To City of Ottawa / Officials **February 23, 2022**

RE: Comments of New Official Plan 2022

My name is Richard Turpin, I have been living in Ottawa since 1998 have owned over 6 properties and married with two adults children in University. With the recent Housing crisis and soaring house prices I feel as a resident, tax payer here in the City of Ottawa us a whole (Ottawa) are not doing enough to provide housing (in all forms) in general at the present time and in the near future.

Further as a recent member of the Ontario Landowners Association / Eastern Ontario Landowners – Carleton the present document was prepared with very little notice in fact within less than 24hours of a request to provide comments of the New Proposed Official Plan as prepared by City of Ottawa.

The present letter is my personal view as a Land Owner (6930 Fallowfield Rd, Stittsville 100 acres) and does not seek to represent or portrayed the position of the above association, however some of the below points might be shared by some members.

* Rural Landowners should be provided with the option, guidance and clear path in challenging their designated Land Zoning and LEAR score of their property by having recognized consultants / expertise / site specific investigation completing revised studies with the clear objective of moving their land zoning into a more favorable designation that actually reflects site conditions. Thus allowing revised zoning that would allow residential units construction (1-4 units).
* Rural Landowners should question the City of Ottawa actual minimum threshold of LEAR Study score of 125 to be considered into the Agricultural Land Reserve where elsewhere across the province large cities are apparently using a higher minimal score of 130, thus depriving Land Owners from benefiting of their property full value.
* The following is in consideration with Doug Ford recent / Ontario Housing Affordability Task Force where the Province of Ontario will need 1.5 M new units in the next 10 years and how is this integrated into the City of Ottawa / New Official Plan. As we have seen the recent years Housing in Large Urban centers and for the most part across Ontario housing is in crisis mode…. Not enough supply of housing vs demands. Where simply put: whatever Municipalities have been doing in the past it is not meeting population growth and housing needs. We as Rural Landowners with some of our lands sitting inside and / or outside of the Designated Urban Areas we should provided with equal opportunities for both type of lands to create lots and additional lots (by severance or other means) and allow the construction of more housing on any given lots (multiple units per lot, multi generation units and additional rental units on a given property). More specifically some of these large sizes of lands are not allowed to create more than one or two severances while the remainder of the land could be used for more housing. For example large piece of land such as 100 acres with frontage of over 600 m by 660 m in depth only one or two severance can be created with a total of approximately three units. Official Plan should allow consideration for the use of this land where Land Owners could create a series of lots fronting directly on the existing road (not requiring any additional street, sewer, watermain, power lines “already at the street”, all of these being privately created) by creating lots of 50 m frontage (1 to 2 acres or larger) while the remainder of the land sitting behind these new lots remains accessible via a road - lane / road allowance for future (10 yrs plus) sitting untapped to be considered at a later time for various purpose. We as Landowners in the Carleton area could easily create 1000’s of new units each year for the near future and each of these new lots could have a compounding effect if each lot could be allowed to create 1-4 units (i.e. multi-generation units, rental units, etc.).

In closing the above inputs points are in my opinion critical positive contributing factors in increasing housing affordability and must be considered in the implementation of Ottawa New Official Plan. Where both Urban and Rural agents (land owners) can contribute in making Ottawa a city that is tackling the ongoing housing crisis on every front not only in urban centers but across the city limits.

Submitted respectfully

Richard Turpin P Eng, MBA

Cell 613-879-7300