

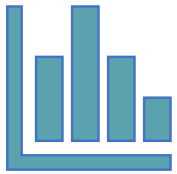


Lowertown Vision 2035

Fifteen years of change

Lowertown Vision 2035

Presentation in Three Sections



Lowertown as it is
today

❑ as seen through the stats



Analysis of the Vision
Survey

❑ survey of community
members conducted in May
2020



Outline of a Vision

❑ A new future for Lowertown

Section One: Lowertown as it is Today

- Based on four data sources
 - [Ottawa Neighbourhood Study](#)
 - Statscan census data
 - Ottawa Police Service reports on crime
 - May 2020 survey of Lowertown residents

Two Neighbourhoods

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Total population 11, 320

ByWard Market

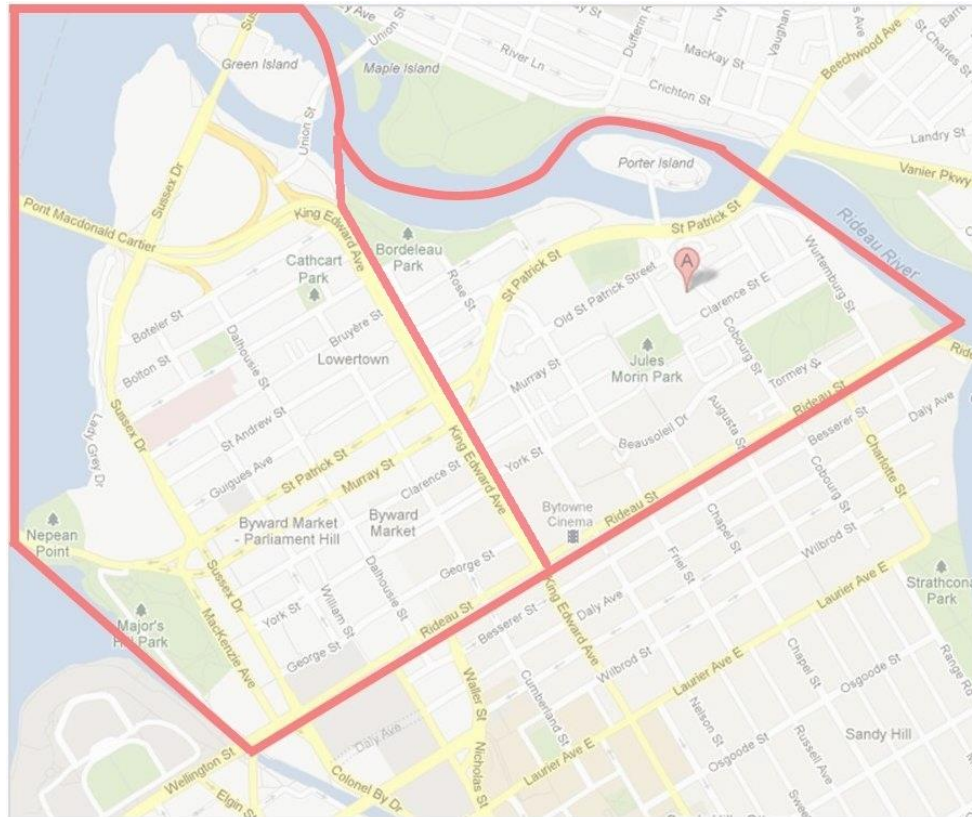
West of King Edward
Residential, tourism
and nightlife

Population: 5,115

Median net income:
higher than Ottawa
average

Low income
prevalence: 19%

Visible minorities: 21%



Lowertown East

East of King Edward
Residential

Population: 6,205

Median net income:
lower than Ottawa
Average

Low income prevalence:
39%

Visible minorities: 35%

A Growing Population

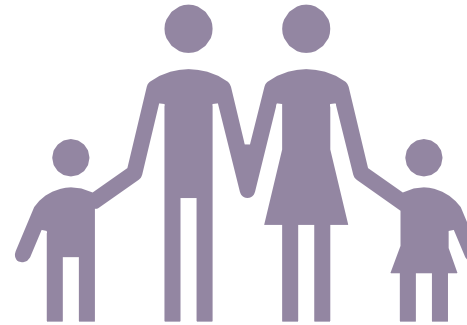
*Source: Ottawa Neighbourhood Study



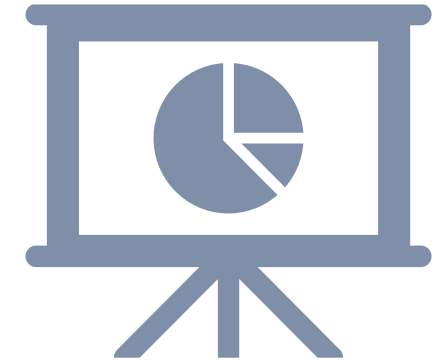
Population **11,320** in
2016 up 10% from
2006



Households increased
by **41%**



Persons per household
decreased by **22%**



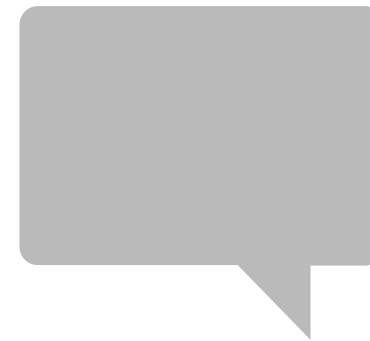
Average household
size about **1.7** (2.5 in
Ottawa)



Seniors are the **fastest**
growing demographic



Mostly renters- **77%**



Mostly **English** mother
tongue- **53%**



French mother tongue
27% and declining

Lowertown: A Great Location

A downtown community

- Close to work, restaurants, theatre, the market, galleries

A walkable community

- 15 minutes to almost everything
- Walkability score of 89.4 (Source: Ottawa Neighbourhood Study)

A diverse community

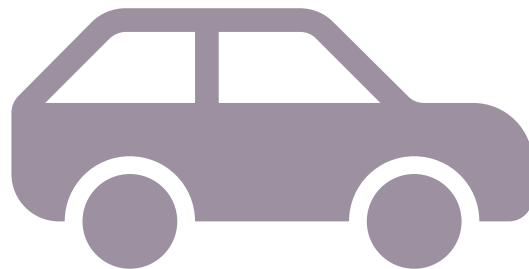
- First and second generation immigrants
- Visible minority communities

A divided community?

- Entertainment businesses vs residents
- Competing priorities: shelters, residents, businesses, commuters

Divided by Transportation Routes

- King Edward Avenue- a major truck route
 - Dangerous speeds and heavy traffic
 - Cuts off pedestrian access
- St Patrick Street, Murray Street – one-way thoroughfares
- No dedicated bike routes across Lowertown
- Sidewalks are narrow and in Byward often rented out as patios
- Roads and sidewalks poorly maintained (aka decaying public realm)



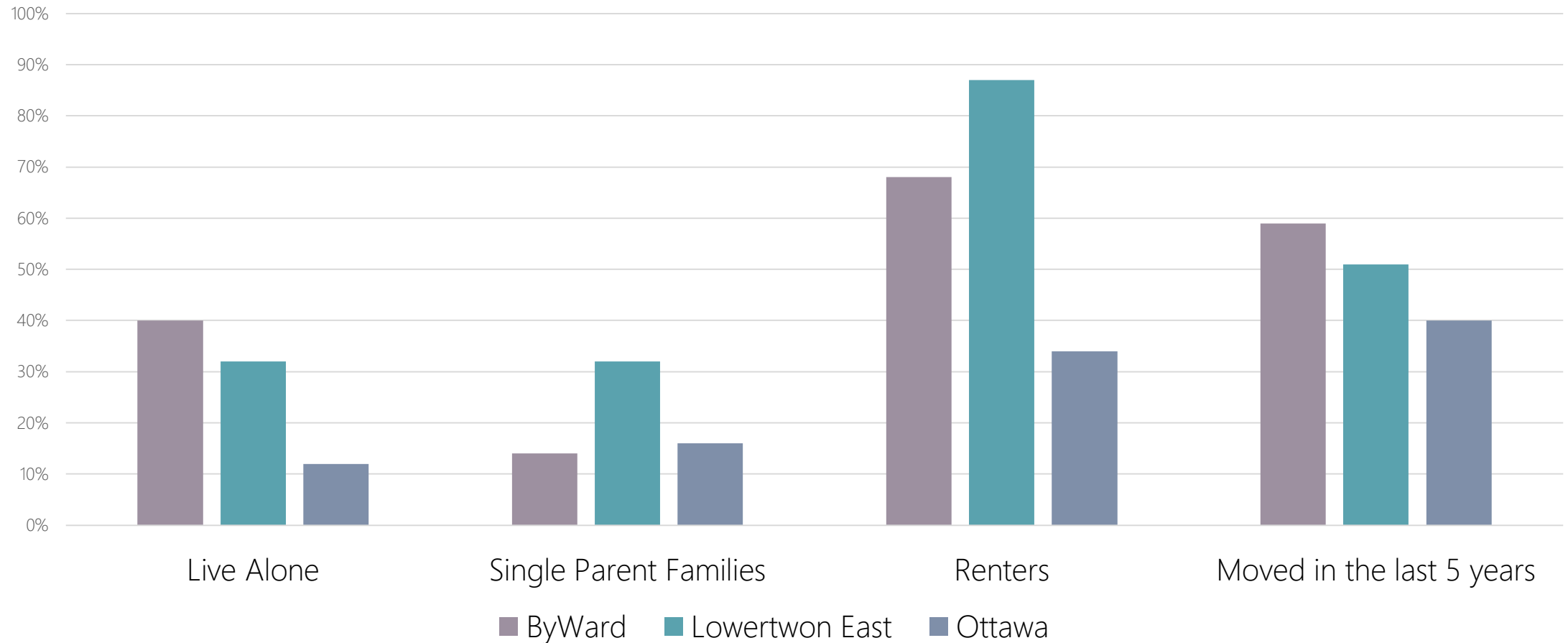


Housing Highlights - Lowertown

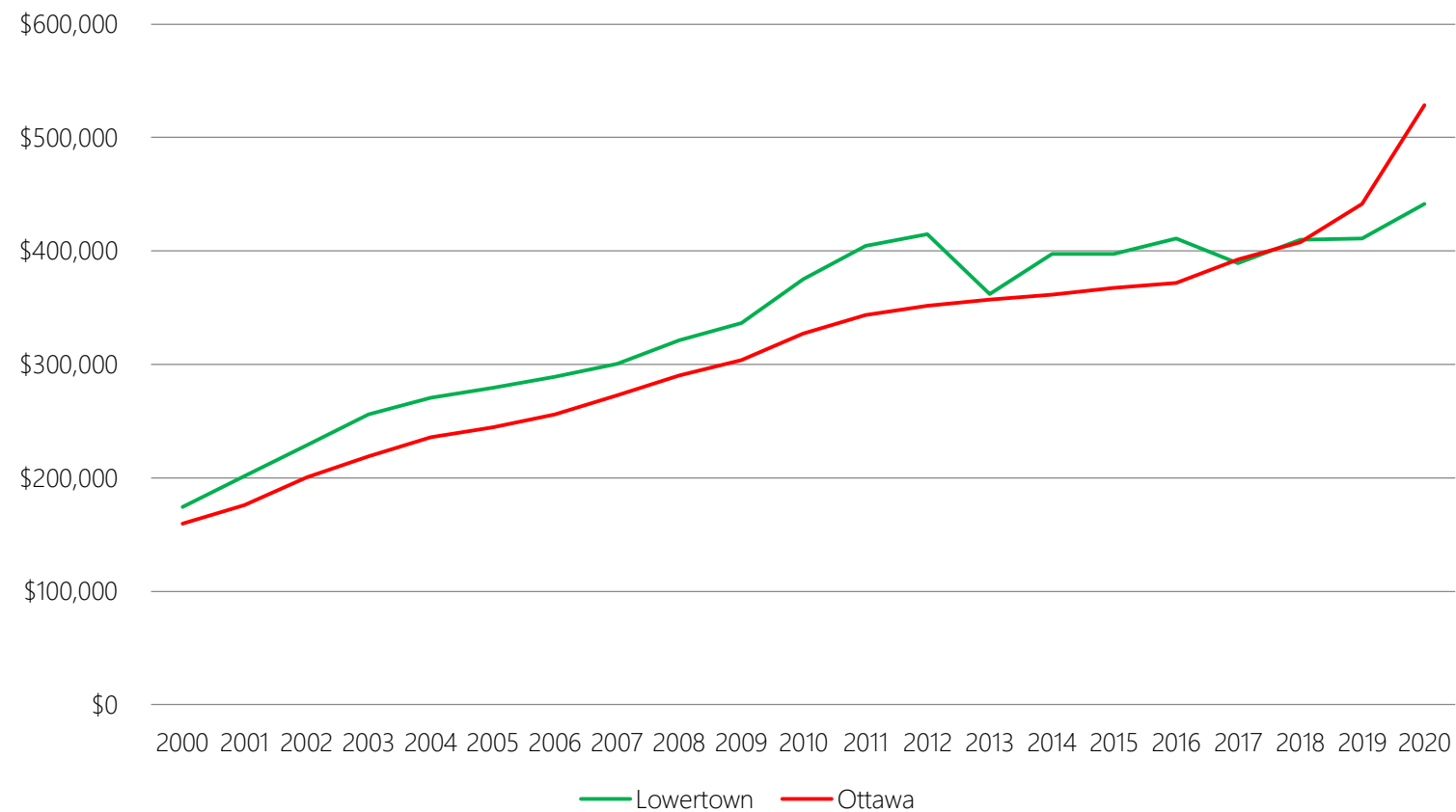
- 82% of units are apartments (5,670/6,895 units)
- Balance comprised of semi-detached, row housing and duplexes
- Only 120 units are single-detached
- 77% of housing stock is rented
- These numbers do not include shelters or long-term care units
- High percentage of people living in subsidized housing
 - Lowertown East: 43%
 - ByWard: 12%
 - All of Ottawa: 16%

More singles, renters and highly mobile

9

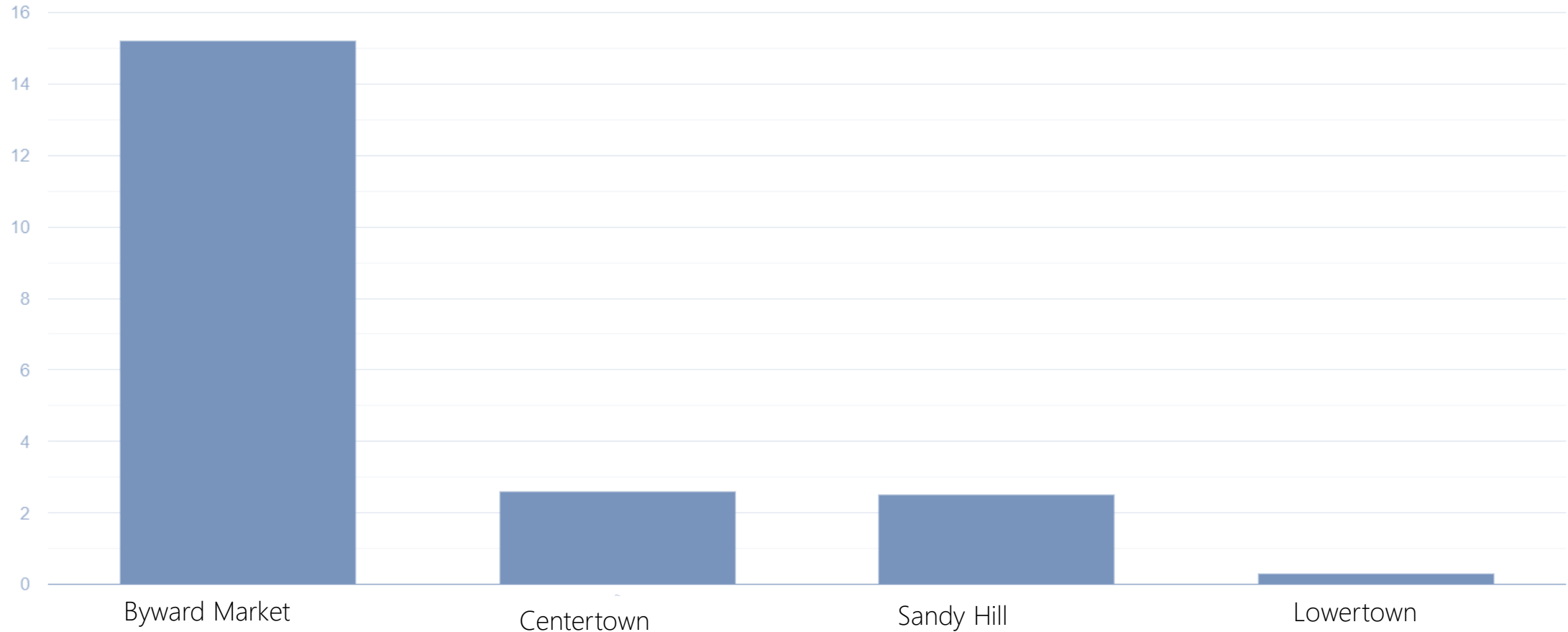


Average Home and Condo Sold Prices



In July 2020, average sold price in Ottawa was \$528,995 in Lowertown was \$441,580

Number of Nightlife Venues per 1,000 people 11



- Byward Market: 15.2 nightlife venues per 1000 people. Centertown: 2.6 Sandy Hill: 2.5 Lowertown 0.3
- Source: Ottawa Neighbourhood Study, September 2010

Byward: A vibrant commercial sector

A small business hub

- Many bars, clubs and restaurants
- Hotels and tourism
- Specialty food stores
- Many small retailers
- Art galleries
- Recent trend has seen bars and clubs expanding faster than other sectors
- New openings of cannabis stores
- But....the farmer's market is dying

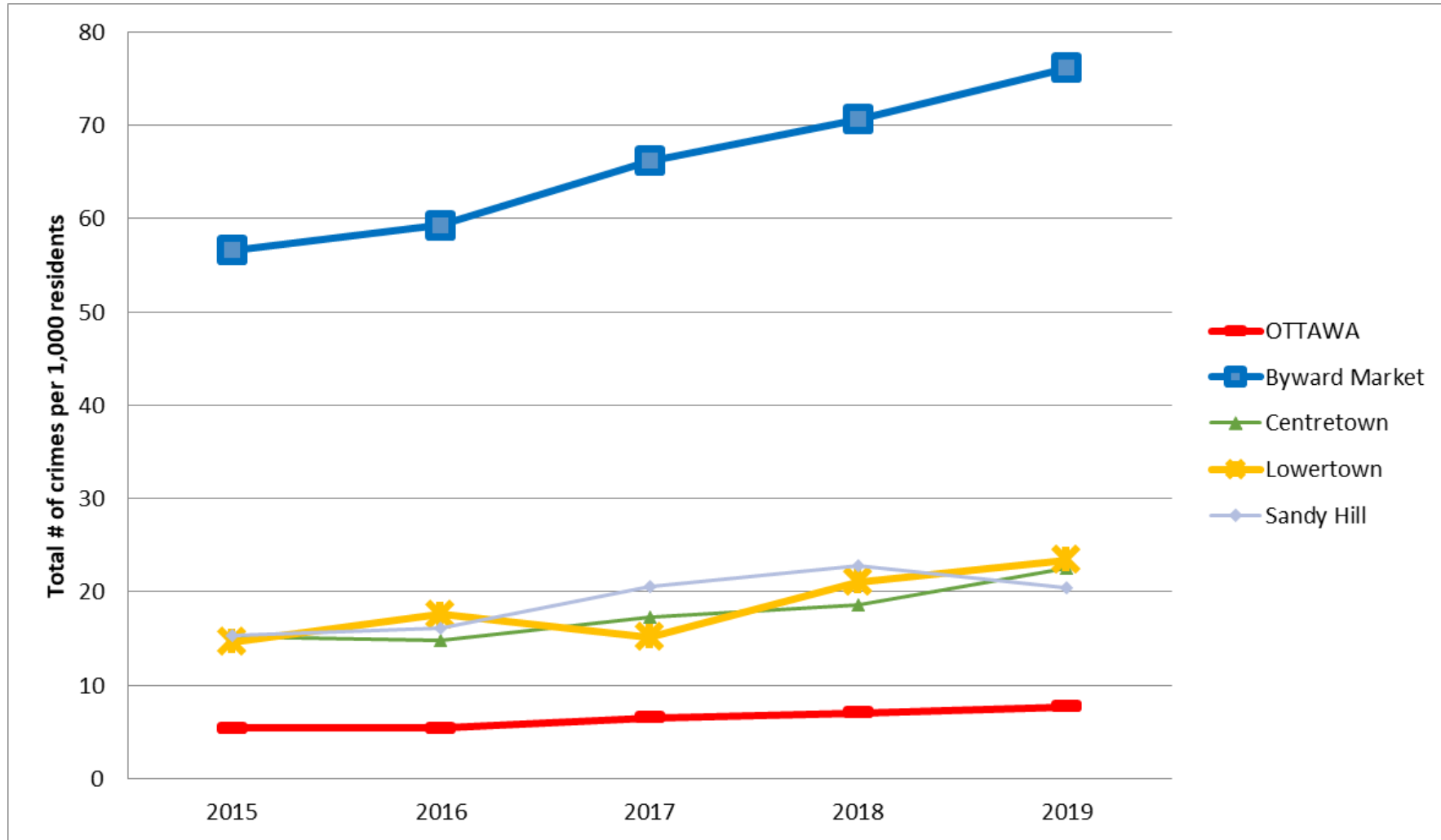


Higher Crime Rates

- Crimes rates against the person and crimes against property higher than in Ottawa or other downtown neighbourhoods
- Residents concerned about safety after dark
 - All day long during the Covid shutdown
- Hotels advise guests to avoid ByWard Market after dark
- Crime levels rising

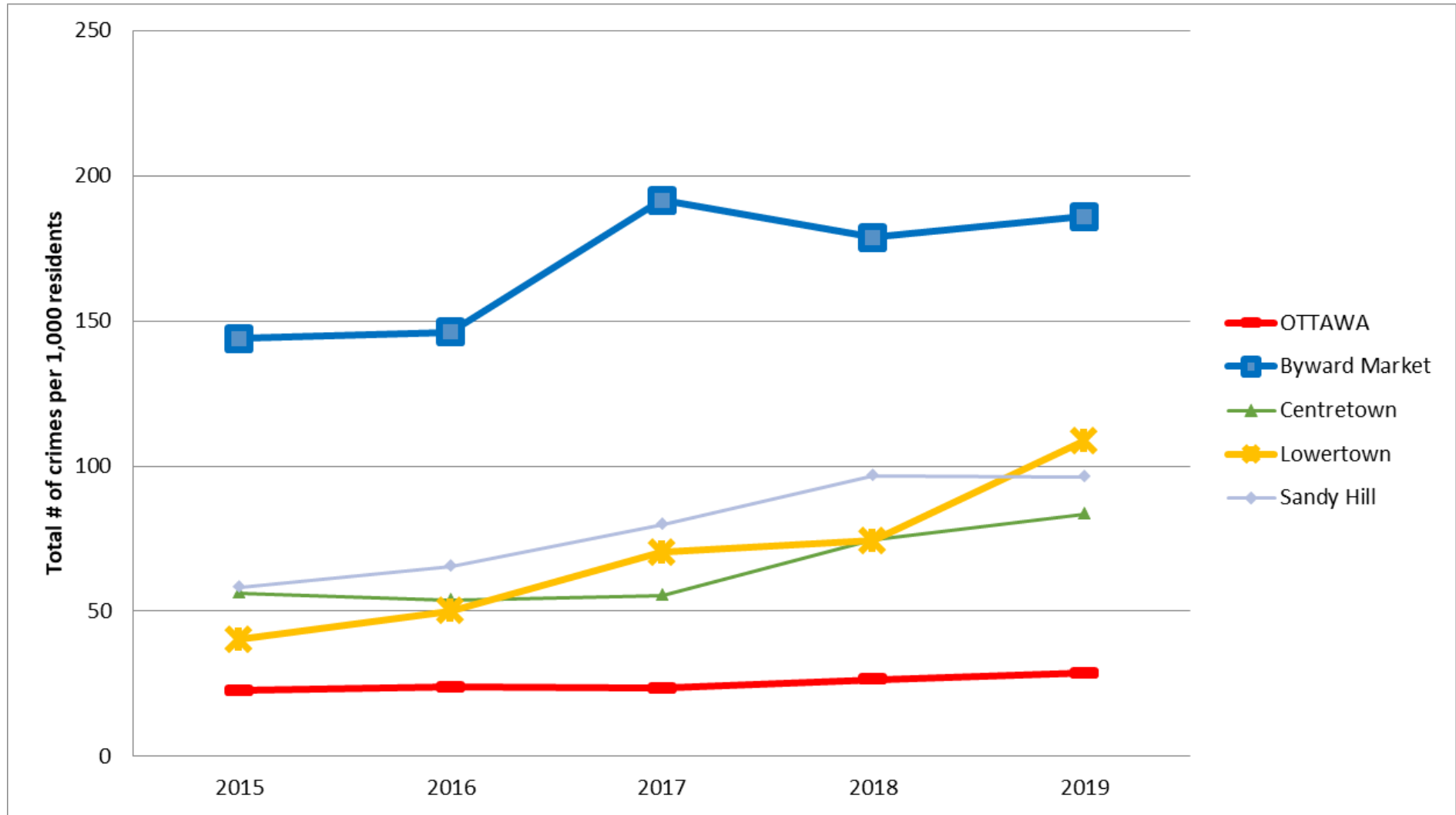
Crimes Against Person Crime Rates

14



Property Crime Rates

15



Heritage and Parks

- Ottawa's oldest neighbourhoods
- Many classified heritage buildings
- Three heritage overlays protect the character of many neighbourhoods
- One of the most admired features of the community
- 15 minutes maximum walk to parks
- 6 outdoor summer sports facilities

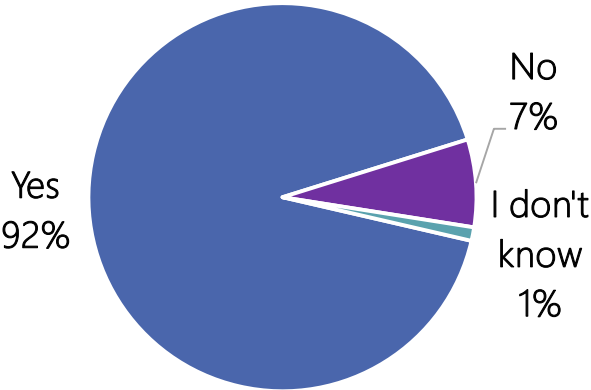


Section Two: As we see it (2020 survey)

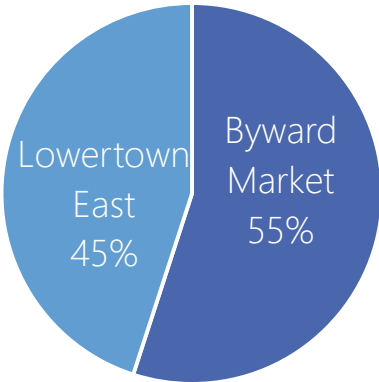
- Survey of residents on the LCA contact list in May 2020
- 600 sent survey on Survey Monkey, 178 responded
- Analysis has been broken down by neighbourhood (Byward and Lowertown East), by gender, by age, by official language

Respondents

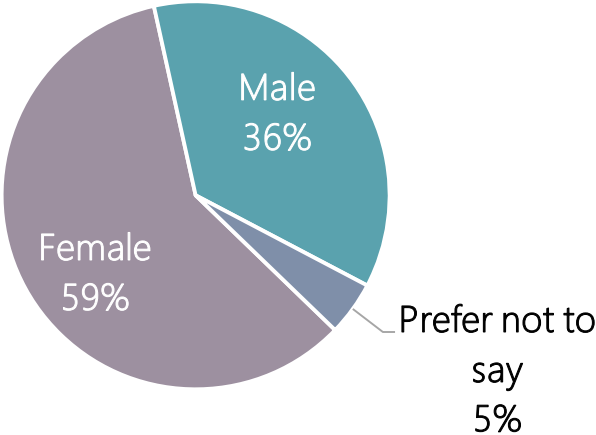
Respondents Living in Lowertown



Respondents by Neighbourhood

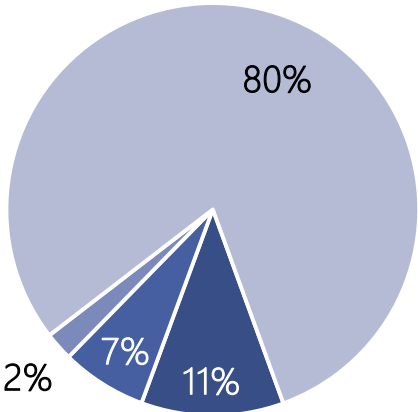


Respondents' Gender

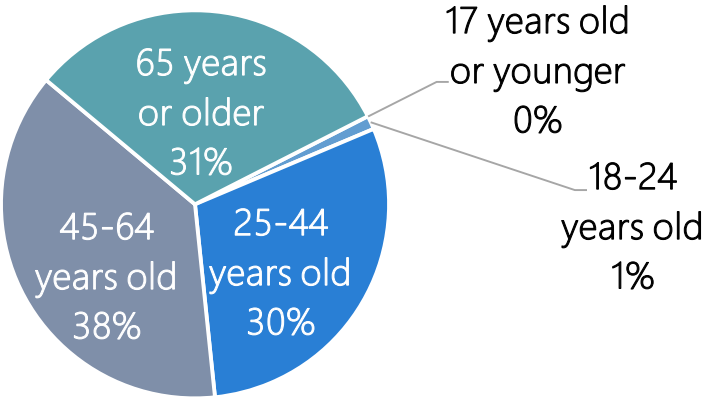


Respondents who identify as:

- A member of a visible minority
- A member of the LGBT Community
- A member of a first nation, Metis, or Inuit
- None of the above



Respondents' Age



COVID-19

19

- What are the most important strengths and weakness of the community of Lowertown that have been revealed by this crisis?

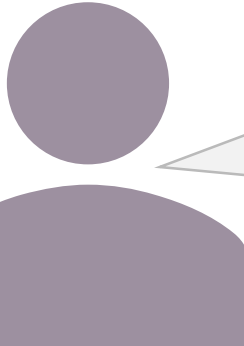


Strengths

- Good sense of community, resilience
- Support for local businesses
- Local business support for the community


Weaknesses

- Homelessness and related issues - an increasing problem, poverty, mental health, addiction, crime, poor levels of support etc.
- Lack of safety and security drug dealing

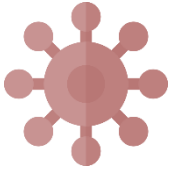


"Strength: local food businesses in the Market stay open and do deliveries.
Weakness: the level street crime is on the rise. Those who used to panhandle now can't get that money. With desperate homeless people and addicts roaming, our neighbourhood is dangerous like never before."

"Faiblesses: appui aux petits commerces, communication aux résidents sur les commerces de la BV, manque d'aide aux sans abri.
Force: continuation des activités de l'association."

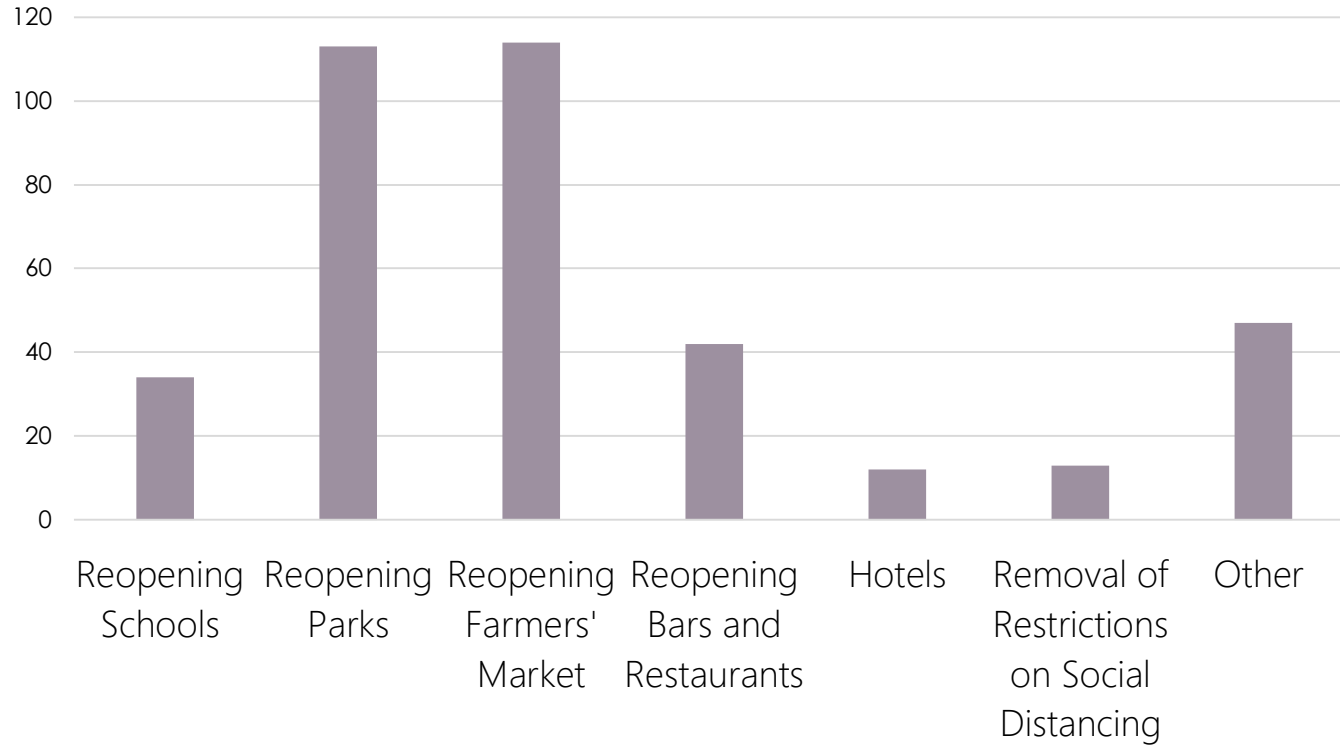


COVID-19




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Reopening Priorities



- Themes of Other responses include:
- Reopening bridges to Gatineau
- Enforcement of restrictions and enhanced contact tracing
- Dealing with garbage
- Services for the homeless and drug users
- Recreational facilities
- hair salons
- Churches



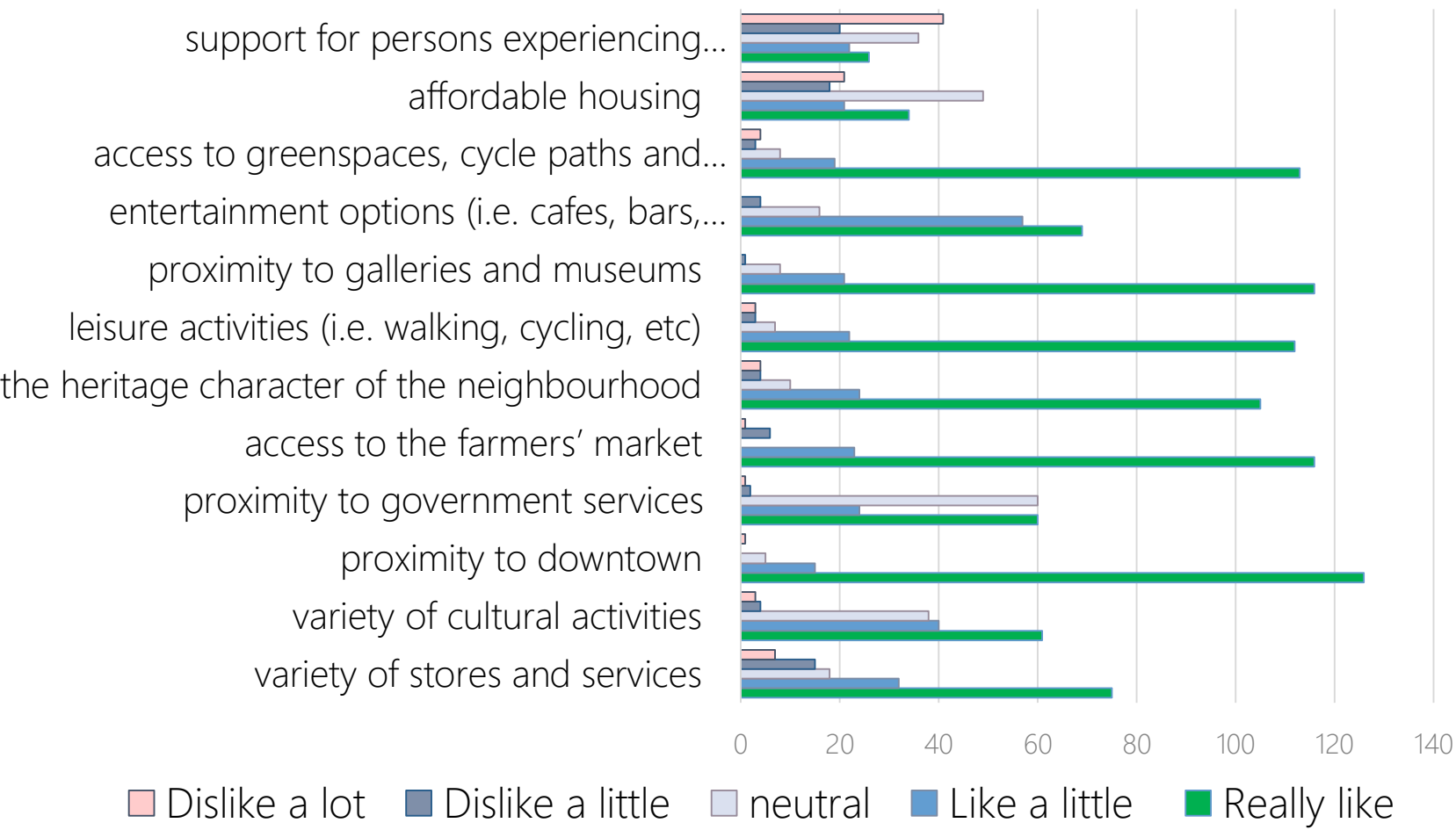
"Allow more shoppers into grocery stores at one time so as to lessen wait time in lineups out of doors."



"Services aux itinérants et d'aide contre la dépendance aux drogues."

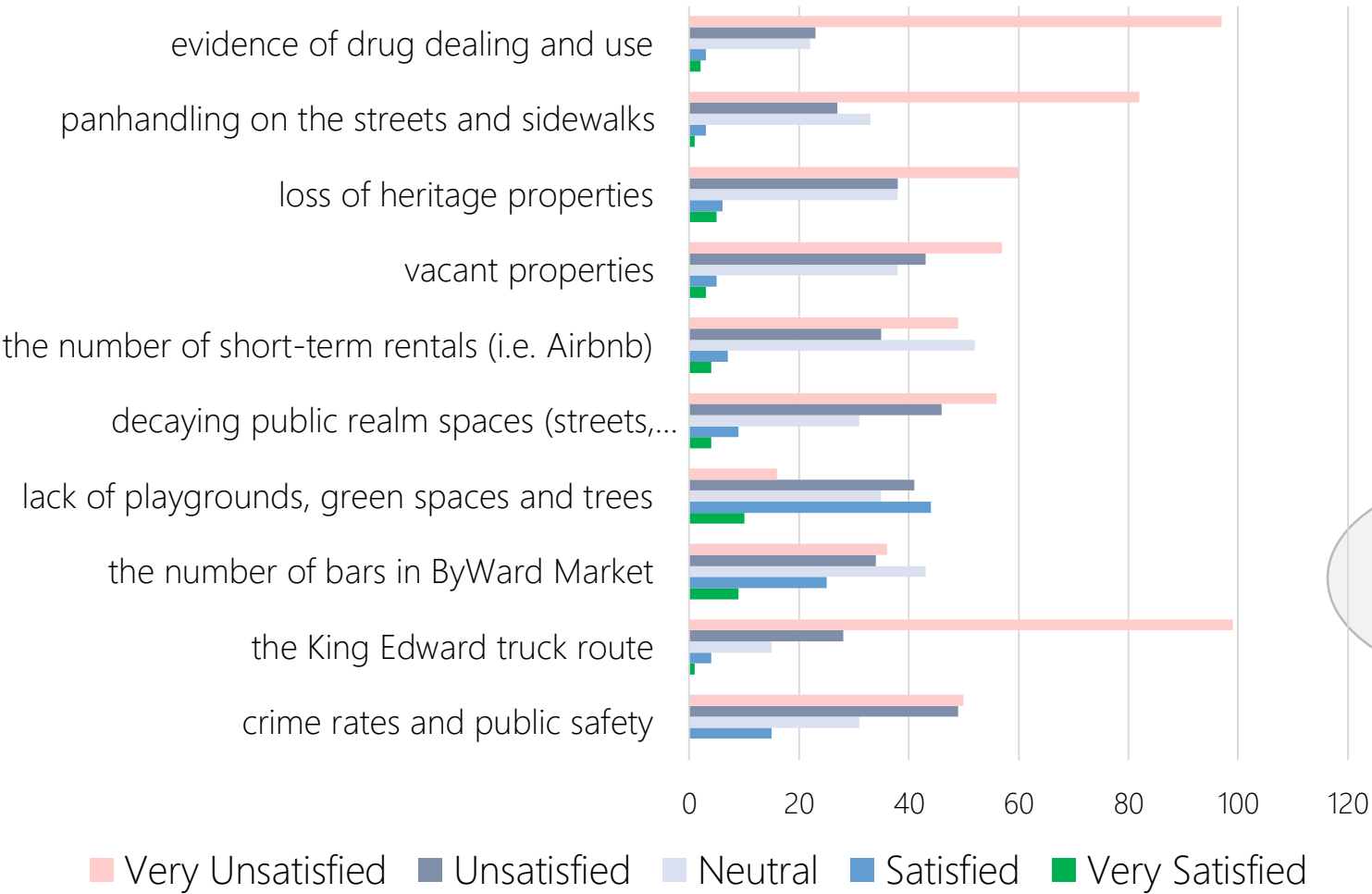
Lowertown: Likes and Dislikes

What do you like most about Lowertown today?



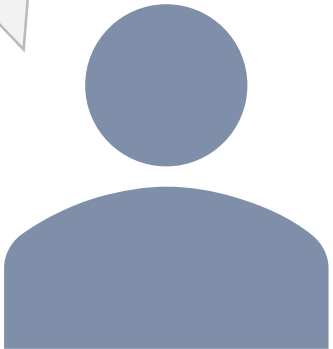
Lowertown: Likes And Dislikes

What do you like least of Lowertown today?



"We could have more benches and trees on George and York Streets where people, especially seniors, could sit, and more musicians playing on the street."

"Area is out of control. It looks like a dump site."



Lowertown: Housing & Development



Additional low to mid rise buildings 77%

Mixed market price and subsidized housing 68%

Too many short-term rentals 52%



Not enough affordable housing 53%

Too many shelters 62%

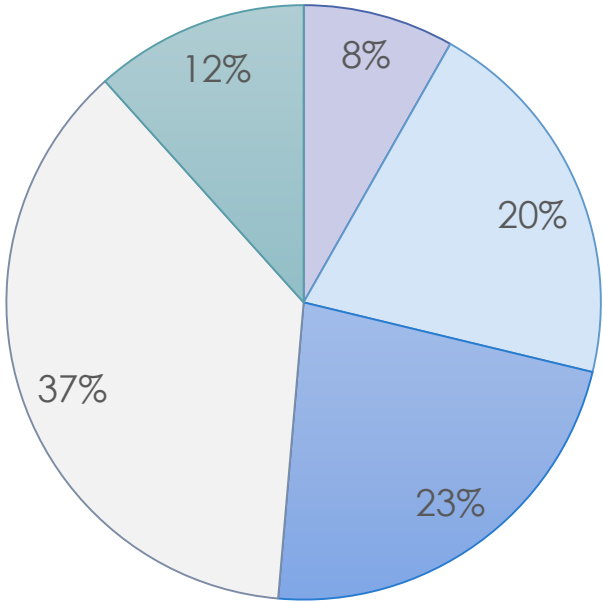
Too many social housing units 33%



More trees 87%

River front access 77%

What does Lowertown Need More Of?



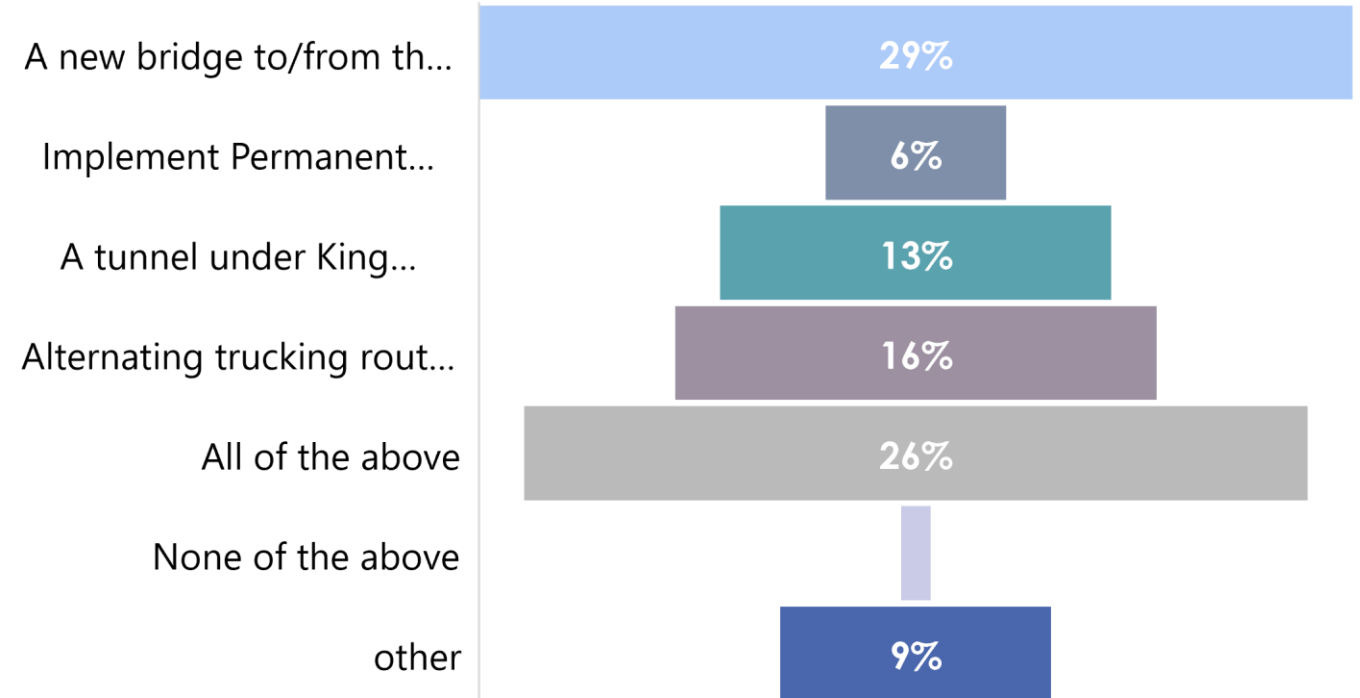
- Rental Housing
- Home Ownership
- Housing for Families
- All of the above
- Don't Know

Lowertown: Traffic & Mobility

24

- **91%** of responders believe traffic congestion in Lowertown is a problem
- **97%** of responders believe traffic on King Edward is a problem
- **29%** of responders believe a new bridge will improve traffic on King Edward and **26%** believe all option presented served as viable solutions.

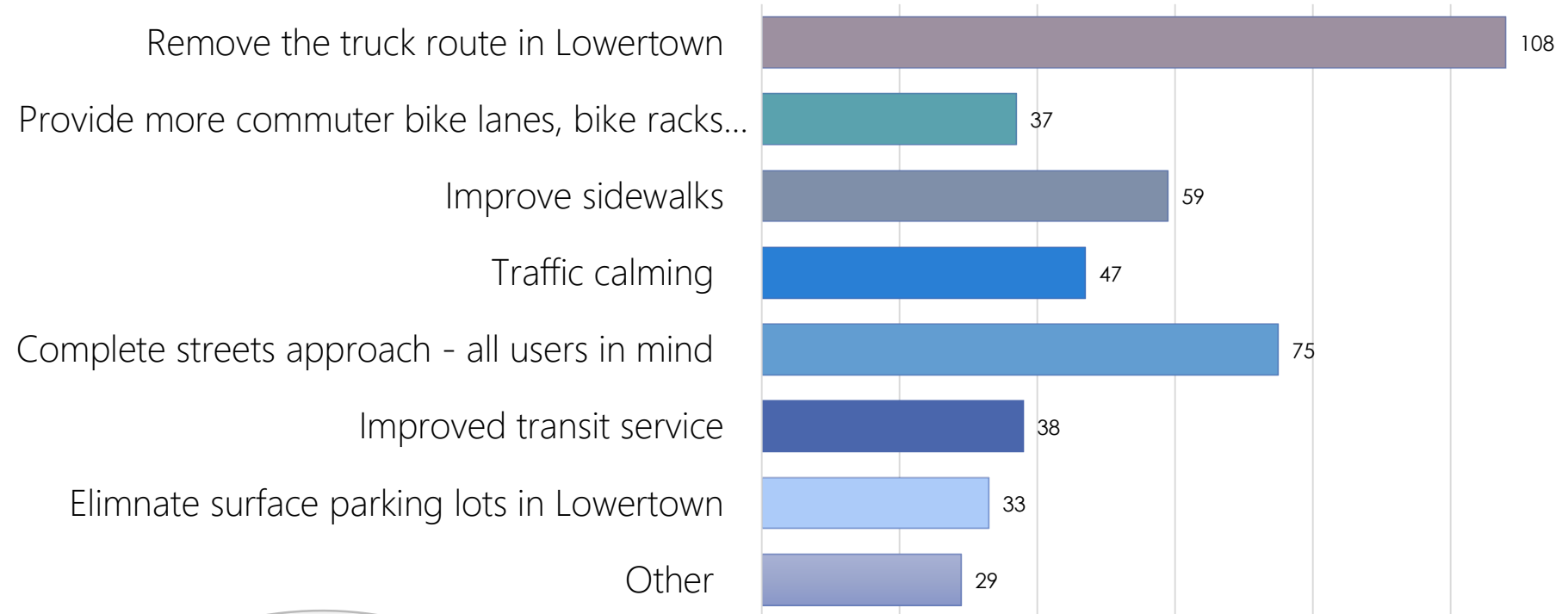
What should be done to improve traffic on King Edward Avenue?



"A ring road around Ottawa for truck traffic. Grandiose plans such as a tunnel will not happen in this century. We even cannot provide a decent residence for the PM."

"Le problème n'est pas seulement les camions, il faut avoir un meilleur système de transport en commun entre Ottawa et Gatineau afin d'enlever un certain nombre de véhicule de cette rue."

Strategies Most Important for Improving Mobility in Lowertown



"Fermer le marché By
aux voitures."



'Increase affordable
public parking lots.'

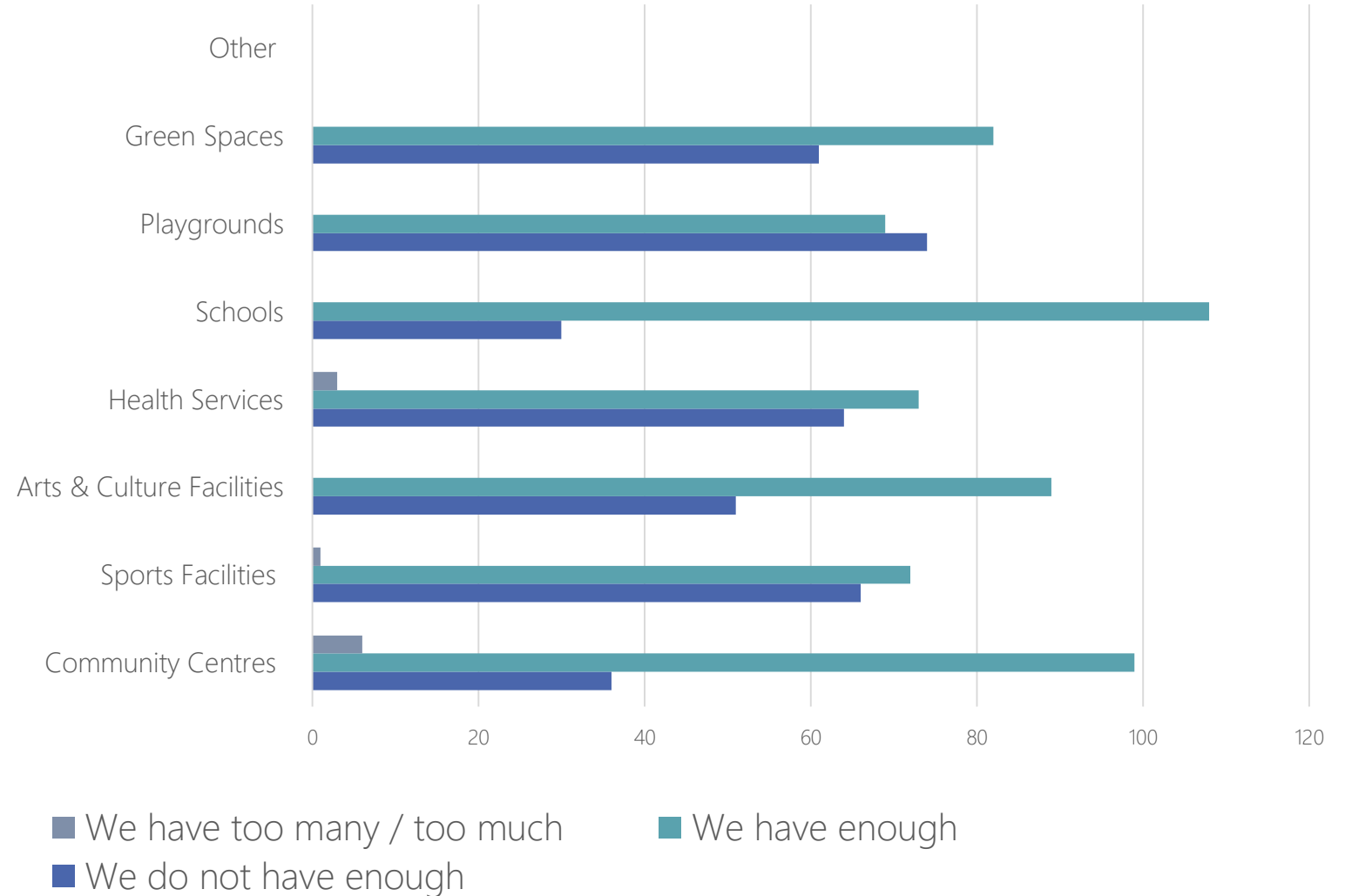
Lowertown: Services

26

Some of the text comments addressed the following themes:

- More small **retail services** wanted and some advocate for fewer bars
- **Clean-up services** - needles in the playground
- Different opinions on **dogs** – too many off-leash dogs but need for more dog parks
- **Homelessness** – more public toilets, day programs for shelters, more benches.

Do you think that Lowertown needs more or less of the following services:

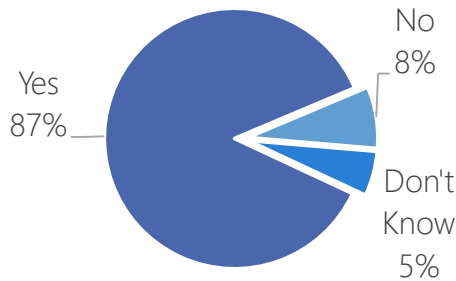


Lowertown: Parks & Heritage

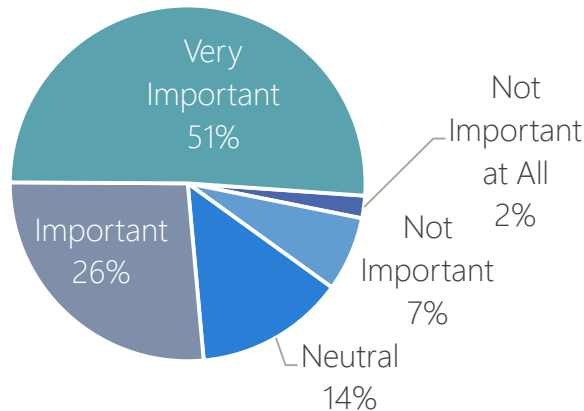
Some of the text comments addressed the following themes:

- Enforcement of the **property standards** By-law
- Develop legal processes so that the City can pursue owners of **neglected properties**
- Develop incentives/loans to encourage **repair and preserve heritage properties**
- Our Lady School structure: protected heritage vs no heritage value

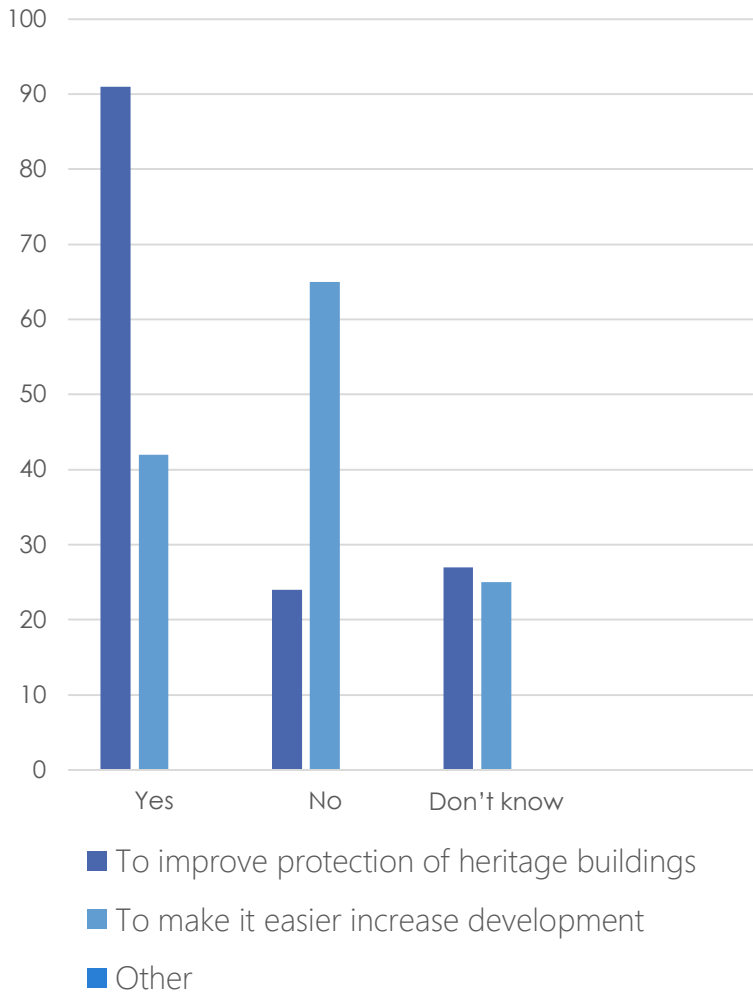
Should we have a target to increase the number of trees on public lands?



How important is it to have better waterfront access?



Should current heritage protections be modified?

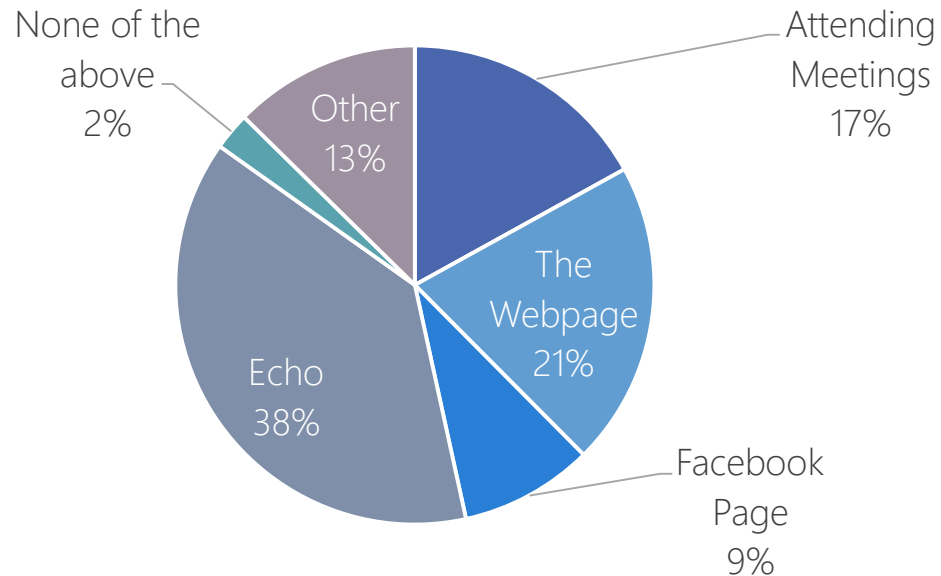


Lowertown Community Association

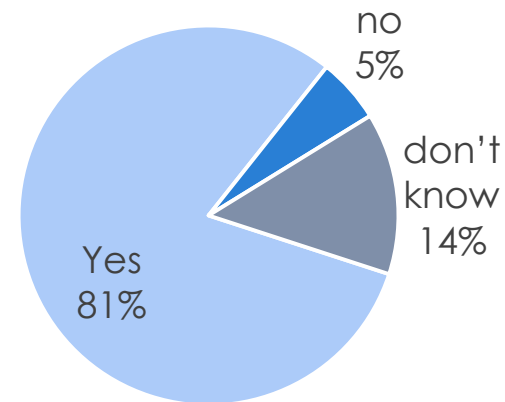
28

- 94% of respondents believe having a strong community association is important / very important
- 81% of respondents believe Lowertown needs a community newspaper like The Echo

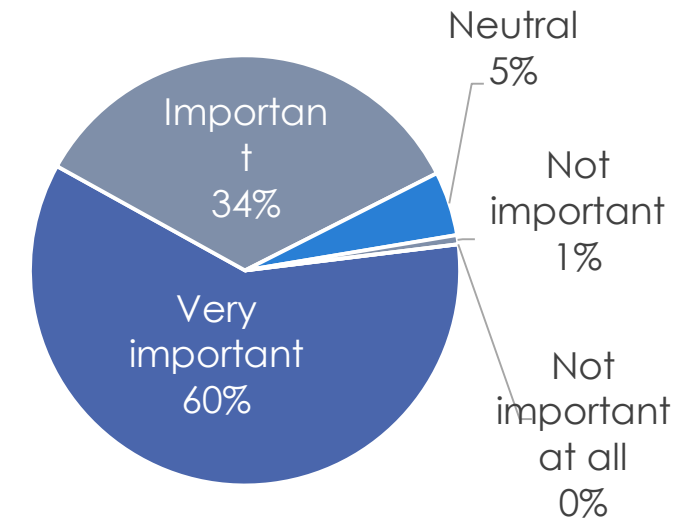
How Do you Access Information About the Lowertown Community Association's Activities?



Does Lowertown need a strong community newspaper like The Echo?



Importance of Having a Strong Community Association in Lowertown



Lowertown....

"Your urban
village"

"Where community thrives by neighbours supporting
neighbours"

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"A hidden gem in Ottawa's
downtown."

"Everything you have ever
wanted is right here!"

"The heartbeat of
Ottawa!"

"La convergence du patrimoine, de la culture
et des activités sociales dans un
environnement vert."

"Loving it then and
now!"

"It all started
here."

"The heart of the city!"

"Ottawa's old market: the new
place to be."

"The community you always imagined"

"Au cœur de notre histoire
Basse-Ville - Patrimoine et
Enrichissement."

"Ottawa's past and future."

"A community proud of
the past, confident in the
future."

"A village in the city!"

"A modern heritage
village in the Capital."



Section Three: A Draft of a Vision for Lowertown

- The Model 15 Minute Neighbourhood
- This is a first draft, we need your comments to finish the job

A Growing Population



Lowertown will have 15,000 residents, an increase of 4,000.



New low-rise buildings on smaller infill lots and mid-rise buildings along major roadways.



New housing will be 2/3 market based ownership and 1/3 supported.



Development of new supportive housing across the city will lead to a reduction in the shelter population.

An expanding tourism sector

- Expand high end hotel spaces
- Based on heritage, food, culinary arts, national history and special events
- Tourism product enriched
 - International culinary institute on top of market building
 - Enhanced food market of local produce and high-end foods
 - Renewed public realm
 - Top quality restaurant venue
 - Strategic events and festivals



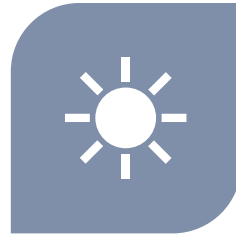
A Dynamic Small Business Environment



Focus on food,
culinary arts and
tourism



More start up
spaces for small
restaurants and
retail.



Fewer bars and
less nightlife in
Byward, more in
Lowertown East.



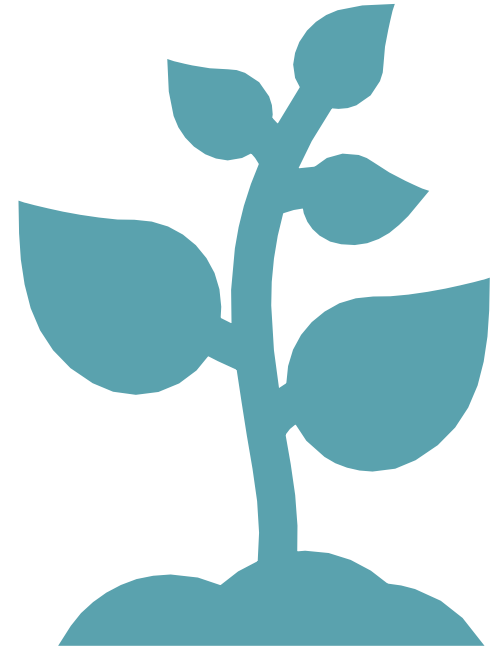
Growing
professional
sector.



Promote public
transportation
and active
transportation
for shopping in
Lowertown.

A Vibrant Food Market

- Rebuild the market building to accommodate year-round retail spaces for local producers of food
- Create a young seedlings market for the urban gardeners
- Create incubator spaces for local farmers that want to get started
- Make the LRT a primary access for market customers by:
 - reducing fares in off-peak daytime hours (10-14hrs)
 - providing carts that can be used to carry produce home



A Safer Community

- Crime rates should be no higher than in other downtown communities
- A concerted effort will reduce the main causes of crime:
 - Addiction will be dealt with as a health problem not a crime
 - Illegal dealing will decline, consumption will occur in safer places, overdosing will decline
 - Bars and nightlife will be spread out to reduce conflict
 - More supportive housing will reduce poverty on the streets
- Neighbourhood policing will be integrated into the community and coordinated with bylaw control, social services, community health services

A nexus of Active Transport

- Wider sidewalks exclusively for pedestrians.
- A complete network of separated bicycle routes.
- Protected pedestrian and bike routes across or over King Edward.
- Bike lanes and pedestrian routes integrated into city-wide routes.
- Improved bicycle parking.



A Rebuilt Public Realm

- Streets and sidewalks rebuilt.
- Public buildings renewed and repurposed
- Heritage assets emphasized
- Auto traffic relocated to south side of George, York and Clarence.
- Sidewalks widened throughout the community.
- Pedestrian bridges created over King Edward.
- Trees along all streets.



Community protected from King Edward Traffic (while waiting for a “big” solution)

- Narrow King Edward
- Encourage low-mid rise development on both sides of King Edward
- Remove bus routes
- Widen sidewalks
- Reduce traffic speed
- Facilitate active transport crossing at Rideau and at St Patrick
- Plant trees along both sidewalks

1915



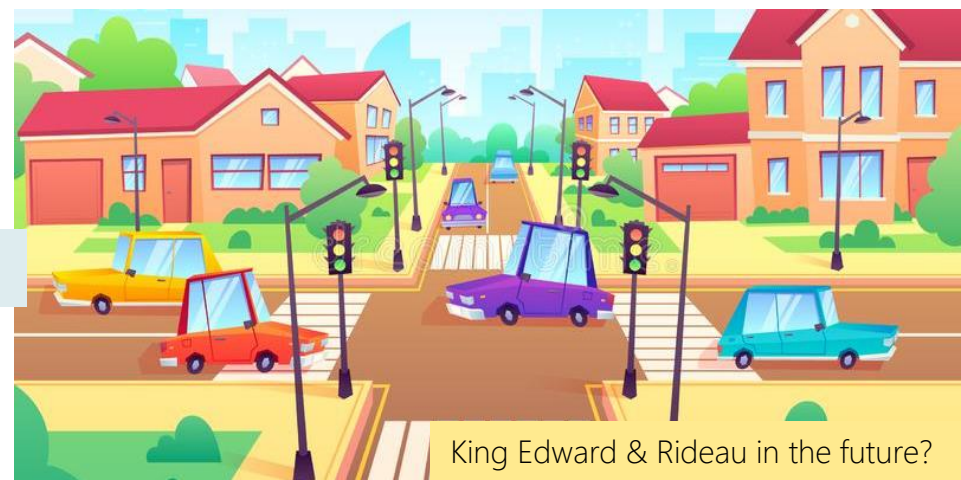
King Edward & Rideau 1915

2013



King Edward & Rideau 2013

2035



King Edward & Rideau in the future?

Conclusion: What's Next



We get your comments and modify the vision



We use the vision to guide our positions on new files that arise



We use the vision to communicate to our partners and stakeholders



We report back to the community on the progress toward the vision