



Carlington Community Association

Development and Transportation

General Meeting September 24th, 2019

Current Projects:

- 1110 Fisher Ave.: Community comments released to the applicant.
- 966-974 Fisher Ave.: Application File pending, frequent file lead change. Developer not in a hurry as per consultant. Waiting for the 1110 fisher outcome?
- 1305 Summerville: Consultant asked if we would like to have an open house regarding the development. I considered it as not necessarily as I did not receive any negative comments from the community.
- Travelodge: Pre-Construction meeting October 3rd.
- Westgate: Updated files posted in June.
- 1186 Shillington: New Site Plan application, adding a third storey to an existing 2 storey apartment building.

New Official Plan

Discussion Papers tabled:

- The Building Blocks for a Healthy Ottawa
- Climate Adaptation and Resiliency
- The Economy
- Energy
- The Greater Ottawa-Gatineau Area
- Housing
- Infrastructure and Water Management
- Natural Ottawa
- Rural Ottawa

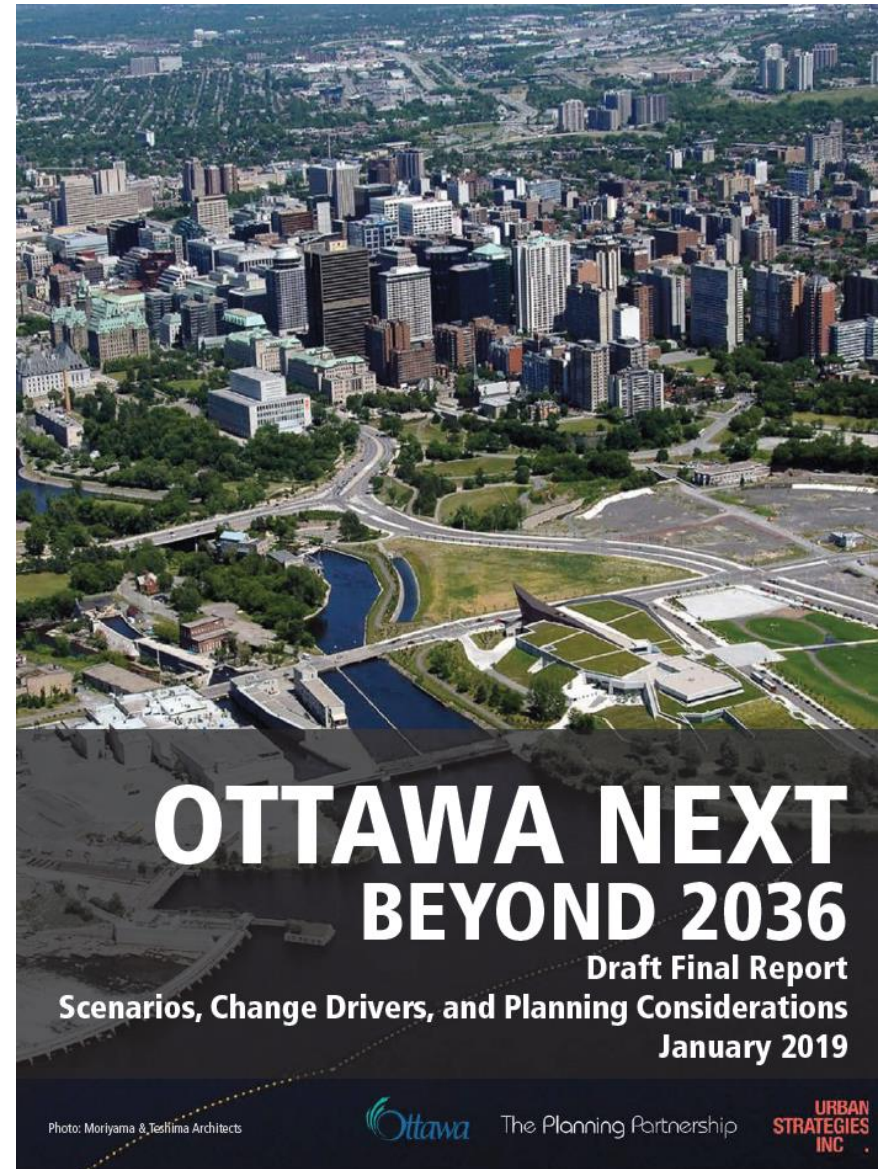


Photo: Moriyama & Teshima Architects



The Planning Partnership

URBAN
STRATEGIES
INC.

Preliminary Policy Directions:

5 Big Moves

1. **Growth:** Achieve, by the end of its planning period, more growth by intensification than by greenfield development.
2. **Mobility:** By 2046, the majority of trips in the City of Ottawa will be made by sustainable transportation.
3. **Urban Design:** Improve our sophistication in urban and community design..
4. **Resiliency:** Embed public health, environmental, climate and energy resiliency into the framework of our planning policies.
5. **Economy:** Embed economic development into the framework of our planning policies.



Population Growth:

2018: 1,007,500

Household Projections:

2018: 404,400

Population Growth:

2018: 1,007,500

2046: 1,412,100

+404,600

Household Projections:

2018: 404,400

2046: 589,400

+185,000

2018-2046 Household Growth:

Applying headship rate: **185,000**

Add demolition replacements

300 units annually demolished

Adds **8,500** units overall

Add vacancy

assume 3.0% for rental(balanced market)

0.5% for ownership

Adds **1,000** units overall

Total households 2046: **598,900**

Total household growth: **194,500**

Intensification vs. Greenfield

- 2018: 50% Intensification achieved
- 2046: 60% Intensification Target

- City-wide: 194,500

- Rural: 13,000 (Villages)
- Urban: 181,500 (inside Urban Boundary + possible Extension)

60% Intensification Ratio:

Units 98,200

Single: 11,600

Semi: 3,700

Row: 29,700

Apt: 53,200

What is the potential for intensification by 2046?

- At a 60% intensification rate we need to accommodate a total of **98,200 intensification units** including **53,200 apartments** and **45,000 units that would appeal to families**
- Assumption that units appealing to families must be 3br/ 140 m²(1500 ft²)
- Intensification challenge is to identify opportunities for 3br/140 m² units

Approach

- Potential in residential neighbourhoods near nodes and corridors
- Potential in intensification target areas identified in existing OP:
 - Traditional/Arterial Main Streets
 - Mixed Use Centres
 - Central Area
 - LRT Stations
- City-wide approach

Nodes and Corridors



Intensification that meets policy objectives:

- 15 minute neighbourhoods-convenient and easy access to most services
- Transit, cycling, pedestrian supportive
- Support neighbourhood character
- Housing Affordability
- Sustainable Infrastructure

How do we create incentives for this type of intensification?

Dwelling Type:

Change from use to Building
Form

Missing Middle: Ground
orientated, Family friendly

Zoning Review:

R1 and R2 Zones might be
eliminated



Carlington Zoning

May 2019

