

**ONTARIO MUNICIPAL BOARD**  
**COMMISSION DES AFFAIRES MUNICIPALES DE L'ONTARIO**  
**WITNESS STATEMENT OF**  
**PETER F. SMITH**

**Background**

1. This witness statement has been prepared by:

Peter F. Smith, M.C.I.P., R.P.P.  
Director, Bousfields Inc.  
3 Church Street, Suite 200  
Toronto, Ontario M5E 1M2  
Phone: (416) 947-9744

2. I am a consulting land use planner and partner with Bousfields Inc., with over 30 years' experience in a wide variety of planning matters. I have a degree in Environmental Studies (Urban & Regional Planning) from the University of Waterloo and am a member of the Canadian Institute of Planners and a Registered Professional Planner. A copy of my curriculum vitae is attached hereto as **Attachment "A"**.
3. I have experience in policy formulation and the preparation of Official Plans and Community Plans, including the Development Permit Demonstration Project for the Ministry of Municipal Affairs and Housing (2000), the Provincial Policy Statement Five-Year Review Stakeholder Consultation for the Ministry of Municipal Affairs and Housing (2001), the Prince Edward County Growth & Settlement/Service Strategy (2003), the Nobleton Community Plan for the Township of King (1997), and the Churchville Heritage Conservation District Study for the City of Brampton (2007).

4. I have been involved in a variety of planning assignments throughout what is now the amalgamated City of Ottawa since approximately 1990. Since 1990, I have been involved with the planning of the Riverside South community in the former City of Gloucester on behalf of Urbandale Corporation (and others), beginning with the preparation of the original development concept plan and the implementing official plan amendments (Regional Official Plan Amendment No. 35 and City of Gloucester Official Plan Amendment No. 3). Subsequently, I have been consulted on an ongoing basis from time to time by Urbandale as specific issues have arisen. I was retained directly by the City of Ottawa from 2002-2006 to prepare the Riverside South Community Design Plan and the Urban Design Guidelines for the Riverside South Core Area. In addition, I was retained by SmartCentres in 2003 with regard to concerns relating to the commercial policies and designations in the 2003 Official Plan, and by Starwood Group with respect to SoHo Champagne condominiums at 125 Hickory Street (2010).
5. As a result of these retainers and other connections to Ottawa, I have a reasonable degree of familiarity with the geography and planning policies of the City of Ottawa.
6. I have considerable experience with proposals involving urban boundary expansion issues, including the Nobleton Community Plan, Angus Glen (Markham), Terrace Neighbourhood (Grimsby), Mont Rose at Niagara (Niagara Falls), the Kitchener Southwest Urban Area, and Block 27 (Vaughan). In addition, while I was at Weir & Foulds (1982-1987), I participated in Ontario Municipal Board hearings regarding urban boundary expansions in the City of Brampton and the City of Vaughan (Official Plan Amendment No. 190).
7. As part of my ongoing relationship with Urbandale Corporation, I was contacted by them regarding Official Plan Amendment No. 76 in Spring 2010. As a result, I was generally aware at the time of the issues relating to the urban land needs dispute which was ultimately the subject of the Phase 1 Ontario Municipal Board hearing.
8. I was retained by Minto Communities Inc. in October 2011 to provide land use planning advice with respect to Official Plan Amendment No. 76, specifically having

regard to the Phase 2A hearing with respect to the urban boundary expansion methodology. I was asked to review the methodology and provide Minto with my planning opinion; I was not asked whether I could support any particular pre-determined position.

9. In the course of preparing this Witness Statement, I have visited all of the candidate urban expansion areas and I have reviewed the staff reports dated January 28, 2009, March 20, 2009, May 4, 2009, June 4, 2011 and September 1, 2011. I have also reviewed the as-adopted version of Official Plan Amendment No. 76 and the Ontario Municipal Board's decision dated July 21, 2011 regarding the Phase 1 hearing.

### **Summary Opinion**

10. In my opinion, the methodology employed in the staff report dated May 4, 2009 and in the subsequent staff report dated September 1, 2011, while in large part appropriate, nevertheless has a number of serious deficiencies. As set out in detail below, my major concerns have to do with (1) the "screening out" of lands on the basis of existing Agricultural Resource Area designations and (2) the apparent lack of an overall strategic vision regarding the use of urban boundary expansions as a "city-building" tool.
11. In large part, it appears that the lack of an overall strategic vision is an outgrowth of the numbers-based criteria methodology. Secondly, it appears to be based on the "weighting" of the criteria, which assigns approximately equal weight to engineering (30%), transportation (27%) and "integration with community" (34%) factors, the latter being primarily land use planning considerations. As a result, certain land use planning factors which should be preeminent considerations in the determination of urban boundary expansions, such as completing communities and creating logical boundaries, have either not been considered directly or have not been considered at all.

12. Given the amount of effort that has gone into the urban boundary expansion work and the benefits of the numbers-based criteria methodology, I am not recommending that the methodology be discarded entirely such that the process would need to go back to the beginning. Instead, it is my opinion that, with certain adjustments to the methodology, the most serious deficiencies can be overcome. As set out in detail below, I would recommend that the methodology be revised as follows:
- that lands designated Agricultural Resource Areas not be “screened out” prior to the evaluation of candidate urban expansion areas;
  - that two additional criteria be added to the “integration with community” (land use planning) factors i.e. (1) completion of existing communities, and (2) establishment of logical boundaries, and that both these criteria be heavily weighted in the evaluation; and
  - following the numerical evaluation, qualitative judgment be applied to take other issues into consideration such as prime agricultural lands, etc.

### **Analytical Framework**

13. In my opinion, decisions regarding the appropriate locations and boundaries for urban boundary expansions are key planning decisions that can affect the form and shape of urban areas over the long term. Such decisions determine the framework for subsequent community planning initiatives (e.g. community design plans), provide certainty for investment in agricultural infrastructure outside of the long-term urban boundary, and help determine the sizing and staging of municipal infrastructure.
14. In this regard, it is important to put the scale of the recommended urban boundary expansion into context having regard to the size of the City of Ottawa urban area. While the recommended urban boundary expansion of 687 hectares appears large in absolute terms (i.e. 850 hectares minus the urban boundary “infill” approved through Official Plan Amendment No. 77), it would represent only 1.9% of the size of the current urban area and only 16% of the total urban boundary expansion area approved between 1987 and 2009 (4,300 hectares).

15. Given the limited urban boundary expansion being considered, the 687 hectares is a relatively scarce “resource” in land use planning terms. The deployment of that resource should be considered strategically so as to optimize the potential benefits associated with boundary expansions. For example, urban expansions can be used to complete a local road network, thereby providing additional connections to the arterial road network. They can be used to extend the urban area to integrate and provide municipal services to community facilities presently located beyond the urban boundary. On the other hand, as was done with the East, South and West Urban Communities, they can be used to establish entirely new communities in areas beyond the existing urban boundary; however, in such cases, it engages planning questions about ensuring a sufficient scale of development so as to ensure that a complete community can be established, with a full range of commercial and community services. In each case, there are strategic choices to be made and trade-offs to be considered, particularly where the resource is scarce. These types of choices raise multi-faceted strategic questions that do not easily lend themselves to a simple numerical scoring system.
16. Inasmuch as the staff report indicates that the evaluation criteria were based on the Provincial Policy Statement, it is important at the outset to provide my opinion regarding the role of the Provincial Policy Statement. It is my opinion that the Provincial Policy Statement is more than simply the sum of its individual policies. In this regard, Policy 4.3 of the PPS provides that it is to be read in its entirety and all relevant policies are to be applied to each situation. Furthermore, Policy 4.5 states that the official plan is the most important vehicle for implementation of the PPS, recognizing that comprehensive, integrated and long-term planning is best achieved through municipal official plans. Section 4.5 also states that “municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and to direct development to suitable areas”.
17. The latter policy leads directly to my second observation regarding the role of the PPS; that is, that it is focused on matters of provincial interest and does not represent a complete code for what constitutes good planning in the Province of Ontario.

Fundamental principles of good planning continue to apply even if they are not directly addressed by the PPS e.g. the desirability of establishing clear boundaries, the creation of complete communities, etc.

18. My third observation is that the Provincial Policy Statement is fundamentally a policy document; it is not a statute or a regulation. Therefore, it should be interpreted flexibly and comprehensively in a manner that gives effect to its fundamental policy directions.

### **The City's Methodology**

19. In essence, I believe that the City's methodology can be characterized as consisting of the following five elements:
  1. The initial "screening out" of areas that are designated Agricultural Resource Area (or Natural Environment Area).
  2. The use of a numerical scoring system as a means to apply the evaluation criteria.
  3. The identification and selection of the individual development criteria.
  4. The weighting of the individual criteria.
  5. The scoring factors used for each criterion.
20. The following sections of my witness statement deal with each of these elements in turn.

### **Approach to Prime Agricultural Areas**

21. In my opinion, the approach of avoiding "prime agricultural areas", where reasonable alternatives exist, represents good planning and is required by Section 3(5) of the Planning Act in order to ensure that the resulting planning decision is consistent with the Provincial Policy Statement.
22. In this regard, "prime agricultural areas" are defined as areas where "prime agricultural lands" predominate. In turn, "prime agricultural land" is defined as "land that includes

specialty crop areas and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order of priority for protection". The definition of "prime agricultural areas" also provides that "prime agricultural areas" include areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils, as well as additional areas where there is a local concentration of farms that exhibit characteristics of ongoing agriculture. The definition goes on to state that "prime agricultural areas" may be identified by the Ministry of Agriculture and Food using evaluation procedures established by the Province, as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

23. Policy 1.1.3.9(c) requires that expansion of settlement area boundaries demonstrate that, in "prime agricultural areas":
  1. the lands do not comprise specialty crop areas;
  2. there are no reasonable alternatives which avoid "prime agricultural areas"; and
  3. there are no reasonable alternatives on lower priority agricultural lands in "prime agricultural areas".
  
24. Given the foregoing policy framework, it is my opinion that lands designated Agricultural Resource Area should not have been "screened out" from further consideration on an *a priori* basis at the outset of the evaluation process. My opinion in this regard is based on the considerations outlined in the subsequent paragraphs.
  
25. It is apparent that the Agricultural Resource Area designation in the City's Official Plan is not necessarily congruent with the definition of "prime agricultural areas" in the PPS. The May 4, 2009 staff report acknowledged that, in three cases, landowners submitted studies to indicate that the Agricultural Resource Area designation on their land was inappropriate; while these three studies were reviewed, the May 4, 2009 staff report indicated that, otherwise, "the existing designations were taken at face value and not reviewed". The staff report further noted that current Agricultural Resource Area designations are based on the Ottawa-Carleton Land Evaluation and Area Review (LEAR) evaluation system, and that "generally" lands with a LEAR score over 130 were designated Agricultural Resource Area. The report also stated that the Ontario

Ministry of Agriculture, Food and Rural Affairs was currently reviewing the LEAR process “to respond to modern farming practices” and that, the City was committed to redoing the LEAR for Ottawa “once the Province has finished their work; probably later in 2009”.

26. In my opinion, staff interpreted the words “no reasonable alternatives” in the PPS too narrowly. The staff report stated that, “since staff have identified almost 2000 hectares of non-agricultural land as candidate areas, there is no need to look elsewhere”. In my opinion, this approach is contrary to fundamental tenets of comprehensive planning and contrary to the approach articulated in the PPS. As noted above, Section 4.3 states that the PPS is to be read in its entirety and all relevant policies are to be applied. The mere fact that 2000 hectares of non-agricultural land have been identified does not mean that urban boundary expansions should be proposed that are clearly “unreasonable” in land use planning terms e.g. the proposed boundaries in the area of Parcels 7c and 7d, that do not coincide with any natural or man-made physical feature.
27. It is my opinion that the approach to “prime agricultural areas” is not meant to be a simple “yes/no” proposition i.e. there are qualitative considerations that should be applied as part of any comprehensive evaluation. In this regard, the PPS includes an implicit acknowledgment that all lands that may come within the definition of “prime agricultural areas” are not equal. Both the definition of “prime agricultural land” and Policy 1.1.3.9(c) recognize that there is a hierarchy of importance, starting with specialty crop lands and Class 1, 2 and 3 soils, “in this order of priority for protection”.
28. The fact that staff made exceptions to its general “rule” in the case of Parcels 5a, 10d and 10e indicates that staff implicitly acknowledge that, in appropriate circumstances, it would be reasonable to include “prime agricultural lands” (as defined by the City) within the recommended urban boundary. As staff noted in its May 4, 2009 report, an Agricultural Resource Area in Kanata/Stittsville was included “because it is completely surrounded by planned urban development and because it has been planned for urban development in the Fernbank Community Design Plan”. As well, staff included



an Agricultural Resource Area south of the Avalon community in Orleans because “it has never met the requirements on its own to be designated Agricultural Resource Area and there is a large stormwater management pond in the middle of it”.

29. In my opinion, the rationale for these two exceptions to staff’s rule was appropriate and logical in each instance. However, a more consistent approach would have been to consider and evaluate all potential candidate expansion areas and to apply the PPS policies regarding “prime agricultural areas” as part of the evaluation. The consistency question raised by staff’s approach is whether there were other appropriate candidate areas that ought to have been considered as locations for urban boundary expansion that were inappropriately eliminated from consideration.

### **Numerical Approach**

30. In none of the previous urban boundary expansion cases with which I have been involved was a numerical evaluation system used. In general, the evaluation has been qualitative, typically identifying the advantages and disadvantages (pros and cons) associated with each candidate expansion area, and making a final decision/recommendation based on a balancing (or weighing) of the relevant pros and cons having regard to the overall strategic objectives.
31. While the numerical evaluation system is atypical in my experience, I acknowledge that such a system has certain advantages, particularly in the context of the specific circumstances that apply to Ottawa. The numerical evaluation system is more “transparent” inasmuch as all the factors that influence the decision/recommendation are explicitly identified and scored. In addressing a large number of candidate expansion areas across a broad geographic area (at a scale that, in my experience, is unique to Ottawa), the numerical approach also allows for the collection of an information base that can be applied in a consistent manner to each candidate area.
32. While acknowledging the advantages identified above, it is my opinion that the numerical approach also has significant disadvantages. Most important, although the

analogy is overused, the numerical approach allows for each “tree” to be analyzed in detail, but does not allow the “forest” to be seen. In other words, the approach leads to a lack of an overall strategic vision. Fundamental, but more complex, planning questions cannot easily be incorporated into a numerical evaluation. For example, the staff report notes that “various ways exist to distribute the 850 hectares of additional urban land”, and discusses two such ways i.e. placing it in one location to facilitate comprehensive planning and basing the distribution on market absorption. Such strategic questions and others (e.g. east vs. west vs. south), opening up new neighbourhoods or communities vs. competing existing communities, how to deal with existing incomplete communities (e.g. Leitrim) are complex, and give rise to additional contingent issues e.g. if there is to be a new neighbourhood or community, is there a minimum size that is desirable?

33. All of the above considerations are not readily quantifiable. However, in a number of circumstances, they are fundamental to addressing the strategic planning issues that will need to be determined as part of Phase 2B of the Ontario Municipal Board hearing.
34. Despite my reservations with the numerical methodological approach for the reasons noted above, my recommendation is to continue to use the numerical approach given the practical difficulties that would be associated with having to start the process over from scratch. For the most part, it is my opinion that the major deficiencies associated with the numerical approach can be addressed through a couple of modifications to the criteria (see below).

### **The Criteria**

35. In my opinion, the two most significant issues associated with the evaluation criteria are the comparatively low weighting given to land use planning factors (as compared to engineering and transportation factors) and the failure to specifically account for fundamental planning principles, including the completion of existing communities and the establishment of logical boundaries.

36. The evaluation criteria proposed by staff assign a weight of 30% to engineering factors and 27% to transportation factors, but only 34% to “integration with community” factors (that, in the main, are land use planning factors such as jobs/housing balance, land use conflicts, connectivity, etc.). The remaining 9% relates to land absorption. In my opinion, an ideal weighting would be closer to 50% for land use planning factors, and 25% each for engineering and servicing factors, recognizing that, fundamentally, planning for urban boundary expansions should be a strategic planning exercise.
37. The inclusion of “completion of existing communities” and “establishment of logical boundaries” as additional criteria under the heading “integration with community”, each with a weighted score of 10 points, would change the overall weighting to 24% for engineering factors, 22% to transportation factors, 46% to “integration with community” (land use planning) factors and the remaining 8% to land absorption factors. In my opinion, this adjustment would be closer to the ideal weighting.
38. More important, the inclusion of “completion of existing communities” and “establishment of logical boundaries” as additional criteria would introduce strategic “city-building” factors into the evaluation of the urban boundary expansion, something that is largely missing in the criteria identified by staff.
39. The planning principle underlying “completion of existing communities” is that there is a fundamental choice to be made between using urban boundary expansions to make incremental additions to existing communities, as opposed to breaching existing boundaries in order to establish a new community or neighbourhood. Strategically, the advantages of completing existing communities, as opposed to establishing new ones, include the ability to extend the local road grid out to the boundary arterial road network, thereby providing more points of access to a community. It also typically allows for the efficient use of existing servicing infrastructure, through the extension of local sanitary sewers and watermains, the looping of watermains and the consolidation of stormwater management facilities. In addition, it can also make use of existing community facilities, such as schools, or increase the residential population base to

support a school (as opposed to introducing population in a location where busing to school will likely be a necessity).

40. The planning principle underlying “establishment of logical boundaries” is that it is desirable to plan for communities that have clear and identifiable boundaries so that there is certainty for planning on each side of the boundary line. On the agricultural/rural side of the boundary, a logical boundary helps to ensure that lands will remain in agricultural/rural uses over the medium to long term, thereby facilitating investment in agricultural infrastructure and helping to maintain the agricultural productivity of the lands for as long as possible. In this regard, it is possible that, over the longer term, a future urban boundary expansion could extend beyond a logical interim boundary. However, such a boundary expansion would appropriately be made only in the context of a strategic decision, based on a determination that existing communities had been completed and that the only reasonable option for an urban boundary expansion involved the establishment of a new community or neighbourhood.
41. 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 existing urban boundary in this location follows a property boundary. 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.

### **Final Evaluation**

42. With the changes to the criteria that I have recommended above, it is my opinion that a number of the most serious deficiencies associated with the proposed methodology

can be overcome or ameliorated. In addition, I would recommend that the numerical scores, even based on the revised criteria, be used simply as input into the final determination of an appropriate urban boundary expansion, rather than as the sole determinant. In other words, the numerical scores should inform the final decision, but independent judgment should be exercised based on those scores in recognition of the fact that decisions about urban boundary expansions should be strategic ones; there should be an opportunity to ensure that the final package makes sense in land use planning terms.

### **Issues List**

43. The following paragraphs address each of the issues on the Issues List in turn.

***Issue 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?***

44. I do not intend to address this issue in my evidence.

***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?***

45. I do not intend to address this issue in my evidence.

***Issue 3: Was appropriate consideration given to subwatershed studies?***

46. I do not intend to address this issue in my evidence.

***Issue 4: Does the methodology to determine gross developable hectares take in account appropriate constraints under the Official Plan and Greenspace Master Plan?***

47. I do not intend to address this issue in my evidence.

***Issue 5: Should lands designated “Agricultural Resource Area” be considered as candidate areas for inclusion in the City’s Urban Boundary?***

48. Yes, in my opinion lands designated “Agricultural Resource Area” should have been considered as candidate areas for inclusion in the City’s Urban Boundary. My opinion in this regard is set out in paragraphs 21 to 29, in particular at paragraphs 24 to 29.

***Issue 6: 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?***

49. In my opinion, “reasonable alternatives”, within the meaning of the PPS, do not exist; accordingly, it is appropriate to consider the redesignation of prime agricultural lands. My opinion in this regard is set out in paragraphs 21 to 29, in particular in paragraphs 26 and 28.

***Issue 7: Was the exclusion of parcels of prime agricultural land as candidates for urban expansion consistent with the objectives of the Provincial Policy Statement?***

50. No, in my opinion, the exclusion of parcels of prime agricultural land was not consistent with the objectives of the PPS, read in its entirety. My opinion in this regard is set out in paragraphs 16 to 18 and paragraphs 21 to 29, in particular in paragraphs 21 to 24 and 26.

***Issue 8: 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?***

51. In my opinion, it ought to be possible for lands to be “disqualified” (or more correctly, not included) for valid planning reasons, such as fundamental land use incompatibility. However, the decision as to whether or not fundamental land use incompatibility exists in a particular circumstance would appropriately be made on the basis of an analysis of the facts.

***Issue 9: 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?***

52. In my opinion, it would be inappropriate to completely disqualify a parcel solely because one abutting owner claims a conflict. As noted above, the decision as to whether or not fundamental land use incompatibility exists in a particular circumstance would appropriately be made on the basis of an analysis of the facts.

***Issue 10: 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?***

53. I do not intend to address this issue in my evidence.

***Issue 11: Does the City’s methodology provide appropriate consideration of the planned function of Urban Areas and/or communities?***

54. No, in my opinion, the City’s methodology does not provide appropriate consideration of the planned function of Urban Areas and/or communities. The

issue of “planned function” relates to the broad strategic questions that I have raised regarding the completion of existing communities and neighbourhoods, versus the establishment of new ones, and about the functioning and design of those communities. These matters are addressed in detail in paragraphs 15 and 32-42 above.

***Issue 12: Does the City’s methodology provide appropriate consideration of applicable Community Design Plans?***

55. I do not intend to address this issue in my evidence.

***Issue 13: Should there be criteria and weighting assigned to lands that can be developed in the next 5 years? (Also raised by Jim Maxwell)***

56. In my opinion, there should not be a specific criterion and weighting assigned to lands that can be developed within the next five years, given that the urban boundary expansion is considering land needs over a 20-year period. However, the timing of development is an appropriate consideration that is subsumed in other criteria that have been recommended both by City staff and by me, including connectivity to the community, proximity to community services, land absorption, and completion of existing communities.

***Issue 14: Should there have been a criteria and weighting for the question of adjacency to the existing Urban Area?***

57. In my opinion, there should be a specific criterion and weighting which more fully addresses adjacency to the existing Urban Area; in my opinion, this consideration is subsumed in my recommendation to add a criterion regarding “completion of existing communities”.



***Issue 15: Is the description of Accessibility - Transit applied by the City the appropriate description for this criterion?***

58. In my opinion, the description of “Accessibility – Transit” should be revised to better differentiate between planned rapid transit facilities which are committed and therefore relatively certain and those that are uncommitted and therefore less certain.

***Issue 16: Is the description of Accessibility to existing or planned retail/commercial area applied by the City the appropriate description for this criterion?***

59. I do not intend to address this issue in my evidence.

***Issue 17: Is the description of Accessibility – Arterial and Collector Roads appropriate or should the test be one of sufficient access?***

60. I do not intend to address this issue in my evidence.

***Issue 18: Is the definition of Major Recreational Facility appropriate as it has been applied by the City?***

61. I do not intend to address this issue in my evidence.

***Issue 19: Why does the City’s methodology include depth of bedrock as a measurement tool when this forms part of the landowners cost of development?***

62. I do not intend to address this issue in my evidence.

***Issue 20: Was the City’s application of historical land absorption rate an appropriate means for applying this criterion?***

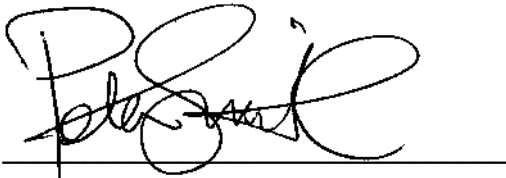
63. I do not intend to address this issue in my evidence.

**Recommendations**

64. For the reasons set out above, I would recommend that City staff's methodology be adopted with the following adjustments:

1. That Agricultural Resource Areas not be screened out at the outset of the process.
2. That two additional criteria ("completion of existing communities" and "establishment of logical boundaries") be added under the category "Integration with Community" and that each of the two additional criteria be assigned a weighted score of 10 points.
3. That the resulting scores be used as a key input into the final determination of recommended boundaries but that other considerations, including the PPS policies related to "prime agricultural areas", be included in the final determination.

All of which is respectfully submitted,

A handwritten signature in black ink, appearing to read 'Peter F. Smith', written over a horizontal line.

Peter F. Smith, M.C.I.P., R.P.P.

December 9, 2011

**LIST OF DOCUMENTS TO BE REFERRED TO:**

1. Planning Act
2. Provincial Policy Statement (2005)
3. City of Ottawa Official Plan
4. Official Plan Amendment No. 76
5. January 28, 2009 Report to Joint Agriculture and Rural Affairs Committee and Planning and Environment Committee
6. March 20, 2009 Report to Joint Agriculture and Rural Affairs Committee and Planning and Environment Committee
7. May 4, 2009 Report to Council Joint Agriculture and Rural Affairs Committee and Planning and Environment Committee (Comprehensive Five-Year Review of the Official Plan)
8. June 24, 2011 Report to Planning Committee (Urban Boundary Ontario Municipal Board Phase 2 Process)
9. September 1, 2011 Report to Planning Committee and Council (Recommended Council Position for Urban Boundary Phase 2 Ontario Municipal Board)
10. March 26, 2009 Letter from Ministry of Municipal Affairs and Housing re Official Plan Five Year Review
11. Transportation Master Plan (November 2008)



# BOUSFIELDS INC.

**Peter F. Smith** M.C.I.P., R.P.P. Director

## CURRICULUM VITAE

### EDUCATION, PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

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- B.E.S. (Hon. Urban & Regional Planning), University of Waterloo, 1979
- Member, Canadian Institute of Planners

### PROFESSIONAL HISTORY

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**Planner, Paterson Planning & Research Limited** 1979-82

- Involved in preparation of retail market reports and housing policy reports.

**Planner, Weir & Foulds, Barristers & Solicitors** 1982-87

- Responsible for case preparation involving municipal law matters at Ontario Municipal Board and processing of development applications.

**Planner III, City of North York** 1987

- Responsible for preparation of staff reports on land use applications and presentation to Planning Advisory Committee and Council.

**Senior Planner, John Bousfield Associates Limited** 1987-90

**Director, Bousfields Inc.** 1990-Present

- Responsible for a wide range of planning assignments for public and private clients, including:

### OFFICIAL PLANS, SECONDARY PLANS AND REVIEWS

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- Prince Edward County Growth & Settlement/Service Strategy
- Nobleton Community Plan (for Township of King)
- South Urban Community Secondary Plan (for former City of Gloucester)
- East Terrace Neighbourhood Plan, Grimsby
- York Mills Office Centre Secondary Plan Review, North York
- Highway 7/Highway 400 Land Use and Density Study (for City of Vaughan)

### COMMUNITY DESIGN PLANS

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- Riverside South Community, Ottawa, 55,000 population and business park (for City of Ottawa)
- Georgetown South, Halton Hills, 2,500 residential units (for Halton Hills Village Homes Inc.)
- Port of Newcastle, Clarington, 1,000 residential units (for Kaitlin Group)

**Peter F. Smith** continued

### **RESIDENTIAL/MIXED-USE REDEVELOPMENTS**

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- N. Y. Towers, North York, 1,164 units (for Daniels Corp.)
- Herons Hill, North York, 1,070 residential units (for Monarch)
- Lakeshore Village, Etobicoke (for Daniels Corp.)
- World Trade Centre, Toronto, 1,500 units and 250 room hotel (for Camrost)
- Bridgehome 2000, North York, 3,700 units
- Sharkey's Site, Oakville (for Daniels Corp.)
- Uptown Residences, Yonge/Bloor, Toronto
- Esplanade/Scott Street, Toronto
- 18 Yonge Street, Toronto (for H & R)
- Inn-on-the-Park, North York, 420 residential units (for Eisen Corp.)
- Village-by-the-Grange Expansion, Toronto (for Tridel)
- 520 Kingston Road, Toronto (Cityhome)
- McGuinness Redevelopment, Etobicoke (for Camrost)
- 186 Redpath, Toronto (for Plazacorp)
- Front/Jarvis, Toronto (for Camrost)

### **COMMERCIAL DEVELOPMENTS**

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- New Format Commercial Development, Hurontario/Steeles (for City of Brampton)
- Harmony/Taunton Centre, Oshawa, 750,000 sq. ft. (for First Pro)
- Metro East Trade Centre Commercial Expansion, Pickering, 430,000 sq. ft. (for Genra Inc.)
- New Format Retail Developments, Airport/Highway 7, Brampton, 650,000 sq. ft. (for First Pro)
- Commercial/Industrial Development, Airport/Bovaird, Brampton, 480,000 sq. ft. (for First Pro)
- Crossroads Centre, Weston Road/Highway 401, North York, 350,000 sq. ft. (for First Pro)
- Hilton Hotel Expansion, Niagara Falls

### **INFILL RESIDENTIAL PROJECTS**

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- St. Paul's Dovercourt, Toronto
- Little Brothers of the Good Shepherd, Toronto
- Waterstone Court, Oakville
- Avenue Homes, Unionville
- St. Jude Community Homes, Toronto
- 117 Eglinton Avenue East, Toronto
- St. Clair/Walmer Road Townhouses, Toronto

**Peter F. Smith** continued

### **INSTITUTIONAL PROJECTS**

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- Regent Park Community Health Centre, Toronto
- Learning Centre for Children with Autism, North York
- St. Stephen's Community House, Toronto

### **RESIDENTIAL SUBDIVISIONS**

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- Royal Park, Woodbridge Highlands, Vaughan
- Kipling South, Woodbridge, Vaughan
- Halton Hills Village Homes, Georgetown South, Halton Hills
- Kaitlin, Lake Wilcox, Richmond Hill
- City View, Barrie
- Jofian, Kleinburg

### **RECREATIONAL/RESIDENTIAL DEVELOPMENTS**

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- Angus Glen Golf Club, Markham
- King Valley Residences (60 units) and ClubLink Corporate Offices, King Township
- Emerald Hills Golf Course Expansion and Residences (80 units), Whitchurch-Stouffville (for ClubLink)
- Maple Downs Golf Course Expansion

### **WATERFRONT PLANNING**

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- Orillia Central Waterfront (for City of Orillia)
- Oshawa Harbour Plan (for Oshawa Harbour Commission)
- Oakville Waterfront Plan, OPA 10 (for Baillie, Dorion et al)

### **REPORTS**

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- Development Permit Demonstration Project, March 2000 (for Ministry of Municipal Affairs and Housing)
- Provincial Policy Statement Five Year Review Stakeholder Consultation, December 2001 (for Ministry of Municipal Affairs and Housing)
- Submission on 1989 Housing Policy Statement (for Urban Development Institute)
- Submission on 1996 Provincial Policy Statement (for Urban Development Institute)