

Section 12. Local Plans



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Local plans establish more detailed policies to guide growth and change in specific areas or neighbourhoods. Local plans adapt and implement the overall planning approach of this Plan but may deviate from specific policies to fit local contexts. There are two types of statutory local plans:

- Secondary Plans
- Area-Specific Policies

Secondary plans establish local development policies to guide growth and development in defined areas of a city where major physical changes are expected and desired. Secondary plans are initiated and undertaken by the City in consultation with local residents, property owners, businesses, other levels of government and other interested parties. A secondary plan is a statutory policy document approved under the *Planning Act* and forms part of this Plan. Annexes 6 and 7 show the areas that are subject to secondary plans.

Area-specific policies are created through Official Plan amendments that are most often proponent initiated and also statutory policy direction that forms part of this Plan in Volume 2C. Area-specific policies may apply to a singular site or area containing multiple properties. They are meant to provide a further layer of local policy direction to guide more cohesive development over time as a result of an Official Plan amendment. While specific policies may differ from this Plan, their overall intent should be consistent with this Plan. Annex 5 shows the areas that are subject to area-specific policies. [Amendment 34, By-law 2024-506, Omnibus 2 item 33, November 13, 2024]

WHAT WE WANT TO ACHIEVE

- 1) Establish direction for the creation of Secondary Plans and Area-Specific policies
- 2) Establish direction for the creation of Secondary Plans in Future Neighbourhoods
- 3) Establish direction for content of area-specific policies

12.1 Establish direction for the creation of Secondary Plans and Area-Specific Policies

- 1) A secondary plan and area-specific policies, when adopted by Council, becomes Council's policy for public and private development, in the planning area, and also amends Volume 2 of this Plan.
- 2) An Official Plan amendment to implement a secondary plan may be only be initiated by the City unless otherwise directed by Council. An area-specific policy or community design plan may be initiated by the City or by a proponent. [Amendment 34, By-law 2024-506, Omnibus 2 item 34, November 13, 2024]
- 3) The development of secondary plans or area-specific policies will include engagement with local residents, property owners, school boards, businesses and other interested parties in a collaborative and

public process. The City will work with the property owners to resolve issues affecting the development of individual sites or larger parcels and will provide opportunities for local community members and other interested parties to participate in the planning process.

4) Where a secondary plan impacts multiple landowners, the City shall require a landowner's agreement. This agreement is established as a requirement in the Official Plan/Secondary Plan and shall be provided to the City to allow the City to require cost sharing as a condition of development as detailed in Subsection 11.6, Policy 10). The landowners agreement shall include how parks, stormwater facilities and any other infrastructure or facilities will be located and cost shared, identification of natural heritage features and the natural heritage system, how development and density are to be distributed, as well as how the costs of studies and plans will be divided.

5) A secondary plan or area-specific policy, adopted as part of Volume 2 of this Plan, may implement density and building heights that differ from those in Volume 1 of the Official Plan. Where a secondary plan or area-specific policy does not contain direction for maximum heights or densities, the policies in Volume 1 of the Official Plan apply, as they relate to the underlying designation. [Amendment 34, By-law 2024-506, Omnibus 2 item 35, November 13, 2024]

6) In all designations, with the exception lands covered by the Future Neighbourhood Overlay, development may proceed in the absence of a secondary plan or area-specific policy, in a manner consistent with the policies of this Official Plan.

7) Secondary plans and area-specific policies shall take into consideration, and generally be consistent with, the policies of this Plan, although they may establish specific policies, such as different building heights or development densities in support of the Plan. The following are matters that may only be considered as part of a comprehensive review of the Official Plan, changing the boundary of a transect area or removing an Overlay, other than the Future Neighbourhood Overlay.

8) Secondary plans will be prepared in accordance with the structure outlined in Annex 4. This is a framework only and specific terms of reference will be developed for each plan. Among other matters, the terms of reference will define the boundary of the planning area, which will be adjusted to include large vacant or underutilized sites, publicly-owned lands and other land suitable for intensification. A schedule will be included to show the process and when the plan will be completed.

9) Where there is a conflict or inconsistency between the policies or maps of this Plan and a policy or map of a secondary plan or area-specific policy, the policy or map of the secondary plan or area-specific policy will prevail.

10) Up-to-date flood hazard limits and regulation limits, as identified in consultation with the appropriate conservation authority in land designation mapping for the subject area, shall be used in the development of the secondary plan or area-specific policy.

11) Clusters of cultural assets as may be identified by the City must be considered and protected in the development of secondary plans and area-specific policies. [Amendment 5, By-law 2023-403, Omnibus 1 item 29, September 13, 2023] [Amendment 34, By-law 2024-506, Omnibus 2 item 36, November 13, 2024]

12.2 Establish direction for the creation of secondary plans in Future Neighbourhoods

1) The creation of a new secondary plan or revision to an existing secondary plan is required prior to development of any lands with a Future Neighbourhood Overlay and all of the following are required in advance of the City initiating an Official Plan Amendment to implement said secondary plan and remove the Future Neighbourhood Overlay: [Amendment 34, By-law 2024-506, Omnibus 2 item 37, November 13, 2024]

- a) A Community Design Plan, in accordance with Annex 4;
- b) A designation schedule and associated secondary plan policies;
- c) A transportation impact assessment submission that follows the Transportation Impact Assessment Guidelines and other related reference documents, that include an appropriate street network, connectivity for active transportation modes and any necessary h; and traffic calming measures;
- d) Master servicing study;
- e) An environmental management plan or subwatershed study, including the identification of natural heritage features and the natural heritage system independent of the developable area;
- f) Minimum distance separation assessment, in accordance with provincial regulations;
- g) A community energy plan, unless it can be demonstrated that the design of the proposed development complies or is consistent with the High-performance Development Standard;
- h) A phasing plan; and
- i) A financial implementation plan.

2) Natural heritage features and the natural heritage system shall be conveyed at no cost to the City.

3) Costs associated with required studies or plans as per Policy 1), shall be borne by the landowners.

4) The master servicing study and environmental management plan or subwatershed study, shall be prepared consistent with the Infrastructure Master Plan and the approved terms of reference for each study, as applicable.

5) The area under review for the purpose of creating a secondary plan within a Future Neighbourhood Overlay, may include adjacent urban lands that are not within the overlay where this will facilitate achieving the policies of the Official Plan, particularly with respect to creating 15-minute neighbourhoods. The adjacent lands within the urban area that are outside the overlay shall be taken into consideration when determining the appropriate location and mix of uses for a complete neighbourhood; for the determination of appropriate transportation, transit and servicing infrastructure; and, natural heritage linkages.

12.3 Establish direction for content of Area-Specific Policies



1) The request for an amendment to this Plan to create an area-specific policy shall be supported by a planning rationale which includes all of the following:

- a) Demonstration of conformity with applicable transect and overlay policies with respect to built form, other than building height;



- b) The proposed type, scale and phasing of development of the site in its entirety is provided;
 - c) A plan for development that is consistent with all applicable urban design policies of Subsection 4.6, including provisions relating to the transition of the proposed built form on the development site to adjacent low-rise residential uses and a completed urban design brief and presentation for a focused design review;
 - d) A description of how the development is supportive of and contributes to healthy and inclusive communities and walkable 15-minute neighbourhoods as per Subsection 2.2.4;
 - e) A description of access points and circulation for all modes of transportation, with priority given to pedestrians, cyclists and transit over private automobiles;
 - f) A housing approach that meets the intent of Subsection 4.2;
 - g) A landscape concept plan that demonstrates how the existing trees may be retained and incorporated into the development and new tree planting that meets the urban forest canopy cover policies in Subsection 4.8; [Amendment 34, By-law 2024-506, Omnibus 2 item 38, November 13, 2024]
 - h) Identification of locations, sizes and shapes of future parks, as applicable; [Amendment 34, By-law 2024-506, Omnibus 2 item 38, November 13, 2024]
 - i) Demonstration that the loss of gross floor area for the non-residential land uses at grade are minimized. [Amendment 34, By-law 2024-506, Omnibus 2 item 38, November 13, 2024]
 - j) Where building heights higher than permitted in this Plan are proposed, demonstration that the proposed development adequately integrates in scale, size and consideration of existing or planned land uses and densities of the surrounding context. [OPA 34, By-law 2024-506, Omnibus 2 item 38, November 13, 2024 - Appeal OLT-24-001230]
 - k) Demonstration that, where a mid or high-rise building is proposed to be added as a permitted use, that the site is located within 600 metre radius or 900 metres walking distance, whichever is greatest, of an existing or funded rapid transit station; [Amendment 34, By-law 2024-506, Omnibus 2 item 38, November 13, 2024]
 - l) Reduced private automobile ownership strategies to encourage new residents to use public transit, for example reduce parking areas, car-sharing services and transit pass subsidies;
 - m) Demonstration that the development exceeds the large dwelling unit requirement and provides development types which contribute to missing middle housing in accordance with Subsection 3.2; and
 - n) Any other matters as deemed appropriate by the City.
- 2) In general, where the site is greater than 2 hectares or is in an area with intensification pressure with multiple land owners and a significant amount of anticipated change, development shall proceed by way of a City-initiated secondary plan in order to consider the surrounding land uses and major city-building plans for the redevelopment.
- 3) Area-specific policies shall include a sunset clause based on the estimated date of completion of the proposed development and the City shall undertake amendments to this Plan as needed to remove area specific policies which have otherwise been built out and have implementing zoning to allow the development to proceed.