

No Urban Expansion Scenario

Prepared by the Peoples Official Plan for Ottawa's Climate Emergency

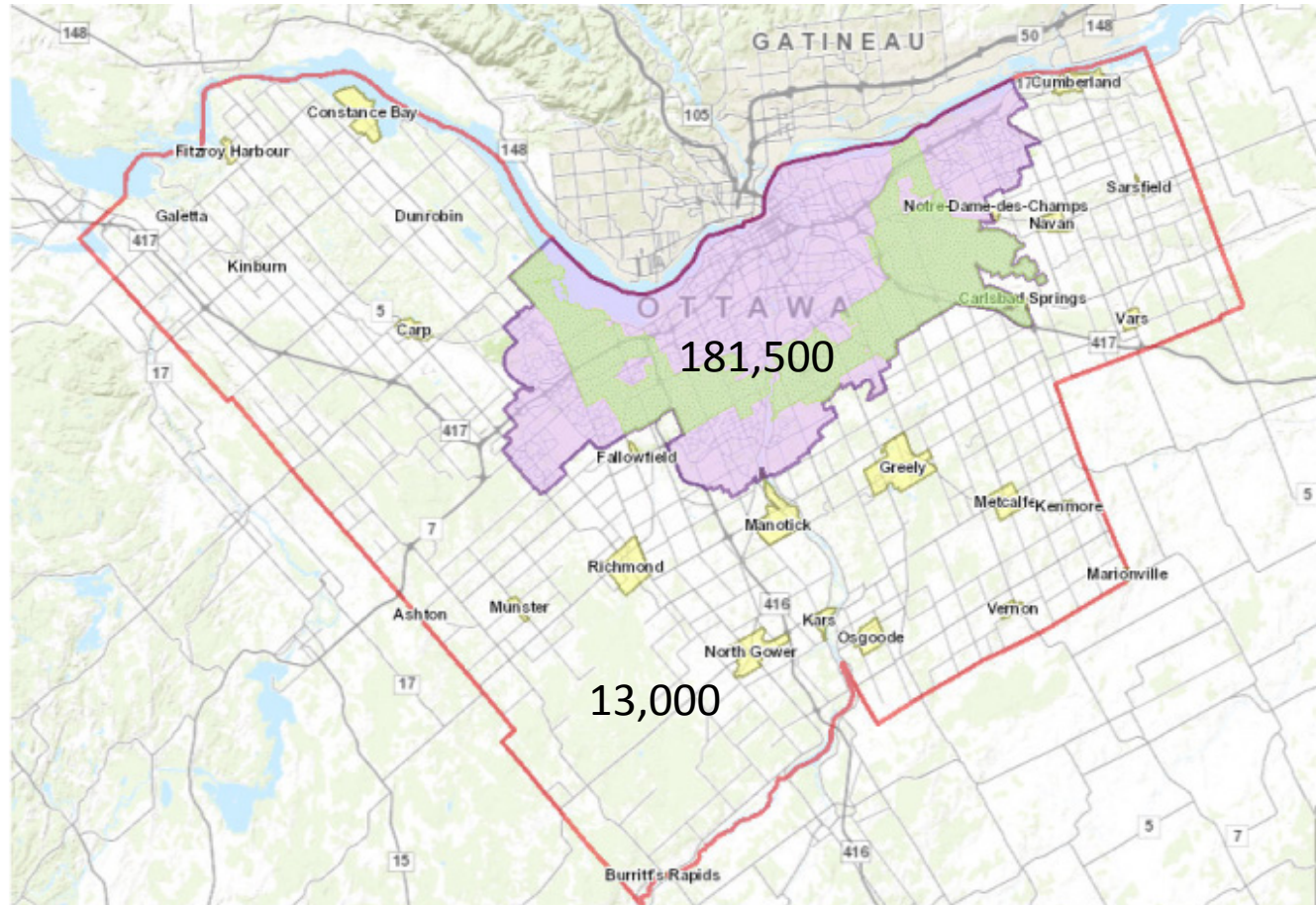
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How much new housing will be required from 2018 to 2046?

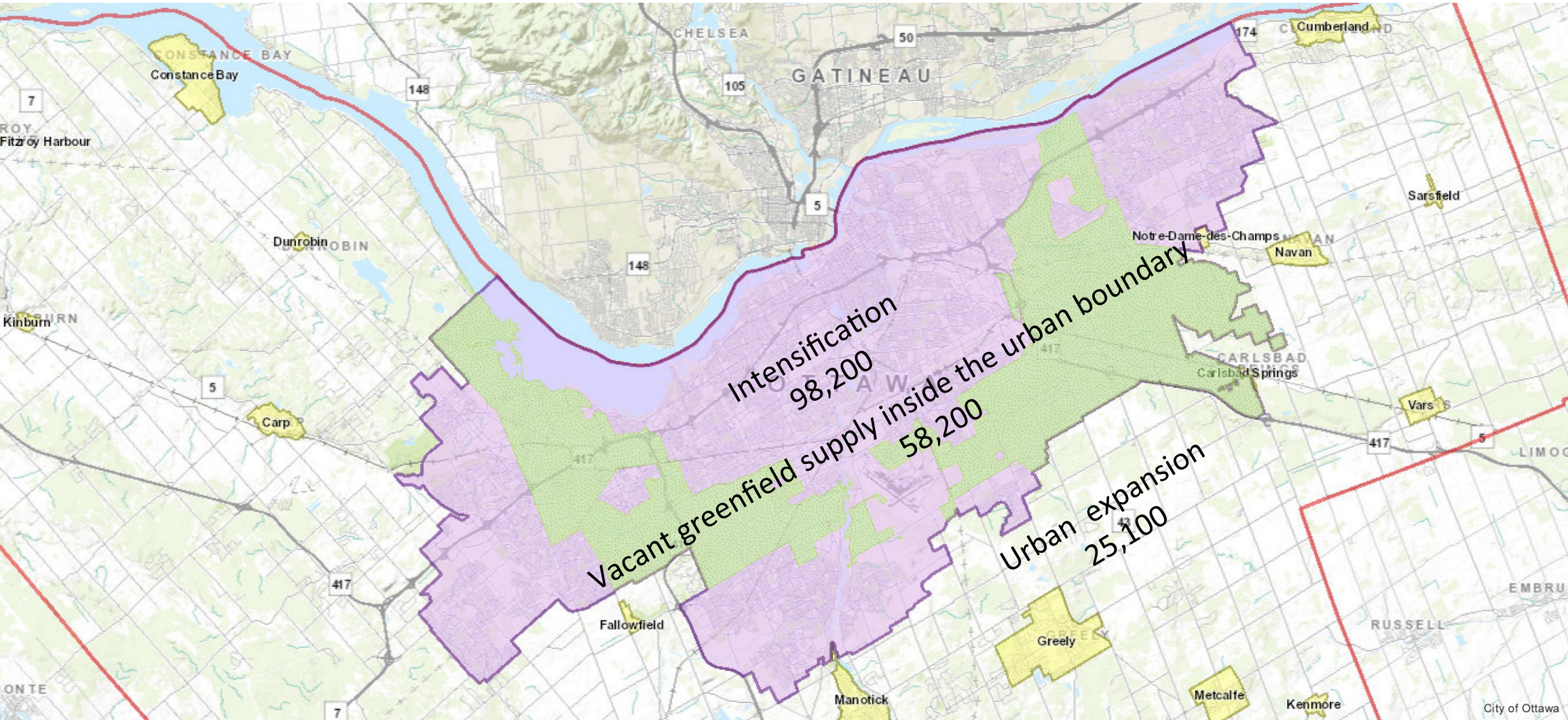
- The City's answer is:
 - 194,500 new dwellings
 - 13,000 in the rural area
 - 181,500 in the urban area

Population projections are converted to number of households, using standard methods

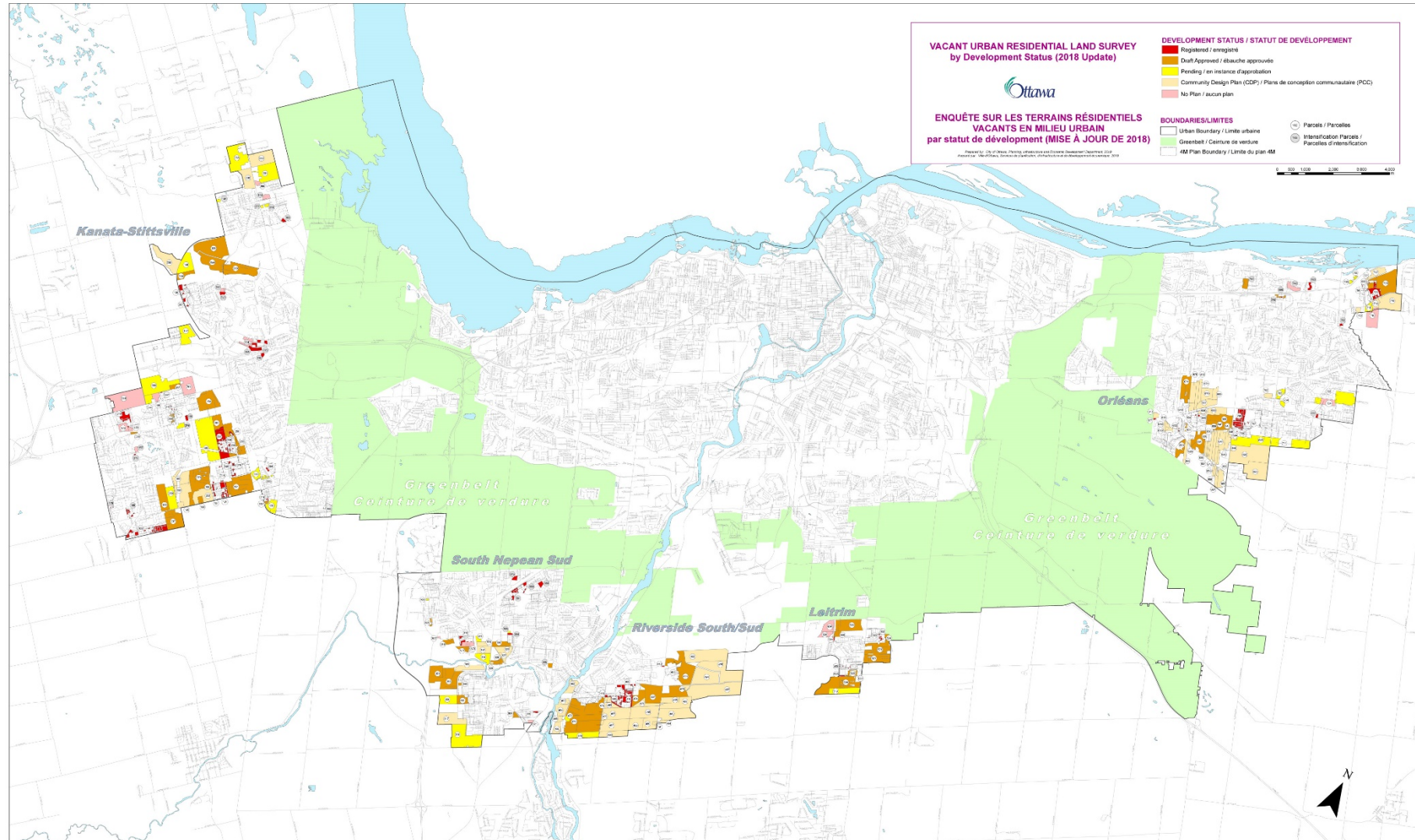
Population growth management or Where to put 194,500 new dwellings?



The City's plan for the urban area (181,500 new dwellings)



Vacant greenfield inside the urban boundary



How will the City phase in over time?

(City's proposed 60% intensification target)

Intensification Year	Int %	GF %	Int Units	GF Units			
2018-2021	50%	50%	9,700	9,700	19,400		
2021-2026	51%	49%	16,500	15,900	32,400		
2026-2031	52%	48%	16,900	15,600	32,500		
2031-2036	54%	46%	17,500	14,900	32,400		
2036-2041	56%	44%	18,200	14,300	32,500		
2041-2046	60%	40%	19,400	13,000	32,400		
			98,200	83,400	181,600		98200
	54%						0.540749

98,200 intensification units is actually 54% of total growth, not 60%

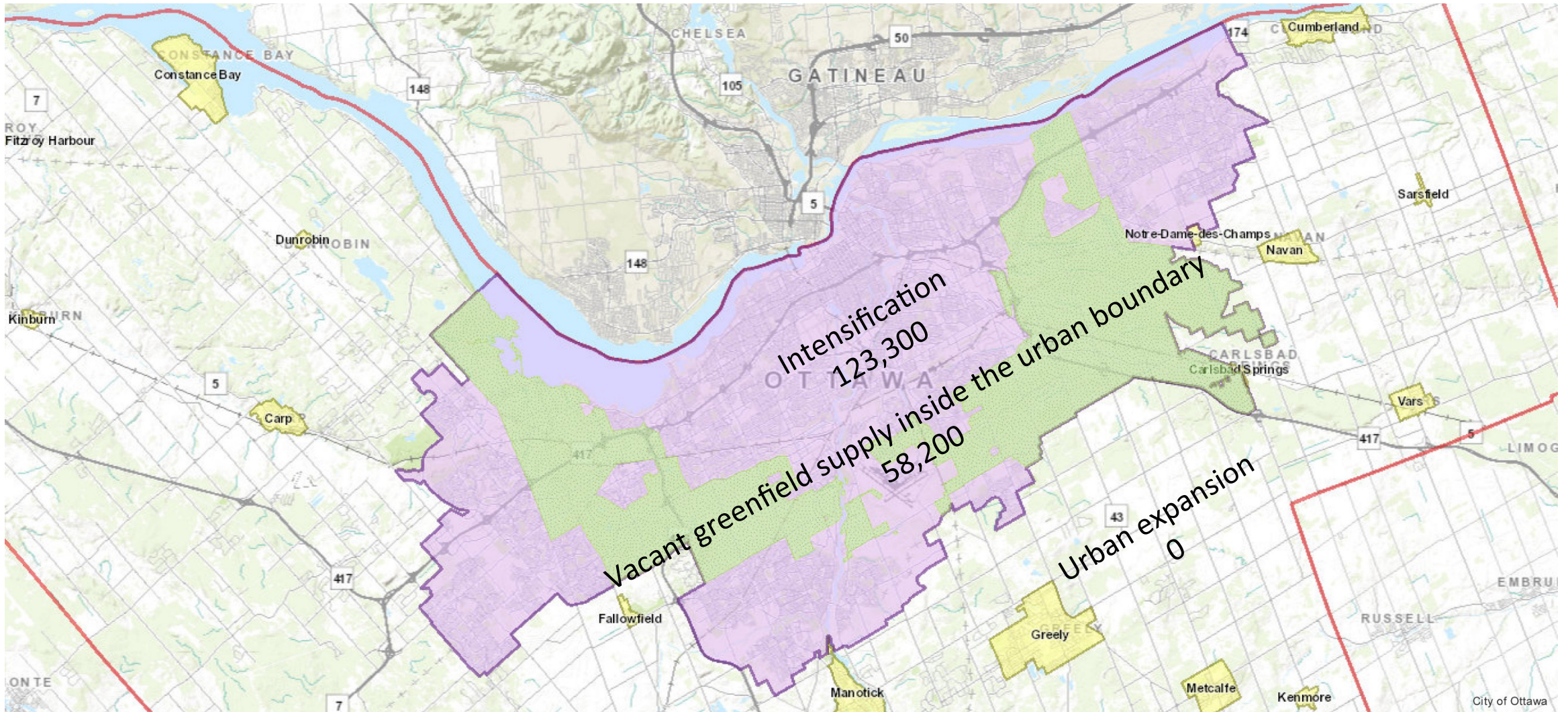
How does this translate into a need for urban expansion?

Urban Demand	51,100	5,000	66,300	59,100	181,500
60% intensification target	Single	Semi	Row	Apt	Total
Intensification	11,600	3,700	29,700	53,200	98,200
Greenfield Supply	25,600	1,300	27,900	3,400	58,200
Supply minus demand/expansion requirement	-13,900	0	-27,000	-2,500	-25,100

58,200 units greenfield supply

25,100 units urban expansion

The “no-expansion” Plan for the urban area (181,500 new dwellings)



How can we get to zero urban expansion?

Urban Demand	51,100	5,000	66,300	59,100	181,500
No urban expansion	Single	Semi	Row	Apt	Total
Intensification	25,500	3,700	38,400	55,700	123,300
Greenfield Supply	25,600	1,300	27,900	3,400	58,200
Supply minus demand/expansion requirement	0	0	0	0	0

How to phase in over time?

(Proposed 68% intensification target over life of OP)

Intensification Year	Int %	GF %	Int Units	GF Units	
2018-2021	0.68	0.32	13,192	6,208	19,400
2021-2026	0.68	0.32	22,032	10,368	32,400
2026-2031	0.68	0.32	22,100	10,400	32,500
2031-2036	0.68	0.32	22,032	10,368	32,400
2036-2041	0.68	0.32	22,100	10,400	32,500
2041-2046	0.68	0.32	22,032	10,368	32,400
			123,300	58,200	181,600
			(123,488)	(58,112)	

Intensification difference between City plan and alternative “no-expansion” plan

- 11,600 singles (compared to 25,500 in alternative plan)
 - 464 vs 1020 per year (2021-2046)
 - Difference of 556 per year, across 19 urban wards = 29 additional singles per year per ward
 - How?
 - Only approve multiple for 1 replacements on large lots
 - Actively promote Tiny homes, coach houses and count as single detached
- 29,700 row units (compared to 38,400 in alternative plan)
 - 1188 vs 1536 per year
 - Difference of 348 per year, across 19 urban wards = 6 additional typical 3 unit townhouse rows per year per ward
- 53,200 apartment units (compared to 55,700 in alternative plan)
 - 2128 vs 2228 per year
 - Difference of 100 units per year, or 5 or 6 low-rise apartments per year per ward

The opportunities ahead

- Avoid conventional suburban development on vacant greenfields inside the urban boundary
- Dedicate the 1800 ha of currently available vacant greenfields to development of dense “15 minute neighbourhoods” (walkable access to amenities, including greenspace).

The opportunities ahead

- ✓ Show leadership by dedicating government owned land along transit nodes and corridors to a vigorous program of affordable and accessible housing integrated with surrounding neighbourhoods

The opportunities ahead

- ✓ In older suburbs inside the greenbelt, foster a transition to denser “15 minute neighbourhoods” (walkable access to amenities, including greenspace)

The opportunities ahead

- ✓ In the urban core, foster community-led redevelopment. For example, Vanier and Lincoln Fields are candidates for redevelopment as 15 minute neighbourhoods (walkable access to amenities, including greenspace).

The opportunities ahead

- ✓ In rural villages, foster community-led redevelopment of denser “15 minute villages” (walkable access to amenities, including greenspace)
 - If the rural share of population growth was restored to 9% as it was in past OPs, it would represent 17,505 units, thereby reducing the urban share.