

**APPEAL OF
CITY OF OTTAWA
Official Plan Amendment 76**

6095186 CANADA INC. (Brigil);
7089121 CANADA INC. (Junic/Multivesco);
Kanata Research Park Corporation;
J.G Rivard Limited (Valecraft)
Grace Bell, Ross Bradley and 1384321 Ontario Limited

**WITNESS STATEMENT
OF
GREG WINTERS, MCIP, RPP.**

December 9, 2011

1.0 Qualifications:

I am a project manager and land use planner with Novatech Engineering Consultants Ltd (Novatech). I have over 16 years of professional planning experience in eastern Ontario, providing planning consulting services to public and private sector clients. My curriculum vitae is attached as "Exhibit 1".

2.0 Introduction:

Novatech Engineering has been retained to provide planning consulting services to five parties to the Ontario Municipal Board Hearing scheduled for January 30, 2012. The OMB hearing will consider the methodology used by the City of Ottawa to evaluate candidate areas for urban expansion, leading to adoption of Official Plan amendment 76 in June 2009. The five parties for whom we are providing planning consulting services for this hearing are:

- Area 1a - 6095186 CANADA INC. (Brigil);
- Area 1d and 1h - 7089121 CANADA INC. (Junic/Multivesco);
- Area 1c - Kanata Research Park Corporation;
- Area 1c - J.G Rivard Limited (Valecraft)
- Area 6c - Grace Bell, Ross Bradley and 1384321 Ontario Limited

The first four of the above noted parties have an interest in lands located in an area of the City of Ottawa generally referred to as Kanata North, on the east and west sides of March Road, and north of the intersection of Old Carp Road (Areas

1a, 1c, 1d and 1h). The last noted parties have an interest in land located south of Stittsville, east of Stittsville Main Street (Area 6c).

The Memorandum of Oral Decision issued by the OMB on November 21, 2011 established a list of issues, included as Attachment 4 to the Decision, to be considered at the hearing commencing on January 30, 2012. This witness statement provides a brief summary of my planning opinion with respect to the listed issues.

3.1 Issue 1 (Friends of the Greenspace Alliance)

1. Are the criteria and weighting employed by the City consistent with the Provincial Policy Statement policies regarding watershed planning and protection of linkages between natural areas?

The Planning Act requires that decisions affecting planning matters “shall be consistent with” the Provincial Policy Statement (2005 PPS). Policies in the 2005 PPS state that planning authorities “shall apply” the policies of Section 2 of the 2005 PPS that address natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources, and cultural heritage and archaeology.

The City’s methodology included a number of assumptions to provide an initial screening of candidate areas. The screening specifically excluded lands in the Natural Environment Area designation.

The City’s methodology then screened each candidate area for the presence of Natural Heritage System components in order to understand the availability of developable land within the study area and to profile the possibility of securing these lands through the process at no cost to the City. The net development areas were used to identify the specific 850 ha for inclusion in the urban area. It was not necessary for the City of Ottawa to further apply criteria or weighting in their methodology to select candidate areas.

The City of Ottawa Official Plan includes policies that require consideration of watershed planning and protection of natural areas through studies under the development review process. Any further refinement of the developable areas to reflect additional natural heritage considerations is properly conducted at the Community Design Plan or plan of subdivision stage.

3.2 Issue 2 and Issue 3 (Friends of the Greenspace Alliance)

Issue 2 - Are the criteria and weighting employed by the City respectful of Official Plan policies regarding watershed planning and protection of linkages between natural areas?

Issue 3 - Was appropriate consideration given to subwatershed studies?

The City's methodology included a number of assumptions to provide an initial screening of candidate areas. The screening specifically excluded lands in the Natural Environment Area designation. The City did not need to further apply criteria to candidate areas with respect to watershed planning and protection of linkages between natural areas. Policies in the Official Plan provide for the identification and protection of natural heritage system components through the development review process. City staff have indicated that when land is considered for development, these areas (natural environment areas and natural heritage features) will be preserved as natural areas in the urban fabric.

OPA 76 has two designations that are to be applied to areas added to the urban area: Urban Expansion Area and Developing Community (Expansion Area).

Official Plan policies in Section 3.11 – Urban Expansion Area are to be applied to lands designated on Schedule B of the Official Plan as Urban Expansion Area. Official Plan policies in Section 3.12 – Developing Community (Expansion Area) are to be applied to lands designated on Schedule B of the Official Plan as Developing Community (Urban Expansion Area).

The policies of Section 3.11 require a comprehensive study through collaboration of landowners. The comprehensive study may take the form of either a Community Design Plan or a concept plan. The study will identify location, timing and cost of roads and transit, water and waste water services, public utilities, and stormwater management. Section 3.11 specifically addresses watershed planning, subwatershed studies, and the protection of linkages between natural areas.

Policy 4.b in Section 3.11 states:

“4.b. Identify the natural heritage system on the site independent of the potential developable area. Typically an environmental management plan as described in Section 2.4.3 will be prepared where a subwatershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site and their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated consistent with the Urban Natural Areas Environmental Evaluation Study. No development is permitted

within this system, which is to be conveyed to the City for public use before development of the area is approved;”

The policies of Section 3.12 are very similar to those in Section 3.11. Unlike the above noted Urban Expansion Area designation, Developing Community (Expansion Area) is applied to smaller parcels being added to the urban area. The policies of this section are implemented through the approvals process for a plan of subdivision. The designation does not require a community design plan but does require the completion of studies prior to development. Section 3.12 specifically addresses watershed planning, subwatershed studies, and the protection of linkages between natural areas. Policy 5.b in Section 3.12 is exactly the same as the above noted Policy 4b.

The City did not need to apply criteria and weighting to address watershed planning, subwatershed studies and the protection of linkages between natural areas. The City addressed these matters through an initial screening of candidate areas. Natural Heritage System components not identified through the initial screening will be identified through the policies in the Official Plan in either Section 3.11 or 3.12.

3.3 Issue 4 (Friends of the Greenspace Alliance)

Does the methodology to determine gross developable hectares take into account appropriate constraints under the Official Plan and Greenspace Master Plan?

Staff from the City of Ottawa developed the following primary assumptions to guide in the identification of candidate areas for analysis:

- parcels must be a logical extension of the existing urban area;
- no lands in an Agricultural Resource Area designation were considered;
- no lands in a Natural Environment Area designation were considered;
- no lands designated Mineral Aggregate Resource Area were considered, unless the resource would be depleted within the planning period;
- virtually all lands within the General Rural Area abutting the existing Urban Area were included.

The primary assumptions are based on the view that considering lands designated General Rural Areas as candidate areas for expansion will have the least impact on resources. All other constraints would be considered and addressed through studies prepared through the development review process and the implementation of Official Plan policies within Section 3.11 – Urban Expansion Area, Section 3.12 – Developing Community (Expansion Area), and Section 4.0 – Review of Development Applications of the Official Plan.

The City of Ottawa Greenspace Master Plan (GMP), August 2006, does not identify “constraints”. Section 1.1 of the GMP states that its purpose is “to express Council’s policy on greenspace in the urban area of the City.” The GMP does not address areas outside the Urban Area. Candidate areas are not within the Urban Area of the City. Should the candidate areas be included within the City Urban Area, Section 4.1 – Implementation: Policies, of the GMP includes policies that enable the City to fulfill the objectives of the GMP through the normal course of its planning development review and capital works projects in the urban area.

3.4 Issue 5 (Mattamy)

Should lands designated ‘Agriculture Resource Area’ be considered as candidate areas for inclusion in the City’s Urban Boundary?

Staff from the City of Ottawa developed a number of primary assumptions to guide in the identification of candidate areas for analysis. Lands designated Agricultural Resource Area were specifically excluded because of Provincial policy.

Section 1.1.3.9 of the 2005 PPS states:

“A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

c) in prime agricultural areas:

2. there are no reasonable alternatives which avoid prime agricultural areas;”

It is my opinion that the City of Ottawa methodology was consistent with the 2005 PPS.

3.5 Issue 6 (City of Ottawa)

Were there reasonable alternatives, within the meaning of the Provincial Policy Statement, such that further designation of prime agricultural lands for urban purposes was not appropriate?

Staff from the City of Ottawa developed primary assumptions, as noted in 3.3 above, to guide in the identification of candidate areas for analysis. City staff identified 1935 ha of non-agricultural land as candidate areas. It is my opinion that staff identified “reasonable alternatives” for expansion of the settlement area boundary “which avoid prime agricultural areas”. There was no need to consider lands designated Agricultural Resource Area.

3.6 Issue 7 (City of Ottawa)

Was the exclusion of parcels of prime agricultural land as candidates for urban expansion consistent with the objectives of the Provincial Policy Statement?

Section 1.1.3.9 of the 2005 PPS states:

“A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

c) in prime agricultural areas:

- 2. there are no reasonable alternatives which avoid prime agricultural areas;”**

Section 1.1.3.9 of the 2005 PPS also states:

“In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources....”

Section 2.3.1 of the 2005 states:

“Prime Agricultural Areas shall be protected for long-term use for agriculture.”

It is my opinion that staff identified “reasonable alternatives” for expansion of the settlement area boundary “which avoid prime agricultural areas”. There was no need to consider parcels designated Agricultural Resource Area.

3.7 Issue 8 (James Maxwell)

Where the stated methodology for evaluation criteria clearly states the basis for identifying lands having no residential potential due to i.e. “aircraft noise and proximity to the Trail Road disposal site, is it within the scope of the study to disqualify other lands for other not previously identified reasons?

Staff from the City of Ottawa developed primary assumptions, as noted in 3.3 above, to guide in the identification of candidate areas for analysis. One of the assumptions was to consider lands designated General Rural Area based on the view that their development would have the least impact on resources to be protected. City staff noted that virtually all the lands designated General Rural Area abutting the existing Urban Area were evaluated as candidate areas for

urban expansion. Staff noted that the only exceptions were General Rural lands that had no residential potential due to aircraft noise and proximity to the Trail Road solid waste disposal site.

While City staff only identified two conflicting land uses at the time of writing the January 28, 2009 report to Joint Agricultural and Rural Affairs and Planning and Environment Committee, City staff have a mandate to protect the public and should consider impacts of conflicting land uses and the potential to avoid them at any time in the planning process.

A fundamental tenant of good planning is to avoid conflicting land uses.

Policy 1.1.1 of the 2005 PPS states:

“Healthy, liveable and safe communities are sustained by:

- a) avoiding development and land use patterns which may cause environmental or public health and safety concerns;”**

It is my opinion that the City of Ottawa methodology was consistent with the 2005 PPS.

3.8 Issue 9 (James Maxwell)

Where one of the named criteria for evaluation is as #13, Potential Conflicting Land Uses, which assigns a weighted score, is it within the scope of the study to completely disqualify a parcel because one abutting owner claims a conflict?

It is my opinion that it was within the scope of the City's methodology to completely disqualify a parcel.

Policy 1.1.1 of the 2005 PPS states:

“Healthy, liveable and safe communities are sustained by:

- a) avoiding development and land use patterns which may cause environmental or public health and safety concerns;”**

It is my opinion that, when given the opportunity, it is good land use planning to “avoid” a land use that may cause a public health and safety concern rather than try to mitigate potential concerns. Disqualifying the lands is consistent with the 2005 PPS.

The City's methodology only applied criteria and weighting to parcels that were not disqualified through the application of the primary assumptions. The criteria and weighting were only applied where “each of the candidate sites could be made to work” so that the City could evaluate the relative merits of the various candidate areas.

3.9 Issue 10 (James Maxwell)

Where there is an intention to summarily disqualify a particular property even before the scoring evaluation takes place is it in conformity with "fair hearing" requirement under the Planning Act to do so without affording the owner the opportunity to address in a fulsome manner the basis for the disqualification?

As noted in 3.7 above, it is my opinion that the City's methodology which achieved the goal of, "avoiding development and land uses patterns which may cause environmental or public health and safety concerns" was consistent with the 2005 PPS and justified the disqualification of some lands from further evaluation.

The City's methodology and candidate area selection process was subject to full and complete public consultation as required by the Planning Act. It is evident from the City's reports to Joint Agricultural and Rural Affairs Committee and Planning and Environment Committee that land owners were notified of staff's intention to disqualify some lands. As with any public process, land owners were given opportunity to comment on the City's methodology and application of criteria and weighting. In my opinion, the process used by the City of Ottawa represented a "fair hearing" and met the requirements for public consultation under the Planning Act.

3.10 Issue 11 (4840 Bank Street Limited)

Does the City's methodology provide appropriate consideration of the planned function of Urban Areas and/or communities?

The 2005 PPS defines "Settlement Areas" as:

"means urban areas and rural settlement areas within municipalities (such as cities, town, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and**
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated."**

The definition for Settlement Areas includes "Urban Areas".

Policy 1.1.3.1 of the 2005 PPS states:

"Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted."

Policy 1.1.3.2 of the 2005 PPS states:

“Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;**
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and**
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8;”**

The above noted policies from the 2005 PPS outline the “the planned function of Urban Areas”.

The language of the City of Ottawa Official Plan Section 2.2 below is consistent with the above noted policies of the 2005 PPS and states:

“About 90 per cent of the growth in population, jobs and housing will be accommodated within areas designated within the urban boundary in this Plan. These are areas where services are already available or can be readily provided through the logical extension of existing services. This approach makes the best use of existing facilities and services and ensures that new development can be provided with urban facilities and services in the most efficient manner possible. Concentrating growth within the designated urban area also allows for a pattern and density of development that supports transit, cycling and walking as viable and attractive alternatives to the private automobile. Altogether, this strategy has the least impact on agricultural land, mineral resources and protected environmental areas, and supports a cleaner, healthier city. This is the most cost-effective pattern for the provision of municipal services and infrastructure.”

The objective of the City’s “Evaluation Criteria”, which forms part of the overall methodology, is to “select areas that make the best use of existing available infrastructure capacity and community resources.” The City’s criteria specifically address the categories under engineering (i.e. services); transportation; and integration with community, which represent the fundamental aspects of the planned function of the urban area as outlined in both the 2005 PPS and the City of Ottawa’s Official Plan. It is my opinion that the City’s methodology provides appropriate consideration of the planned function of Urban Areas.

3.11 Issue 12 (4840 Bank Street Limited)

Does the City's methodology provide appropriate consideration of applicable Community Design Plans?

Community Design Plans do not provide any guidance for considering candidate areas for urban expansion.

Guidance comes from Policy 1.1.3.7. of the 2005 PPS:

“New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public services facilities.”

The City's methodology does not treat adjacent designated urban areas any differently whether there is an approved Community Design Plan or not. Community Design Plans are prepared under the provisions of Section 2.5.6 – Collaborative Community Building and Community Design Plans in the Official Plan. The Official Plan states that the purpose of a Community Design Plan is to “implement the principles and policies of the Official Plan at the community scale.”

The Official Plan policies in Section 3.11 Urban Expansion Area and Section 3.12 regarding Developing Community (Expansion Area) also do not address adjacent Community Design Plans. The language of the Official Plan is consistent with the 2005 PPS in that both Section 3.11 and Section 3.12 require studies which identify location, timing and cost of roads and transit, water and waste water services, public utilities, stormwater management, and must identify natural heritage systems on site. The objective of the City's “Evaluation Criteria”, which forms part of the overall methodology, is to “select areas that make the best use of existing available infrastructure capacity and community resources.” The studies required through the Official Plan are not required to differentiate on the basis of Community Design Plans, nor do they give priority to areas adjacent to an approved Community Design Plan.

It is my opinion that the City's methodology gives appropriate consideration to the policies of the 2005 PPS and City's Official Plan Policies. It is not necessary to give additional consideration for lands within an approved Community Design Plan.

3.12 Issue 13 (4840 Bank Street Limited)

Should there be criteria and weighting assigned to lands that can be developed in the next 5 years? (Also raised by Jim Maxwell)

The purpose of the evaluation of candidate areas for urban expansion is to identify lands that can accommodate the planned residential growth to the year 2031. The potential for land to develop in five years or 15 years is not a criterion to be considered. There is no requirement under the 2005 PPS or Official Plan to prioritize lands that can be developed in the next 5 years. The City's methodology acknowledged that the identified parcels "should be developable within a reasonable period such as the next 5 to 10 years".

3.13 Issue 14 (4840 Bank Street Limited)

Should there have been a criteria and weighting for the question of adjacency to the existing Urban Area?

All candidate areas are "adjacent" to the urban area. Within candidate areas, it can be anticipated that development will be phased as roads and services are extended from the existing urban area.

Policy 1.1.3.7 of the 2005 PPS states:

"New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities."

The size, shape, and area of adjacent land is factored into the City's methodology by assigning scores based on "proximity to" criteria. These are grouped under an overall category of "Integration with Community".

3.14 Issue 15 (4840 Bank Street Limited)

Is the description of Accessibility - Transit applied by the City the appropriate description for this criterion?

Accessibility is a fundamental tenant of transportation and land use planning.

The City of Ottawa's methodology defined "Accessibility - Transit" as:

"Distance to existing or planned rapid transit network or to park and ride."

Accessibility as defined by the City is consistent with policies regarding Transportation Systems in the 2005 PPS.

Policy 1.6.5.4 of the 2005 PPS states:

“A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.”

Additionally, Policy 3 a. of Section 4.3 of the City of Ottawa Official Plan states:

“Ensure that a convenient and direct access between proposed development and the transit station is provided or maintained.”

The description “Accessibility – Transit” is appropriate.

3.15 Issue 16 (4840 Bank Street Limited)

Is the description of Accessibility to existing or planned retail/commercial area applied by the City the appropriate description for this criterion?

The City of Ottawa’s methodology defined “Accessibility to existing or planned retail/commercial area” as:

“Distance to a Mainstreet or Mixed Use Centre.”

The City’s methodology regarding “Accessibility to existing or planned retail/commercial area” recognizes that residential development should occur in proximity to areas of the City where retail/commercial development is “planned” to occur. These areas are designated Traditional/Arterial Main Streets and Mixed Use Centres that are intended to attract larger volumes of traffic by foot, cycle, transit and automobile.

Section 3.6.3 – Mainstreets in the City of Ottawa Official Plan states:

“The common feature of all Mainstreets is their function as a mixed-use corridor with the ability to provide a wide range of goods and services for neighbouring communities and beyond.”

It is my opinion that “Accessibility to existing or planned retail/commercial area” as described by the City is appropriate.

3.16 Issue 17 (4840 Bank Street Limited)

Is the description of Accessibility-Arterial and Collector Roads appropriate or should the test be one of sufficient access?

The City of Ottawa's methodology defined "Accessibility – Arterial and Collector Roads" as:

"Direct access to existing or planned arterial and collector roads."

Arterial and Collector Roads provide the backbone to new communities by providing efficient means of vehicular travel, access to transit, cycling facilities, and sidewalks that connect major land uses within the urban areas. Accessibility to arterial and collector roads shortens vehicle trips and allows for multi-modal forms of travel. Accessibility is defined in the Official Plan as:

"means planning the city to bring people closer to their destination and making it easier for people to reach jobs, services, education, and recreation."

Accessibility as defined by the City is consistent with the policies of the Official Plan.

3.17 Issue 18 (4840 Bank Street Limited)

Is the definition of Major Recreational Facility appropriate as it has been applied by the City?

The City of Ottawa's definition of "Major Recreational Facility" is consistent with the definition of Public Service Facility in the 2005 PPS that states:

"Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police, and fire protection, health and education programs, and cultural services."

Policy 1.6.2 of the 2005 PPS states:

"The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities."

The City's methodology regarding Major Recreational Facility measures "Distance to a Major Recreational Facility." Planning for growth in proximity to

an existing Public Service Facility/Major Recreational Facility is consistent with the 2005 PPS and represents good planning.

3.18 Issue 19 (4840 Bank Street Limited)

Why does the City's methodology include depth of bedrock as a measurement tool when this forms part of the landowners cost of development?

One of the largest servicing costs to new development is the requirement to excavate and blast bedrock for the installation of services and foundations for new development. Areas with sufficient overburden are less expensive to service than those with bedrock closer to the surface. Excavation is a cost of development; however, this cost is passed on to homeowners through the cost of housing. Lower servicing cost translates into lower housing prices and maintains affordability. Lower servicing costs also help lower costs for municipalities for their portion of servicing. The City's methodology to include a criterion for depth to bedrock represents good planning and is consistent with the 2005 PPS.

3.19 Issue 20 (4840 Bank Street Limited)

Was the City's application of historical land absorption rate an appropriate means for applying this criterion?

Policy 1.1.2 of the 2005 PPS states:

"Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of 20 years."

The City's methodology applied historical land absorption rates through the distribution of the lands for urban expansion. The methodology noted that it was not recommended to allocate the entire 850 hectares to one area. The City's methodology looked at different options for the distribution of lands and it was determined that Council should distribute the lands on the basis of the existing absorption rate in each urban centre. The intent was to provide a 20 year supply of land in each area which would be consistent with the 2005 PPS. Other alternative methods of distribution would result in uneven growth in areas, or would not recognize historical trends in areas of the City.

The City's application of historical land absorption rates was appropriate and results in the most even distribution of future growth in keeping with the 2005 PPS.

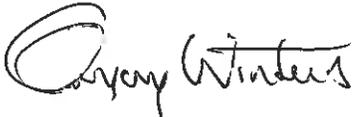
4.0 Recommendations:

There is no simple process for determining appropriate areas for urban expansion. The City of Ottawa developed a reasonable methodology consisting of a system of criteria and weighting for evaluating candidate areas for urban expansion. There is nothing inappropriate or unfair in the methodology used by the City.

Any change to the City's methodology will require rescoring of all candidate parcels, creating uncertainty and requiring all affected landowners to re-examine the assumptions and studies underlying the entire process

It is my recommendation to the Ontario Municipal Board that the methodology used by the City of Ottawa to evaluate candidate areas for urban expansion is appropriate. The methodology is consistent with the 2005 Provincial Policy Statement and policies of the Official Plan. The methodology represents sound planning and should be approved without modification.

Prepared December 9, 2011

A handwritten signature in black ink that reads "Gregory Winters". The signature is written in a cursive style with a large, stylized initial 'G'.

Gregory Winters, MCIP, RPP
Project Manager-Planner

Novatech Engineering Consultants Ltd.

EXHIBIT 1

Position:

**Project Manager -
Land Use Planner**
1997 - Present

Education:

**Bachelor of Applied
Arts (B.A.A.) (Urban
and Regional Planning
with a minor in Public
Administration),
Ryerson Polytechnic
University, 1989-1994**

Affiliations:

**Full Member of the
Canadian Institute
of Planners (M.C.I.P.)**

**Registered Professional
Planner (R.P.P.)**

Expertise:

Land/Site Development

Municipal Planning

**Planning Documents
& Studies**

Expert Witness (OMB)

Urban Design



Mr. Winters has over fourteen years of consulting experience in planning and development for the private sector in Eastern Ontario. He has a strong background in the preparation, design and co-ordination of development applications.

Mr. Winters has a sound track record in public consultation for a variety of studies and applications. He has appeared as a professional witness at Ontario Municipal Board Hearings.

Typical Projects

Land / Site Development:

Orleans Art Centre (Orleans Town Centre), Forum Leaseholds Partnership Inc. (2007). Coordinated Site Plan Approval application for a new 600 seat theatre, art and community centre on Centrum Boulevard in the City of Ottawa.

Bridlewood Trails Seniors Residence, Claridge Homes (2007). Coordinated Zoning Amendment application and assisted in Site Plan Approval application for a 330 unit seniors residence on Brigitta Street in the Bridlewood Trails subdivision in the City of Ottawa.

700 Eagleson Site Plan, First Capital, (2006). Finalized Zoning Amendment application and coordinated Site Plan Approval application for a Shoppers Drug Mart and Starbucks on Eagleson Road in the City of Ottawa.

Orleans Town Centre Private Public Partnership, Forum Leaseholds Partnership Inc. (2006). Assisted in discussions, negotiations, Zoning Amendment and Minor Variance applications for the combined private public development of the Orleans Town Centre lands.

Dell Computer Call Centre, Kanata Research Park Corporation/Dell (2006). Coordinated Site Plan Approval application for a new 12,420 sq.m. call centre on Farrar Road in the City of Ottawa.

Bridlewood Trails Subdivision, Claridge Homes (2006). Coordinated Subdivision Approval, Site Plan Approval and Zoning By-law applications for a 295 lot and 8 stacked unit residential subdivision and condominium development in the City of Ottawa.

Jordon Estates Subdivision, Mr. Steenbakkens (2005). Coordinated Subdivision Approval and Zoning By-law applications for a 28 lot country estate residential subdivision in the City of Ottawa.

Brookside Site Plans, Holitzner Homes, Muirfield Homes, Garand Homes (2005-2007). Coordinated Site Plan Approval and Part Lot Control applications for street townhouses in the Brookside Subdivision in the City of Ottawa.

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Expert Witness (OMB)

Urban Design



Brookside Subdivision, Klondike Road Developments Inc. (2003). Coordinated Subdivision Approval and Zoning By-law applications for a 653 lot residential subdivision and condominium development in the City of Ottawa.

Village Walk Subdivision Manotick (2001). Coordinated Subdivision Approval, Site Plan Approval and Zoning By-law applications for a 68 lot townhouse subdivision on private streets in the City of Ottawa.

Village Walk Subdivision Carp (2001). Coordinated Subdivision Approval, Site Plan Approval and Zoning By-law applications for a 35 lot townhouse subdivision on private streets in the City of Ottawa.

Marshes Village Subdivision, Kanata Research Park Corporation (2001). Coordinated Subdivision Approval, Site Plan Approval and Zoning By-law applications for Phase 1 and 2 of a 102 lot townhouse subdivision on private streets in the City of Ottawa (formerly City of Kanata).

Marshes Golf Course Club House, Kanata Research Park Corporation (2000). Coordinated Site Plan and Minor Variance Applications for a new golf club house and conference facility associated with the Marshes Golf Course on Terry Fox Drive in the Kanata North Business Park.

Arbourbrook Estates Subdivision, Mr. Leblanc (2000). Coordinated Subdivision Approval and Zoning By-law applications for a 67 lot country estate residential subdivision in the City of Ottawa (formerly Township of West Carleton).

Miller's Point Subdivision, Mr. McKinley (2000). Coordinated Subdivision Approval and Zoning By-law applications for a 59 lot country estate residential subdivision in the City of Ottawa.

Canterberry Woods Subdivision, Mr. Hunt (2000). Coordinated Subdivision Approval and Zoning By-law applications for a Phase 2 and 3, 42 lot country estate residential subdivision in the City of Ottawa.

Kevin Haime Driving Range, Mr. Kevin Haime (2000). Coordinated Temporary Zoning By-law Amendment and Site Plan Approval applications for a new golf driving range.

Home Depot Site Plans, Home Depot Canada, (1997 and 2001). Coordinated Site Plan Approval applications for stores on Frank Nighbor Place and Bank Street in the City of Ottawa (also formerly City of Kanata).

Kanata Research Park Site Plans, Kanata Research Park Corporation (1997-2006). Coordinated Site Plan Approval, Zoning By-law Amendment, Severances and Minor Variance applications for various office and industrial buildings in the Kanata North

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Municipal Planning

**Planning Documents
& Studies**

Expert Witness (OMB)

Urban Design



Business Park including Newbridge Networks, Nokia, Stealth Building, Gord Best Building.

MacDonald's Restaurant Site Plans, MacDonald's Restaurants of Canada, (1999-2000). Coordinated Site Plan Revision applications for reconstruction of restaurants in various locations including Robertson Road, Baseline Road, Mainstreet (Stittsville) in the City of Ottawa (also formerly City of Nepean and Township of Goulbourn).

West Ridge Subdivision, The Regional Group (1999). Coordinated Subdivision Approval and Zoning By-law applications for the West Ridge 3A, and 3B, a 167 lot residential subdivision in the City of Ottawa (formerly Township of Goulbourn).

Hidden Lakes Subdivision, Huntley Developments (1998). Coordinated Subdivision Approval and Zoning By-law applications for Phase 1, 2, and 3 of a 94 lot residential subdivision in the City of Ottawa (formerly Township of West Carleton).

Brookstreet Hotel, Kanata Research Park Corporation (1998). Coordinated Site Plan, Severances and Minor Variance Applications for a new luxury hotel and conference facility on Legget Drive in the Kanata North Business Park.

Northtech Business Campus, Canderel (1998). Coordinated Subdivision Approval and Zoning By-law Amendment applications for a business park campus on Innovation Drive in the Kanata North Business Park.

Lacroix Plateau Subdivision, The Regional Group/Irving Swedko (1998). Coordinated Subdivision and Zoning By-law Amendment applications for a residential subdivision in the City of Ottawa (formerly City of Gloucester and Township of Cumberland).

Kanata Research Park Subdivision Campus, Kanata Research Park Corporation (1997). Coordinated Subdivision Approval and Zoning By-law Amendment applications for a business park campus on Terry Fox Drive in the Kanata North Business Park. The business park campus includes office, industrial, commercial uses, a hotel, and the 18 hole championship Marshes Golf Course catering to the high tech community.

Grenon Park Subdivision, The Regional Group (1997). Coordinated Subdivision Approval and Zoning By-law Amendment applications for a residential subdivision in the City of Ottawa.

Cantor (FoxQueensway) Subdivision, The Regional Group (1997). Assisted with clearance of conditions and registration of a business park subdivision on Palladium Drive in the City of Ottawa (formerly City of Kanata).

Position:

**Project Manager -
Land Use Planner
1997 - Present**

Education:

**Bachelor of Applied
Arts (B.A.A.) (Urban
and Regional Planning
with a minor in Public
Administration),
Ryerson Polytechnic
University, 1989-1994**

Affiliations:

**Full Member of the
Canadian Institute
of Planners (M.C.I.P.)**

**Registered Professional
Planner (R.P.P.)**

Expertise:

Land/Site Development

Municipal Planning

**Planning Documents
& Studies**

Expert Witness (OMB)

Urban Design



Municipal Planning

Official Plan, United Counties of Stormont, Dundas & Glengarry (1999).

Coordinated parcel mapping and base maps for use in an Official Plan, and overseeing the use of GIS software to support the integration of the base mapping into a future GIS system.

Official Plan, Tay Valley Township (formerly the Township of Bathurst Burgess Sherbrooke)(1988). Coordinated drafting of schedules for the Official Plan.

Natural and Open Spaces Study (NOSS), City of Ottawa (1996). Coordinated objectives and project timelines with the City's Environmental Management Branch. Identified and contacted landowners, data entry and analysis, conducted site visits to City parks and open spaces. Coordinated public meetings and the design of a public consultation database.

Planning Documents & Studies

Parking Study, Bridgehead (2006) Coordinated the preparation of a parking study in support of a Cash-in-Lieu of Parking application for a coffee shop/restaurant at 131 Beechwood Avenue in the City of Ottawa.

Parking Study, Bridgehead (2005) Preparation of a parking study in support of a Cash-in-Lieu of Parking application for a coffee shop/restaurant at 282 Elgin Street (and MacLaren Street) in the City of Ottawa.

CentrepoinTE Plaza Parking Study, Progeny Management Inc. (2000-2001). Prepared two parking studies in support of a Minor Variance application and expansions to a retail plaza on CentrepoinTE Drive in the City of Ottawa (formerly City of Nepean).

Environmental Assessment, BFI Canada (1995-1996). Worked on the site selection process and land use analysis for an Integrated Waste-Handling Facility in Moose Creek (Eastern Ontario). The project included mapping geological, environmental, agricultural, urban planning and land use features for all of Eastern Ontario. The mapping was used to select and evaluate potential candidate sites for a waste-handling facility. Involvement in this project also included the design of a public consultation database.

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Expert Witness (OMB)

Urban Design



Expert Witness (OMB)

Richardson Ridge OMB, The Regional Group of Companies, Cardel Homes, Uniform Developments (2011). Prepared affidavit in support of a motion to dismiss of an appeal on a zoning amendment application implementing a plan of subdivision.

9 and 11 Edina Street OMB (2009). Prepared planning evidence in support of an appeal on severance of an existing semi-detached dwelling.

4016 - 4022 Richmond Road OMB, The Regional Group of Companies (2008). Prepared affidavit in support of a motion to dismiss and mediation of an appeal on a zoning amendment application for a stacked townhouse development.

47 Westwood Drive OMB, Mr. Irven (2007). Evidence and professional opinion regarding Severance and Minor Variance Applications for a single detached residential infill project on Westwood Drive in the City of Ottawa.

896 Riddell Avenue OMB, Ms. Keyrouz (2007). Evidence and professional opinion regarding Severance and Minor Variance Applications for a single detached residential infill project on Riddell Avenue in the City of Ottawa.

20 and 50 Frank Nighbor OMB, 764703 Ontario Ltd. (2006). Prepared planning evidence in support of an appeal on zoning amendment application.

2127 Roger Stevens Drive OMB, City of Ottawa (2005). Evidence and professional opinion regarding a Zoning By-law Amendment in the Village of North Gower.

1081 Cadboro Street OMB, St. Georges & St. Antony Coptic Orthodox Church (2005). Evidence and professional opinion in regarding a Minor Variance Application for proposed church on Cadboro Street in the City of Ottawa.

Meraw OMB, Mr. Meraw (2005). Evidence and professional opinion regarding a Severance application on Big Rideau Lake in the Township of Drummond/ North Elmsley.

927 March Road OMB, Mrs. Foley (2000). Evidence and professional opinion regarding Official Plan and Zoning Amendment Applications for a golf driving range in the City of Ottawa (formerly City of Kanata).

5 Salisbury Street OMB, Ms. Cameron (2000). Evidence and professional opinion regarding an addition to an existing house on Salisbury Street in City of Ottawa.