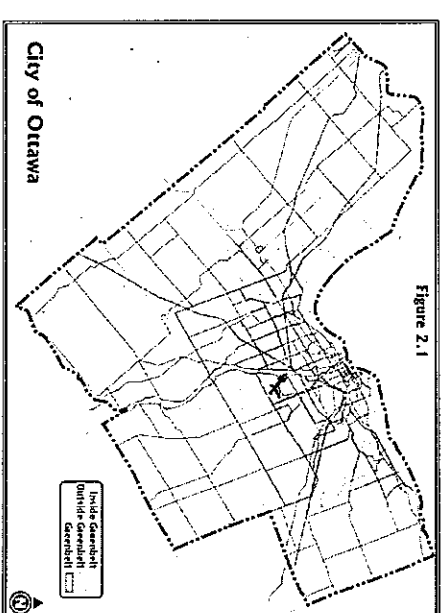


Attachment 1

Item	Section	Details of Amendment	For OMB Approval
1.	1.1 The Role of the Official Plan	<p>Amend the preamble to Section 1.1 by:</p> <ol style="list-style-type: none"> 1. deleting the last sentence in paragraph 2; and 2. adding two paragraphs after paragraph 2 as follows: <p style="margin-left: 40px;">“The Official Plan is one of the most important tools a City has to demonstrate a commitment to sustainability. This plan has sustainability as its primary goal – where sustainable-development is defined as ‘development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.’ The Official Plan is not a tool to limit growth but rather to anticipate change, manage it and maintain options.</p> <p>All North American urban areas are faced with declining ecosystem capacity (e.g. deforestation, soil erosion, toxification, resource depletion) and increased demand on the ecosystem. Population growth, bigger cars and houses, growing consumerism, and the amount of refuse we generate cause this demand. Sustainability recognizes that our economy is a particular subsystem of the ecosystem. As such, it is dependent on the environment, both as a source for inputs (raw materials) and as a sink for outputs (waste). This means that sustainability requires increased coordination of policies and activities, broadened stakeholder involvement, and most significantly a concern for the long-term impacts of our decisions. It requires integrated planning – and a collaborative decision-making framework.”; and</p> 3. replacing the date “2021” in the first sentence of the fourth paragraph with the date “2031”; and 4. deleting the last sentence in paragraph four in its entirety and inserting the following paragraphs after paragraph four and before the bulleted text: <p style="margin-left: 40px;">“The City of Ottawa and the Committee of Adjustment, in carrying out their responsibilities under the Ontario Planning Act, shall have regard to, among other matters, matters of provincial interest such as,</p> <ol style="list-style-type: none"> a. the protection of ecological systems, including natural areas, features and functions; b. the protection of the agricultural resources of the Province; c. the conservation and management of natural resources and 	<p align="center">For OMB Approval</p> <p align="center">OMB Dismisses appeals to Item 1 as adopted and approved by MMAH</p>

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		<p>d. the mineral resource base;</p> <p>e. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</p> <p>f. the supply, efficient use and conservation of energy and water;</p> <p>g. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</p> <p>h. the minimization of waste;</p> <p>i. the orderly development of safe and healthy communities;</p> <p>j. the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</p> <p>k. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</p> <p>l. the adequate provision of a full range of housing;</p> <p>m. the adequate provision of employment opportunities;</p> <p>n. the protection of the financial and economic well-being of the Province and its municipalities;</p> <p>o. the co-ordination of planning activities of public bodies;</p> <p>p. the resolution of planning conflicts involving public and private interests;</p> <p>q. the protection of public health and safety;</p> <p>r. the appropriate location of growth and development;</p> <p>s. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</p> <p>The Province issues Provincial Policy Statements from time to time to provide direction on the above matters of provincial interest. Where these are in effect, the decisions of the City and the Committee of Adjustment shall be consistent with the Provincial Policy Statement that is in effect on the date of the decision.</p> <p>But beyond this legal purpose, the Plan serves as a basis, or provides guidance on, for a wide range of municipal activities. These include:” and</p> <p>5. adding a new heading and paragraph before the last paragraph in this section as follows:</p> <p>“Algonquins of Ontario Land Claim Interest</p>	

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		<p>Lands within the jurisdiction of the City of Ottawa fall within traditional Algonquin territory. In light of the recognized status of the on-going Algonquins of Ontario Land Claim with the Government of Canada and the Government of Ontario, specifically with respect to Crown Lands, it is acknowledged that land use planning in the city will, when it is available, take into account the Land Claim Settlement Agreement.”</p>	
3.	2 Strategic Directions, Preamble	<p>Section 2, Strategic Directions, is hereby amended as follows:</p> <p>a) by deleting the phrase “over the next 20 years” and replacing it with the phrase “over the next 15 to 20 years”.</p> <p>b) by adding the following text immediately following the existing first sentence:</p> <p>“This Plan will accommodate a 15-year supply of land for residential purposes, despite projections to the year 2031, and a 20-year supply of land for non-residential purposes.”</p>	<p>OMB allows the appeal of Item 3 and does not approve these changes to existing policy.</p>
4.	2.1, The Challenge Ahead	<p>Section 2.1, The Challenge Ahead, is hereby amended as follows:</p> <p>a) by deleting the first paragraph in its entirety and replacing it with the following:</p> <p>“As migration from elsewhere in Canada and other countries continues, Ottawa’s population is projected to grow by up to 30 per cent by 2031 compared to 2006.² And because the average number of people in each household is gradually declining, the number of households in Ottawa is projected to increase even faster than the rate of population growth—by about 40 per cent over this time period. This means that approximately 145,000 new homes may be needed in Ottawa by 2031.”</p> <p>b) by deleting Footnote ‘2’ and replacing it with the following footnote at the bottom of the first page of Section 2:</p> <p>² City of Ottawa, <i>Growth Projections for Ottawa: Prospects for Population, Housing and Jobs, 2006-2031</i>, Department of Planning, Transit and the Environment, November 2007.”</p> <p>c) by deleting the word “About” in the first sentence of the third</p>	<p>OMB allows the appeal in part and approves Item 4 as amended by:</p> <ol style="list-style-type: none"> 1. deleting sub-item 4 d) and renumbering accordingly; and 2. replacing the existing Figure 2.1 with the new Figure 2.1 below. 

d) paragraph and replacing it with the word "Almost";
 by deleting the phrase "at least 40" from the second sentence of the third paragraph and replacing it with the phrase "over 50";
 e) by deleting the fourth paragraph in its entirety and replacing it with the following:
 "The city's employment is expected to grow by about 170,000 by 2031, with urban job growth slightly higher outside the Greenbelt than inside it (these areas are shown in Figure 1), and some additional employment occurring in the rural areas. Projected growth to 2031 in population, households and employment (by place of work) is shown in Figure 2.2 for urban areas inside and outside the Greenbelt and for the rural area."

f) by deleting Figure 2.2 in its entirety and replacing it as follows:

Figure 2.2

Projected Growth in Population, Households and Employment, City of Ottawa, 2006 to 2031					
	Population				
	2006	2011	2021	2031	
Inside Greenbelt	533,000	540,000	562,000	591,000	
Outside Greenbelt, urban	252,000	291,000	367,000	432,000	
Rural	86,000	91,000	102,000	113,000	
Total	871,000	923,000	1,031,000	1,136,000	
Households					
	2006	2011	2021	2031	
Inside Greenbelt	228,000	237,000	258,000	278,000	
Outside Greenbelt, urban	88,000	106,000	140,000	168,000	
Rural	30,000	32,000	38,000	43,000	

Item	Section	Details of Amendment	For OMB Approval																																			
		<table border="1"> <thead> <tr> <th colspan="5">Employment</th> </tr> <tr> <th>Total</th> <th>346,000</th> <th>376,000</th> <th>436,000</th> <th>489,000</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>2006</td> <td>2011</td> <td>2021</td> </tr> <tr> <td>Inside Greenbelt</td> <td>432,000</td> <td>457,000</td> <td>482,000</td> <td>506,000</td> </tr> <tr> <td>Outside Greenbelt, urban</td> <td>72,000</td> <td>95,000</td> <td>128,000</td> <td>162,000</td> </tr> <tr> <td>Rural</td> <td>25,000</td> <td>26,000</td> <td>30,000</td> <td>35,000</td> </tr> <tr> <td>Total</td> <td>530,000</td> <td>578,000</td> <td>640,000</td> <td>703,000</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. Totals may not add due to rounding. 2. 2006 figures are estimated actual; other years are projections. 3. Population and households are adjusted for Census undercounting. Population includes institutional residents; households exclude institutional residents. 4. 2006 employment based on City of Ottawa Employment Survey, adjusted for undercounting. 	Employment					Total	346,000	376,000	436,000	489,000			2006	2011	2021	Inside Greenbelt	432,000	457,000	482,000	506,000	Outside Greenbelt, urban	72,000	95,000	128,000	162,000	Rural	25,000	26,000	30,000	35,000	Total	530,000	578,000	640,000	703,000	
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5.	2.2, Managing Growth	<p>g) by deleting the phrase “<i>Rural development will be directed to</i>” from the second bullet under the heading ‘Managing Growth’ and replacing it with the phrase “The City will continue to support growth in”.</p> <p>Section 2.2, Managing Growth, is hereby amended as follows:</p> <p>a) by inserting a new paragraph immediately following the heading ‘2.2 – Managing Growth’ as follows:</p> <p>“Ottawa is unique among Canadian cities because its boundary takes in an urban area, comprising many new and old communities, surrounded by a large and varied countryside. There are 26 villages scattered throughout this countryside ranging in size from less than a hundred to more than 5,000 people. The rural landscape also contains a number of hamlets, subdivisions and scattered development. These urban and rural communities are part of the overall fabric of the city and are valued for their contribution to the persona of the city as a whole.”</p> <p>b) by deleting the final sentence “Within the rural area, growth will be</p>	<p>OMB Dismisses appeals to Item 5 as adopted, approved and modified by MMAH</p>																																			

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		<p>directed to Villages” from the second paragraph of the preamble;</p> <p>c) by deleting the final sentence from the first paragraph of the preamble, beginning with the words “Decisions on changing boundaries... [Mod 1]</p> <p>d) by inserting two new paragraphs immediately following the paragraph beginning with the phrase “About 90 per cent...” as follows:</p> <p>“The balance of the City’s growth will occur in the rural area as a mix of uses in villages and as a range of rural-related uses and limited residential development elsewhere. Ottawa’s rural villages are people-oriented communities. They are low in density and small in size. These are qualities that village residents value and expect to persist. Many of these villages act as service centres for the surrounding rural area, providing businesses, schools, churches and community facilities. Many urban residents know villages for their country markets, rural fairs, heritage buildings and hockey arenas. Villages also provide for a lifestyle choice that is different from living downtown or in the suburbs or on an isolated rural lot. But, as in these other places, village residents are concerned about liveable communities, environmental integrity, supporting infrastructure and the overall viability of their communities. The character of villages will be cherished and preserved as part of the defining character of the city as a whole.</p> <p>Ottawa will continue to change and to prosper. The urban areas will grow, as will many of the villages.”</p>	
6.	2.2.1, Urban Area Boundary	<p>Section 2.2.1, Urban Area Boundary Section 2.2.2 Village Boundaries are hereby amended as follows:</p> <p>a) by deleting the title “2.2.1 - Urban Area Boundary” and replacing it with the title “2.2.1 - Urban Area and Village Boundaries”, and</p> <p>b) by inserting the following sentence at the beginning of the first paragraph of the preamble to Section 2.2.1 as follows:</p> <p>“The majority of future development will occur within the urban boundary and within the 26 villages designated in this Plan.”;</p> <p>c) by inserting a new sentence in the first paragraph immediately following the sentence that begins with the phrase “The urban boundary defines...” as follows:</p> <p>“Village boundaries define the land area that will be used for village</p>	<p>OMB allows the appeal in part and approves Item 6 as amended in the following manner</p> <p>1. by replacing sub-item 6 d) with the following:</p> <p>“(d) by deleting from the first paragraph the following sentences <i>“The land within the urban boundary represents a 20-year supply of urban land. The Provincial Policy Statement requires the City to designate enough land for urban development to meet the demand projected for a time horizon of up to 20 years.”</i> and replacing them with the following:</p> <p>“Sufficient land is designated in the Official Plan to meet the demands for a range and mix of employment opportunities, housing and other land uses to meet the projected needs for 20 years.”</p>

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		<p>purposes within the planning period or beyond.”;</p> <p>d) by deleting from the first paragraph the sentences “The land within the urban boundary represents a 20-year supply of urban land. The Provincial Policy Statement requires the City to designate enough land for urban development to meet the demand projected for a time horizon of up to 20 years.”;</p> <p>e) by deleting in the first paragraph the word “housing” from the sentence that begins with the phrase “Sufficient land is designated...”;</p> <p>f) by inserting the following sentence in the first paragraph immediately following the sentence beginning with the phrase “Sufficient land is designated...” as follows:</p> <p>“In the case of housing, this Plan designates sufficient land for 15 years.”</p> <p>g) by deleting in the first paragraph the sentence “Decisions about when and where to extend the boundary have major implications for public spending on infrastructure and have major impacts on the city’s form.” and replacing it with the following sentence:</p> <p>“Decisions about when and where to extend these boundaries have major implications for public spending on infrastructure, for impact on resources and for the structure and character of communities.”;</p> <p>h) by inserting a new heading “Urban Boundaries” immediately following the heading “Policies”;</p> <p>i) by deleting from the first sentence of policy 1 the phrase “growth by directing it to”;</p> <p>j) by deleting policy 2 and replacing it as follows:</p> <p>“2. Sufficient land will be provided in the urban area to meet a 15 year forecast for housing and a 20 year forecast for employment and other purposes.”;</p> <p>k) by adding in the first sentence of policy 3 the word “urban” immediately following the word “additional” in the first sentence;</p> <p>l) by deleting policy 3.a and replacing it as follows:</p> <p>“a. The forecasted demand for land for employment in the 20-year period and housing in the 15-year period.”;</p> <p>m) by deleting policy 3.d and replacing it as follows:</p>	<p>2. by deleting sub-items 6 e), 6 f), 6 j), 6 l) and 6 m) and renumbering the remaining sub items accordingly</p> <p>3. by replacing sub-item 6 n) with following :</p> <p>n) by deleting policy 3.e and replacing it as follows:</p> <p>“e. The achievement of the intensification target as identified in Section 2.2.2, policy 5, of this Plan.”</p>

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		<p>“d. The extent to which the existing land supply can meet the 20-year forecast for employment lands and the 15-year forecast for residential lands through reconsideration of permitted land uses;”</p> <p>n) by deleting policy 3.e and replacing it as follows:</p> <p>“e. The achievement of the intensification target as identified in Section 2.2.2, policy 5, of this Plan. An urban expansion will only be considered if the intensification target of this Plan has been met.”;</p> <p>o) by deleting from the first sentence of policy 4 the phrase “based on” and adding as a new second sentence the words “The evaluation will assess.”;</p> <p>p) by deleting policy 4.a and replacing it as follows:</p> <p>“a. The ability of existing or planned infrastructure to support the development of this expansion area. Infrastructure includes such matters as pipes, public utilities, roads, transit, community resources including schools and greenspace.”;</p> <p>q) by deleting from the first sentence of policy 4.c the phrase “environmental areas” and replacing it with the phrase “Natural Heritage System identified”;</p> <p>r) by adding to policy 4.d the phrase “new or upgrade existing” immediately following the phrase “The need to provide”;</p> <p>s) by adding to policy 4.d the phrase “public utilities” immediately following the phrase “and other”;</p> <p>t) by deleting from policy 4.d the phrase “and facilities in addition to the infrastructure approved in master plans for these facilities.”;</p> <p>u) by adding to policy 6 the phrase “and a subwatershed or environmental management plan” immediately following the phrase “a community design plan”;</p> <p>v) by deleting policy 7 and adding the following policies:</p> <p>“7. Council shall provide funding in 2012 to permit an examination of the supply of / demand for land for employment, housing and other purposes to meet the requirements of the Provincial Policy Statement with the results of such study to be submitted to Council no later than June, 2014. The long-term urban land needs</p>	

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8.	2.2.3, Managing Growth Within the Urban Area	<p>of the City will be examined as part of the Choosing Our Future public engagement process. The results of the Land Evaluation and Area Review (LEAR) review and a review of the Mineral Resource policies will also be used to inform the next comprehensive update of this Plan.</p> <p>8. The City will accommodate at least 50% of rural growth in Villages designated on Schedule A, where community facilities, commercial facilities and schools already exist or can be efficiently provided.</p> <p>9. Sufficient land will be provided within village boundaries to provide for a 10-year requirement for housing, employment and other purposes.</p> <p>10. Every five years the City will undertake a comprehensive review to assess the need to expand Village boundaries to meet its requirements. This assessment will consider such matters as:</p> <ol style="list-style-type: none"> The demand for land for housing and employment in villages; The supply of developable land within all villages and its potential to be developed. <p>Section 2.2.3, Managing Growth Within the Urban Area, is hereby amended as follows:</p> <p>a) by deleting the first two paragraphs of the Preamble and replacing them as follows:</p> <p>“Since the early 1990s municipal governments in the Ottawa area and across North America have promoted intensification as a strategy to manage growth in a sustainable way. In principle this strategy makes the best use of existing services and facilities. It has the least impact on agricultural land, mineral resources and protected environmental areas by decreasing the pressure for urban expansions. Generally, intensification is the most cost-effective pattern for the provision of municipal services, transit and other infrastructure and supports a cleaner, healthier city. More vibrant, accessible and ‘complete’ communities are more compelling places to live. Communities where residents do not need to drive for everyday activities, where jobs, shopping, recreation and social activities lie within walking, rollerblading or cycling distance have far greater potential for reducing their carbon footprint and their net contribution to many of</p>	<p>OMB allows the appeal in part and approves Item 8 as amended in the following manner ;</p> <ol style="list-style-type: none"> by amending sub-item 8 f) proposed new policy 1 b. by adding at the end after the words “... previously developed areas” the following words: “being defined as adjacent areas that were developed four or more years prior to the new intensification.” by replacing sub-item 8 f) proposed new policy 5 with the following: “5. The City’s target for residential intensification, as defined in Policy 1, is the minimum proportion of new residential dwelling units and accommodation based upon building permit issuance by calendar year in the urban area. The target will be: 36% in 2007-2011; 38% in 2012-2016; 40% in 2017-2021; 42% in 2022-2026; and 44% in 2027-2031.”

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		<p>the negative consequences of our modern lifestyle, such as climate change. And because Ottawa has an aging population, a more compact urban form will offer greater accessibility and place a wider choice of goods and services close at hand. Consequently, the policy direction of this Plan is to promote an efficient land-use pattern within the urban area through intensification of locations that are strategically aligned with the transportation network, particularly the rapid transit network, and to achieve higher density development in greenfield locations. In accordance with the Provincial Policy Statement, this Plan contains policy direction for the establishment of minimum intensification and density targets within the urban area.</p> <p>Physically, the pattern of intensification described by this Plan is one of a series of nodes and corridors. The Central Area is the focus, serving both as the symbolic heart of the nation and the economic and cultural nerve centre of the city. The Central Area contains the highest density development pattern in the entire city. Radiating out from the downtown is a linear network of Mainstreets. These streets perform a dual role. They carry cross-town commuters and attract shoppers from all over the city. At the same time, they act as the primary service corridors, meeting place, and residence for the many who occupy the numerous neighbourhoods that lie along their path. Complementing and at times paralleling these linear arteries is the dedicated rapid transit network whose major stations anchor nodes of dense development, designated as Mixed-Use Centres and Town Centres. These concentrations act as mini downtowns, seeking to take full advantage of the volume of transit riders that pass through by providing complementary high density, high rise employment and residential development opportunities. Land uses around stations should serve as both origins and destinations of trips. This Plan encourages areas around major transit stations to develop as compact, walkable, mixed-use developments with densities that support transit use in both directions in which the line runs throughout the day.”</p> <p>b) by adding at the beginning of the first sentence of the third paragraph the word “Consequently,” immediately prior to the word “within”;</p> <p>c) by deleting from the Preamble the next 6 headings and paragraphs;</p> <p>d) by deleting the word “the” from the last paragraph after the word “Within” and replacing it with the words “lands designated” and adding the following new text as follows:</p> <p>“By directing major intensification to the Central Area, along Mainstreets, and within Mixed-Use Centres and Town Centres in</p>	<p>3. by replacing sub-item 8 f) proposed new policy 10 with the following:</p> <p>“10. The City will monitor and report annually on the pattern and amount of residential intensification and the residential and non-residential density targets achieved and relate them to the assumptions upon which the citywide and minimum targets associated with the target areas are based. The contribution of the intensification achieved within the target areas to the city-wide target will be monitored annually. Adjustments may be considered during the five-year review of the Official Plan.”</p> <p>4. by replacing sub-item 8 f) proposed new policies 11a and 11b as modified with the following:</p> <p>“11. In support of the above noted minimum intensification and density targets and for all lands in the target designations:</p> <p>a. The zoning applying to the target areas will be reviewed and, if necessary, amended to enable achievement of the minimum targets. Any necessary amendments will be carried out in consultation with the neighbourhood involved. Where the existing zoning provisions are sufficient to meet the intensification and density targets in the time-frame defined by this Official Plan, these targets shall not be used as the only planning rationale for approving additional height or density in excess of the current zoning.</p> <p>b. Community design plans and secondary plans related to the target areas will be prepared or reviewed and, if necessary, amended to enable achievement of the minimum targets. Any necessary amendments will be carried out in consultation with the neighbourhood involved. Where community design plans and secondary plans contain sufficient development potential to meet intensification and density targets in the time frame defined by this Official Plan, these targets shall not be used as the only planning rationale to revise such plans for the purpose of achieving intensification.”</p> <p>This decision does not include Sub-items 8 f) new Policies 19 to 26 that are subject to another board decision</p>

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	<p>Details of Amendment</p> <p>association with the transportation network, the stability of neighbourhoods within the General Urban Area is enhanced. Because such a large proportion of the city is designated General Urban Area, the scale of intensification will vary, depending upon factors such as the existing built context and proximity to major roads and transit.”</p> <p>e) by adding two new paragraphs at the end of the Preamble as follows:</p> <p>“The quality of the built environment is a significant cornerstone of intensification. Well-designed public spaces and buildings are considered to be critical factors in achieving compatibility between the existing and planned built form. This Plan requires that intensification proposals have full regard for the existing built context and a full understanding of the impacts the proposal will have on both the immediate and wider surroundings. Consequently, this Plan calls for excellence in urban design and architecture, both in the public and private realms.</p> <p>The quality of the greenspace environment is also significant. A greenspace network of natural lands and open space and leisure lands provides additional structure to the urban area and promotes a healthy lifestyle. The designation of the major elements of this network in this Plan and other policies for environmental protection and the provision of public parks, will ensure that intensification respects the boundaries of the greenspace network and pursues opportunities to extend and strengthen it.”</p> <p>f) by deleting policies 1 through 10 inclusive and replacing them with the following headings, policies and figures:</p> <p>“Definition of Intensification</p> <p>1. Residential intensification means intensification of a property, building or area that results in a net increase in residential units or accommodation and includes:</p> <p>a. Redevelopment (the creation of new units, uses or lots on previously developed land in existing communities), including the redevelopment of Brownfield sites;</p> <p>b. The development of vacant or underutilized lots within previously developed areas;</p> <p>c. Infill development;</p> <p>d. The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and</p>	

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		<p>e. The conversion or expansion of existing residential buildings to create new residential units or accommodation, including secondary dwelling units and rooming houses.</p> <p>2. Employment intensification means intensification of a property, building or area that results in a net increase in jobs and/or gross floor area and may occur by:</p> <ol style="list-style-type: none"> Redevelopment of existing employment uses at a higher density (e.g. the creation of an office building that replaces a lower-density use on previously developed land), including the redevelopment of Brownfield sites; Expansion of existing employment uses (e.g. a manufacturing plant expanding its operations on site); Infilling of vacant or underutilized land within employment areas; Replacing uses with a low number of employees with uses having a higher number of employees. <p>3. All intensification will occur in accordance with the provisions of Section 2.5.1, Urban Design and Compatibility, and 4.11, Urban Design and Compatibility, and with Section 4.6.1, Heritage Buildings and Areas.</p> <p>Target Areas for Intensification</p> <p>4. Target areas for intensification are focused on major elements of the rapid transit network.</p> <ol style="list-style-type: none"> Target areas include the Central Area, Mixed-Use Centres, Mainstreets, and Town Centres defined on Schedule B; Arterial Mainstreets inside the Greenbelt are designated in this Plan and the Transportation Master Plan as supplementary rapid transit corridors. As such, the intent of this Plan is to guide their development toward denser and more urban forms that will support frequent transit service and prepare them for the high level of transit that is planned for Supplementary Rapid Transit corridors in the future. <p>Setting Intensification and Density Targets</p> <p>5. The City's target for intensification, defined as the minimum proportion of new residential growth in the urban area to be achieved through intensification, is 40% of new dwelling units, averaged over the period 2006-2031. The target will be 36% between 2006 and 2011, 40% between 2011 and 2021, and 44% between 2021 and 2031.</p> <p>6. Minimum density targets, expressed in jobs and people per gross hectare, are set out in Figure 2.3 and applied to those target areas with</p>	

the greatest potential to support the rapid transit network:

Figure 2.3 – Density Targets

Designation	2006 Density*	Minimum Target Density*	
		At 2031	Post-2031
Central Area	395	500	
Mixed-Use Centres			
Tunney's-Quad	207	250	
Lees	167	250	
Bayview-Preston	142	200	
Blair-174	106	200	
Baseline-Woodroffe	96		200
Hurdman	54		200
Confederation Heights	73		200
Billings Bridge	130	160	
Cyrville	45	120	
Industrial	42		120
Town Centres			
Orléans	48		120
Kanata	33		120
Barhaven	11		120
Arterial Mainstreets			
Richmond (north of Carling)	217	200	
Carling	183	200	
St. Laurent	92	120	
Bank	79		120
Merivale-Clyde-Baseline	50		120
Montreal East	41		120
Community Core			
Riverside South	0	80	

*people and jobs per gross hectare

- For those locations identified in Figure 2.3, all new development within the boundary of the designation will be required to meet these density targets. Minor exceptions may be considered where a

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		<p>proposed development is providing transition within the Mixed-Use Centre adjacent to a low-density residential community.</p> <p>8. The City will also establish minimum residential targets to reside outside the Plan in areas</p> <ol style="list-style-type: none"> a. Designated on Schedule 'B' as Mixed-Use Centre, Town Centre and Arterial Mainstreet but not addressed in Figure 2.3; b. Designated Traditional Mainstreet and Arterial Mainstreet but not addressed in Figure 2.3. <p>9. Where intensification target areas also correspond with Heritage Conservation Districts designated under the Heritage Act, the City recognizes that the achievement of intensification targets will be determined in part by the opportunities afforded by the guidelines contained in Council-approved Heritage Conservation District Plans and the provisions of any applicable heritage overlays contained in the Zoning By-law. The scale, profile and density of development permitted will vary, depending on the exact location. When buildings that are out-of-scale, that do not take into account the common characteristics of their setting and the surrounding pattern of development, and do not use suitable materials and finishes in their design they will not be consistent with the relevant guidelines. Such projects will not be recommended for approval under the Heritage Act. The interpretation of Heritage Conservation District Plans and guidelines cannot be done without a firm understanding that intensification is important to the long-term survival and vitality of the District. District guidelines and heritage overlays will be used to weave intensification proposals successfully into heritage streetscapes. As is the case generally concerning development, proposals for intensification within Heritage Conservation Districts will take into consideration all policies of this Plan.</p> <p>10. The City will monitor and report annually on the pattern and amount of residential and non-residential intensification and relate it to the assumptions upon which the citywide and minimum targets associated with the target areas are based. The contribution of the intensification achieved within the target areas to the city-wide target will be monitored annually. Adjustments may be considered during the five-year review of the Official Plan.</p> <p>Implementation of Intensification and Density Targets</p> <p>11. In support of the above noted minimum intensification and density targets and for all lands in the target designations:</p> <ol style="list-style-type: none"> a. The zoning applying to the target areas will be reviewed and, if necessary, amended to enable achievement of the minimum 	

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		<p>targets. Any necessary amendments will be carried out in consultation with the neighbourhood involved. Where the existing zoning provisions are sufficient to meet the intensification and density targets in the time-frame defined by this Official Plan, these targets shall not be used as a planning rationale for approving additional height or density in excess of the current zoning. [Mod 3]</p> <p>b. Community design plans and secondary plans related to the target areas will be prepared or reviewed and, if necessary, amended to enable achievement of the minimum targets. Any necessary amendments will be carried out in consultation with the neighbourhood involved. Where community design plans and secondary plans contain sufficient development potential to meet intensification and density targets in the time frame defined by this Official Plan, these plans shall not be altered for the purpose of achieving intensification. [Mod 4]</p> <p>c. Development applications will be assessed against the minimum targets within the context of all other policies of this Plan.</p> <p>d. All development will be required to achieve a high standard of urban design.</p> <p>12. To promote compact, mixed-use development and achieve the density targets, the City will:</p> <p>a. Lead discussions with all internal and external stakeholders (including school boards and public utilities) with a view to addressing technical, regulatory and design matters in a way that will allow the City's intensification strategy to be successful;</p> <p>b. Investigate financial incentives for residential development within mixed-use projects;</p> <p>c. Strategically review the use of municipally-owned lands, except land zoned for environmental or leisure uses;</p> <p>d. Consider how to reduce the amount of land used for parking, through such measures as reductions in parking standards and the creation of municipal parking structures;</p> <p>e. Establish maximum limits for the provision of on-site parking, consider waiving minimum parking requirements, maximize opportunities for on-street parking, and consider target designations as priorities for the creation of municipal parking structures;</p> <p>f. Initiate partnerships with others in building commercial and residential development over transit stations, municipal parking structures, municipal offices and facilities, or locations where density targets are set out in this Plan;</p> <p>g. Negotiate an increase in building density or height in exchange for developing municipal facilities, transit stations, and public</p>	

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		<p> <ul style="list-style-type: none"> h. Focus the delivery and coordination of enhanced pedestrian cultural facilities; environments in and around the City's design priority areas identified in S.2.5.1 of this Plan; i. Establish minimum building heights in the Zoning By-law within Mixed-use Centres, Town Centres and Mainstreets as community design plans are completed for these areas; j. Implement the coordinated delivery of Transportation Demand Management measures as described in S.2.3.1 of this Plan; k. Identify the target areas as a priority for the provision of increased public transit service; l. Implement a capacity management strategy to evaluate the condition and capacity of piped infrastructure in the areas targeted for intensification and set priorities for improving capacity. Development Charges should cover the portion of the cost of infrastructure improvement that is required to support intensification; m. When carrying out community design plans set priorities and funding sources for the delivery of public facilities such as community centres, parks and various municipal programs that may be required to support intensification; n. Will consider the achievement of minimum intensification targets on Arterial Mainstreets to represent a longer-term potential, and those Arterial Mainstreets located inside the Greenbelt will be considered to have priority for municipal upgrades over those outside the Greenbelt. On Arterial Mainstreets, carry out measures to enhance the pedestrian environment and public realm, such as tree planting, improved sidewalks, and other streetscape improvements, as well as traffic calming measures to help transform these streets from wide, automobile-oriented streets, to urban avenues that exhibit more liveable conditions; o. For all housing forms, the City will support alternative municipal infrastructure and development standards (such as reduced road right-of-way width, utility trenching requirements and reduced parking standards in areas serviced by public transit) in the context of a subdivision application. [Ministerial Modification 2, November 10, 2003] <p>Intensification Outside of Target Areas</p> <p>13. The City also supports intensification throughout the urban area, including areas designated General Urban Area. The City will promote opportunities for intensification in the following cases,</p> </p>	

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		<p>provided that all other policies in the Plan are met:</p> <ul style="list-style-type: none"> a. Lands within 600 metres of future or existing rapid-transit stations with potential to develop as compact, mixed-use and pedestrian-friendly cores; b. Lands that are no longer viable for the purpose for which they were intended, such as older industrial areas, exhausted quarries, or abandoned transportation corridors that are not planned for open space or designated as Recreational Pathways, but does not include lands designated as Employment Area or Enterprise Area where the proposal for intensification or infill would introduce uses not otherwise permitted by this Plan; (School sites are generally not included in this category and will be treated on a site-specific basis); [OMB decision #2649, September 21, 2006] c. Lands where the present use is maintained but the addition of residential uses or other uses can be accomplished in a complementary manner, such as on under-utilized shopping centre sites; d. Lands currently or formerly used as parking lots or other extensive storage purposes; e. Lands where records indicate existing contamination due to previous commercial or industrial use, but which can be made suitable for development if cleaned up. <p>14. The interior portions of stable, low-rise residential neighbourhoods will continue to be characterized by low-rise buildings (as defined in Section 4.11, policy 8). The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal. Generally, new development, including redevelopment, proposed within the interior of established neighbourhoods will be designed to complement the area's pattern of built form and open spaces.</p> <p>15. Applications to amend the zoning by-law within urban areas to eliminate residential apartments as a permitted use, or to change the permitted use so that the effect is to down-zone a site, will not be permitted unless there is an equivalent rezoning to ensure no net loss of apartment potential or maintenance of unit yield potential through other forms of multiple-unit housing.</p> <p>16. In situations where City Council has approved a concept plan that permits residential apartment uses in an urban area, but an amendment to the zoning by-law has not yet been enacted to implement the concept plan, City Council will ensure that the enabling zoning by-law amendment permits residential apartment uses.</p> <p>17. For those lands outside of the Greenbelt that are included in a community design plan approved by Council after June 10, 2009, the</p>	

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19	2.5.1 Compatibility and Urban Design	<p>Section 2.5.1, Compatibility and Community Design, is hereby amended as follows:</p> <p>a) at another hearing</p> <p>b) by deleting the first sentence of the paragraph under the heading 'Compatibility' and replacing it as follows:</p> <p>"In support of lively and complete mixed use communities, the City's growth management strategy included intensification of development in the urban area over the next 15-20 years and concentrating rural development in Villages."</p> <p>c)-x) at another hearing</p> <p>Amend Section 3.6.4 Policy 4 by:</p> <p>1. by deleting from the second sentence the reference to "section 2.5.7" and replacing it with "Section 2.5.6"; and [Mod 34]</p> <p>2. deleting Policy 4a. and replacing it with the following policy:</p> <p>"4a) Establish the mix and location of residential dwellings which, as a minimum, will constitute the following:</p> <p>i) At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings other than apartments,</p> <p>ii) In Developing Communities outside the Greenbelt,</p>	<p>OMB allows the appeal of Item 19 b) and approves the policy amended as follows :</p> <p>b) by deleting the word "The" at the beginning of first sentence of the existing paragraph under the heading 'Compatibility' and replacing with the following:</p> <p>"In support of lively and complete mixed use communities, the"</p> <p>Sub Items 19 a) and 19 c) to x) are subject to another hearing</p>
68.	3.6.4 Developing Community	<p>Amend Section 3.6.4 Policy 4 by:</p> <p>1. by deleting from the second sentence the reference to "section 2.5.7" and replacing it with "Section 2.5.6"; and [Mod 34]</p> <p>2. deleting Policy 4a. and replacing it with the following policy:</p> <p>"4a) Establish the mix and location of residential dwellings which, as a minimum, will constitute the following:</p> <p>i) At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings other than apartments,</p> <p>ii) In Developing Communities outside the Greenbelt,</p>	<p>OMB allows the appeal in part and approves Item 68 amended as follows:</p> <p>by amending sub-item 2 to replace the new policy 4a) with the following policy:</p> <p>"4a) Establish the mix and location of residential dwellings which, as a minimum, will constitute the following:</p> <p>i) No more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings other than apartments,</p> <p>ii) In Developing Communities outside the Greenbelt, overall residential development will meet a minimum</p>

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145.	3.12 Urban Expansion Study Area	<p>overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses." And</p> <p>3. inserting the words "or environmental management plan" after the words 'subwatershed plan' in the first sentence of Policy 4d; and</p> <p>4. inserting at the end of Policy 4d the following:</p> <p>"These plans will identify a natural heritage system within the Developing Community and measures to protect this system through public ownership or other means will be included in the community design plan;"</p> <p>Add two new Sections as follows:</p> <p>a. Add a new Section as follows:</p> <p>"3.12 Urban Expansion Study Area</p> <p>The designation of Urban Expansion Study Area on Schedule B contributes to the provision of sufficient urban land to support the residential demands of the projected population to 2031. These lands will develop primarily for residential purposes, although minor non-residential uses to meet the needs of a neighbourhood may also be located here. A comprehensive study will be required prior to bringing these lands into the urban area.</p> <p>1. Lands are designated on Schedule B as Urban Expansion Study Area with the intent that these lands will be evaluated for development primarily for urban residential uses, once the policies of this section have been satisfied. An Official Plan amendment will be required to provide a General Urban Area designation. The amendment may also be required to implement infrastructure, environmental and open space provisions of plans approved for individual areas.</p> <p>2. The type of study and development plan required to achieve the policies of this section will be agreed to in advance and may be a community design plan or a concept plan. Either process will require a comprehensive consultation process with the community to identify issues and potential solutions.</p>	<p>density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses."</p> <p>OMB allows the appeal of Ministry Modification No. 46 to Item 145 in order to reinstate the proposed Sections 3.12 and 3.13 as originally adopted by the City with further amendments to the new Section 3.1.2 to insert two new policies after Policy 1 as follows:</p> <p>" 2. Prior to an Official Plan Amendment to designate the lands for urban land uses, the City shall consider:</p> <p>a) Whether the lands to be designated are required in order to maintain a 10-year supply of lands designated and available for a full range of housing types, through residential development and residential intensification;</p> <p>b) The status of the City's implementation strategy for intensification and density targets as set out in Section 2.2.2 Policy 11 and 12; and,</p> <p>c) The achievement of the intensification targets in Section 2.2.2 Policy 5.</p> <p>3. If the assessment in Policy 2 indicates the need for additional residential lands, the City shall commence the comprehensive study process, in accordance with the policies of this section."</p> <p>and renumber the remaining policies accordingly.</p>

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		<p>3. Where the development plan impacts multiple landowners, it is their responsibility to collaborate on the preparation of the plan and to agree on how parks, stormwater ponds and any other facilities will be located and costs shared. The City will require a landowners' agreement addressing these matters prior to the review of development applications:</p> <ol style="list-style-type: none"> 1. Proponents of development will complete, to the satisfaction of the City, studies and a plan of sufficient detail to: <ol style="list-style-type: none"> a. Identify the location, timing and cost of roads and transit facilities, water and wastewater services, public utilities, stormwater management facilities, etc. required on-site and off-site to service the area; and b. Identify the natural heritage system on the site independent of the potential developable area. Typically an environmental management plan as described in Section 2.4.2 will be prepared where a subwatershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated consistent with the Urban Natural Areas Environmental Evaluation Study. No development is permitted within this system, which is to be conveyed to the City for public use before development of the area is approved; and c. Identify Recreational Pathways on the site; and d. Evaluate the adequacy of community facilities existing or planned for the area in consultation with School Boards and other providers of community facilities; e. Establish the mix and location of residential dwellings which, as a minimum, will constitute the following: <ol style="list-style-type: none"> i. At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments; ii. In Urban Expansion Study Area designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas 	

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		<p>internal-to-developments-but-excluding public streets, rights-of-way and all non-residential uses; and</p> <p>f. Show how the plan will achieve other policies of this Official Plan including, but not limited to, affordable housing and design.</p> <p>g. Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act where required.</p> <p>5. Proponents of development will prepare a Financial Implementation Plan and commit to providing:</p> <p>a. The on-site and off-site servicing systems described above through development charges or at the expense of the developer; and</p> <p>b. The natural heritage system as non-developable lands to be transferred to the City for \$1; and</p> <p>c. The Recreational Pathways as identified in this Plan through development charges or at the expense of the developer." [Mod46]</p> <p>"3.12 - Developing Community (Expansion Area) [Mod 46]</p> <p>The designation of Developing Community (Expansion Area) on Schedule B and Urban Area on Schedule A contributes to the provision of sufficient urban land to support the residential demands of the projected population. These lands, none of which is very large, will develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here.</p> <ol style="list-style-type: none"> 1. Lands designated on Schedule B as 'Developing Community (Expansion Area)' and 'Urban Area' on Schedule A contribute to the provision of sufficient urban land to support the residential demands of the projected population to 2031. The intent is that these lands will be developed primarily for urban residential uses, once the policies of this section have been satisfied. 2. The policies of this section will be achieved through the preparation of a plan of subdivision. 3. Proponents of development will complete, to the satisfaction of the City, studies and a plan of sufficient detail to: <ol style="list-style-type: none"> a. Identify the location, timing and cost of roads and transit facilities, water and wastewater services, public utilities, 	

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		<p>stormwater management facilities, etc. required on-site and off-site to service the area; and</p> <p>b. Identify the natural heritage system on the site independent of the potential developable area. Typically an environmental management plan as described in Section 2.4.2 will be prepared where a subwatershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated consistent with the Urban Natural Areas Environmental Evaluation Study. No development is permitted within this system, which is to be conveyed to the City for public use before development of the area is approved; and</p> <p>c. Identify Recreational Pathways on the site;</p> <p>d. Establish the mix and location of residential dwelling which, as a minimum, will constitute the following:</p> <p>j) At least 45% single detached but not more than 55% single detached, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.</p> <p>ii) In Developing Community (Expansion Area) designations, overall residential development will meet a minimum average density target of 34 units per net hectare. Net residential density is based on the area of land in exclusively residential use, including lanes and parking areas internal to developments but excluding public streets, rights-of-way and all non-residential uses; and</p> <p>b. Show how the plan will achieve other policies of this Official Plan including, but not limited to, affordable housing and design.</p> <p>c. Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act where required.</p> <p>4. Proponents of development will prepare a Financial Implementation Plan and commit to providing:</p> <p>a. The on-site and off-site servicing systems described above through development charges or at the expense of the developer; and</p> <p>b. The natural heritage system as non-developable lands to be</p>	

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		<p>transferred to the City for \$1; and</p> <p>c. The Recreational Pathways as identified in this Plan through development charges or at the expense of the developer.</p> <p>5. An amendment to this Plan will not be required to remove the designation of Developing Community (Expansion Area) and replace it with General Urban Area, but an amendment may be required to implement infrastructure and open space provisions of plans approved for individual areas. Development may proceed once the City is satisfied that the requirements of this section have been met and the City has approved the plan of subdivision.”</p>	