

Committee reports to April 15, 2026 General Meeting

Planning and Zoning Committee (from Meeting Minutes of April 1, 2026)

April 8 City Council approved the refreshed 10 Year Housing and Homelessness Plan, and added amendments covering two of the five points FCA had asked for:

1. Clear definitions (for example, “transitional housing”, “shelter”, “reception centers”) remain fuzzy despite Council direction last year
2. Ensuring that new construction is matched with reliable, long-term funding for support services.

1. Development Charges, HST, and Housing Policy Discussion

Members discussed provincial and federal housing policies, including reductions in development charges and HST incentives.

- Action: Task Teams (Housing / Growth) to further analyze the impact of development charge reductions and HST incentives on affordability and report findings.

2. NCC Greenbelt Master Plan

- The Greenbelt Master Plan is a long-term vision document (approximately 50 years). The last plan (circa 2014) is now due for renewal.

- The NCC has initiated a new planning process and established a Public Advisory Group (PAG).

- A new implementation plan is expected to follow; the previous plan contained: ~279 action and 7 implementation priorities

Process and Participation

- The planning process will span several years, with major milestones extending into 2027.

- The current phase is focused on information gathering and early consultation.

Previous Coalition Work

- A previous coalition of 13–14 organizations (including environmental groups such as CPAWS and others) developed a comprehensive position paper during the prior planning cycle.

Key Themes Identified

- Preservation and protection of Greenbelt land

- Climate change considerations (greater importance than in previous planning cycle)

- Increasing housing pressure and development demands

- Balance between urban expansion and conservation

- Role of the NCC in land stewardship and potential housing contributions

Concerns Raised

- Members requested clearer articulation of key issues before proceeding.

- o Why the Greenbelt matters to the Committee

- o Specific risks and priorities

- o Clear issue statements before forming working groups

Key Issue Identified

- Primary concern: Loss or erosion of Greenbelt land due to increasing development pressure and housing demand.

- Additional concerns:

- o Climate resilience and biodiversity
- o Role of federal land in urban growth

- o Pressure on alternative lands such as the Central Experimental Farm

Consensus

- The Greenbelt is considered a critical environmental and community asset.

- There is agreement on the importance of engaging in the NCC process.

- Action: members agreed that a structured list of priority issues is required before advancing Further.

3. Task Teams Update

15-Minute Neighbourhood Task Team (see attached report)

- A meeting held April 7 confirmed plans for 3 tasks:

1. Strengthening Measurement of Progress

Lead: Carolyn Mackenzie

Support: Rhys Phillips

2. 15 Min NH Assessment Tool for Communities

Lead: Robert (Bob) Brocklebank (TBC)

Support: Dave Coyle

3. Advancing 15 Min NH Outcomes in Major Redevelopment Sites

Lead: Rhys Phillips

Support: TBD

- Participation is encouraged for members willing to contribute actively.

Growth Management Task Team

- City consultation begins April 13.
- The team will monitor and respond following municipal release of materials.

Infrastructure Task Team

- Awaiting response from Councillor regarding previously raised issues.
- Work continues pending follow-up.

Action: Task Teams to continue work and report back at the next meeting.

4. Urban Design Guidelines

- Draft low-rise and mid-rise urban design guidelines were circulated.

Comments Raised:

- Lack of explicit references to children and family considerations.
- Concerns about limited meaningful consultation in the process.

Action: • Members to review guidelines and provide written feedback if required.

5. As-of-Right Variances (Provincial Legislation)

- The Committee discussed new provincial legislation allowing up to 10% variances as-of-right, intended to reduce application volume at the Committee of Adjustment.
- Concern about cumulative variances on single properties.
- Clarification that properties may still seek additional variances through standard processes.
- The change is provincially mandated and outside municipal control.

Action: Committee to monitor implementation and impacts.

6. Community Engagement – Bel-Air Community Association presented a request for advice on engaging residents regarding densification.

Key Recommendations Provided

- Host community forums (in-person and hybrid).
- Include visual planning tools and scenario modelling.
- Engage local councillors and stakeholders.

- Focus engagement at the neighbourhood (micro) level.
- Use visual examples to illustrate outcomes of densification.
- Engage organizations such as Walkable Ottawa for visualization tools.
- Include architects or planners where possible.
- Focus on both benefits and challenges of densification.

7. Build Canada Homes / Bill C-... (Housing Development)

- April 10 Joint Finance and Planning Committee approved draft agreement between City and BCH

8. Provincial Bill 98

Key Impacts

- Potential standardization of municipal official plans across Ontario.
- Possible removal of municipal authority over:
 - o Climate-related policies
 - o Green building standards
 - o Site plan controls
- Increased ministerial authority.
- Risk of limiting environmental and sustainability initiatives at the municipal level.

Concerns

- Loss of local planning autonomy
- Reduction of climate adaptation tools
- Alignment of planning standards across municipalities regardless of local context

Summary of Actions

1. Secretariat / Chair – Confirm quorum rules in Terms of Reference.
2. Task Teams – Analyze development charges/HST impacts.
3. Kate /Green Team – Develop draft list of Greenbelt issues.
4. Members – Review urban design guidelines and provide feedback.
5. All Members – Participate in April 7 15-minute neighbourhood working groups if interested.
6. Rhys's Task Team – Monitor Bill Canada Homes developments and report back.
7. Committee – Continue developing position on NCC Greenbelt Master Plan.

Governance Committee

The (Internal) Governance Committee has recently reconvened.

An informal Meet and Greet was held on March 16th to restart the Committee. The members introduced themselves, set monthly meeting dates and times, and discussed ideas for a workplan to complete in this short session ending in June. Maria Luisa Marti assisted with technical help.

For the 2026 term (February through to the June 2026 AMM) the committee members are: Judith Shane (Chair), Morley Brownstein and Don Stewart. No Board Member has yet been appointed. Considering that there will only be 2 or 3 Committee meetings this term, it is likely not essential to appoint a Board member to the Committee.

The Committee will meet the first Tuesday evening of the month from 7:00 to 9:00 pm. Our first meeting was April 7th. Work began to update the Terms of Reference.

Our intended workplan from March to early June is:

- Review and update the Governance Committee Terms of Reference
- Develop a short list of potential work items to consider for the 2026-2027 year
- Write a brief Committee report for the June AMM

Nominations Committee

The Nominations Committee was reconvened in March as per item #12 of the FCA by-laws. One committee meeting on April 3rd has been held.

The committee sent individual letters to all Board members on March 24 with a deadline of April 15. We are waiting for answers as to availability by several Board members. It was agreed that after the deadline we will be contacting individually those Board members that have not yet answered.

A request to the membership at large (item number 2 of the April FCA newsletter [News from FCA-FAC - April 2026](#)) was posted and sent on April 4, 2026.

External relations Committee

Public Engagement Strategy Update

ERC held a meeting with the Public Engagement Specialist and the director of PIMR to discuss the 10 addendums to the Public Engagement Strategy and the proposed changes to the Workbook, and we made several recommendations.

ERC drafted the FCA response to the survey on Public Engagement and sent it to the Public Engagement Team at the end of February. ERC intends to keep the dialogue open with the PE Team as they are open to ongoing improvements.

The As we Heard reports are now What we learned reports and the new PE specialist is Meagan Muldoon, reporting to PIMR director, Jocelyne Turner. A reporting back process has been introduced to give feedback to participants in public engagement.

ERC will monitor the joint public consultation process under the BCH-City partnership agreement.

Transportation Committee:

FCA TC committee met on Mar 26 and spent considerable time discussing the issues surrounding 2 agenda items on the March PWIC committee agenda:

#1: Adding sidewalks to streets in Manor Park. These streets are being rebuilt as part of water and sewer pipes renewal. That community is divided about the benefits of adding sidewalks and a sizeable percentage of the residents are opposed to addition of sidewalks. Currently City default policy is to always add the sidewalks. Manor Park wanted an exception in their case but were not granted their request by PWIC committee or Council. This issue will repeat frequently in many inner/outer urban neighbourhoods over the coming years. There is some movement among certain members of Council to study the possibility of amending the policy to allow communities to make their own independent decisions on adding sidewalks in the future. FCA TC is discussing the pros/cons in anticipation of future debates on this issue.

#2. Implementation of Transit priority measures on Bank St through the Glebe. City staff after 3 years of study recommended some minimal changes to improve bus speed/reliability along this

section of Bank St. FCA was asked to oppose these recommendations and call for more ambitious implementation of transit priority measures. FCA TC recommended to accept the proposed staff position (part time dedicated bus lanes) vs joining the call from some organizations for most-of-the-day or all-day dedicated bus lanes. The trade-offs between the competing uses of this section of Bank St are extremely complex and strong and opposing positions are held by different parties. As a city-wide representative organization, FCA TC recommended to accept the staff proposal which represents an in-between position. Meanwhile, FCA TC believes the City should be putting more focus on bus transit priority measures. It is unfortunate that the first significant effort to look at this issue by the City happened to be on one of the City's most difficult and complex corridors. FCA TC will advocate for increased focus on transit priority, push the PWIC committee to put a more formal program in place and report regularly on implementation progress, focusing in particular at locations where quicker wins are possible. Aside from the transit performance issues on Bank St, the FCA TC did support calls from other groups for improving north-south cycle routes in the proximity of Bank St.