

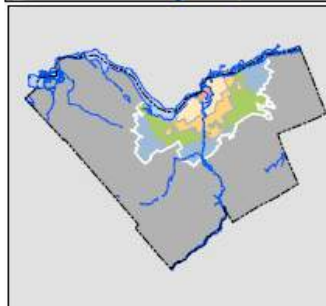
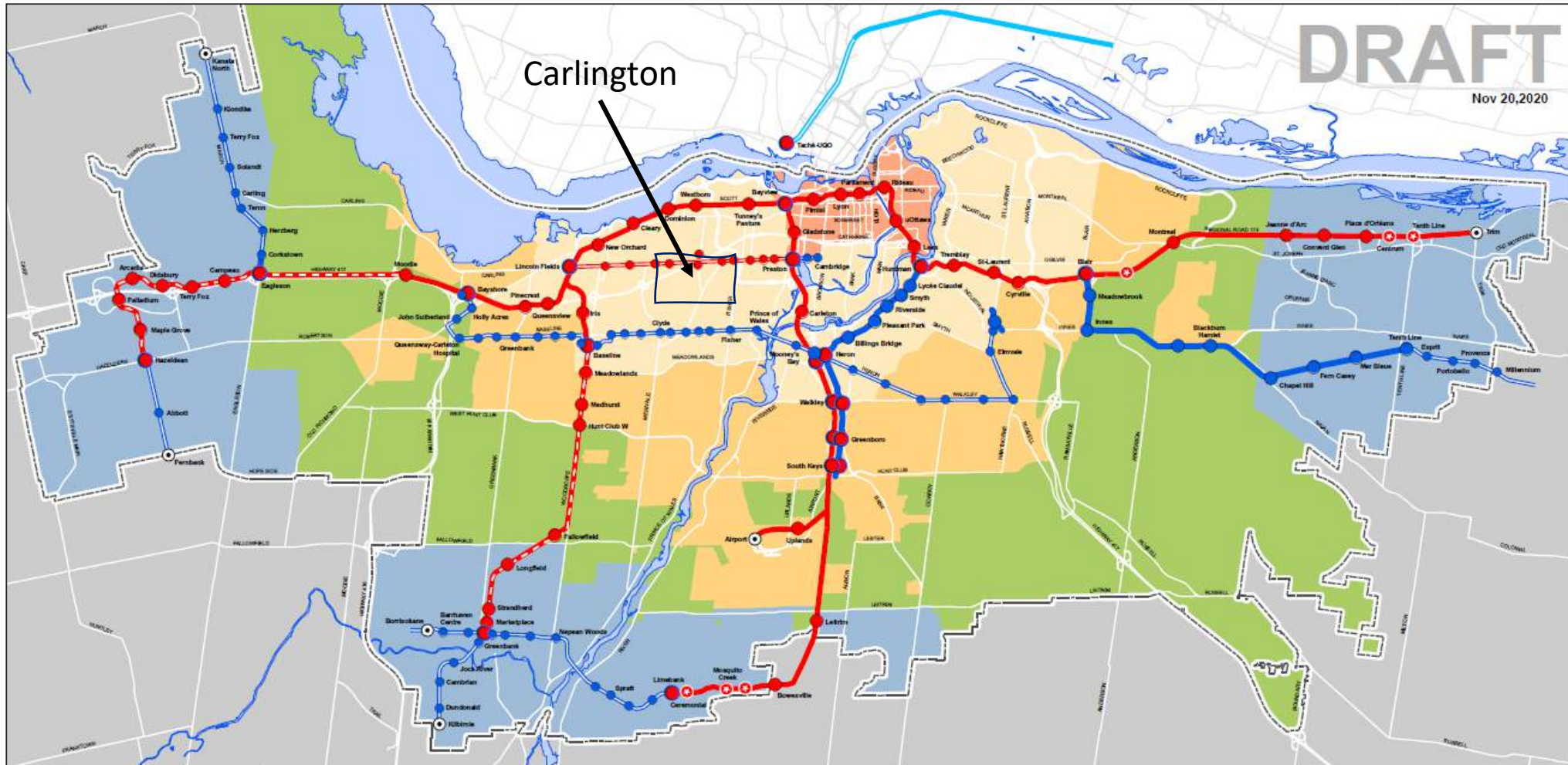
Ottawa's Draft Official Plan:

What will it mean for Carlington over
the Next 25 Years?

DRAFT

Nov 20, 2020

Carlington



TRANSECT POLICY AREAS / SECTEURS STRATÉGIQUES DU TRANSECT

- Downtown Core / Centre-ville
- Inner Urban / Urbain intérieur
- Outer Urban / Urbain extérieur
- Greenbelt / Ceinture de verdure
- Suburban / Suburbain
- Rural / Rural

TRANSIT

- O-Train and Station / O-Train et station
- Future O-Train / O-Train et station (future)
- Transitway – grade separated / Transitway en site propre
- Transitway – at grade / Transitway – Voie à niveau
- Transfer Station / Station de correspondance
- Terminus Station / Station terminus

- Gatineau RapiBus – at grade / RapiBus de Gatineau à niveau
- Gatineau RapiBus – grade-separated / RapiBus de Gatineau en site propre
- Urban Boundary / Périmètre d'urbanisation



Official Plan / Plan officiel

Schedule A - Transect Policy Areas
Annexe A Secteurs stratégiques du transect

Consolidation and Amendments / Amendement au plan directeur approuvé

0 0.5 1 2 3 4 5 km

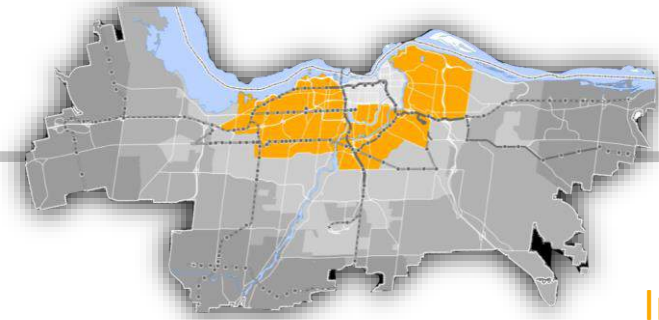
Planning, Infrastructure and Economic Development Department, Geospatial Analysis, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique, Analyse géospatiale, technologie et solutions

Positive City-wide Policy Moves

- Forthcoming climate change mitigation standards for new developments
- Preserving agriculture and environmental land in rural area
- Developing future communities as 15-minute neighbourhoods
- Encouraging active transportation—walking, cycling, transit
- Higher densities *around Transit Stations*
- Push for greater housing choices

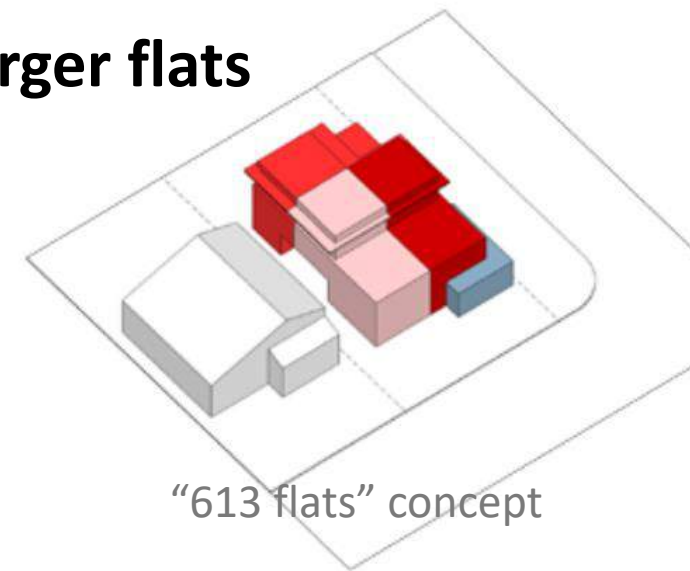


Quick Highlights for Carlington



Inner Urban
Transect

- Part of new ***Inner Urban Transect***
- We have a ***Transforming*** (changes slated to occur quickly)
and an ***Evolving Overlay*** (gentle evolution)
- We can expect **increased densities** in all parts of our neighbourhood
- **Low-rise apartments** 3–16 units and buildings with 3–4 **larger flats**
“613 flats” in all areas designated “Neighbourhood”
- **Future zoning will regulate “building form”, not unit type**



“613 flats” concept

Overlays



Urban road network

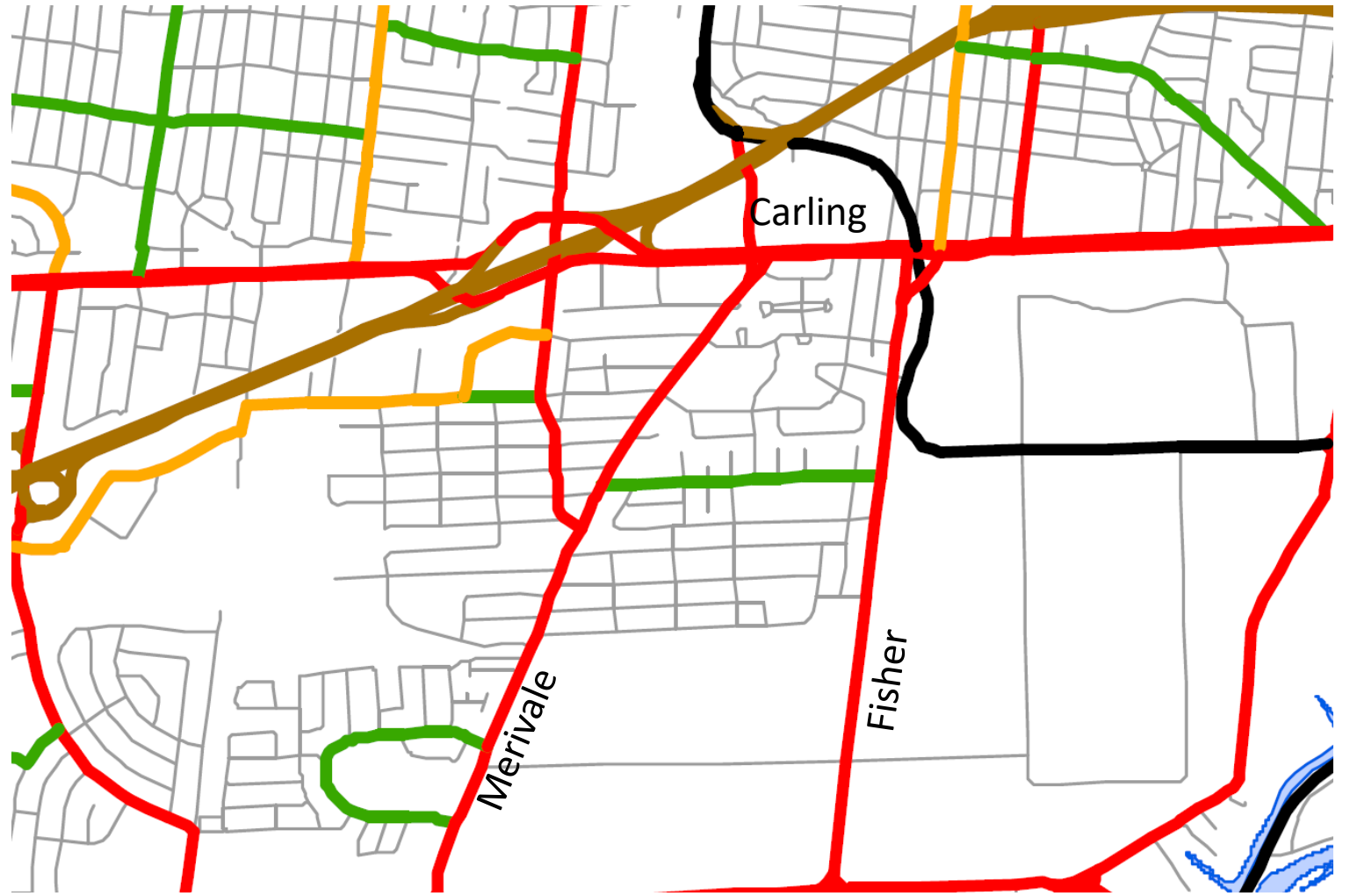


Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy

| Transect | OP Policy Reference | Designation | Height Category and Details |
|----------------------|---------------------|----------------------|--|
| Inner Urban Transect | 5.2.3(1) | Hubs | Low-rise, mid-rise and high-rise: minimum three storeys and maximum twelve storeys |
| | 5.2.3(2) | Mainstreet Corridors | Low-rise, mid-rise and high-rise: minimum two storeys and maximum nine storeys |
| | 5.2.4(3) | Minor Corridors | Low-rise and mid-rise: minimum two storeys and maximum six storeys |
| | 5.2.3(1) | Neighbourhoods | Low-rise: minimum two storeys, zoning will permit at least three storeys but no more than four storeys |



Highlights by Street Type

Arterial Corridor (Carling)

- Mixed-use buildings 2-12 storeys, as-of-right

Mainstreet Corridor (Merivale)

- Mixed-use buildings 2-9 storeys, as-of-right

Minor Corridor (Fisher, Kirkwood)

- Residential buildings 2-6 storeys, depending on lot size
- Locally-orientated businesses possible on ground floor with residential above

Collector Streets (Shillington, Laperriere)

- No height specified, but buildings on “major roads” allowed up to 4 storeys
- Locally-orientated businesses possible on ground floor with residential above

Streets with *Neighbourhood* Designation

- Residential buildings, generally up to 3 storeys, but 4 storeys possible
- Single family, semi, triplex, small apartment, 613 flats
- Small-scale commercial allowed

Mainstreet Corridor (Merivale Road)



Mixed-use buildings up to 9 storeys, as-of-right

Minor Corridor (Fisher Ave., Kirkwood Ave.)



Residential buildings 2-6 storeys, depending on lot size

Locally-orientated businesses on ground floor with residential above

“Neighbourhood” Streets



Residential buildings,
generally up to 3 storeys,
but 4 storeys possible

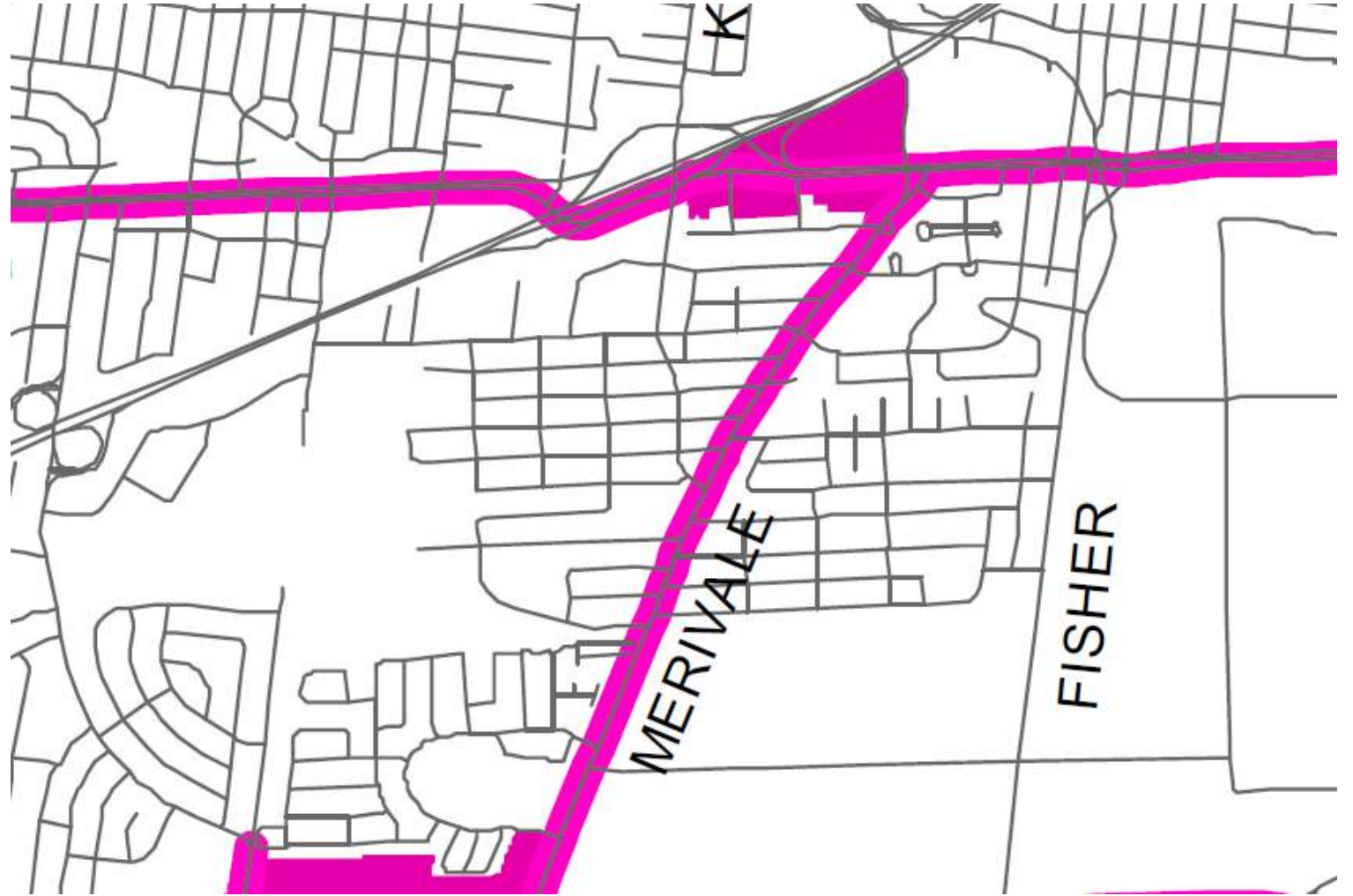
Single family, semi, triplex,
small apartment, 613 flats

Small-scale commercial
allowed

Table 6 – General Characteristics of Urban Built Form & Suburban Built Form and Site Design

| URBAN | SUBURBAN |
|---|---|
| Zero or shallow front yard setbacks | Moderate to deep front yard setbacks |
| Principal entrances at grade with direct relationship to public realm | Principal entrances oriented to the public realm but set back from the street |
| Smaller lots, higher lot coverage & floor area | Larger lots, lower lot coverage & floor area ratios |
| Minimum of two functional storeys | Variety of building forms including single storey |
| Buildings attached or with minimal functional side yard setbacks | Generous spacing between buildings |
| Small, areas of formal landscape that often includes hard surfacing | Informal and natural landscape that often includes expansive grassed areas |
| No automobile parking, or limited parking that is concealed from the street | Private automobile parking that may be prominent and visible from the street |

Design Priority Areas



Reduced Compatibility

Currently, zoning on residential streets allows:

- 8.5 m for detached, semi-detached and row houses
- 11 m for low rise apartment buildings

Future zoning will allow up to 3 storeys and 4 is possible. This means:

NEW

- Increased height to 12 m (3-storey x 4 m) or 16 m (4-storey x 4 m) throughout Carlington

Official Plan's desired form for our neighbourhood is "urban" This means:

NEW

- Reduced front yard or side yards, and greater lot coverage
- Limited or no parking
- Smaller landscape areas

Neighbourhood Impacts

- “Lower density typologies”, such as **new singles and semis, may be prohibited**
- **On-site parking may be prohibited**, potentially increasing on-street parking; permit parking allowed
- **Small-scale commercial allowed** in neighbourhood interior, as well as on mainstreets and corridor streets
- “Undue restrictions” on rooming houses to be removed, **possibly opening door to student bunkhouses**
- All required **outdoor amenity space** can be provided on rooftops and balconies.

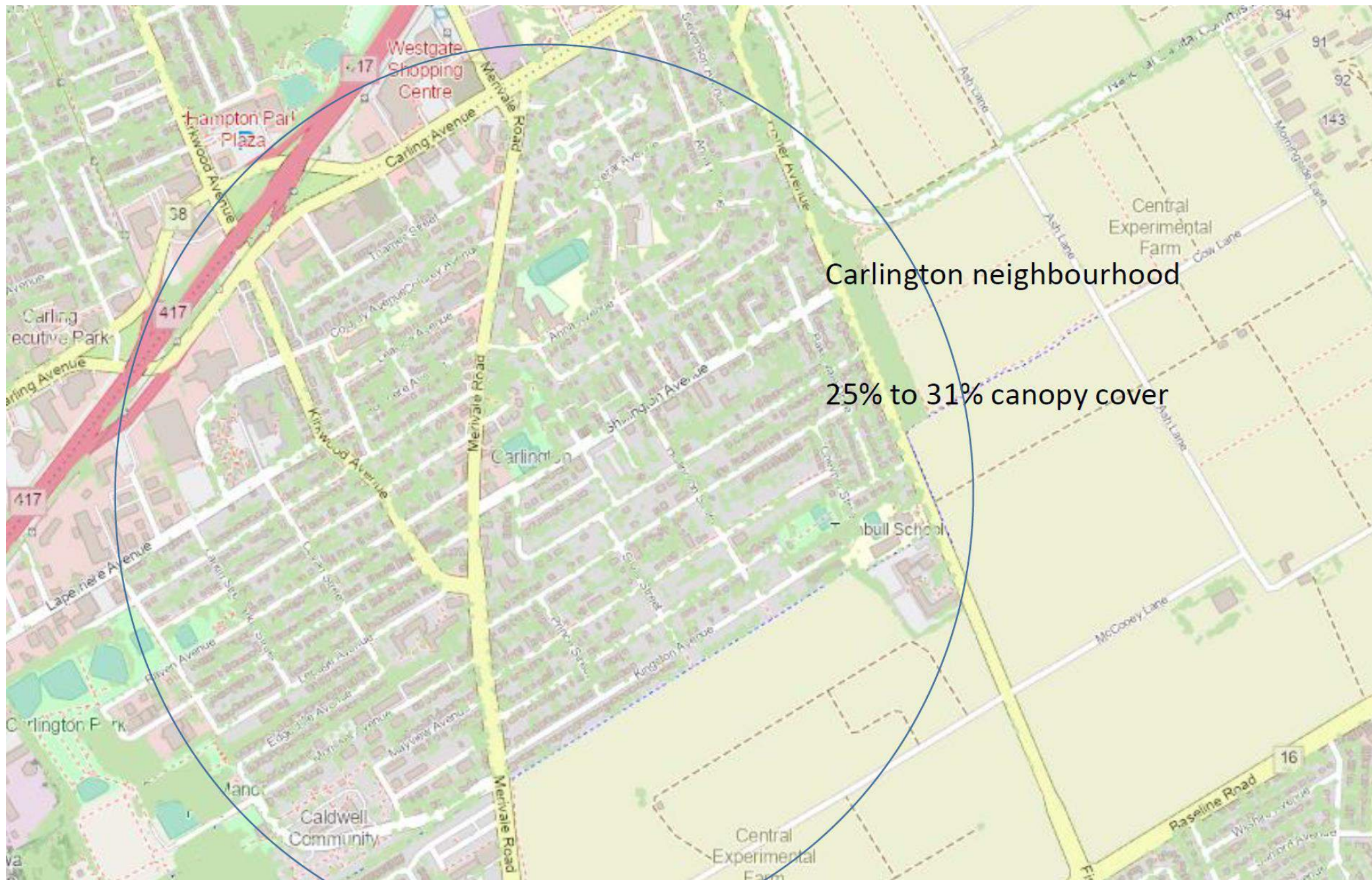
Neighbourhood Impacts (cont'd)

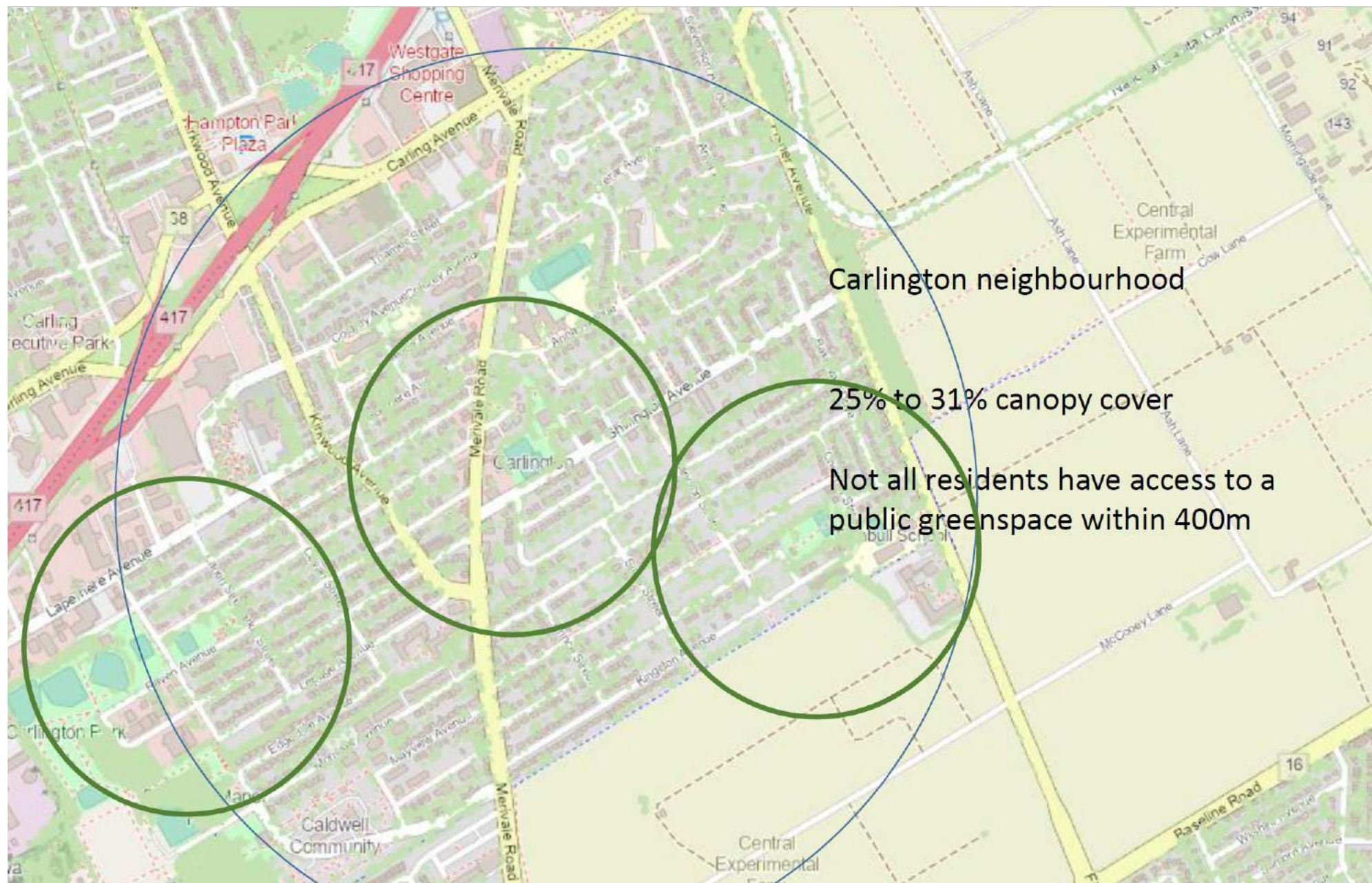


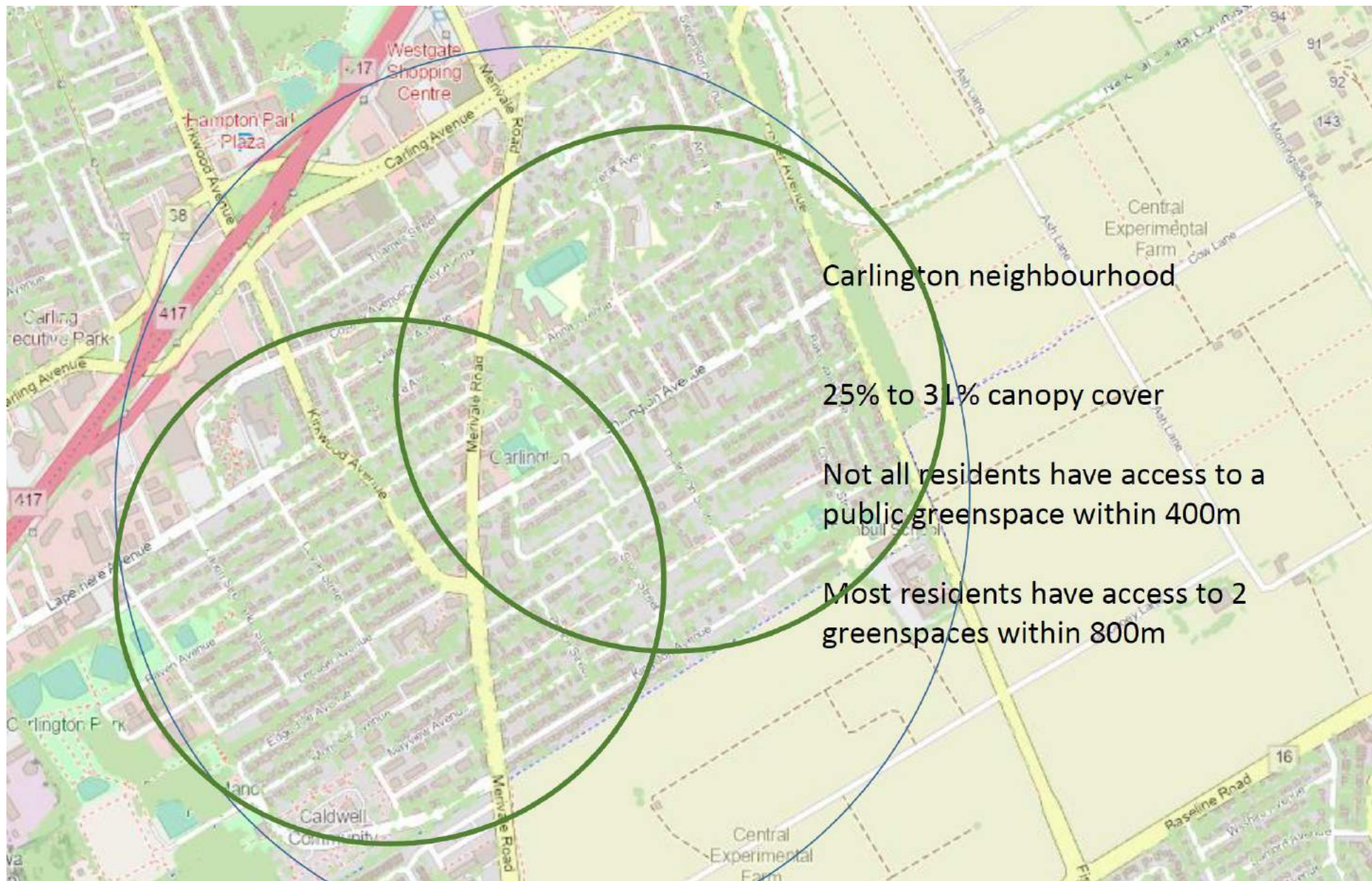
- Proposed **reduction of Site Plan Control** for low-rise buildings meeting “regeneration” objectives
- Mature trees and space for new **trees are threatened by high lot coverage** (Site plan control to require space for trees, but Official Plan reduces site plan control for low-rise housing.)
- A 40% citywide target for tree canopy, but **no tree canopy coverage targets by neighbourhood**

Access to greenspace

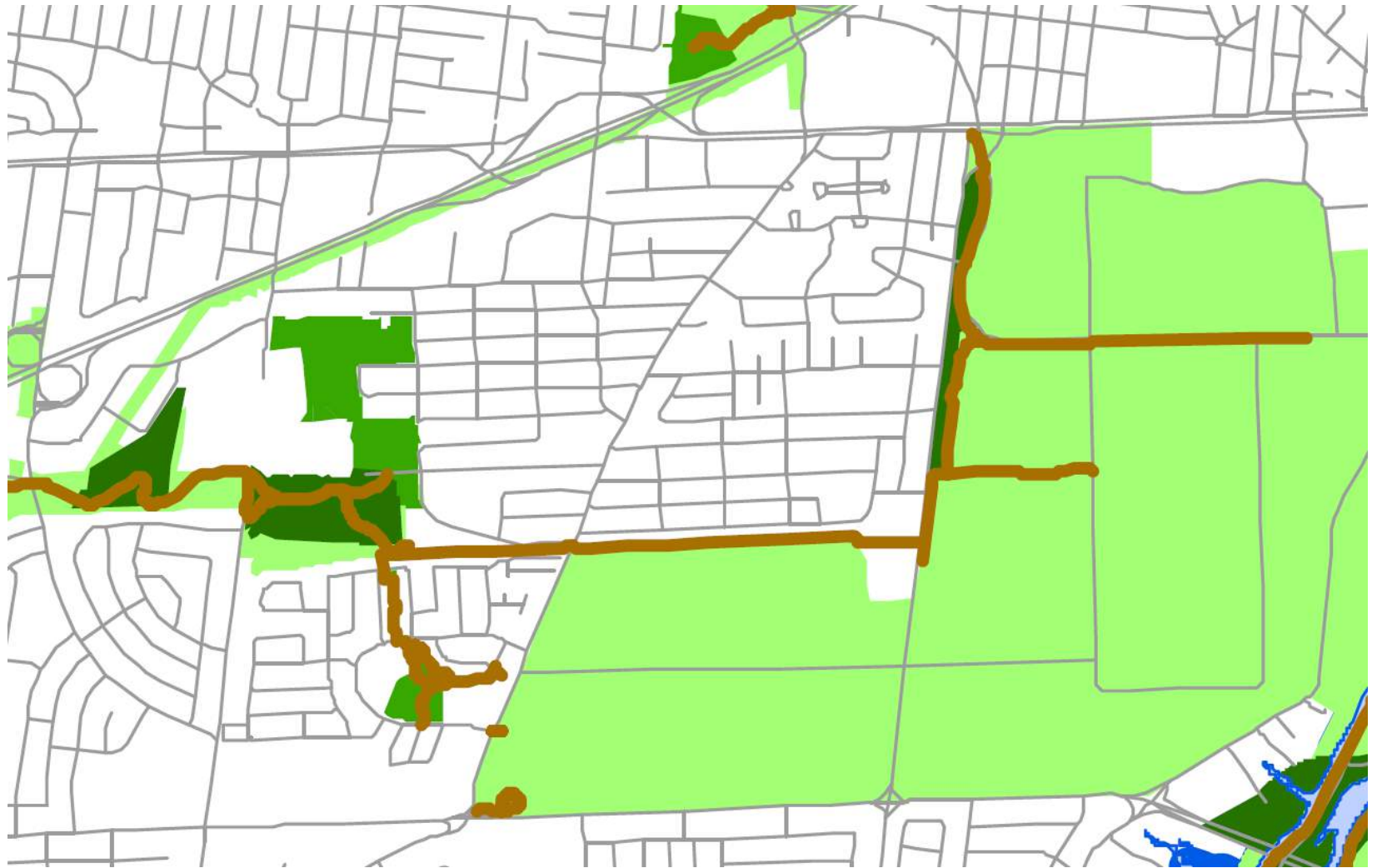
- •4.8.3 Provide residents with equitable access to an inclusive urban greenspace network.
- •4.8.3.2 In general,, the City shall seek to provide all urban residents with the following minimum access to high quality greenspace:
 - •Within a 5-minute safe walking distance (400 metres), a public greenspace providing space for passive or active recreation
 - •Within a 10-minute safe walking distance (800 metres), two greenspaces, and
 - •Within a 15-minute trip by transit, a publicly owned Urban Natural Feature or Natural Environment Area (see Schedules C9 and C10)







Urban Greenspaces



What To Do Next?

- Comments on draft Official Plan **due by February 17**

- Visit <https://engage.ottawa.ca/the-new-official-plan>

- And most importantly,

Send your comments and/or concerns directly to : newop@ottawa.ca

development@carlingtoncommunity.org

riley.brockington@ottawa.ca



The End