Comments on Application D01-01-25-0001
to Amend Ottawa’s Official Plan

by the

Crystal Beach Lakeview Community Association

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# MTSA maps

We have concerns with the Major Transit Station Area (MTSA) maps, specifically, the MTSA map for Moodie Station (attached). The maps are not displayed with Dev Apps D01-01-25-0001, but we understand that they relate to the application to amend the Official Plan to comply with the Provincial Planning Statement (PPS).

## The text is fine

It’s not the text of the Official Plan and the amendment that we have concerns with; it is with details on the map. The Official Plan, Section 5 Transects, p. 28 clearly states, “5) Given its location in the Greenbelt Transect, Moodie Station is not a candidate for Transit Oriented Development or intensification."

The draft amendment to the Official Plan, PPS Consistency Draft Vol 1 Amendments Table A confirms a target of “No intensification”. In Table 3A, the entry for Moodie Station in the column “Minimum Area-Wide Density” is “0”.

The text is clear that there is to be no intensification at Moodie Station.

## The purple “paint” is the problem

The map shows a dashed white line around Moodie Station. That’s fine too; we have no problem with the dashed white line. Moodie **is** an MTSA, albeit a rural one. Our concern is with the purple line and “paint” that show intensification on Greenbelt land across Corkstown Road from the station and along part of Corkstown Road (a narrow residential street bordering Greenbelt land).

A City presentation to the Federation of Citizens Associations (FCA) says that the MTSAs are “not a land use prescription,” and that “Zoning bylaw will determine appropriate land use permissions,” but pictures matter. They probably shape thinking more than words do. Why is there any purple “paint” implying intensification at Moodie Station? It **does** imply intensification. To somebody—to the City or to the Province. There’s no way it doesn’t.

The Provincial Government has run into trouble before by encouraging development on Greenbelt land. We ask that Ottawa remove the purple “paint” and lines from the Moodie MTSA map and remove any implied intensification on Greenbelt land.

Elbows up for **our** Greenbelt, Ottawa!