

The Streamline Development Approvals Fund



Through the Province of Ontario's [Streamline Development Approval Fund](#) (SDAF), the City of Ottawa secured up to \$1.75 million dollars from this fund to help streamline development review and application process.

As required in the Transfer Payment Agreement (TPA), The City of Ottawa, through the Planning, Real Estate and Economic Development Department have submitted the final report to the Province of Ontario.

SDAF funding was used to prepare for changes required by [Bill 23](#) and [Bill 109](#). These projects included clearing existing backlogs, making alterations to transportation impacts assessments, preparing the IT infrastructure for increased online consultation. Other works included assisting with the development of a new comprehensive zoning By-law, planning service fee review and community planning permit system.

The list of projects and their approximate costs:

- Zoom licenses for public consultation- \$6,000.
- Community Planning Permits System- \$71,000
- Community Improvement Plan that includes housing incentives – \$76,000
- Revisions to Transportation Impact Assessment guidelines - \$68,000
- Making planning Terms of Reference AODA compliant- \$4,500
- IT Equipment for Retrofitted Office Space- \$65,000
- Plan of Subdivision post-approval process review- \$91,000
- Temporary Staffing- \$940,000
- Zoning By-law Neighbourhood Zoning Review- \$160,000
- Zoning By-law Protected Major Transit Station Areas Review- \$62,500

More information on Projects and Outcomes can be found below.

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Project Outcomes: Revisions to Transportation Impact Assessment Guidelines

The City of Ottawa hired Dillon Construction to carry out a review of the Transportation Impact Assessment Guidelines (TIA) which was last reviewed in 2017.

The purpose of this review was to alter the criteria that would trigger a TIA to be required, thus lowering the review time for the overall application. Additionally, the content of a TIA was reviewed and adjusted to streamline the process when one is triggered.

Project Outcomes: Temporary Staffing

The University students helped on the following development review activities: Assist in responding to public inquiries related to lands and developments. This frees up the capacity for planners to work on core activities related to application review.

Project Outcomes: Temporary Manager, Strategic Projects

A Temporary Manager was responsible for two reports that have gone to Committee and Council. A third report is still in process.

Project Outcomes: IT Retrofit

Public consultation is a key feature of effective policy making. In the planning process, public consultation encourages the public to provide meaningful input into the decision-making process. This process provides Council and our Planning staff a better understanding of the values, interests, and concerns about a planning proposal.

With the shortened development approval timelines due to Bill 109, the City of Ottawa is leveraging technology to streamline the process while ensuring that meaningful consultation still occurs.

The City of Ottawa intends to achieve these outcomes with the retrofitting of 10 boardrooms to be AV-enabled. The addition of these boardrooms allows for online pre-consultation, site plan control and other public planning consultation meetings to be carried out simultaneously.

The use of online consultation meetings promotes flexibility and accessibility while maintaining the integrity of the public consultation process.

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Project Outcomes: Zoom Licenses

The City of Ottawa believes that the public should have an opportunity to being informed and have an ability to have their voices heard when it comes to development applications. Since the start of the Covid-19 pandemic there has been a fundamental change in how public consultations are carried. Utilizing Zoom's software has freed up resources that would normally be focused on planning in-person consultation.

Since January 2021 staff have used zoom for approximately 367hrs to carry out internal and external stakeholder meets, public consultation, planning committee preparation and much more.

Project Outcomes: Neighbourhood Zoning Review

The report addresses a range of elements relating to built form regulation in the neighbourhood zones, including building height, on-site parking, landscaping, and waste management. It includes various designs of multi-unit housing, primarily shown on 10m, 15m, and 20m of residential lots.

Project Outcomes: Subdivision Post-Approval Process Review

A consultant was retained to assist in producing efficiency recommendations associated with the post Draft Plan of Subdivision Approval (DPA) process. The overarching intent of this review is to identify opportunities to implement efficiencies, areas for improvement, and streamlining.

Project Outcomes: Planning Services Fee Review

An environmental scan was carried out that compared Ottawa to the following municipalities for user fees: Brampton, Edmonton, Calgary, Hamilton and Winnipeg. This comparison showed staff how other municipalities approached their user fees and where Ottawa differs, as well as other data that would be beneficial to compare.

Project Outcomes: Community Planning Permits System

The City of Ottawa's new Official Plan specifies that the Community Planning Permit (CPP) System should be piloted in the Kanata North Economic District (KNED). The completion of area-specific Urban Design Guidelines is one of the initial steps involved in creating a CPP System, which is an alternative planning and development approval approach enabled under S. 70.2 of the Province of Ontario's Planning Act.

The scope, schedule, and budget to create these Urban Design Guidelines (UDG) capture and implement the spirit of the new Official Plan KNED policies, the 2021 KNED Concept Plan, and the KNED CPP Pilot initiative.

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The Guidelines set the stage for the creation of the policies, objectives, regulations and site development conditions all of which are intended to provide a complete picture of both how the District as a whole will be redeveloped and how individual properties should develop.

Project Outcomes: Terms of References AODA Accessible

The following Terms of Reference were made AODA accessible

Official Plan Amendment Application Form, Zoning By-Law Amendment Application Form, Site Plan Control application form, Plan of Subdivision Application Form, Plan of Condominium Application Form, Agrology and Soil Capability Study, Archaeological Assessment, Building Elevations, Heritage Act Acknowledgement, Heritage Impact Assessment, Impact Assessment Study - Mineral Aggregate, Impact Assessment Study - Mining Hazards, Impact Assessment Study - Waste Disposal Sites / Former Landfill Sites, Landscape Plan, Mature Neighbourhoods Streetscape Character Analysis, Minimum Distance Separation, Parking Plan, Plan of Condominium, Plan of Subdivision, Plan of Survey, Planning Rationale, Preliminary Construction Management Plan, Public Consultation Strategy Shadow Analysis, Site Plan Urban Design Brief Urban Design Review Panel Report, Wind Analysis, Zoning Confirmation Report, Environmental Site Assessment (Phase 1 & Phase 2), Geotechnical Study Geotechnical Investigation and Reporting, Grading and Drainage Plan Hydrogeological and Terrain Analysis, City of Ottawa Hydrogeological and Terrain analysis H=Guidelines, March 2021, Planning Act Regulations 543/06 (Ministry of Environment and Energy Guideline D-5 Ministry of Environment and Procedure D-5-4; D-5-5, Planning Act Regulations Scoped Hydrogeological Study for Coach Houses, Ministry of Environment Guideline B-7 Ministry of Environment Procedure B-7-1 Noise Control Study Rail Proximity Study Site Servicing Study Slope Stability Study Transportation Impact Assessment, Transportation Impact Assessment Guidelines (2017) TDM Measures Checklist TDM-Supportive Development Design and Infrastructure Checklist Water Budget Assessment Wellhead Protection Study.

Project Outcomes: Major Protected Transit Station Areas

The City of Ottawa zoning by-law team hired a consultant to carry out a study to pre-emptively align the zoning permissions in Priority Mixed-Use Transect Areas (PMTSAs) with the City of Ottawa's newly approved Official Plan. The study ensures that the new by-law will be in compliance with the Official Plans' policies and density requirements. The findings of the consultant will eliminate the need for numerous time-consuming applicant-led zoning amendments should the density requirements not be fulfilled by existing zoning.

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Project Outcomes: Community Improvement Plan that includes housing incentives

The objectives of the Affordable Housing CIP are as follows:

1. Facilitate the development of affordable rental housing by providing financial support through Tax Increment Equivalent Grants (TIEGs);
 2. Increase the access and supply of new affordable rental housing units in Ottawa as per the objectives of the 10-Year Housing and Homelessness Plan;
 3. Assist in the achievement of the Official Plan's target that 20% of new housing units in Ottawa are affordable;
 4. Support the diversification of affordable housing units; and
 5. Reinforce the provision of affordable housing as a City priority.
- The proposed CIP TIEG incentive program design is straightforward, predictable and can be stacked with federal and provincial housing programs