

# OTTAWA'S NEW OFFICIAL PLAN

Presentation to the LCA, January 2021



A circular graphic on the left side of the slide. It contains three stylized buildings: a white one on the left, an orange one in the middle, and a green one on the right. The buildings are simplified, with rectangular bodies and pointed or flat tops. The background of the circle is a dark blue-grey. The buildings have a slight shadow or base in a lighter blue-grey color.

# Presentation Overview

- Overview of the draft Official Plan
- Policies of particular interest to Lowertown and the Byward Market
- Next Steps
- Questions

# New Official Plan Structure

- Big Policy Moves
- Cross-Cutting Issues
- Growth Management
- City-Wide Policies
- Transects
- Designations
- Overlays





# The Five Big Moves

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- Growth: achieve more growth by intensification than by greenfield development.
- Mobility: majority of trips by sustainable modes (transit, walking, biking, carpool).
- Urban Design: improve sophistication.
- Resiliency: embed public health, environmental, climate and energy resiliency into policy framework.
- Economy: embed economic development into policy framework.

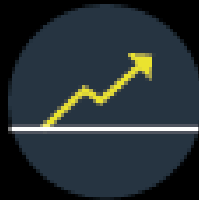
# Cross Cutting Issues



Regeneration



Energy and  
Climate Change



Economic  
Development



Gender



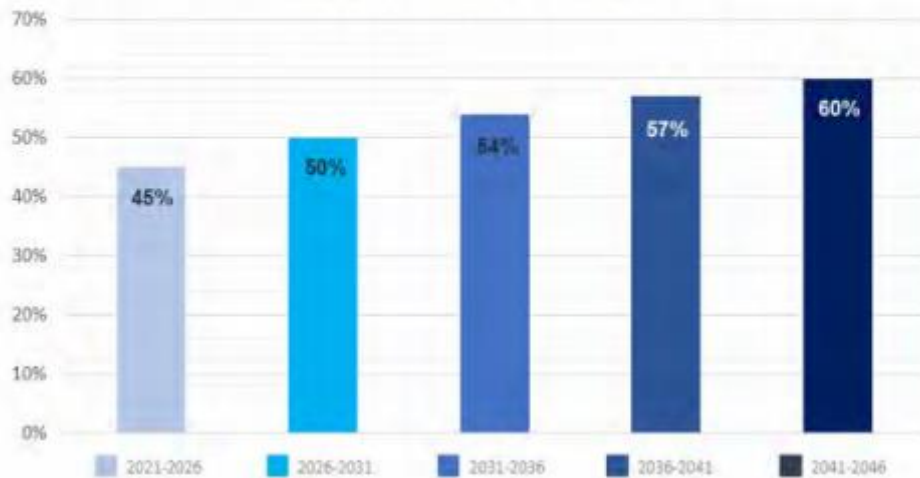
Healthy and  
Inclusive  
Communities



Culture

## The target amount of residential dwelling unit growth to occur through regeneration

This overall target is anticipated to be achieved through a gradual increase in the regeneration throughout the Plan as follows:



The percentage represents the proportion of new private residential dwelling units based upon building permit issuance for each year within the built-up portion of the urban area.

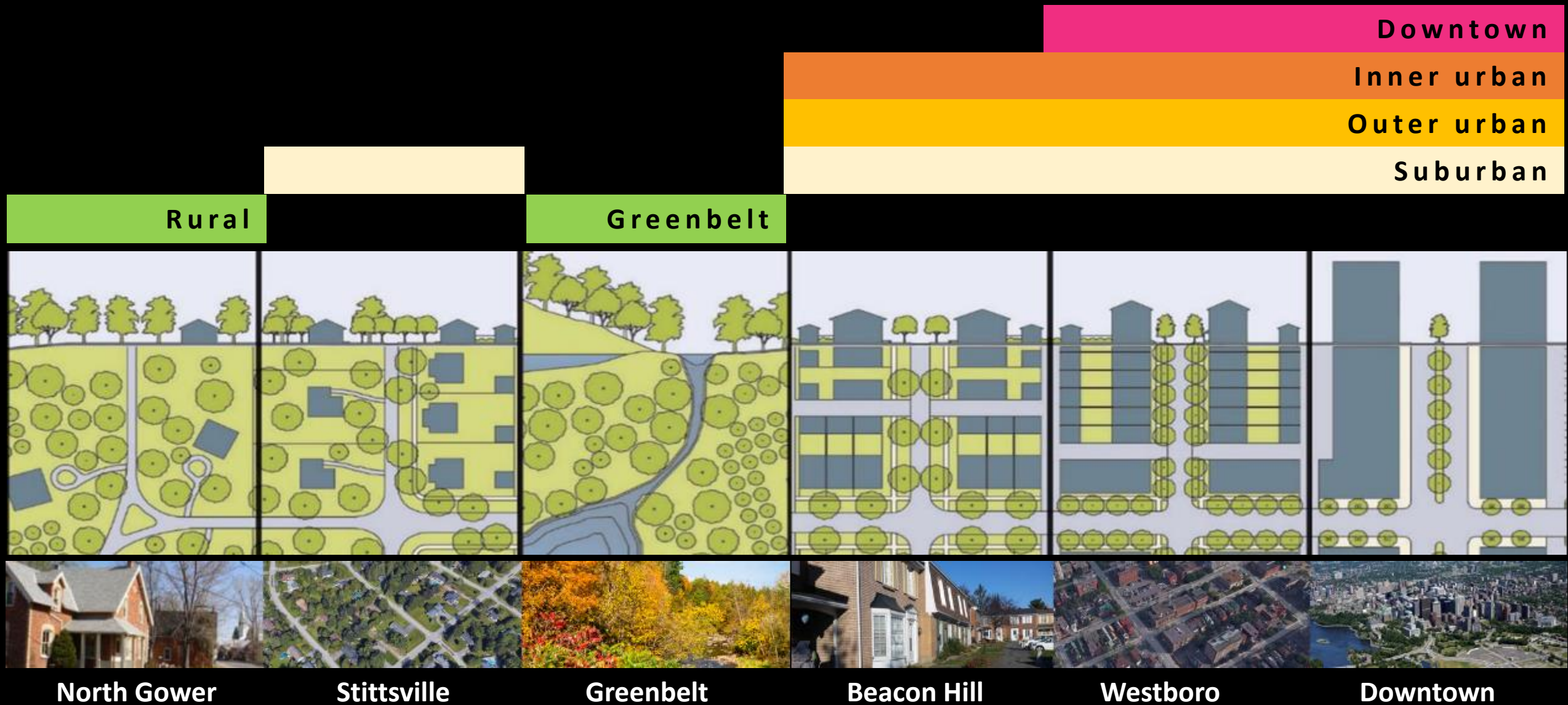


# Growth Management / Regeneration

- A 60% regeneration target by 2046
- Focus growth in 15 minute neighbourhoods where daily and weekly needs can be accessed within a 15-minute walk: Hubs, Corridors, Neighbourhoods
- Future demand for housing will include larger ground-oriented units

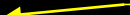
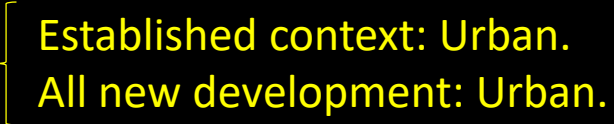


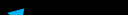
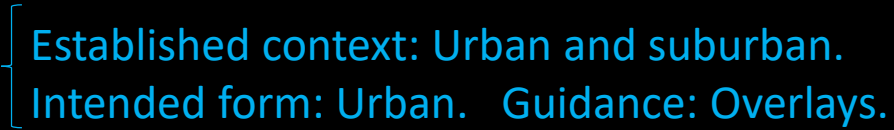
# Transect

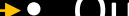
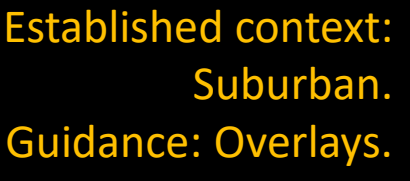


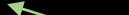
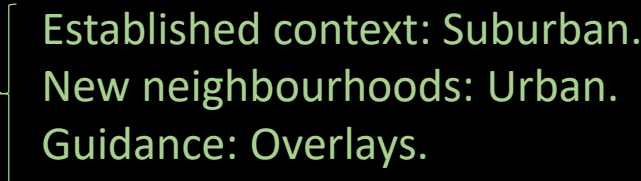
# Transect

## Objective

- Context-based planning framework and policy directions
- Transect Policy Areas:
  - Downtown Core  

Established context: Urban.  
All new development: Urban.
  - Inner Urban  

Established context: Urban and suburban.  
Intended form: Urban. Guidance: Overlays.
  - Outer Urban  

Established context: Suburban.  
Guidance: Overlays.
  - Suburban  

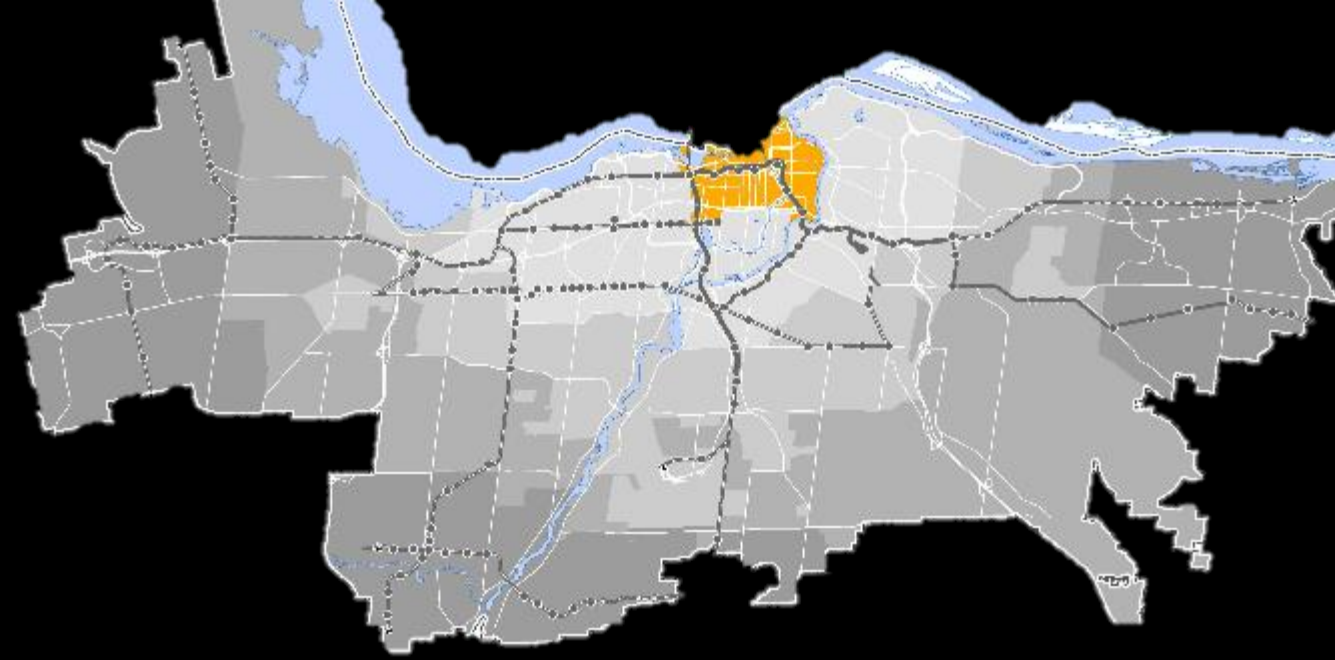
Established context: Suburban.  
New neighbourhoods: Urban.  
Guidance: Overlays.



# Transect



**Downtown Core**



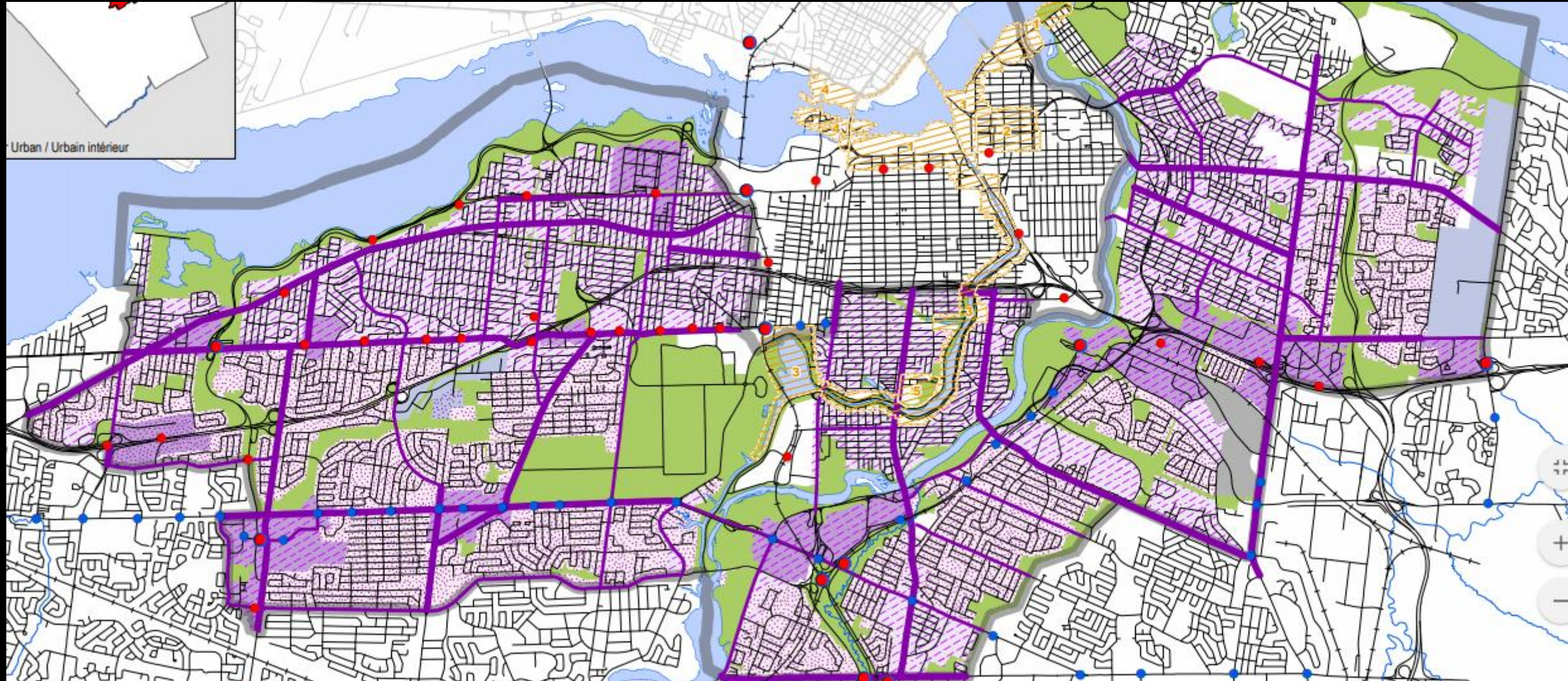
- Growing city, growing downtown
- Focus on transit and active mobility
- Improve urban design & architecture

# Urban Designations

- Central Area (REPEALED)
- Mixed-Use Centres
  - **Hubs**
- Mainstreets
  - **Corridors**
    - **Mainstreets**
    - **Minor Corridors (NEW)**
- General Urban
  - **Neighbourhoods**
- Employment Area
  - **Traditional Industrial, Freight and Storage**
  - **Non-Traditional Industrial Mixed**
  - **Rural Industrial Freight and Storage**
  - **Special Districts (NEW)**

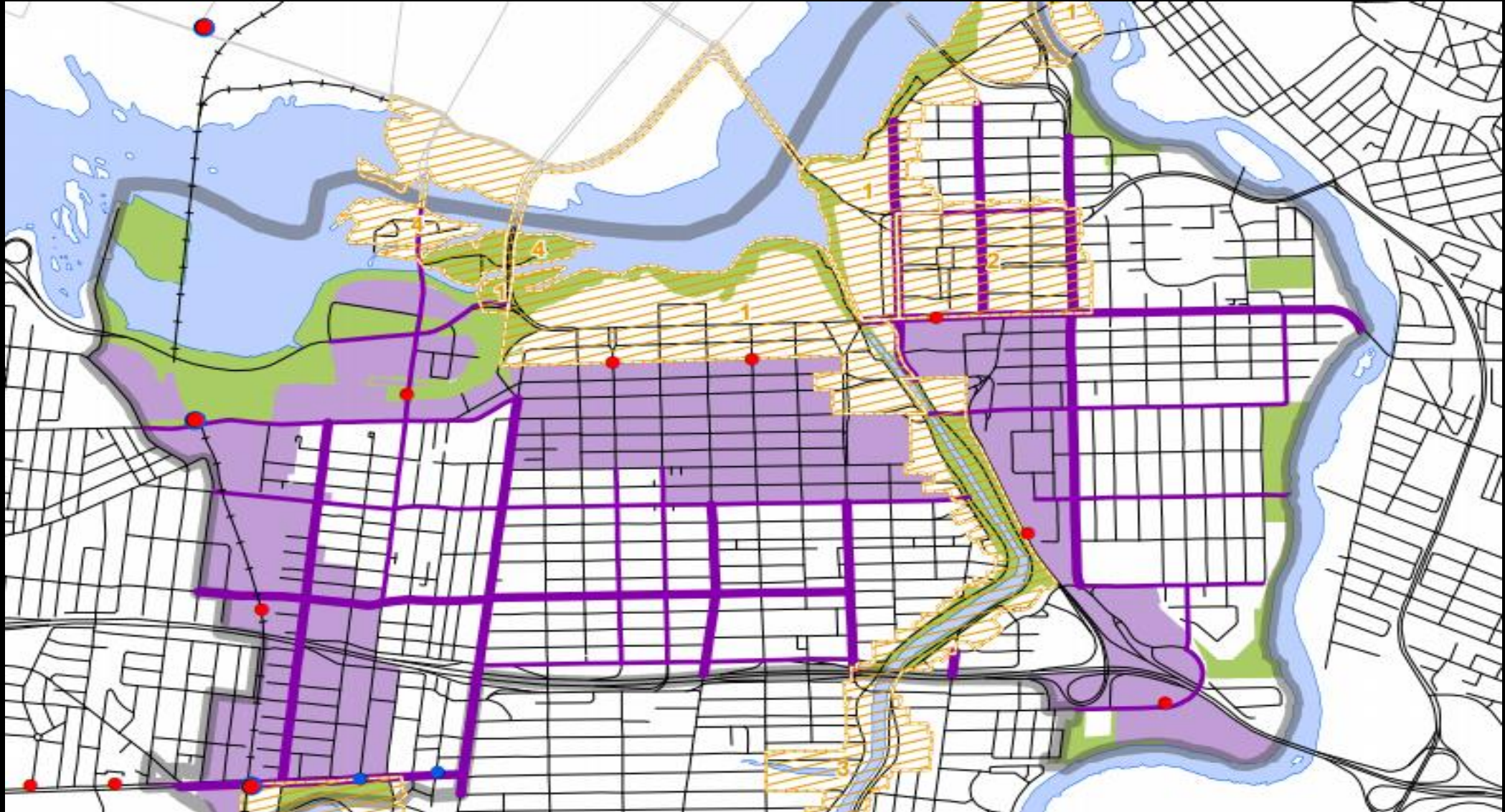


# Urban Designations- Example: Inner Urban Transect



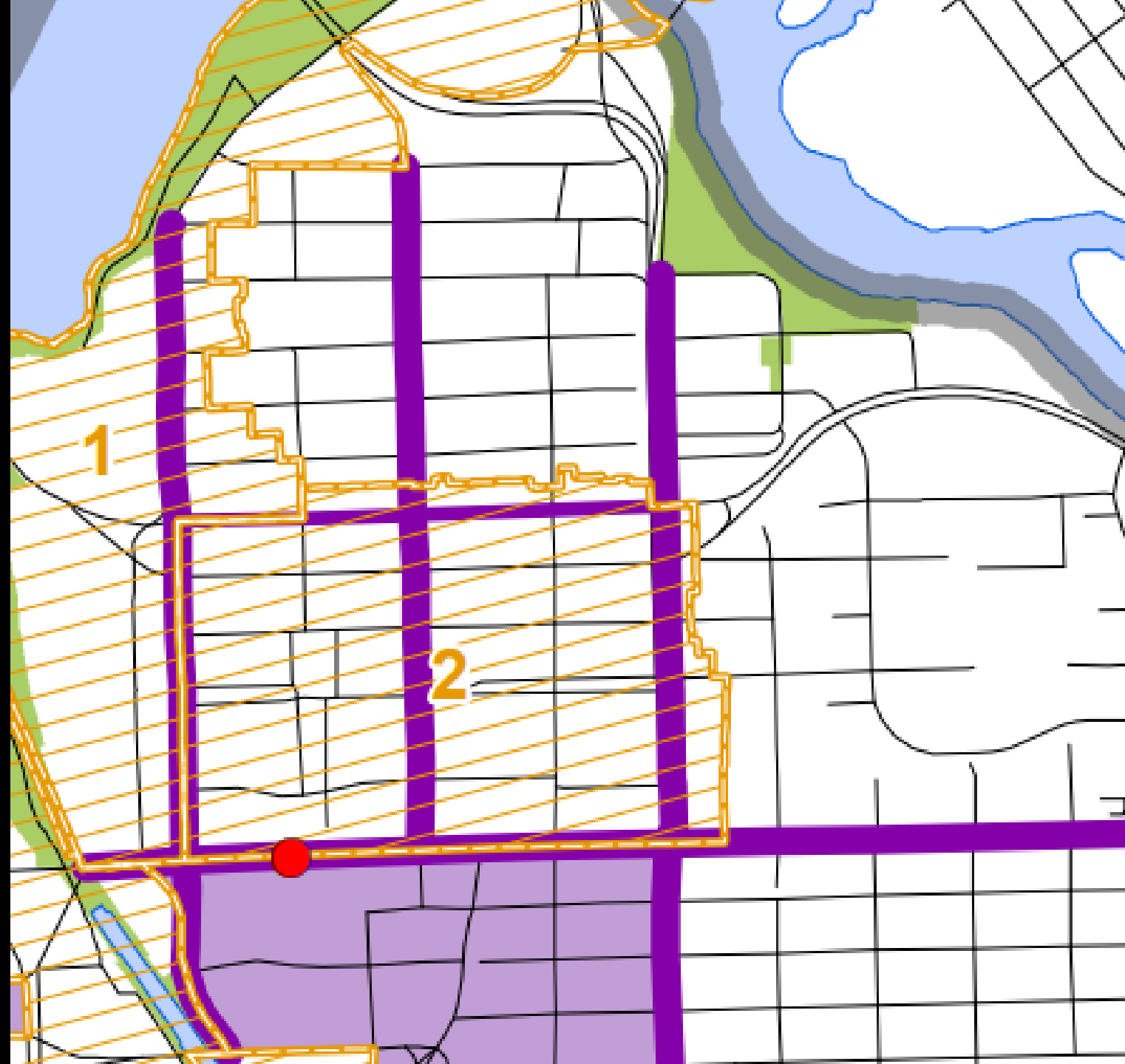


# Urban Designations- Downtown Transect



# Lowertown Designations

- Byward Market/ Parliament and Confederation Boulevard: Special District
- Lowertown East and North: Neighbourhood
- King Edward, Dalhousie, Sussex, Rideau: Mainstreets
- St. Patrick: Minor Corridor







# Special districts

1. Parliament & Confederation Blvd.
2. ByWard Market
3. Rideau Canal
4. Ottawa River Islands
5. Lansdowne
6. Kanata North
7. Ottawa International Airport



# Byward Market Special District policies

- 1) Transform the ByWard Market into a pedestrian first environment through the implementation of the Byward Market Public Realm Plan.
- 2) Encourage diversity of cultural/ nightlife/commercial activities in a way that makes those venues good neighbours.
- 3) Support the important role of the area as a reflection of Ottawa and Canada's cultural heritage
- 4) Consider opportunities to introduce new urban plazas, courtyards and POPS when properties are redeveloped.
- 5) Strengthen connections to surrounding neighbourhoods



# Parliament and Confederation Boul. Special District Policies

- 1) Protect National Symbols
- 2) Transform Rideau/Sussex/Mackenzie/ Wellington intersection into civic gathering space
- 3) Reinforce 19<sup>th</sup> century character of Confederation Boul.
- 4) Define the street edge with buildings framing the street to enhance urban character



# Main Street Corridors

- Ribbons of urban form, mixed uses and sustainable mobility across the city; focus of street bus service leading to stations or across several neighbourhoods
- **Function:** to provide focal point for daily and weekly services, retail, animation as one of the key components of 15-mn neighbourhoods
- **Form:** up to mid-rise; min. heights may apply; up to 12 storeys in Downtown Core if parcel is large enough
- **Rideau, Dalhousie , King Edward and Sussex**





# Neighbourhoods

- 15-minute neighbourhoods
- Served by street bus network on Corridors and/or rapid transit stations at Hubs
- **Function:** where most people live; complete and diverse communities; served locally by Hubs, Minor Corridors or Mainstreets, or within them with full range of services and amenities.
- **Form:** lowrise



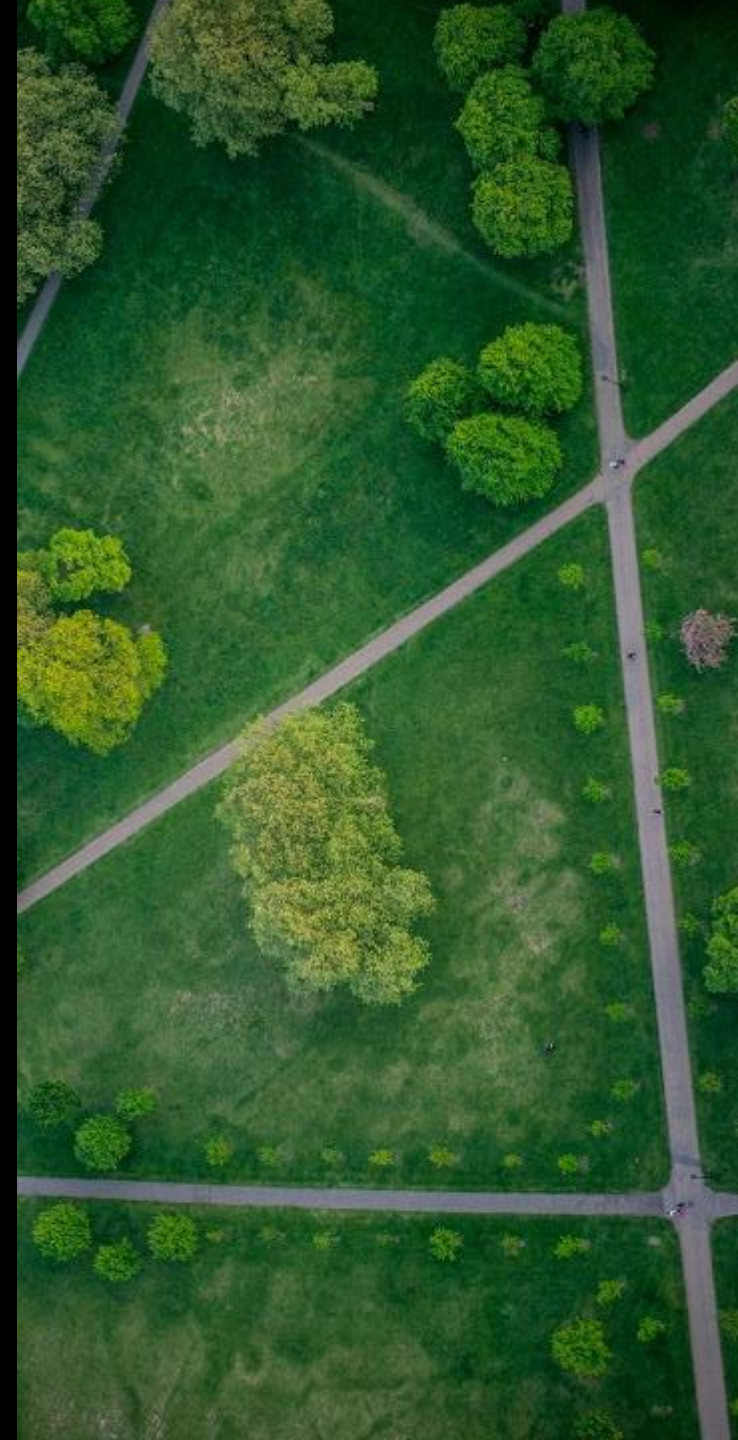
# Area Specific Policy Requirements

An area-specific policy shall be supported by a planning rationale which includes :

- A plan for development consistent with OP urban design policies, including transition to low-rise residential uses
- A description of how the development contributes to walkable 15-minute neighbourhoods
- A housing approach that meets the intent of Section 4.2 and includes an affordable housing component
- A landscape concept plan that demonstrates that existing trees are retained, new tree planting and meets the urban forest canopy cover policies in Section 4.8
- Identification of locations, sizes, shapes and functions of future parks

# Mobility

- Support 15-minute neighbourhoods and the shift towards sustainable transportation
- Work with partners to determine the location of future Ottawa River crossing(s) to create new transit links and relocate inter-provincial truck travel away from the Downtown Core
- Prohibit development in locations that could hinder a potential Ottawa River crossing





# Housing

- Enable greater flexibility and an adequate supply and diversity of housing options throughout the city by promoting increased density in neighbourhoods
- Protect existing rental housing stock and support the production of more rental units
- Permit transitional, alternative or shared housing in any residential zone
- Inclusionary zoning



# Cultural Heritage

- The City shall maintain a Heritage Register
- Adjacent development required to demonstrate compatibility with buildings on Heritage Register
- The City shall maintain a Heritage Watch List of designated properties that are threatened by demolition by neglect.







# Parks and Greenspace

Encourage the establishment of parks in the downtown core by:

- Prioritizing land over cash-in-lieu of parkland
- Developing an Urban Parks Strategy or that will identify the City's preferred location for new parks in the downtown core
- For large developments over 4000m<sup>2</sup>, the City shall prioritize acquisition of 10% of land for parks.
- Byward Market Special District- introduce new urban plazas, courtyards



# Next Steps

Comments on the draft OP due  
February 17<sup>th</sup>

March-May 2021:

- Preparation of final version
- Public Consultation

Fall 2021: Adoption by Council





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