



OTTAWA NEXT BEYOND 2036

Draft Final Report
Scenarios, Change Drivers, and Planning Considerations
January 2019

Photo: Moriyama & Teshima Architects



The Planning Partnership

URBAN
STRATEGIES
INC.

OTTAWA WELL BEFORE 2036





OTTAWA NEXT BEYOND 2036

Draft Final Report
Scenarios, Change Drivers, and Planning Considerations
January 2019

Photo: Moriyama & Teshima Architects



The Planning Partnership



Now – Dec 2019
Consultations
Policy directions

Jan 2020 – Feb 2021
OP drafted
Open Houses
Finalize draft
Public hearings

Mar 2021
Council adopts OP

mid-2022
Ministry approval
OP takes effect



OTTAWA NEXT BEYOND 2036

Longer-term basis for planning

- **Parts of OP are also long-term (for example, Transportation Master Plan, environmental plans, etc.)**
- **Official Plan also guides current development on a day-to-day basis (for example, planning approvals process)**

FCA member concerns likely ranking high:

Development



Transportation



Environment

Infrastructure



in addition to getting a long-term vision right...

...we need to (also) keep an eye on what the new OP will say about areas it will immediately impact.

Focus on development issues

**→ individual development
applications**



- Ensuring the affordability of housing near transit and removing barriers to the creation of new mixed-use districts around stations.
- Allowing for the gradual evolution of established neighbourhoods through the introduction of a broader selection of housing types.
- Taking into account the functional lifespan of buildings when considering whether, when and under what circumstances they should be replaced with more intensive housing forms.

How would OP policies be implemented ? For example:

- **How far from transit stations is still “near?”**
- **What does “evolution of established neighbourhoods” mean specifically?**
- **How will replacing aging housing with “more intensive housing forms” be mandated?**



Inclusionary zoning and Section 37 agreements

The Missing Middle [low rise, mid density]

Promoting mixed-use buildings in strategic areas



New Official Plan

Housing

Inclusionary zoning and Section 37 agreements
Will section 37 funds all be tied to inclusionary zoning?

The Missing Middle [low rise, mid density]
Will low-rise areas become mid-rise?

Promoting mixed-use buildings in strategic areas
What will be new policies for mixed use centres and main streets? Will secondary plans be carried forward?

Some other things we should consider:

This may be first recent OP to go completely into effect.

Important to support policies that move city in the right direction (affordable housing, transit, environment, etc.).

High-level language in OP that is not specific allows wide interpretation...

...particularly when zoning will be even more “out of date” and “not implementing the current OP.”

Pervasive lack of trust in the planning approvals process.

In conclusion, we need to make sure to also focus on

- **concrete, specific language in OP**
- **that affects common issues (like development applications)**