

# OOECA PLANNING PRESENTATION

Ottawa's Draft Official Plan

What will it mean for Old Ottawa East over the Next 25 Years?

# Introduction

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- I'll try to describe the draft Official Plan. I can't explain it because I don't understand it – gobbley-gook. I also hope I can convince you to consider what the plan means for the community and to write the City with your views.
- Last Official Plan (OP) enacted in 2003
- OP Dictates how the City will grow over time, what policies will manage economic growth, and guide the development of communities.
- New Draft OP to last until 2046

# Policy Objectives, Why a New Plan

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- We want to manage growth. Extra 402,000 people by 2046, and 60 % should be within Urban areas.
- We want to encourage sustainable mobility: By 2046, majority of trips should be taken by walking, cycling, transit or car pooling.
- We want to promote good urban and community design. Evolve communities to accommodate extra growth, don't destroy them.
- Improve Environmental, climate and health resiliency. Tree canopy 40% over entire city. However, while health is mentioned, here is no mention of the impacts of the pandemic on housing choices.
- Foster economic development. Contented employees will encourage industrial development, especially in knowledge economy.

# WHAT DOES URBANIZATION LOOK LIKE? 3

- Table on the next slide describes some differences between urban and suburban.
- The urban characteristics are what the City is aiming for as it attempts to squeeze 60% of 402,000 people into the urban core
- The City will consider how close communities are to being urban, and devise policies to help make them more urban

# Concept of Urbanization

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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

# WHAT CHANGES IN THE OFFICIAL PLAN 5

- The biggest change is a shift away from “land use” planning toward planning by context, for form and function.
- HOW?
  - -A transect based approach, to capture context
  - -a reorganization of designations, to capture function
  - -introduction of overlays, to guide the speed of urbanization

# SO WHAT'S A TRANSECT?

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- There are to be six transects
- Layers of an onion. Outer layer is the Rural transect, next layer is the suburban transect, next layer the Greenbelt, then outer urban, then inner urban, and finally the downtown core.
- But the layers are not similar, each transect has a different context.
- The approach to regeneration will vary by transect, i.e., how close is a community to being “urban”, which the City considers desirable, vs suburban or rural, which can be intensified.

# TRENSECTS CONTINUED

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- The approach to regeneration will vary by transect,
- Old Ottawa East split between two separate transects, the Downtown Core, and the “inner Urban. Part of community north of the Queensway and the part east of Brunswick street, including Springhurst Park, move to Downtown Transect.
- The remainder of the community is inner urban, which we share with Overbrook, Vanier, Westboro/Hintonburg, parts of Alta Vista.



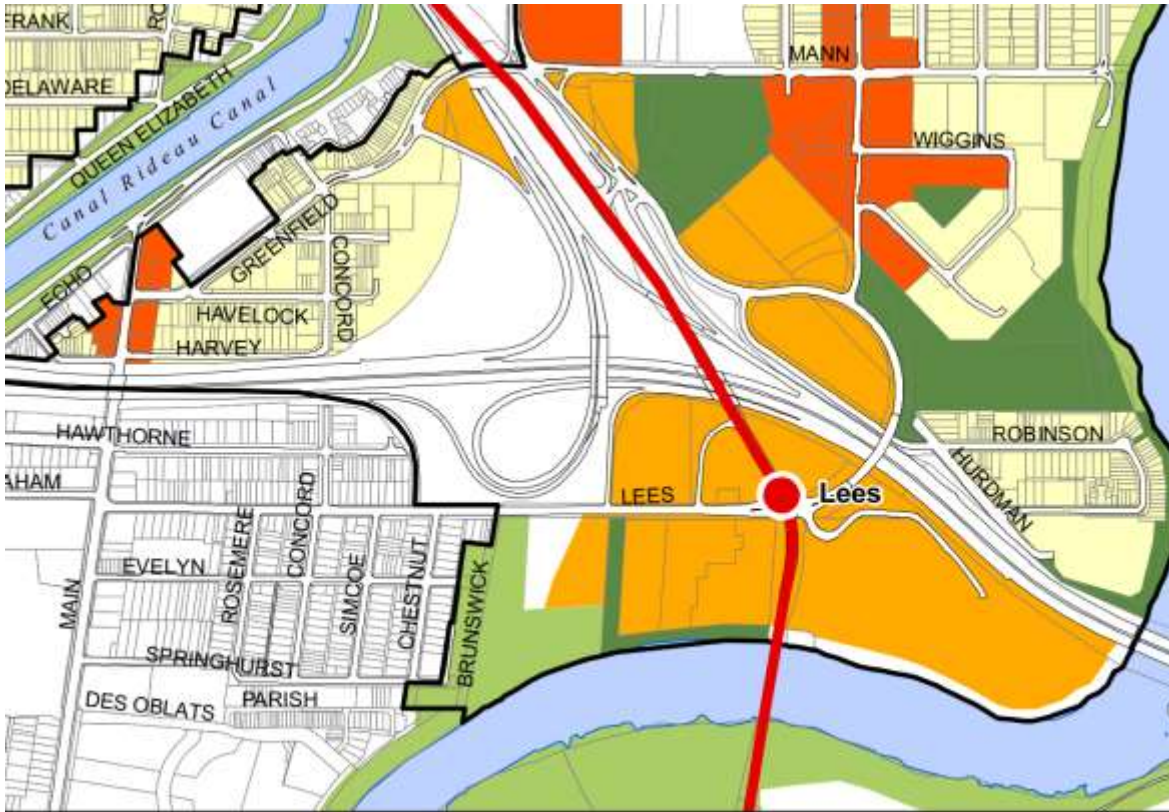
# SECONDARY PLANS

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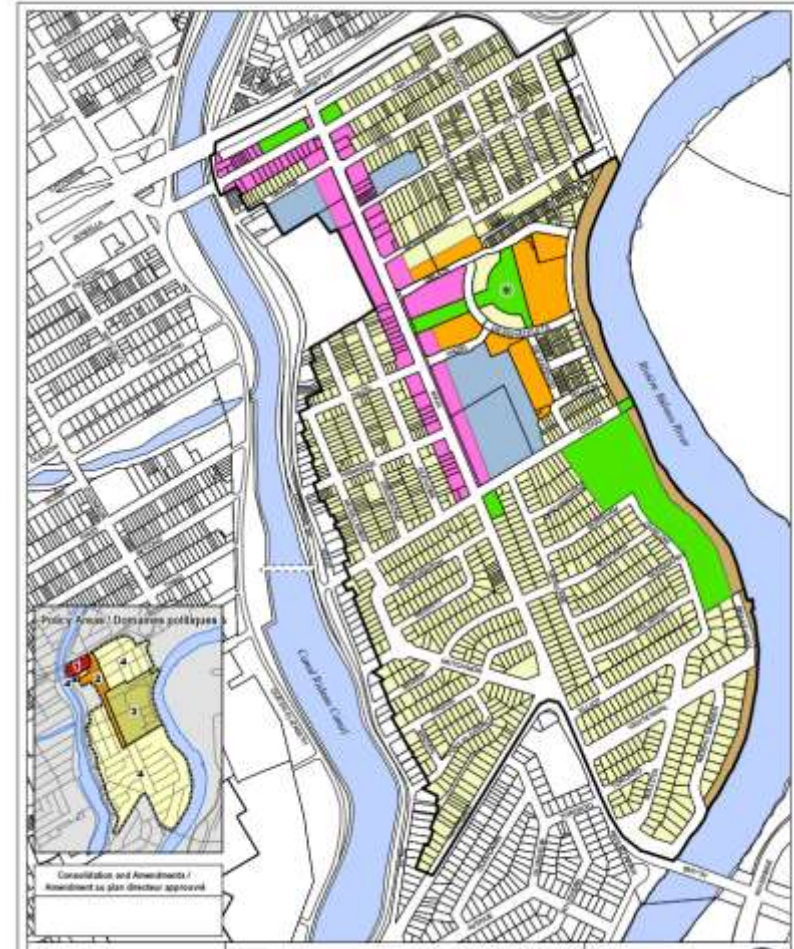
- Original OOE Secondary Plan enacted in 2011.
- New OP has scraped/rewritten that document.
- Parts of OOE mentioned in slide 5 (Greenfield and Springhurst Park) now included in a Central and East Downtown Secondary Plan.
- Rest of OOE covered under the Old Ottawa East Secondary Plan.
- But lots missing.
- Stress that community will continue to exist, changes are just for planning purposes.

# Secondary Plans

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Central and Downtown East Secondary Plan



Old Ottawa East Secondary Plan

## Special District, Rideau Canal 10



- There will be a Special District for the Rideau Canal, which will include all houses on Echo Drive.
- New development on Echo Drive should recognize the significance of being on a UNESCO World Heritage Site, and balance that with an awareness of its neighboured setting.



# OVERLAYS

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- Overlays will allow the City to create additional policies to support urbanization in specific areas.
- There are transforming, and evolving overlays.
- Old Ottawa East, along with OOS, the Glebe, Westboro etc, is under the Transforming Neighbourhood Overlay. That means that we are almost urbanized, but not quite there yet, and the City wants to get us there more quickly.
- An Evolving Neighbourhood Overlay would allow us to complete the process of urbanization more slowly

# 15 MINUTE NEIGHBOURHOODS

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- “Compact, well-connected places with a clustering of a diverse mix of land-uses; this includes a range of housing types, shops, services, local access to food, schools and day care facilities, employment, greenspaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency, and enable people to live car-light or car- free.” A person should be able to meet all or most of their daily needs for goods and services within a 15 minute walk from their dwelling .

# Changes for Old Ottawa East

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**Currently**, covered by the Mature Neighbourhood Overlay Zoning which requires new housing to fit-in with the existing character of the street

by regulating height, parking and other features –WILL BE ELIMINATED

**Currently**, zoning on residential streets allows:

- 2 stories in R1 and generally, in R2, as well
- 3 stories in R3 for detached, semi-detached and row (for flat roofs)

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

- Increased height to 3- 4 stories throughout OOE

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

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

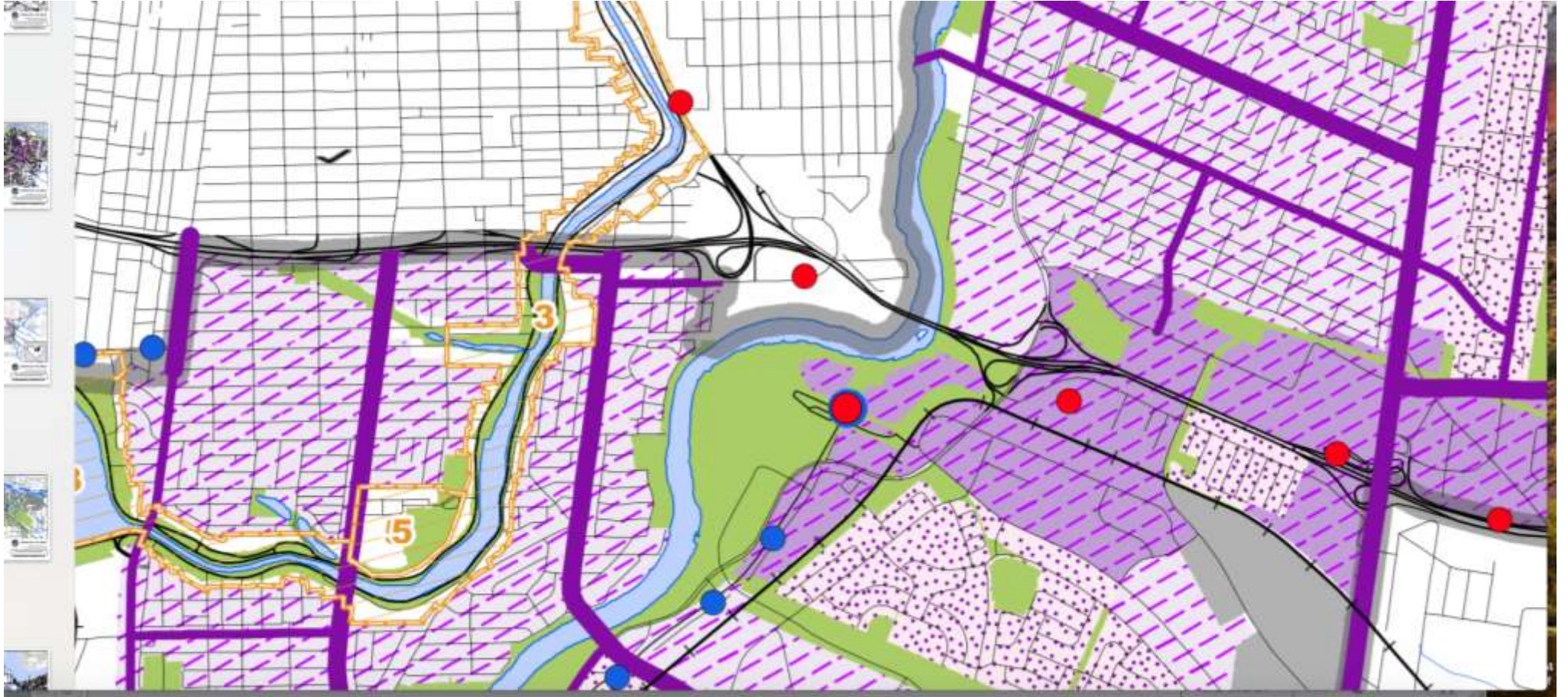
# CHANGES FOR OLD OTTAWA EAST-CONT.14

- Great push for missing middle, 613 flats, Low rise multi unit 3-16 unit buildings, plus larger footprints for buildings on existing lots
- On-site parking may be prohibited
- Current restrictions on rooming houses eliminated

Site Plan approvals removed for some low rise apartment bldgs.

New designations for planning are Hubs, Corridors, and Neighbourhoods

CORRIDORS Major= Main, Minor=Lees 14b  
and scope of the Rideau Canal Special  
District.





## “Neighbourhood” Streets

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

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

Small-scale commercial  
allowed

# Quick Highlights for Old Ottawa East

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- We are, almost, a 15 minute neighbourhood.
- We are split between two transects.
- We are split between two secondary plans
- We lose some influence over planning decisions for the Greenfield sector and for Springhurst Park
- We have a transformative overlay.

# WHAT DOES IT MEAN FOR OLD OTTAWA EAST 17

- We lose some control over development in the northern and eastern parts of our community.
- We will likely see higher, more densely packed, and varied development throughout our community.
- It will be harder to maintain our tree canopy

# WHAT DO WE WANT CHANGED

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- I suggest:
- We want the community made whole again
- We want a single secondary plan for the entire community, that includes the features of the existing plan
- We want to be covered under a single transect.
- We want tree canopy targets and strategy
- We want an affordable housing policy, as per existing SP.
- We want implications of pandemic considered first
- We want meaningful consultation and engagement.

## What Happens Next?

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- Comments on draft Plan close **February 17, 2021**
- Council approves a revised Plan summer or early fall 2021
- Ministry of Municipal Affairs and Housing approves Plan late in 2021
- Plan comes into effect – no appeals allowed
- City amends zoning by-law through 2021 and beyond

## What To Do Next?

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- Comments on draft Plan **due by February 17**
- Visit <https://engage.ottawa.ca/the-new-official-plan>
- Attend Ward OP discussion February 11
- And most importantly,  
Send your comments and/or concerns directly to : [newop@ottawa.ca](mailto:newop@ottawa.ca)  
**NO FORMLETTERS**



The End