

Bowesville Landowner Group Inc.

1737 Woodward Drive, Ottawa, ON K2C 0P9

November 8, 2023

City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1

Attention: Mayor and Council

**Reference: Expansion Area S3
Lands South of Rideau Road
Our File No.: 121124**

This correspondence is in response to the Minister of Municipal Affairs and Housing announcement on reversal of Official Plan decisions, which could affect the designation of the lands south of Rideau Road in Area S3 (the "Subject Lands").

The purpose of the correspondence is to outline to the Mayor and Council the merits and rationale for maintaining the Future Neighborhood Overlay designation of the Subject Lands. In particular:

1. The Subject Lands, including the lands north of Rideau Road, are immediately adjacent to the Trillium LRT line, which is about to go into service. This was recognized by Council by way of a Resolution from Council encouraging expeditious development near the Bowesville Station (Motion attached).
2. Since the lands south of Rideau Road were added to the Official Plan approximately one year ago, both City staff and landowners have invested considerable time, effort and money in accounting for these lands, including the Infrastructure Master Plan (IMP) and the Riverside South Community Infrastructure Servicing Study Update (ISSU). The landowner group in this area has also been formed, entered into a Cost Sharing Agreement and has spent \$500,000 and almost a year of time on the Secondary Plan/Community Design Plan process, meeting numerous times with City staff. If these lands are now excluded, significant changes will be required to all of the work and effort to date and would most certainly delay the development of housing.
3. The one significant conclusion that can be gleaned from the above work is that, from the IMP perspective, Area S3, including the land South of Rideau Road, is a very efficient area to service. No additional IMP servicing needs or additional funding sources (such as taxes) emanate from including these lands. Indeed, from a drainage perspective, eliminating these lands will create additional challenges and expenses for stormwater management and legal outlet, which will result in duplication of facilities, when these lands are eventually designated, which is avoided if they are included now.
4. With respect to meeting housing targets, Area S3, including the Subject Lands, are ideally suited due to the fact that the area can be independently serviced from existing Riverside South and the area is comprised of a number of different owners, so the entire area can come on stream and provide a diversity of housing as soon as the Secondary Plan/Community Design Plan process is completed, independent of advancement of projects in existing Riverside South.

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5. Finally, it is worth noting that this area was fully evaluated by staff through the City's Official Plan process and was recommended as Pass 2 Expansion Lands.

Trusting the above provides sufficient rationale for consideration by Council for the S3 lands South of Rideau Road to remain as Future Neighbourhood Overlay.

Thank you.

Yours very truly,

BOWESVILLE LANDOWNER GROUP INC.

Josh Kardish
Director

Cc Don Herweyer, City of Ottawa, Planning, Real Estate and Economic Development
David Wise, City of Ottawa, Economic Development and Long-Range Planning

Attachment.

Re: Development near Trillium Line South extension

WHEREAS a significant investment has been made in Ottawa's rapid transit system; and

WHEREAS intensification along our rapid transit network is a key public policy of our new official plan; and

WHEREAS the Trillium Line South extension is scheduled to open and revenue for this extension is planned for 2022; and

WHEREAS revenue goals are more easily attainable with new residential development adjacent to and dependant upon the Trillium Line south extension.

WHEREAS Council has a role to play in actively encouraging new developments to support development at our transit stations and along the transit corridor.

BE RESOLVED that in the draft Official Plan to be presented to Council in 2021, with the goal of maximizing ridership and trends for ridership of the new Trillium Line South extension, staff shall expeditiously recommend necessary policies and technical requirements that are required for Council to approve a Secondary Plan for the new expansion lands at Bowesville Station to encourage adjacent to and supportive of this investment in Transit.