

## Highlights of quarterly meeting FCA & PDBS May 11, 2026

**Official Plan:** Provincial legislation will require a new Official Plan for 2028. Most of the City Master Plans will also need an update – Head of PDBS, Marcia Wallace, suggests this will be a good thing because it will allow the City to better integrate the existing master plans and to increase the focus on more effective data management.

The province has amended the Ottawa OP to increase density around transit stations (changes to OPA 46).

The City's responses to the various provincial consultations will be included in an information report to be tabled on June 3, 2026 at Planning and Housing Committee.

**Development Charges:** Ontario and Canada have established an \$8.8B Build Communities Strong Fund over 10 years for infrastructure investments in Ontario. But funding will only go to cities that reduce and maintain reductions on Development Charges (DCs). However, it is not clear to staff that proposed funding would fully offset reductions in DCs the city would have to make (roughly \$250M/yr.) – and if not, this could actually leave a (further) gap in the city's infrastructure funding. The City is taking a prudent and cautious approach to analysing its potential uptake of this federal-provincial program.

**Growth management strategy (GMS):** GMS is deferred until 2027 until new legislation and methodology guidelines are adopted/clarified. Five potential growth scenarios were developed by staff to address the imposed/mandated Provincial population projections for Ottawa (increase of 500,000 over timeline). Only one scenario does not include some level of expansion to the urban boundary.

Council will need to approve a scenario that will determine the extent of boundary expansion (note that city staff are not in favour of expansion). In the event of urban boundary expansion, 2019 criteria will be updated to inform selection of additional land for inclusion in urban boundary.

City staff reported that they intend to update the Hemson Report in advance of Council debate/discussion re growth scenarios and potential expansion of the urban boundary in 2027 – so that Council is better informed regarding financial trade-offs (i.e. cost of intensification vs. costs to “build out”).

**Urban Boundary Expansion:** April 15 letter from province to Mayor outlined a change in timeline for growth management review and mandatory use of MOF population projections. City must now wait for new methodology to calculate growth, and new legislation (fall bill). In the meantime, the City will not approve any urban boundary expansion applications, as it would be premature before the review of growth plan.

**Ministerial Zoning Orders** may be going back to a more restrained use. The Province knows it went too far. Cities can ask for a MZO but has not and under Marcia's watch an ask would be rare. If City ever requests an MZO, it will give notice in a very public way.

**Minimum Lot Size** proposed in Bill 98 is largely focused on enabling small lots to carry density in Toronto. Ottawa has already allowed small lots but will focus on their having enough width to support parking, trees, and storm water absorption. City now has little ability to change site plans, but it is exploring other ways to have influence before the site plan is developed.

**Provincial Proposal on Water and Wastewater Public Corporations:** Little relevance to Ottawa as the target is not large cities, but smaller towns/villages that cannot afford their own systems. It could, however, apply to a smaller scale modular system in Ottawa's rural areas – city is doing some research here.

**Parks:** The City has been accumulating millions of dollars in Cash-in-Lieu of Park funds. Further to the resolution of several appeals by developers, some funds have been released, which will make more funds available to ward councillors. Bill 98

would allow previously prohibited “encumbered parks” – i.e. infrastructure under them.

Particularly in urban core, most land would be encumbered – making it difficult to identify potential land for parks that is not “encumbered”. City would put restrictions such as having sufficient membranes, the depth of soil allows for trees, etc. on property considered for parks.

**Housing Approvals Dashboard:** The Dashboard, which provides data since 2023, organized by ward, was presented. In 2025, the City made good progress, but less than planned. A report to be submitted to PHC on May 20 will give more context/detail. Warren, Maria Luisa and Bob have volunteered to work with City staff on data.

<https://ottawa.ca/en/planning-development-and-construction/housing-and-development-reports/housing-approvals-dashboard/development-growth-ward-maps-snapshot-2025>

**Long Range Financial Plan (LRFPs)** The Rate LRFP was approved by Council last June, which will result in \$1.7B in debt, to be paid for by 5% annual increases to rates for water/sewer for the next 10 years.

The Tax-Supported LRFP and Transit LRFP which should also have been tabled last June, have been delayed several times and the CFO more recently indicated a further delay to June 2026. Staff were not able to confirm a commitment to June date for the LRFPs. The CFO is to provide an update.

**15-minute neighbourhood:** Marcia Wallace is interested in monitoring the progress on 15-minute neighbourhoods and will have future conversations on this topic. A “public realm Master Plan” is being prepared.