cyril Leeder, Chief Executive Officer, Myers Automotive Group
- Email dated May 3 from Doug Feltmate, Vice-chair, Heart of Orleans BIA
- Email dated May 4, transmitting letter from Elizabeth McAllister, President, Manor Park Community Association
- Email dated May 4 from Greg Graham (Pro. Dir.), Chief Operating Officer, Cardel Group of Companies, President – Cardel Ottawa
- Email dated May 4 from John A. DeVries, President, Ottawa Construction Association
- Email dated May 4 from Jonathan Davies
- Email dated May 4 from Karen Heney
- Email dated May 4 from Chris Buchanan
- Email dated May 4 from Judith Rinfret
- Email dated May 4 from Alistair Hensler and Norma Strachan
- Email dated May 4 from Darlene Pearson
- Email dated May 4 from Jesse (email sender 'Jesse Johal')
- Email dated May 4 from Huston Eubank

- Email dated May 4 from Brent Taylor, Ottawa Federation of Agriculture President
- Email dated May 4 from Cameron (email sender 'Cameron Galbraith')
- Email dated May 4 from Harlene Walker
- Email dated May 4 from Anita Utas
- Email dated May 4 from Janet Stewart
- Email dated May 4 from Ian Doris
- Email dated May 4 from Karen Van Staveren
- Email dated May 4 from Douglas Paul Durber
- Email dated May 4 from Karen Poole
- Email dated May 4 from Joanne Hyslop
- Email dated May 4 from John Donkin
- Email dated May 4 from Anne Wood -
- Email dated May 4 from Chris Hanlon
- Email dated May 4 from Michael DeKolver
- Email dated May 4 from Richard D'Addese
- Email dated May 4 from Harold Moore
- Email dated May 4 from Carol Stephenson
- Email dated May 4 from Rajiv Kalsi
- Email dated May 4 from Michael Lynch
- Email dated May 4 from Arthur A. Turner
- Email dated May 4 from Barry Davis

- Email dated May 4 from Amy (email sender 'Amy Morris')
- Email dated May 4 from Kate Reeve
- Email dated May 4 from Rianne Mahon
- Email dated May 4 from Rebecca Leaver
- Email dated May 5 from Mike
- Email dated May 5 from Wilber Wu
- Email dated May 5 from Bruce Hudson
- Email dated May 5 from email sender 'Luca Vella'
- Email dated May 5 from email sender 'mahoneyxy', unsigned
- Email dated May 5 from email sender 'judy mahoney'
- Email dated May 5 from David McNicoll
- Email dated May 5 from Jill Finlayson
- Email dated May 5 from Nelson Coyle
- Email dated May 5 from Sheena Crozier
- Email dated May 5 from Larry Ladell, Woodpark Community Association
- Email dated May 5 from Isabelle Oppenheim
- Email dated May 5 from Gilbert Bouffard
- Email dated May 5 from Michael Gazier
- Email dated May 5 from Doug Hunter
- Email dated May 5 from Beverlee McIntosh
- Email dated May 5 from John (email sender 'J Borello')

- Email dated May 5 from Anne-Marie Demers
- Email dated May 5 from Elyse Van Herk
- Email dated May 5 from Margaret Honeywell
- Email dated May 5 from Ellen Caplan
- Email dated May 5 from Maureen and Paul Bernier
- Email dated May 5 from Paul Teolis
- Email dated May 5 from Reza Kholghy, Assistant Professor and Canada Research Chair in Particle Technology and Combustion Engineering, Carleton U
- Email dated May 5 from Nancy MacDonald
- Email dated May 5 from Nikita Lopoukhine
- Email dated May 5 from Ian Johns and Sarah Jennings, Ashton Gate Developments
- Email dated May 5 from Ruth Stewart-Verger
- Email dated May 5 from Paul Piasco
- Email dated May 5 from Wendell Cox, Senior Fellow, Frontier Centre for Public Policy
- Email dated May 5 from Ron Gore and response from office of Councillor King dated May 14
- Email dated May 6 from Art Hunter
- Email dated May 6 from Trevor Clayton
- Email dated May 6, transmitting letter from Susan St. Amand, Chair, Community Foundation of Ottawa
- Email dated May 6 from Terrence Lonergan

- Email dated May 6 from Donald Myatt
- Email dated May 6 from Gerard Power
- Email dated May 6 from Nyiri DuCharme
- Email dated May 6, transmitting letter from John MacDougall, President of Uniform Urban Developments
- Email dated May 6 from Juan Galindez
- Email dated May 6 from Chris Collins, Senior Land Development Manager, Cardel Homes
- Email dated May 6 from Kris Singhal, President and CEO, Richcraft Group of Companies
- Email dated May 6, transmitting letter from Darrin Alberty, President, National Capital Heavy Construction Association
- Email dated May 6 from Christine Earnshaw, co-founder, Tree Fest Ottawa
- Email dated May 6 from David Wallace, President, and Josh Kardish, Vice-president, eQ Homes
- Email dated May 6 from Andy Saparno
- Email dated May 6 from Erin Maher
- Email dated May 6 from Herschell Sax
- Email dated May 6 from Jason Creaghan and Deanna Young
- Emails dated May 6 and 7 from Michel Dubord
- Email dated May 6 from Margaret Ford
- Email dated May 6 from Liz Nieman
- Email dated May 6 from M.S. Millar

- Email dated May 6 from Renee (email sender 'Renee Cunningham')
- Email dated May 6 from Leigh Hudson & Craig Templeton
- Email dated May 6 from Ceci Cranston
- Email dated May 6 from Suneeta Millington and Augusta Street
- Email dated May 6 from Rob Campbell
- Email dated May 6 from Nicole Robert, Chair, Board of Directors, Council on Aging of Ottawa
- Email dated May 6 from Mary Ann Buckley
- Email dated May 7 from Sarah Partridge
- Email dated May 7 from Katya Duhamel
- Email dated May 7 from John (email sender 'John Juba')
- Email dated May 7 from Roddy G. Bolivar, Carp Road Corridor Business Improvement Area
- Email dated May 7 from Jeff Parkes, Taggart Realty
- Email dated May 7 from David S. Renfroe, Renfroe Land Management
- Email dated May 7 from Kim Turnbull
- Email dated May 7, transmitting letter from Richard Slowikowski, President, Old Ottawa South Community Association
- Email dated May 7 from Fernando Ribas
- Email dated May 7 from Scott Kennedy
- Email dated May 7 transmitting letter from Steve Gordon, President and CEO, Regional Group
- Email dated May 7 from Diane Kampen
- Email dated May 7 from Marion Hale

- Email dated May 7 from Charles Carriere, Potvin Construction
- Email dated May 7 from Brenda Quinlan
- Email dated May 7 from Dennis Jacobs, Principal Planner, Momentum - Planning & Communications on behalf of Marguerite Lacroix and Denis Lacroix
- Email dated May 7 from Magdalene Carson
- Email dated May 7 from Dean Karakasis, Executive Director, BOMA Ottawa
- Email dated May 7 from Ron Tomlinson, CEO, Tomlinson Group of Companies
- Email dated May 7 from Nadia De Santi, WSP Canada Group Limited, on behalf of Riverside South Development Corporation
- Email dated May 7 from Faith Blacquiere
- Email dated May 7 from Chris Taggart, President, Tamarack Developments
- Email dated May 7 from Heather Pearl and Lynne Bankier, Co-chairs, Champlain Park Community Association (CPCA)
- Email dated May 7 from Daniel Paquette, Paquette Planning Associates Ltd.
- Email dated May 7 from Sue Stefko, President, Glebe Annex Community Association
- Email dated May 7 from Michael Polowin, Partner, Gowling WLG, and Nadia De Santi, WSP, for Urbandale Corporation
- Email dated May 7 from Ilze Bremze
- Email dated May 7 from Adam Thompson, Novatech, on behalf of the owners of 673 Rideau Road, 805 Rideau Road and 4975 Spratt Road

- Email dated May 7 from Jason Burggraaf, Executive Director, Greater Ottawa Home Builders' Association
- Email dated May 7 from Shawn Hamilton, Senior Vice President and Managing Director, CBRE Limited
- Email dated May 7 from Paul Mezo
- Email dated May 7 from Roland Reeb
- Email dated May from Peter Kennedy
- Email dated May from Tim Cutts and Margaret Sommerville
- Email dated May 7 from Geoff (email sender 'GeoffreyAlisonDunbarWelsted')
- Email dated May from P (email sender 'Philippe Mineau')
- Email dated May 7 from Catherine Green
- Email dated May 7 from Keith Davidson
- Email dated May 7 from François Lavallée
- Email dated May 7 from Sandy Pearl
- Email dated May 7 from Christina Thiele (revised on May 8)
- Email dated May 7 from Greer Johnston
- Email dated May 7 transmitting letter from Jeff Cavanagh, President of Thomas Cavanagh Construction Limited
- Email dated May 7 from Stephanie McNeely
- Email dated May 7 from Loren Crawford
- Email dated May 7 from John Smit
- Email dated May 8 from Cheryl Parrott
- Email dated May 7 from Solomiya Ostapyk

- Email dated May 7 from Roger C. dela Peña, Carpet Sense & Flooring Ltd.
- Email dated May 7 from Larry Cooper
- Email dated May 8 from Rachelle Lecours, President, Greater Avalon Community Association
- Email dated May 8 from Aly Hyder Ali
- Email dated May 8 from Kim Hume, Hume Trading Company Limited
- Email dated May 8 from Judith Holman
- Email dated May 8 from Bethany Armstrong
- Email dated May 8 from Barbara Leckie
- Email dated May 8 from Martin Hart
- Email dated May 8 from David Paré
- Email dated May 8 from Sybil Grace
- Email dated May 8 from David Mackie
- Email dated May 8 from Irene Walker
- Email dated May 8 from Marie-Pierre Desrosiers
- Email dated May 8 from Mary Lapner
- Email dated May 8 from Alison Wesley-James
- Email dated May 8 from Tracey Clark
- Email dated May 8 from Sylvia Montgomery
- Email dated May 8 from Fred Woolfrey
- Email dated May 8 from Ben Filewod
- Email dated May 8 from Dr Anne Galipeau, Jeff Rosebrugh and Maya

Rosebrugh

- Email dated May 8 from Iola Price
- Email dated May 8 from Karen Noseworthy
- Email dated May 8 from Karen Amyot
- Email dated May 8 from Gina Becker
- Email dated May 8 transmitting letter from Neil Malhotra, Chief Financial Office, Claridge Homes Group of Companies
- Email dated May 8 from Jeanne Langford
- Email dated May 8 from Amanda Smith-Millar, Multifaith Housing Initiative
- Email dated May 8 from Kaeli Van Regan, Ottawa Social Housing Network (letter/presentation)
- Email dated May 8 from Linda Gama-Pinto
- Email dated May 8 from Cindy Mitchell
- Email dated May 8 from Khulud Baig, CAWI (presentation)
- Emails dated May 8 from 'C' (unsigned)
- Emails dated May 8 and 14 from Barbara Ramsay, Chair, Kanata Greenspace Protection Coalition
- Email dated May 8 from Kevin O'Shea, Division President, Mattamy Homes
- Email dated May 8 from Liz MacKenzie
- Email dated May 8 transmitting letter for Gilles St-Jean, Axel Plumbing
- Email dated May 8 from Céline Bédard, Director General, Jacques Bédard Excavation Ltd.
- Email dated May 8 from Edward Hall, General Manager, Stone Design

Concepts

- Email dated May 8 from Peter Farrell
- Email dated May 8 transmitting letter from Ray Sullivan, Executive Director, Centretown Citizens Ottawa Corporation
- Email dated May 8 from Nick Paynter
- Email dated May 8 from Beth Lawless
- Email dated May 8 from Isaac Smith, Hold the Line Political Organizer, Ecology Ottawa, transmitting petition type document named 'Hold the Line Petition Signers', containing 3720 names, and joint letter from the following parties: Ecology Ottawa; The Energy Mix; Board of Directors of the Healthy Transportation Coalition; Tanglewood-Hillsdale Community Association; Sierra Club Canada Foundation - Ontario Chapter; Hintonburg Community Association; Youth Climate Lab; Carlington Community Association; Free Transit Ottawa; Greenspace Alliance; New Edinborough Community Association; The Glebe Community Association; Vanier Community Association; City for All Women Initiative; People's Official Plan; CAFES; Peace and Environment Resource Centre; Lowertown Community Association; Queensway Terrace North Community Association; Ottawa Transit Riders; Manor Park Community Association; Woodpark Community Association
- Email dated May 8 from Andrée Chartier
- Email dated May 8 from Elizabeth Galligan
- Email dated May 8 from David J. Cork
- Email dated May 8 from Kathy Black
- Email dated May 8 from Grace Thrasher, Manotick Village and Community Association
- Emails dated May 8 and 16 from R. Michel Pilon, President and CEO,

Avenue 31 Capital Inc.

- Email dated May 8 from Barbara Greenberg
- Email dated May 8 from Paul Bolt, President, Chapel Hill South Community Association
- Email dated May 8 from Paul Johannis, Chair, Greenspace Alliance of Canada's Capital (presentation)
- Email dated May 8 from Jonathan Westeinde, CEO, Windmill Development Group Ltd.
- Email dated May 8 transmitting letter and presentation from Robert D. Aburto, Gowlings WLG, for William Davidson (plus presentation)
- Email dated May 8 from Daniel Buckles
- Email dated May 8 from Janet Stavinga, Executive Director, Algonquins of Ontario
- Email dated May 8 from George Georgaras, President, HN Homes
- Email dated May 8 transmitting letter from Lucie Bureau, Director, Long-Range Planning & Transportation, National Capital Commission
- Email dated May 8 from Chris Epplert
- Email dated May 8 from Neil Thomson, President, Kanata Beaverbrook Community Association
- Email dated May 8 from Elizabeth Shore
- Email dated May 8 transmitting letter from Joe Berridge and Cyndi Rottenberg-Walker, Partners, Urban Strategies Inc.
- Email dated May 8 from Salma Al-Shebabi (letter/slides)
- Email dated May 8 from Christina Bouchard
- Email dated May 8 from Audrey Jacob, Deputy Regional Director,

Canada East, IBI Group

- Email dated May 8 from email sender 'Art/Margaret' (unsigned)
- Email dated May 8 from Trevor Haché, board member & co-founder, Healthy Transportation Coalition (notes/slides)
- Email dated May 8 transmitting letter from Roger Greenberg, Executive Chairman, Minto Group
- Email dated May 8 from Marnie Peters, President, Accessibility Simplified (letter/slides)
- Email dated May 8 from Sheila Perry, Federation of Citizens Associations of Ottawa (letter/slides)
- Email dated May 8 from Sueling Ching, President & CEO, Ottawa Board of Trade
- Email dated May 8 from Angela Keller-Herzog, co-coordinator, Community Actions for Environmental Sustainability (CAFES)
- Email dated May 8 from Robert Brocklebank
- Email dated May 8 from Mark R. Flowers, Davies Howe LLP, for Mattamy Homes Limited and Minto Greenfield GP Inc.
- Email dated May 8 transmitting letter from Ross Meredith, Chair of the ByWard Market Committee on the Capital 2020 Task Force
- Email dated May 8 transmitting letter from Doug McLarty, Chair, Capital 2020 Task Force
- Email dated May 8 transmitting letter from Ian Lee, PhD, Associate Professor, Carleton University / Sprott School of Business
- Email dated May 8 transmitting letter from Brian McIntomny, Chair, Ottawa Civic Redevelopment Committee, Capital 2020 Work Force
- Email dated May 8 from Daryl Keleher, MCIP, RPP, Senior Director, Research, Valuation & Advisory, Economic Consulting, Altus Expert

Services, Altus Group

- Email dated May 8 from Sara Paquette
- Email dated May 8 from Sherri Watson
- Email dated May 8 from Robert Feldgaier, MScPI, Senior Director, Research, Valuation & Advisory, Economic Consulting, Altus Expert Services, Altus Group
- Email dated May 8 from Kris Nanda, City of Ottawa Environmental Stewardship Advisory Committee (ESAC)
- Email dated May 8 from Judy Hunter
- Email dated May 8 from Michael Wolfson
- Email dated May 8 from Martin Saidla
- Email dated May 8 from Joan Freeman
- Email dated May 8 from Mary Anne Jackson-Hughes
- Email dated May 8 from Anne Beaudry and Armand Cote
- Email dated May 8 from Louise Aronoff
- Email dated May 8 from Jim Elder
- Email dated May 8 from Susan (otherwise unsigned)
- Email dated May 8 from Jody (otherwise unsigned)
- Email dated May 8 from Kate Garvie, President, Local 362, National Farmers Union
- Email dated May 8 from Colleen Nakla
- Emails dated May 8 from email sender 'Pria Ranganath'
- Letter dated May 8 from Graham Bird, President, GBA Group
- Email dated May 8 from Sarah Anson-Cartwright

- Email dated May 8 & 11 from Loretto Beninger
- Email dated May 8 from Chris Jalkotzy, Planning By People / City Villages
- Email dated May 8 from Erin Leigh, Executive Director, Ottawa Coalition to End Violence Against Women
- Email dated May 9 from William Davidson (slides)
- Email dated May 9 from Andrew Ferguson
- Letter dated May 9 from Alexandra Gruca-Macaulay
- Email dated May 9 from Brian Finch
- Email dated May 9 from Desmond Fisher
- Email dated May 9 from Heather MacKinnon
- Email dated May 9 from Issam (email sender 'Issam Dalati')
- Email dated May 9 from John Forsey
- Email dated May 9 from S. King
- Email dated May 9 from Mary Harvey
- Email dated May 9 from Pierre Dufresne, Vice-president, Land Development, Tartan Land Corporation
- Email dated May 9 from Robert Lyman
- Email dated May 9 from Stephen Thirlwall
- Email dated May 9 from Wynn Quon
- Email dated May 9 from Don Schultz, Planning Manager, Lépine Corporation (Canadian Rental Development Services Inc.)
- Email dated May 10 from Sean Stamplecoskie
- Email dated May 10 from Andrew Brethour, Chairman & CEP, PMA

Brethour Realty Group

- Email dated May 10 from Christopher Hanlon
- Email dated May 10 from Barbara Ferris
- Email dated May 10 from Daniel Coates
- Email dated May 10 from Martin Laplante
- Email dated May 10 from 'For our Kids/Parents for the Planet Action Group' (email sender 'Gillian Koh')
- Email dated May 10 from Phil Sweetnam
- Email dated May 10 from William Bradley
- Email dated May 11 from Wes vanderploeg
- Email dated May 11 from Matilda Samuel and Hilary Samuel
- Email dated May 11 from Rhéal Delaquis
- Email dated May 11 from Salma Al-Shehabi
- Email dated May 11 from Linda Murphy
- Email dated May 11 from John Morgan
- Email dated May 11 from Sheila Kealey
- Email dated May 11 from Agnès Revenu
- Email dated May 11 from Ron Person
- Email dated May 11 from Jennifer Halsall
- Email dated May 11 from Carol Cockburn
- Email dated May 11 from Chris Buchanan
- Email dated May 11 from Christiane Delon

- Email dated May 11 from Stephen Baranyi
- Email dated May 11 from Anthony Keith
- Email dated May 11 from Joanne Swartz Anderson
- Email dated May 11 from Kate Reekie
- Email dated May 11 from Lucie Masson
- Email dated May 11 from Margo Brewer
- Email dated May 11 from Michael Powell, President, Dalhousie Community Association
- Email dated May 11 from Peter Gahlinger
- Email dated May 11 from Vanni Lo Riggio
- Email dated May 11 from Andrea Steenbakkers, Barrhaven BIA
- Speaking notes dated May 11 from Liz Bernstein, Board Member, Lowertown Community Association
- Email dated May 11 from Jay Ambrose
- Email dated May 11 from Ron Greenwood
- Email dated May 11 from Charity Bartlett, President, Carlington Community Association
- Speaking notes from Mitchell Beer
- Email dated May 12 from David Prichard
- Email dated May 13 from Ryan Spero
- Email dated May 13 from Brian McClean
- Email dated May 13 from Alex DeVries
- Email dated May 13 from Martin Gauthier

- Email dated May 13 from J. P. Unger
- Email dated May 13 from Eric Crighton
- Email dated May 14 from Matthew Cox
- Email dated May 14 from Barbara, Chair, Kanata Greenspace Protection Coalition
- Email dated May 15 from Barry Wellar
- Email dated May 15 from Chris Banwell
- Email dated May 17 from Belle Levi
- Email dated May 17 from email sender 'Monique McPherson', unsigned
- Email dated May 18 from email sender 'rafik aa', unsigned
- Email dated May 18 from Paul Margerum

Motion N° PLC-ARAC 2020-3/3

Moved by Vice-chair G. Gower

BE IT RESOLVED that the public delegation portion of this meeting be deemed closed, and the consideration and debate of the *New Official Plan – Growth Management Strategy* report be recessed to Tuesday, May 19th, 2020 beginning at 9:00 a.m.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington, G. Darouze, S. Moffatt, C. Meehan, A. Hublely, G. Gower, E. El-Chantiry and J. Harder

NAYS (0): None

At 4:49 pm, the meeting was recessed to May 19.

May 19

Motion N° PLC-ARAC 2020-3/4

Moved by Councillor J. Leiper

That the staff report be tabled.

LOST, on a division of 2 yeas and 9 nays, as follows:

YEAS Councillors J. Leiper, C.A. Meehan
(2):

NAYS Councillors L. Dudas, T. Tierney, R. Brockington, G. Darouze,
(9): S. Moffatt, A. Hubley, G. Gower, E. El-Chantiry and J. Harder

Motion N° PLC-ARAC 2020-3/5

Moved by Councillor G. Gower

WHEREAS the report for the New Official Plan – Growth Management Strategy (ACS2020-PIE-EDP-0012) details the growth strategies that would inform the new Official Plan and guide development and growth in Ottawa until 2046; and

WHEREAS there have been several administrative errors found in the report since it was published on April 24, 2020

THEREFORE BE IT RESOLVED that the Joint Planning Committee and Agriculture and Rural Affairs Committee recommend to council that the following corrections be made the main report -

1. **Replace Figure 4, page 24, So that the Built-up Area Units, Greenfield %, and Greenfield Units columns accurately reflect the intended intensification rate target scenario for each of the rows from 2018-2021 to 2041-2046.**

replace:

Timeframe	Urban Units	Intensification %	Built-up Area Units	Greenfield %	Greenfield Units
2018-2021	24,300	40%	12,100	50%	12,100
2021-2026	38,800	47%	19,800	49%	19,000
2026-2031	35,800	56%	19,400	46%	16,500
2031-2036	31,200	68%	19,300	38%	11,800
2036-2041	27,400	80%	20,500	25%	6,800
2041-2046	24,300	100%	24,300	0%	-
2018-2046	181,800	64%	115,500	36%	66,300

with

Timeframe	Urban Units	Intensification %	Built-up Area Units	Greenfield %	Greenfield Units
2018-2021	24,300	40%	9,700	60%	14,600
2021-2026	38,800	47%	18,200	53%	20,600
2026-2031	35,800	56%	20,100	44%	15,800
2031-2036	31,200	68%	21,200	32%	10,000
2036-2041	27,400	80%	21,900	20%	5,500
2041-2046	24,300	100%	24,300	0%	-
2018-2046	181,800	64%	115,500	36%	66,300

2. Amend the following references to add - “ and an additional exception for the Village of Manotick only with respect to the lands within the Village which run along the western shore of the Rideau River.”

i. Page 37 - under d. Conflicting Rural Use Factors:

Land within one kilometre of a Village will not be considered, except

for the village of Notre-Dame-des-Champs which is already almost fully surrounded by the urban area.

ii. Page 54 - under RURAL IMPLICATIONS, first paragraph:

The City proposes, through the Urban Expansion Detailed Evaluation Criteria, to maintain a 1-kilometre buffer around existing Villages that are adjacent to the urban area so that they remain distinct from the evolving suburban areas. The only exception will be for the Village of Notre-Dame-des-Champs, which is already surrounded by existing and proposed urban development and for which a buffer is not possible.

AND BE IT FURTHER RESOLVED that the following corrections be made to the Supporting Document 1 -Residential Growth Management Strategy for the New Official Plan:

- Replace Figure 47, page 45 so that the Balanced Scenario Built-up Area units of “14,600” shows “82,400”**

replace

Timeframe	Urban Units	Intensification %	Built-up Area Units	Greenfield %	Greenfield Units
2021-2026	38,800	40%	15,500	60%	23,300
2026-2031	35,800	40%	14,300	60%	21,500
2031-2036	31,200	40%	12,500	60%	18,700
15-year total	105,800	40%	42,300	60%	63,500
Balanced scenario			14,600		75,100
Post-2036 surplus					11,700

with

Timeframe	Urban Units	Intensification %	Built-up Area Units	Greenfield %	Greenfield Units
2021-2026	38,800	40%	15,500	60%	23,300
2026-2031	35,800	40%	14,300	60%	21,500
2031-2036	31,200	40%	12,500	60%	18,700
15-year total	105,800	40%	42,300	60%	63,500
Balanced scenario			82,400		75,100
Post-2036 surplus					11,700

2. **On page 45, Methodology Gross Developable Area, first sentence, replace “995” with “1,281”, to read as follows: “The Balanced scenario requires a portion of projected growth to occur on 1,281 hectares of urban area expansion lands.”**

3. **Amend the following references to add – “ and an additional exception for the Village of Manotick only with respect to the lands within the Village which run along the western shore of the Rideau River.”**
 - i. **Page 7 - under Urban: Expansion Area last bullet**
Land within 1km from an existing Village (except Notre-Dames-des-Champs, which is already predominately surrounded).

 - ii. **Page 48 – second paragraph last bullet**
Land within one kilometre of an existing Village (except Notre-Dame-des-Champs).

 - iii. **Page 50 - under Conflicting Rural Use Factors**
Generally, land within one kilometre of a village will not be considered unless the village is already partially surrounded by the urban area,

for example Notre Dame-des-Champs.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower,
E. El-Chantiry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/6

Moved by Councillor A. Hubley

WHEREAS the urban expansion detailed evaluation criteria (Document 6) provides evaluation points for proximity to rapid transit and proximity to a rapid transit station; and

WHEREAS the current City of Ottawa Official Plan Schedule D shows both current and future Rapid Transit Corridors and Transit Priority Corridors as part of Ottawa’s planned public transit system;

WHEREAS the current evaluation criteria do not provide points for the Transit Priority Corridors nor points for park and rides which feed the public transit system;

WHEREAS Transit Priority Corridors and Park and Rides promote usage of the rapid transit system, and physical proximity to these features will have advantageous access to transit;

THEREFORE BE IT RESOLVED that the Joint Planning and Agriculture and Rural Affairs Committee recommend to Council that:

1. **Criteria 6 “Availability of Rapid Transit” be renamed “Availability of Rapid Transit or Transit Priority - Isolated Measures”;**
2. **Points be included in Criteria 6 as follows:**
 - a. **6 points for “Within the proximity of an existing Transit Priority Corridor - Isolated Measures”**

- b. **2 points for “Within the proximity of a future Transit Priority Corridor - Isolated Measures”**
3. **Criteria 7 “Proximity to Nearest Rapid Transit Station” be renamed “Proximity to Nearest Rapid Transit Station, Transit Priority Corridor – Isolated Measures or Park and Ride Feeding the Rapid Transit System”**
4. **Points be included in Criteria 7 as follows**
 - a. **For locations within 1.9 km of a Park and Ride feeding a Rapid Transit System and Transit Priority – Isolated Measures, 2 points maximum**
5. **Document 1 and 6 are to be revised where applicable to reflect these changes**

CARRIED, on a division of 9 yeas and 2 nays, as follows:

YEAS (9): Councillors L. Dudas, T. Tierney, R. Brockington, G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, E. El-Chantiry and J. Harder

NAYS (2): Councillors J. Leiper, G. Gower

Motion N° PLC-ARAC 2020-3/7

Moved by Councillor R. Brockington

WHEREAS the City has declared a Climate Emergency, and has recognized that Greenhouse Gas reductions require ambitious coordinated global action; and

WHEREAS intensification is projected to have less impact on the City’s community greenhouse gas emissions.

THEREFORE BE IT RESOLVED that the Joint Planning Committee and Agriculture and Rural Affairs Committee recommend to Council that

1. **Using the staff recommendation, direct staff in Planning, Infrastructure and Economic Development to model an intensification target from 60% by 2041-2046 to ramp up to an intensification target by 70% by 2041-2046; and**

2. Replace the first recommendation of the staff report so that it reads:

“Approve a Revised Balanced Scenario as the Residential Growth Management Strategy for the new Official Plan as described in Document 1 attached, with a revised intensification that increases to 70 per cent in the 2041 to 2046 period; and” based on that revised intensification target; and”

3. That staff be directed to revise the intensification targets for each 5-year period currently detailed on page 4 of the staff report so that there is an appropriate ramping up to the 70% intensification target; and

4. Replace the second recommendation of the staff report so that it reads:

“Approve the inclusion of new urban residential land expansion commensurate with the increased intensification target of 70%, which is to be selected using the criteria identified in Document 6 for residential land, and for employment land on the basis of strategic additions to the urban employment lands base, with the final amount and location for new urban residential and urban employment land to be brought forward when the draft Official Plan is tabled in Q4 2020.”

LOST, on a division of 3 yeas and 8 nays, as follows:

YEAS (3): Councillors J. Leiper, R. Brockington, C.A. Meehan

NAYS (8): Councillors G. Darouze, S. Moffatt, L. Dudas, T. Tierney, G. Gower, A. Hubley, E. El-Chantiry and J. Harder

Motion N° PLC-ARAC 2020-3/8

Moved by Councillor J. Leiper (*for Councillor Menard*)

WHEREAS the study on Employment Lands has not been completed and no report produced to support the recommendation; and

WHEREAS a decision on land budget was refuted by the OMB in OPA 150 on the basis that an Employment study had not been completed; and

WHEREAS the policy direction approved in December on this matter regarding

warehousing and distribution facilities in proximity to 400 highway interchanges within the Ottawa city limits concerned Rural Economic Development

THEREFORE BE IT RESOLVED that the recommendation to add between 69 ha and 369 ha for employment lands to the city's urban area be set aside until the required studies have been completed, including consultation, with staff to report back at a later date.

LOST, on a division of 3 yeas and 8 nays, as follows:

YEAS (3): Councillors J. Leiper, R. Brockington, C.A. Meehan

NAYS (8): Councillors G. Darouze, S. Moffatt, L. Dudas, T. Tierney, G. Gower, A. Hubley, E. El-Chantiry and J. Harder

Motion N° PLC-ARAC 2020-3/9

Moved by Councillor E. El-Chantiry

WHEREAS in December 2016, the City of Ottawa adopted a new LEAR system that resulted in the identification of the agricultural areas designated as Agricultural Resource Areas as shown on [Schedule A on the current City's Official Plan](#); and

WHEREAS the Minimum Distance Separation formula was developed by the Ontario Ministry of Agriculture, Food & Rural Affairs to prevent land use conflicts and minimizing nuisance complaints from odour involving livestock facilities.

THEREFORE BE IT RESOLVED that the joint meeting of Agriculture & Rural Affairs Committee and Planning Committee recommend that Council approve the following additional exclusions to lands, parcels and clusters of parcels that are to be considered for candidates for inclusion into any proposed urban or village boundary expansion:

- 1) Lands in an Agricultural Resource Area are to be excluded from any and all consideration as candidate parcels for inclusion in the urban or village boundary**
- 2) Lands in an Agricultural Resource Area are not to be evaluated, considered or ranked in any way that would allow lands to be even remotely associated**

or considered for inclusion in expanded urban or village settlement areas

AND FURTHER BE IT RESOLVED that staff in Planning, Infrastructure and Economic Development are directed to adjust the scoring criteria to account for the impacts to existing agricultural and livestock operations and the Minimum Distance Separation.

AND BE IT FURTHER RESOLVED that Agricultural Resource Area lands are not to be used for urban infrastructure such as storm ponds, water and wastewater infrastructure, sports fields or other uses that support the development of new suburban communities.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantiry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/10

Moved by Councillor G. Darouze

WHEREAS the report for the New Official Plan – Growth Management Strategy (ACS2020-PIE-EDP-0012) details the growth strategies that would inform the new Official Plan and guide development and growth in Ottawa until 2046; and

WHEREAS mineral aggregate extraction conflicts with residential land use.

THEREFORE BE IT RESOLVED that, the Joint Planning Committee and Agriculture and Rural Affairs Committee recommend to Council that, to recognize and protect the importance of mineral aggregate production (as defined in the Official Plan as ‘Bedrock Resource and Sand and Gravel Resource Areas’) for Ottawa’s construction and infrastructure needs that staff be directed not to score, evaluate, consider or rank in any way residential candidate parcels adjacent to or within 200 metres of Bedrock Resource and 200 metres of Sand and Gravel Resource Areas as identified on Schedule A and B of the Official Plan, unless the landowner can provide evidence by a qualified subject matter expert that the

resource will be exhausted by 2036.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/11

Moved by Councillor S. Moffatt

WHEREAS Intensification percentage goals will be discussed when the official plan is presented in Q4 2020; and

WHEREAS the challenge is that community support is often depended on the type of intensification proposed – low rise, missing middle etc.; and

WHEREAS staff have started to identify opportunities with 613flats & new R4 zoning; and

WHEREAS in an effort to be more transparent to the Community about what tools the City will use to reach the intensification goal in the new Official Plan;

THEREFORE BE IT RESOLVED THAT Planning, Infrastructure and Economic Development staff be directed to, when the official plan is presented in Q4 2020, include in their report (on a conceptual basis) the tool kit that will help the City reach its intensification goals. For clarity, the report is not expected to present the details but general trends such as new R4 zones on arterial roadways, permit semi-detached in R1 zones as some potential examples.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/12

Moved by Councillor G. Gower

WHEREAS there may be instances where rural parcels outside the 1.9-km radial transit station catchment areas are selected in order to reach the required 1,350-1,650 gross hectares of expansion in the Balanced Scenario;

AND WHEREAS in these instances, any candidate lands will need to be feasible and cost-effective to be serviced by transit, along with other hard municipal services;

AND WHEREAS the current Official Plan policies for expansion contemplate completion of existing communities and clustering of any further development for any further growth;

AND WHEREAS significant planning activities need to occur before exact growth parcels can be designated for development, for example: determining feasibility of rapid transit extension options, examining feasibility of city servicing, and assessing alignment with economic development strategy;

AND WHEREAS appropriate financing (through development charges, area specific charges, or other financing mechanisms) may be required to ensure timely construction of new infrastructure and amenities;

THEREFORE BE IT RESOLVED the Joint Planning Committee and Agriculture and Rural Affairs Committee recommend to Council that any rural parcels that are beyond the catchment area of an already-planned transit station will need Council confirmation of a funding source or mechanism for any necessary transit network extensions, and any other component of required municipal infrastructure, prior to the approval of its implementing secondary plan;

AND BE IT FURTHER RESOLVED that staff in Planning, Infrastructure and Economic Development will further consider and detail the requirements of secondary plans for greenfield development as part of the new draft Official Plan to be tabled by the end of 2020.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantiry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/13

Moved by Councillor J. Leiper (*for Councillor McKenney*)

WHEREAS the City of Ottawa has declared an affordable housing and homelessness emergency recognizing the serious and chronic problems of homelessness and core housing need; and

WHEREAS the Provincial Policy Statement requires Official Plans to establish targets for affordable low- and moderate-income households and which aligns with applicable housing and homelessness plan; and

WHEREAS the City needs to promote action by its policy approaches to address affordability and by using a coordinated approach with City resources;

THEREFORE BE IT RESOLVED that the Joint Planning and Agriculture and Rural Affairs Committee recommend to Council that that the draft Official Plan policies should be coordinated with the City's Refresh of the 10 Year Housing and Homelessness Plan and assess implementation and enabling strategies such as:

- a) **Updated definitions of affordability including an analysis of the geographic differences of affordability within the City; and**
- b) **The role of Inclusionary Zoning in providing affordable housing; and**
- c) **Providing enabling policies that support the 10 Year and Homelessness Plan in areas of land use, infrastructure, transportation, and the City's use of its own assets and real estate.**

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantiry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/14

Moved by Councillor L. Dudas

WHEREAS the proposed Residential Growth Management Strategy includes criteria that places emphasis on situating new growth immediately adjacent to existing transit, road infrastructure, retail amenities, etc. yet does not establish minimum timelines for outstanding infrastructure or amenities to be constructed; and

WHEREAS the weighting mechanism proposed by Planning Staff to ensure new growth is based on the development of “15 Minute Communities”, a planning concept that emphasizes quality of life aspects be incorporated into new communities with amenities being within short, walkable or cycling distances; and

WHEREAS Ottawa has had instances of new communities built based on Community Design Plans, but residents moving into these new areas have not seen the completion of parks, necessary road, pedestrian or cycling infrastructure, schools, commercial amenities within walking distance, or transit for a decade or more after moving in to their new homes; and

WHEREAS the negative impact on personal finances and quality of life for residents has been demonstrated in existing communities across Ottawa as a result of putting off the construction of vital infrastructure or walkable amenities; or in those cases where residents have had to wait 15+ years for parks, sidewalks, and necessary road connections to be built.

WHEREAS in all instances of new growth development, city planning staff involve representatives from Infrastructure, Transportation, OC Transpo, Economic Development and Community and Social Services, as well as seek input from School Boards, in the planning of new neighbourhoods.

THEREFORE BE IT RESOLVED that the Joint Planning and Agriculture and Rural Affairs Committee recommend to Council that staff bring forward policies in the draft Official Plan to ensure that any urban expansion areas are being planned, funded, phased and built so that the necessary infrastructure and community

amenities are in place and coordinated with the development approvals process.

AND BE IT FURTHER RESOLVED that staff establish clear guidelines for developers to notify residents who have purchased a home or land within the development of all infrastructure and amenities which will be required to be constructed or upgraded as a condition of application approval, and timelines be made publicly available to increase accountability and transparency of the application process.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington, G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-Chantiry and J. Harder

NAYS (0): None

Motion N° PLC-ARAC 2020-3/15

Moved by Councillor S. Moffatt

WHEREAS a significant investment has been made in Ottawa's rapid transit system; and

WHEREAS intensification along our rapid transit network is a potential key public policy of our new official plan; and

WHEREAS the city may own lands in the vicinity of transit stations and own air rights in similar locations; and

WHEREAS it may not achieve City Council's public policy goals to simply dispose of these types of properties; and

WHEREAS a transparent competitive process for City lands could spur development consistent with City Council's transit goals and achieve our public policy goals for services like affordable housing;

THEREFORE BE IT RESOLVE THAT, in order to encourage and support development at our transit stations and along the transit corridor, staff be directed to advise the appropriate Standing Committee(s) and Council how

complex it would be to change current City land disposal polices to create a competitive process for City-owned lands and air rights at rapid transit stations and along the rapid transit network that would offer City owned land at nominal costs in exchange for tangible public benefits (such as long term affordable rental housing) that equals or exceeds the value of the lands or air rights.

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington, G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-Chantiry and J. Harder

NAYS (0): None

Motion N^o PLC-ARAC 2020-3/16

Moved by Councillor A. Hubley

WHEREAS several delegations have referenced the Council approved 5 Big Moves Policy direction as an additional lens for providing context to the numerical criteria in the staff report; and

WHEREAS broadening the numerical criteria by adding the 5 Big Moves ensures that economic development, mobility, urban design and resiliency become factors in the City's growth; and

WHEREAS existing communities are now. or are striving to be, complete communities with active transportation, economic opportunity and a strong belief in urban design and they have a critical interest in the scoring and selection of land; and

WHEREAS to recognize the completeness of existing communities outside of the greenbelt it is important that the selection of expansion lands be as understandable as possible and take into account the capacity of existing or already planned community amenities;

THEREFORE, BE IT RESOLVED that in addition to the numerical criteria recommended in Document 6 that Committee recommend that Council approve the following additional evaluation lens:

“That all candidate parcels lands shall be reviewed primarily against the policy directions contained in the Council approved OP policy directions known as the “Five Big Moves” and the numeric criteria. That evaluation will demonstrate how the future development of the lands would advance the policy directions contained therein”.

Further be it resolved that the Criteria Section of the Staff report Page 38 Section e. Scoring and selecting land be amended by the following:

After the sentence “The first evaluation will likely identify lands that readily complete existing communities in a logical and efficient manner.” Add the following:

“However, many of the growth communities outside the greenbelt are largely complete within the current urban boundary. Where additional expansion lands are recommended, it should be demonstrated, that development of these new lands can be accommodated by existing and planned community amenities.

As Agricultural Resource Area lands will not be considered for inclusion for urban or village expansions, that staff compile the complete list of all candidate parcels required to satisfy the 2046 urban expansion land requirements (comprising extensions to existing communities and other General Rural Area lands to establish a new community(ies), consistent with Section 2.2.1.4 of the approved Official Plan).

Further, that the complete list of recommend candidate properties be presented to Committee and Council for approval.”

CARRIED, on a division of 11 yeas and 0 nays, as follows:

YEAS (11): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-
Chantiry and J. Harder

NAYS (0): None

The staff report recommendations, as amended by Motions 3/5, 3/6, 3/9, 3/10, 3/11, 3/12, 3/13, 3/14, 3/15 and 3/16, were put to the Joint Committee and CARRIED, on a

division of 10 yeas and 1 nay as follows:

YEAS (10): Councillors L. Dudas, T. Tierney, R. Brockington, G. Darouze, S. Moffatt, C.A. Meehan, A. Hubley, G. Gower, E. El-Chantiry and J. Harder

NAYS (1): Councillor J. Leiper

The Committee also approved the following Directions to staff:

- Councillor J. Leiper (*on behalf of Councillor S. Menard*)

That staff distribute the latest Hemson Report to all City Councillors in a separate and distinct email along with a history of the report and its financial implications.

- Councillor G. Gower (*on behalf of Councillor K. Egli*)

That when completing the draft Official Plan policies staff will review current policies with respect to intensification and review of development applications on sites within the urban area that are not on full services to provide greater clarity for both planning applications and Committee of Adjustment applications on appropriate lot sizes, ground water protection, decommissioning of abandoned wells, grading and tree cutting.

- Councillor G. Gower

A) In addition to the numerical criteria for land evaluation recommended in Document 6, staff should review all candidate parcels lands against the Policy criteria contained in the Council approved OP policy directions known as the “Five Big Moves”, and provide an analysis of the degree to which the future development of the lands would advance the Five Big Moves policy directions.

B) As staff continue to develop the Official Plan and related policies, consideration of future growth should include the ability for urban expansion areas to:

- Contribute to the development of compact and complete communities that support more sustainable modes of transport from Day 1 by:
 - Integrating transit-supportive densities and an effective mix of land uses within a 5-10 minute walk of higher-order transit.
 - Supporting options for people to work, play, go to school and meet most of

their daily needs within a short 15 minute walk, bike or transit ride to their home.

- Developing more complete streets, organized as an interconnected network that can maximize connectivity and minimize travel distances for people walking, cycling and taking transit within their neighbourhood, and that make these modes easy and attractive.
- Strengthen the overall structure of the city by supporting improved connectivity between key destinations such as the airport, the downtown, major transit stations, established neighbourhoods, and established and future employment areas and retail/community centres.
- Design new communities to support and leverage emergent mobility technologies and business models that can serve the needs of people while enhancing access to the City's existing and planned transit network.
- Councillor J. Leiper (*on behalf of Councillor C. McKenney*)

That staff be directed to develop draft policies in the Official Plan to increase the proportion of multi-family housing within walking distance of major transit stations, and examine the role of inclusionary zoning so that housing and transportation costs are as affordable as possible."

Inquiries

Councillor C. McKenney submitted the following Inquiry:

This inquiry is in relation to the land identified in the Growth Management Strategy as South Nepean parcel number "Caivan (301).

Prior to the Fill Permit was this area considered a 1:100 year floodplain?

Staff referred to the area as a 'minor fill permit of a floodplain'. Is this an accurate statement?

Staff referred to the approval by the RVCA to be a "balanced cut-and-fill". Can staff please provide details of the volume of cut and the volume of fill, and confirm that there

was no loss of flood storage involved in the Fill Permit approval?

An excerpt from OPA 212 (attachment 6) states:

“Following the OPA, the next step would be for the flood plain mapping to be updated. This would be consistent with the approach of how the City/RVCA currently undertake flood plain mapping exercises.”

Why did the City not complete the floodplain mapping update that Council directed?

When was Staff planning to inform Council of its decision to not complete the floodplain mapping update?

Did any part of the study undertaken by staff find any significant reduction in the 100-year flow of the Jock River?

The Rationale in Part A of Bylaw 2018-129 for OPA 212 stated: “the City and the RVCA have determined the proper approach would be to do a flood plain mapping study to update the mapping. In this way all landowner should have equal opportunity to benefit from any decrease in the food elevation”. If this is the case, why is only Parcel 301 in the VURLS in Document 3 (pg 8) of the Growth Management Strategy Report?

The letter from the Director of Planning Services dated November 7, 2019 (Executive Committee Hearing of the RVCA Exhibit #25) states:

- 1) Please accept this letter as confirmation of the City of Ottawa’s support for the approval of the above noted (Application Under Ontario Regulation 174/06 Concerning Placement of Fill in Sections of the Jock River Floodplain) application
- 2) We want to reinforce the support Council has expressed for this file, founded on the comprehensive work complete by the applicant and its consulting team, validated by third party review
- 3) Further, we can confirm that the proposal is consistent with City of Ottawa Official Plan and applicable Provincial Policy and we encourage the RVCA to expeditiously completes he necessary permitting in order for modification to the Jock River floodplain be completed accordingly.

Under what delegated authority was the letter sent? Council had taken no position with respect to a Fill Permit on a floodplain. Would proper procedure have required approval

by Council?

Who else was aware of this letter?

In regard to 1), would this be considered petitioning another level of government? Is this allowed under the Delegation of Authority Bylaw 2019-280 and Procedure Bylaw 2019-8 re: Duties of Mayor and Councillors?

In regard to 2) were the studies prepared in support of OPA 212 in which council identified the need to update the floodplain mapping? When did council have the opportunity to see the work prepared by the applicant in support of the Fill Permit?

In regard to 3) how is this in conformity with OPA 212 since the Fill Permit this letter refers to is a Fill Permit application that is for the benefit of one landowner? Can you please provide the City professional planning staff opinion about conformity with OP and PPS policies relied on in this statement?

I note from the Fill Permit application posted on the RVCA's website that the Applicant stated that no Planning Approvals would be required to change the use of land from Agricultural to Subdivision development. Does planning staff agree with this statement?

Is it correct or state that the City regulates floodplains under Section 58 of the Comprehensive Zoning Bylaw? If so, how was a Fill Permit deferred to a conservation authority for regulating where future development should occur?

Are all concerns of the City represented by the CAs through the Fill Permit process when deciding whether floodplain can / should be developed? For example, are there any concerns with respect servicing these areas and increased maintenance costs?

Who paid for the third party review referred to in the Director of Planning Services' letter? Can you please provide a copy of this Third Party Review?

Adjournment

The meeting adjourned at 6:01 pm.

Committee Coordinator

Planning Committee Chair

Agriculture and Rural Affairs Committee Chair