

- 1. DRAFT CITY OF OTTAWA COMMENT ON THE PROPOSED CHANGES TO THE PROVINCIAL POLICY STATEMENT**
- COMMENTAIRES PROVISOIRES DE LA VILLE D'OTTAWA SUR LES MODIFICATIONS PROPOSÉES À LA DÉCLARATION DE PRINCIPES PROVINCIAL**

**PLANNING COMMITTEE AND AGRICULTURE AND RURAL AFFAIRS  
COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. Approve Document 1 attached to this report as the City of Ottawa Comment on the Proposed Changes to the Provincial Policy Statement;**
- 2. Direct staff, following the September 26, 2019 Planning Committee, October 3, 2019 Agriculture and Rural Affairs Committee, and October 9, 2019 Council, in accordance with such modifications as approved by Council, to finalize and submit the revised Document 1 as the Official City of Ottawa Comment on the Proposed Changes to the Provincial Policy Statement by October 21, 2019; and**
- 3. Receive the Draft Staff Analysis and Comments Table on the Proposed Changes to the Provincial Policy Statement attached as Document 2 to this report.**

**RECOMMANDATIONS DU COMITÉ DE L'URBANISME ET LE COMITÉ DE  
L'AGRICULTURE ET DES AFFAIRES RURALES**

**Que le Conseil :**

- 1. approuve le document 1, annexé au présent rapport, qui expose les commentaires de la Ville d'Ottawa sur le projet de modification de la Déclaration de principes provinciale;**
- 2. demande au personnel, à la suite de la réunion du Comité de l'urbanisme du 26 septembre 2019, de celle du Comité de l'agriculture et des affaires rurales du 3 octobre 2019 et de celle du Conseil du 9 octobre 2019, de parachever conformément aux éventuels changements approuvés par le Conseil les commentaires du document 1, qui tiendront lieu de commentaires officiels de la Ville d'Ottawa sur ledit projet de modification, et de les soumettre d'ici le 21 octobre 2019; et**
- 3. prenne acte de l'ébauche de l'analyse du personnel et du tableau des commentaires sur les modifications proposées à la Déclaration de principes provinciale, joints au présent rapport en tant que document 2.**

FOR THE INFORMATION OF COUNCIL

Agriculture and Rural Affairs Committee also approved the following Directions to staff:

That staff prepare a motion for City Council on 9 October strengthening the wording on the appreciation of City parks.

POUR LA GOUVERNE DU CONSEIL

Le comité de l'agriculture et des affaires rurales a également approuvé la directive au personnel suivante :

Que le personnel prépare une motion, qui sera examinée par le Conseil municipal le 9 octobre, quant au renforcement des mots utilisés dans l'importance que les résidents d'Ottawa accordent aux parcs de la Ville.

Documentation/Documentation

1. General Manager's report, Planning, Infrastructure and Economic Development Department, dated September 13, 2019 (ACS2019-PIE-GEN-0008 )

Rapport du Directeur général, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 septembre 2019 (ACS2019-PIE-GEN-0008)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 3, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 3 octobre 2019

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 7  
OCTOBER 9, 2019**

**4**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 7  
LE 9 OCTOBRE 2019**

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
September 26, 2019 / 26 septembre 2019**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
October 3, 2019 / 3 octobre 2019**

**and Council / et au Conseil  
October 9, 2019 / 9 octobre 2019**

**Submitted on September 13, 2019  
Soumis le 13 septembre 2019**

**Submitted by  
Soumis par:  
Stephen Willis**

**General Manager, Planning, Infrastructure and Economic Development  
Department / Services de planification, d'infrastructure et de développement  
économique**

**Contact Person**

**Personne ressource:**

**Lorraine Stevens, Planner II / Urbaniste II  
Planning Policy and Resiliency / Politiques d'urbanisme et Résilience  
613-580-2424, 15077, Lorraine.Stevens@ottawa.ca**

**Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2019-PIE-GEN-0008**

**SUBJECT: Draft City of Ottawa Comment on the Proposed Changes to the Provincial Policy Statement**

**OBJET: Commentaires provisoires de la Ville d'Ottawa sur les modifications proposées à la Déclaration de principes provincial**

### **REPORT RECOMMENDATIONS**

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

- 1. Approve Document 1 attached to this report as the City of Ottawa Comment on the Proposed Changes to the Provincial Policy Statement;**
- 2. Direct staff, following the September 26, 2019 Planning Committee, October 3, 2019 Agriculture and Rural Affairs Committee, and October 9, 2019 Council, in accordance with such modifications as approved by Council, to finalize and submit the revised Document 1 as the Official City of Ottawa Comment on the Proposed Changes to the Provincial Policy Statement by October 21, 2019; and**
- 3. Receive the Draft Staff Analysis and Comments Table on the Proposed Changes to the Provincial Policy Statement attached as Document 2 to this report.**

### **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l'urbanisme et le Comité de l'agriculture et des affaires rurales recommandent au Conseil :**

- 1. d'approuver le document 1, annexé au présent rapport, qui expose les commentaires de la Ville d'Ottawa sur le projet de modification de la Déclaration de principes provinciale;**
- 2. de demander au personnel, à la suite de la réunion du Comité de l'urbanisme du 26 septembre 2019, de celle du Comité de l'agriculture et des affaires rurales du 3 octobre 2019 et de celle du Conseil du 9 octobre 2019, de parachever conformément aux éventuels changements**

approuvés par le Conseil les commentaires du document 1, qui tiendront lieu de commentaires officiels de la Ville d'Ottawa sur ledit projet de modification, et de les soumettre d'ici le 21 octobre 2019; et

3. de prendre acte de l'ébauche de l'analyse du personnel et du tableau des commentaires sur les modifications proposées à la Déclaration de principes provinciale, joints au présent rapport en tant que document 2.

## BACKGROUND

The Government of Ontario produced a plan entitled "More Homes, More Choice: Ontario's Housing Supply Action Plan" which includes several legislative and policy changes aimed at addressing housing supply. A review of the Provincial Policy Statement (PPS) is one such initiative.

The Provincial Policy Statement is a consolidated statement of the government's policies on land use planning and is issued under Section 3 of the *Planning Act*. It applies province-wide and sets out the provincial policy direction for:

- The efficient use and management of land and infrastructure;
- Ensuring the provision of sufficient housing to meet changing needs, including affordable housing;
- Protecting the environment and resources including farmland, natural resources (e.g., wetlands and woodlands) and water;
- Ensuring opportunities for economic development and job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;
- Protecting people, property and community resources by directing development away from natural or human-made hazards – such as flood prone areas.

The government is consulting on proposed changes to the Provincial Policy Statement to support the provincial government's Housing Supply Action Plan and other land use

planning related priorities. In this context, the following five questions were posed by the Ministry:

1. Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
2. Do the proposed policies strike the right balance? Why or why not?
3. How do these policies take into consideration the views of Ontario communities?
4. Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
5. Are there any other tools that are needed to help implement the proposed policies?

The deadline for written comments is October 21, 2019. The letter attached as Document 1 of this report answers the five questions posed by the province, while Document 2 details Staff Analysis and Comments on the Proposed Changes to the Provincial Policy Statement as a whole.

Another aspect of the Action Plan is Bill 108, *More Homes, More Choice Act*, 2019, which received Royal Assent on June 6, 2019. This Bill made amendments related to housing supply to 15 statutes. Elements of this amending legislation are not yet in effect and will come into force on a later date, to be proclaimed. The City of Ottawa submitted comments on the contents of Bill 108 in June 2019, as detailed in report [ACS2019-PIE-GEN-0005](#) and submitted further comments on the proposed regulations on August 21, 2019, as detailed in [ACS2019-PIE-GEN 0006](#).

## **DISCUSSION**

The letter attached as Document 1 (the “Comment Letter”), serves as the draft City of Ottawa comment on the proposed Changes to the Provincial Policy Statement. The objective is to demonstrate those aspects of the proposed changes with which the City agrees while providing constructive criticism of and suggesting impactful amendments to specific parts of the proposed changes to the Provincial Policy Statement that would support the City’s approach to its Planning regime.

The Comment Letter incorporates by reference Document 2, in which City staff provide detailed analysis and corresponding comments concerning specific amendments to the proposed changes to the Provincial Policy Statement. Document 2 provides working level context on the impacts of the proposed changes.

### **RURAL IMPLICATIONS**

The proposed Changes to the Provincial Policy Statement proposes changes to multiple statutes which, if adopted, would have City-wide impacts on City operations, including rural areas. Participation in providing comments on Bill 108 will not, itself, directly impact rural areas.

### **COMMENTS BY THE WARD COUNCILLORS**

This is a city-wide report - not applicable.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report. Council is permitted to approve a statement on the proposed changes to the Provincial Policy Statement.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications with the recommendations of this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications associated with the report recommendations.

### **ACCESSIBILITY IMPACTS**

There are no anticipated accessibility impacts associated with this report.

### **TERM OF COUNCIL PRIORITIES**

Not applicable.

**SUPPORTING DOCUMENTATION**

Document 1 Draft Letter to Minister Clark

Document 2 Draft Staff Analysis and Comments Table

**DISPOSITION**

Upon approval:

Staff will finalize Documents 1 and 2 to this report and the City Clerk will forward both to the Minister of Municipal Affairs and Housing and submit on the Environmental Registry of Ontario.

**Document 1 – Draft Letter to Minister Clark**

October 9, 2019

Hon. Steve Clark

Minister of Municipal Affairs and Housing

17<sup>th</sup> Floor, 777 Bay Street

Toronto, Ontario M5G 2E5

Dear Minister Clark:

**Re: City of Ottawa Comment on the Proposed Changes to the Provincial Policy  
Statement**

The purpose of this letter is to provide formal comments and the City of Ottawa proposed changes to the Provincial Policy Statement, as endorsed by Council on October 9, 2019.

Of note, the City is pleased with the Province's response to our request, and supports the revised time horizon, from 20 years to 25 years, for sufficient land to be made available to accommodate an appropriate range and mix of land uses to meet projected needs. We appreciate your effort to address an appropriate timeline for long range planning for Ottawa and other cities.

The five questions posed by the Province on the [Environmental Registry of Ontario](#) will be answered in the contents of Attachment 1 of this letter. Detailed working level policy comments can be found in Attachment 2.

We would be pleased to discuss our requests in further detail, City Staff are available to meet Ministry staff to go through our comments in detail.

Sincerely,

Jim Watson  
Mayor  
City of Ottawa

## **Attachment 1**

### **Response to Feedback Questions on the Proposed changes to the PPS**

- 1. Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?**

The City supports the encouragement of development of an increased mix and supply of housing and requiring alignment with Housing and Homelessness Plans while improving the integration of land use planning with transit and infrastructure planning. However, the City would like to see clarification written within the PPS regarding the new term “market-based”, as it relates to housing.

The City is also in favour of the inclusion of policies to support the economy and jobs, including providing opportunities to support local food, and maintaining and improving the agri-food network.

The City also supports the new and strengthened policies on the need to prepare for the regional impacts of a changing climate and mitigate risks to human health, safety, property and the environment and on the emphasis on energy conservation and energy supply.

- 2. Do the proposed policies strike the right balance? Why or why not?**

The City believes that balance was achieved in most area of the PPS.

- 3. How do these policies take into consideration the views of Ontario communities?**

The City appreciates the opportunity to be consulted.

The City applauds the provincial change that Indigenous Communities shall be engaged with rather, than “encouraged”.

The City urges the Province to recognize the major impact of parks in building strong and healthy communities. Parks are a reflection of the quality of life in a community.

Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.

**4. Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?**

The City recommends further refinements to the language used for Employment policies under section 1.3, by referring to employment generically, as in all types of jobs. Ottawa's employment spectrum is different from many of the other Ontario planning authorities and is significantly weighted towards government, technology, software, health and education services.

The City also encourages the Province to continue to refine the policies related to rural matters, as we have suggested in our specific comments in Attachment 2. The City seeks to see the long-term viability and sustainability of rural areas (both agricultural areas and rural settlements), and as such, the City encourages the Province to allow municipalities to show modest flexibility in the new PPS.

The City recommends that the Province consider additional policy changes that would protect people from heat through land use design that would result in tree prioritization over other competing priorities. Such prioritization would also help climate mitigation.

The City further recommends that the Province include projects that demonstrate sustainable design (including those that reduce the use of fossil-fuel energy and build climate resiliency) to also be candidates for streamlined development approvals.

**5. Are there other tools that are needed to help implement the proposed policies?**

Beyond reviewing the PPS, the Province urgently needs to commence a thorough review of the MOECP's D-series guidelines on both land use compatibility and water supply (D-5 series) to reflect contemporary technologies and solutions. Municipalities cannot address a mix of housing typologies in rural settlements without a modernization of the guidelines. The outdated guidelines are also an impediment to non-residential uses as well. The land use compatibility guidelines need to be updated to be consistent with the proposed changes in the PPS.

The City recommends that the Province consider revised methodology for floodplain mapping that factors in projected potential flood risks from a changing climate and that the Province support residents in flood-prone areas, such as clarifying under what circumstances property owners can rebuild, providing compensation programs, etc.

The City recommends that the Province consider revising the *Building Code* to implement climate protective measures for heat and flooding. The City recommends that the Province provide guidance on how to understand and mitigate the risks of future climate conditions for specific sectors, such as housing and building design, and hazardous forest risk assessment and management. A Green Building Tool, developed by the Province, would support planning for a changing climate would help implement the proposed policies.