

**ONTARIO MUNICIPAL BOARD
COMMISSION DES AFFAIRES MUNICIPALES DE L'ONTARIO**

IN THE MATTER OF subsection 17 (36) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended

Appellants: Greater Ottawa Homebuilders Association, Zbigniew Hauderowicz, Karson Holdings Inc., Ken McRae; and others
Subject: Proposed Official Plan Amendment No. OPA #76
Property Location: All lands within the City of Ottawa
Municipality: City of Ottawa
OMB Case No.: PL100206
OMB File NO.: PL100206

**REPLY WITNESS STATEMENT
OF
LLOYD PHILLIPS**

Prepared for:
Metcalfe Realty Company Ltd.

Prepared by:
Lloyd Phillips, MCIP RPP
Lloyd Phillips & Associates Ltd.
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December 22, 2011

1. My firm, Lloyd Phillips & Associates Ltd. was retained in 2008 by Metcalfe Realty Company Ltd. ("Metcalfe"). I prepared a witness statement in this matter dated December 9, 2011. Since that time, I have reviewed the witness statements submitted by other parties to the Phase 2A hearing and have identified a number of matters to which I wish to respond.

SUMMARY OPINION

2. I have reviewed the Witness Statements of Mr. Peter Smith and Mr. David Charlton and Mr. David Hodgson and I disagree with their comments and opinions on some specific matters referred to in their Witness Statements.

WITNESS STATEMENT OF PETER SMITH

3. In paragraph 41 on page 12, Mr. Smith states: "On the urban side of the boundary, a logical urban boundary helps to facilitate comprehensive community planning. For example, the pattern of development adjacent to Parcels 1bW and 1bE illustrates how urban boundaries that are not well defined can lead to undesirable planning outcomes. The lands to the south of the boundary have now been developed with two crescents (Celtic Ridge Crescent and Windance Crescent), which provide no potential for road or pedestrian connections to the lands to the north. As a result, if the lands to the north were ultimately included as part of the urban area in the future, they would effectively be establishing a new neighbourhood, rather than forming a logical extension of an existing neighbourhood."
4. In my opinion, by using specific land parcels (Areas 1bW and 1bE), to make his point, Mr. Smith has improperly strayed out of the methodology discussion, which is the subject of the current OMB Hearing (Phase 2A) and into the parcel selection phase of the hearing (Phase 2B).
5. In my opinion, Mr Smith's argument that a logical extension of an urban boundary can only be accomplished by having road connections from the existing urban area to the future urban area is a very restrictive and unrealistic approach that ignores the broader issue, which is land use and urban form.
6. If planners always followed what Mr. Smith is saying about a lack of connections between properties then it would be very difficult to accomplish infill projects or the redevelopment of non-residential properties into residential uses because, often, no road or pedestrian connections are available.
7. In my opinion, if road or pedestrian connections are available between properties, this improves the connectivity but this is not the only attribute that makes up a complete community. Connections can be accomplished in other ways, such as open spaces and recreational paths adjacent to water courses.

JOINT WITNESS STATEMENTS OF DAVID CHARLTON AND DAVID HODGSON

8. In paragraph 55 on page 13 of the Joint Witness Statement the authors state: "The following areas recommended by staff are dominated by *prime agricultural lands* (CLI Classes 2 and 3): Areas 1a, 1b, and 1h; 5a; and 5b; 6a and 6b; 7d; 10a and 10b and 11a, 11c and 11d."
9. In my opinion this comment improperly strays out of the scope of the methodology, which is the subject of this Phase 2A OMB Hearing, and into the land selection process, which is the focus of the Phase 2B OMB Hearing. This is because the authors offer a broad-brush opinion that the specific parcels that are named in the paragraph are "dominated" by prime agricultural lands.
10. In my opinion, it is premature and inappropriate to offer such opinions when the City of Ottawa has not completed its comprehensive review of Agricultural Resource Areas.

December 22, 2011



Lloyd Phillips MCIP RPP