

New Official Plan Update

OTTAWA'S NEW OFFICIAL PLAN

Planning Advisory Committee
October 7, 2020



New OP Policy Directions

5 Big Moves

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

What changes & what stays

Continuity in:

- Planning along the hubs-and-corridors model
- Planning for a polycentric city with a strong central downtown core
- Planning for low-rise neighbourhoods
- Allowing mid-rise along corridors, high-rises in hubs, and taller buildings via Secondary Plan
- Strong environmental policies

What changes & what stays

- **Biggest change:**
 - Shift away from *land use* planning and towards **planning by context, for form and function**
- **Accomplished in four keys ways:**
 - A *Transect-based* approach to policy (to capture context)
 - A reorganization of *designations* (to capture function)
 - Introduction of *Overlays* (to guide evolution)
 - Definitions of *urban* and *suburban*



Key Definitions

Urban

Pedestrian focus
High lot coverage

Hybrid

Currently suburban, but
compatible with coming
urbanity

Suburban

Vehicular focus
Setbacks and buffers

What changes & what stays

- Other changes:

- *Intensification* remains at the heart of our growth management and planning approaches
- Renamed “**regeneration**” to capture the idea that it’s about more than just numbers, it’s about complete communities, 15-minute neighbourhoods, amenities, public realm
- Requirements for *large dwellings* as part of **regeneration** → **613 Flats**
- *Public health OP*: how to plan the city for human health (pandemics and other more structural conditions)
- *Climate & Resiliency OP*: Align policies to meet CCMP targets

OP Structure

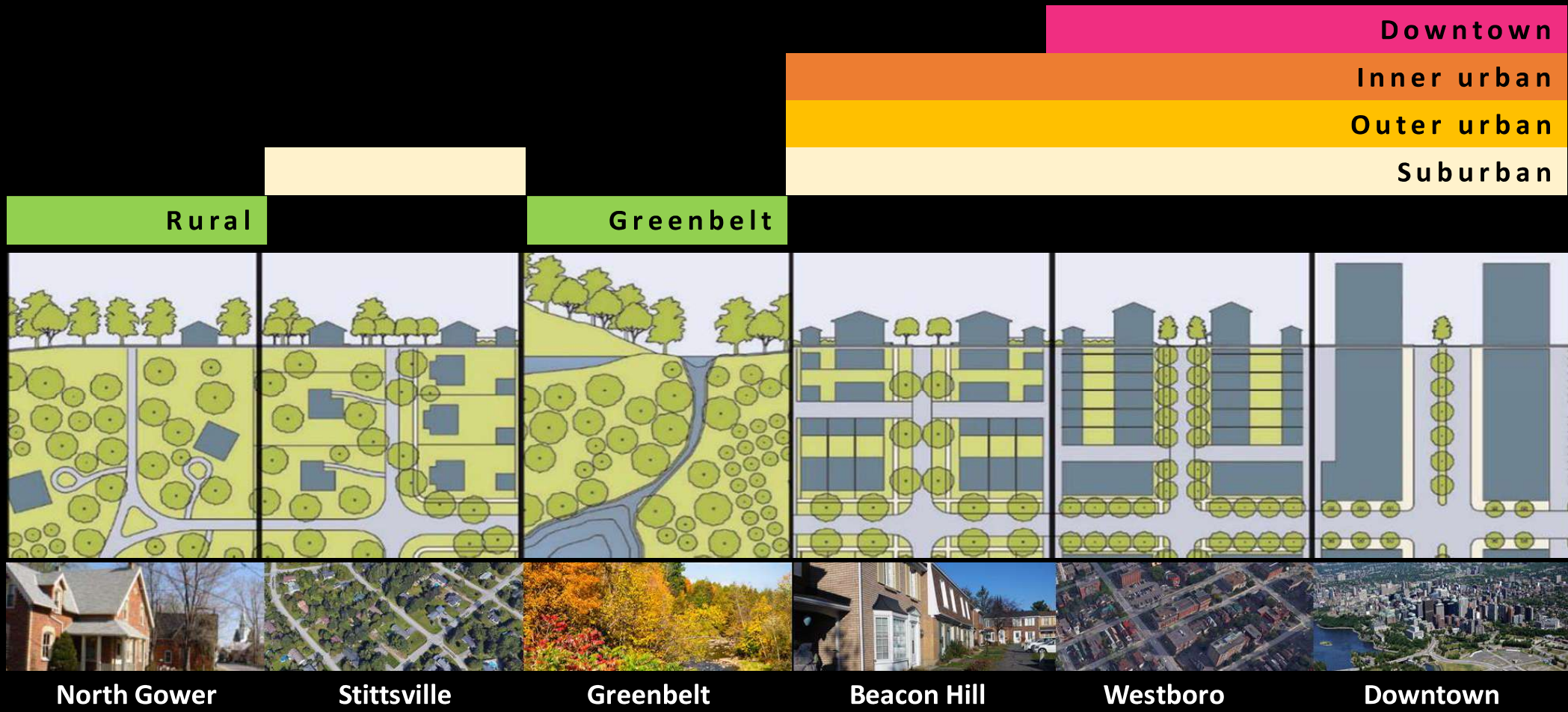
- Transect Areas **SCHEDULE A1**
- Designations **SCHEDULES B1-8**
- Overlays **SCHEDULES B1-8**
- Protected Major Transit Station Areas **SCHEDULE C1**



Transect Areas



Transect



Transect



Objective

- Context-based planning framework and policy directions
- Transect Policy Areas:
 - Downtown Core
 - Inner Urban
 - Outer Urban
 - Greenbelt
 - Suburban
 - Rural
- Each will have objectives, goals, and policies that fit their context

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

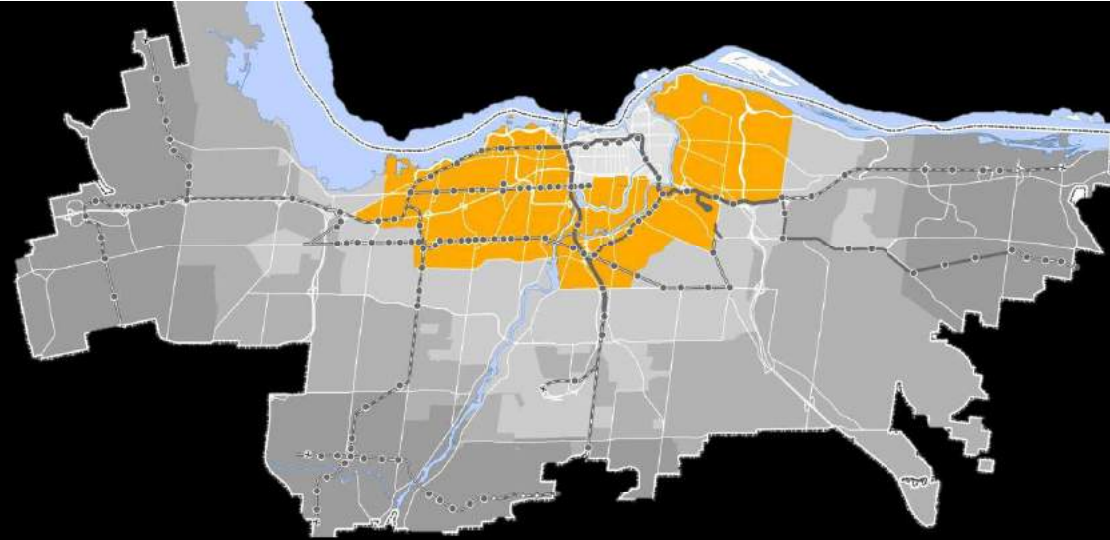


- Growing city, growing downtown
- Enable West Downtown development
- Improve urban design & architecture
- Strengthen as major destination
- Improve as a good place to live
- Focus on transit and active mobility
- 30% of all new jobs

Transect



Inner Urban

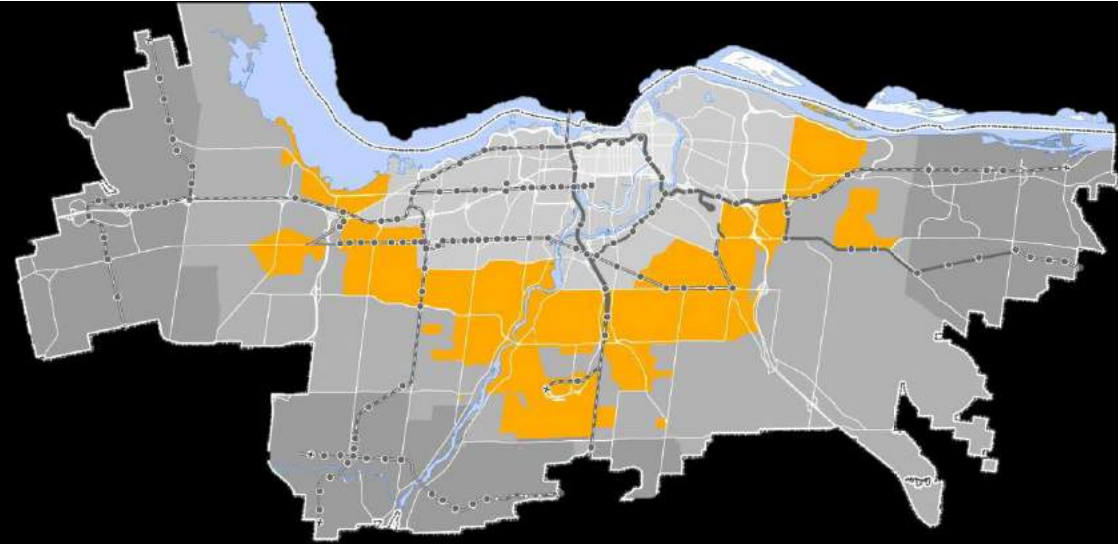


- 15-minute neighbourhoods where walking is a real option
- Enhanced urban design & placemaking
- Accommodate significant population growth
- Ensure services, amenities and public realm keep up
- 25% of all new jobs in Hubs and Corridors (between Inner & Outer)
- Guide evolution towards more urban forms of development and site layout

Transect



Outer Urban

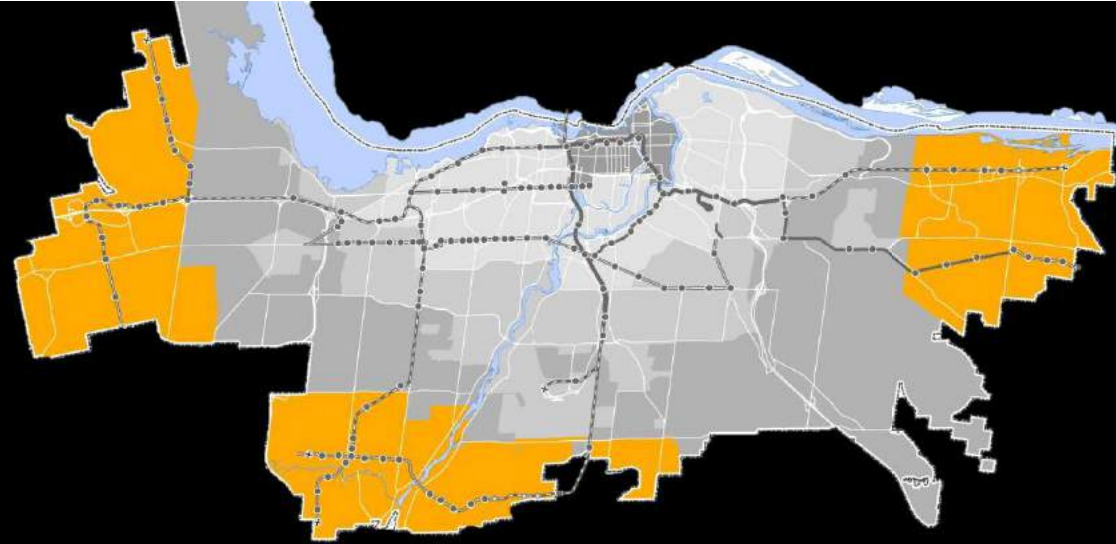


- Manage stability, accommodate change
- Act on opportunities to create 15-minute neighbourhoods
- Pursue infill & intensification opportunities, esp. near transit
- 25% of all new jobs in Hubs and Corridors (between Inner & Outer)

Transect



Suburban



- Acknowledge reality, manage stability
- Pursue infill & intensification opportunities, esp. near transit
- Attract more employment & diversify (25% of all new jobs in Town Centres)
- Act on opportunities to create 15-minute neighbourhoods
- Accommodate growth in new neighbourhoods
- Provide guidance to new neighbourhoods from BBSS → urban approach to community design

Transect



Rural

- Enhance small-scale economic opportunities (e.g. more flexibility)
- Big moves for rural employment areas
- Improve stewardship of agriculture and environment
- New opportunities for Villages as Rural 15-minute neighbourhoods

Urban designations





Hubs

- Networked destinations - focus of rapid transit network
- Focus for density and urbanity
- **Function:** central nodes for several neighbourhoods; major employment centres; contribute to 15-min neighbourhoods for surrounding areas
- **Form:** Up to highrise; min. heights may apply; skyscraper as permitted in SP



Corridors

Main Street Corridors: More city-wide

Minor Corridors: More local

- 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-min neighbourhoods
- **Form:** up to mid-rise; min. heights may apply; up to 12 storeys in Downtown Core if parcel is large enough; high-rise where permitted by SP.



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 (unless SP provides otherwise)



Special districts

- Significant areas to the city's image and economy
 1. Parliament & Confederation Blvd.
 2. ByWard Market
 3. Rideau Canal
 4. Ottawa River Islands
 5. Lansdowne
 6. Kanata North
 7. Ottawa International Airport



Industrial

*Intent:
meet PPS definition of
Employment Lands*

- **Traditional Industrial Freight & Storage (TIFS):**
 - only very high-impact uses
 - at least 2,000 jobs
 - no residential or standalone retail
 - limited ancillary uses & accessory office
- **Non-Traditional Industrial mixed (NTIF):**
 - lower-impact uses compatible with other uses
 - at least 2,000 jobs; accessory/minor office
 - transition between Neighbourhoods & TIFS
 - No residential; limited neighbourhood-service retail, institutional and other services at edges



Urban Greenspace

- Sub-designations in a separate schedule
- Existing environmental designations retained
- Urban forest

Urban Overlays

Evolving

- Gentle evolution from suburban to urban
- Hybrid forms permitted
- Urban forms permitted

Transforming

- Quicker change into urban
- Suburban or hybrid forms not permitted

Protected major transit station areas





- Sheltered from appeal
- Inclusionary zoning
- Density targets

PMTSA's may encompass more than a single designation and may overlap Transect boundaries

Secondary Plans

- From 83 to 33 Secondary Plans
- Most recent ones carry forward with consistency review
- Some are combined (ex. West Downtown Core; Central & East Downtown Core; Inner East Line 1 Stations)
- Some are recommended for repeal
- Some CDP's upgraded to Secondary Plan (Villages; some TOD areas)

Secondary Plans

Going forward:

- Only City initiates Secondary Plans (no more proponent-initiated SP's)
 - A SP applies to large areas with multiple land owners
 - A SP guides significant regeneration or development in key areas
- Proponent-initiated policy frameworks for larger regeneration sites will be known as Area-Specific Policies (ASP)
 - An ASP can be focused on the holdings of a single land owner
 - An ASP may be in areas that are not target areas

Next Steps

2020: Consultation on

- Growth Management (✓)
- 15-mn neighbourhoods (✓)
- Transect Area goals (about to start)

Late November 2020:

- Draft OP released for consultation
- Draft OP on technical circulation

March-May 2021:

- Issue resolution
- Preparation of final version

Fall 2021: Adoption





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