New Official Plan Update

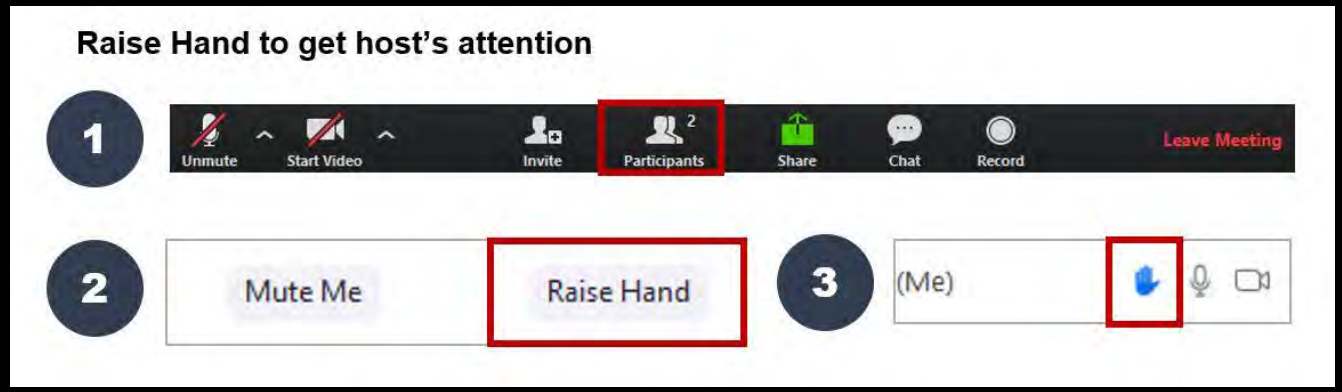
OTTAWA'S NEW OFFICIAL PLAN

FCA, GOHBA, BOMA

September 24, 2020

Zoom Protocol

- All participants are automatically on mute during presentation.
- To speak, please ‘raise your hand’ electronically during Q and A.



- We will unmute your microphone when it is your turn to speak – you do not need to click the unmute button.

13:05 – 14:10

- How the old and new OP differ and what remains consistent
- Three layers of policy: Transect, Designation, Overlay, Definitions
- Secondary Plans & Area-specific policies

14:10 – 14:30

Questions

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

- **<u>Other changes</u>:**
  - *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

Downtown

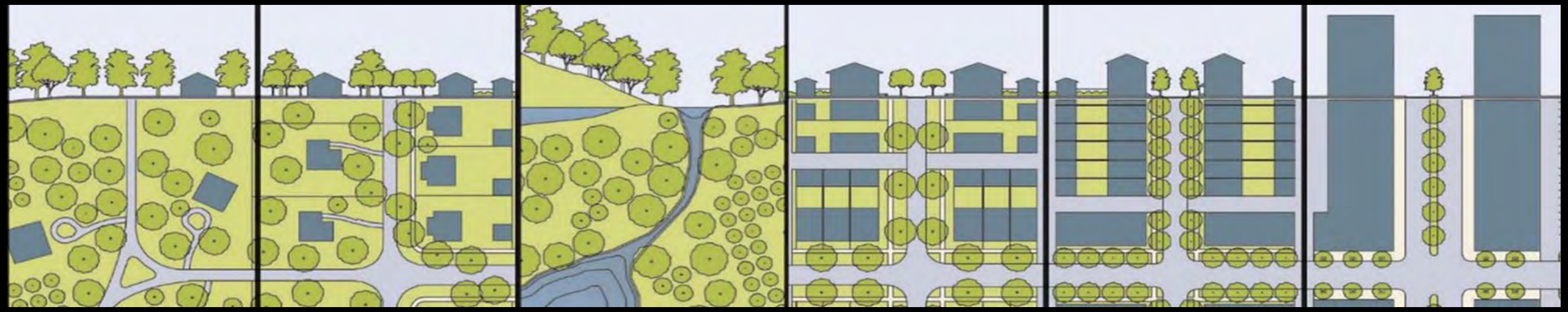
Inner urban

Outer urban

Suburban

Rural

Greenbelt



North Gower | Stittsville | Greenbelt | Beacon Hill | Westboro | Downtown

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
  - Inner Urban
  - Outer Urban
  - Suburban

Established context: Urban.
All new development: Urban.

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

Established context: Suburban.
Guidance: Overlays.

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

Transect

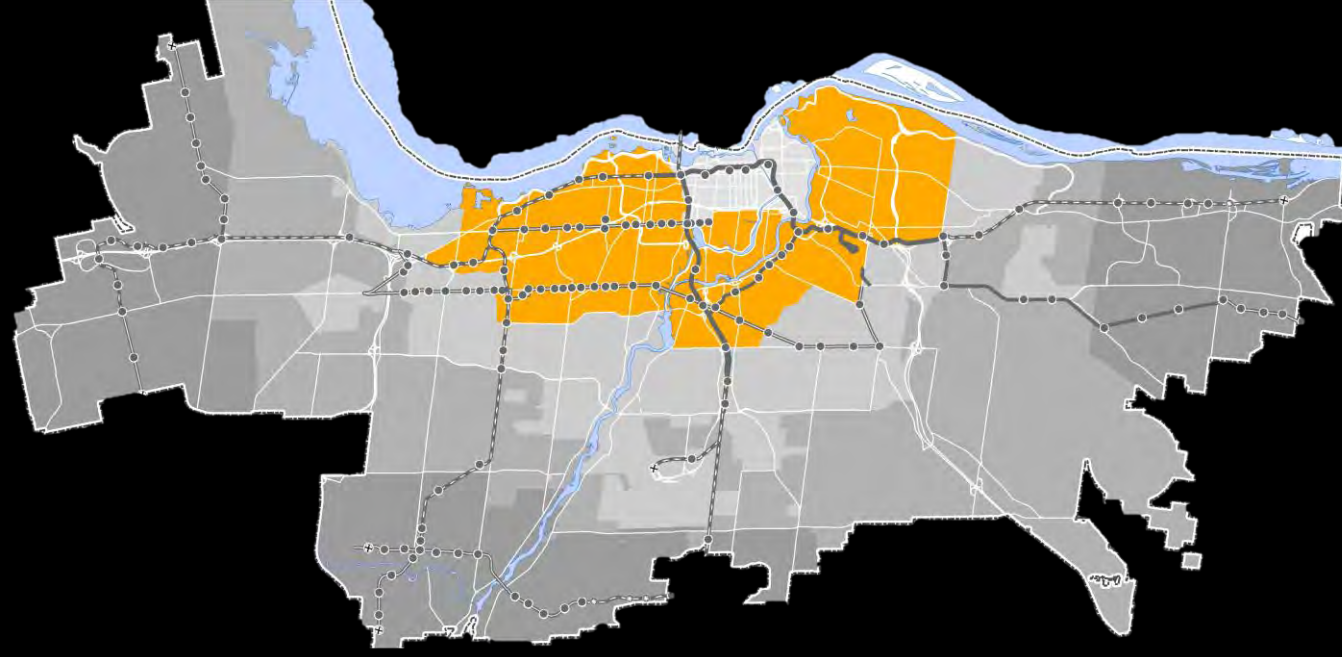
Downtown Core

- 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

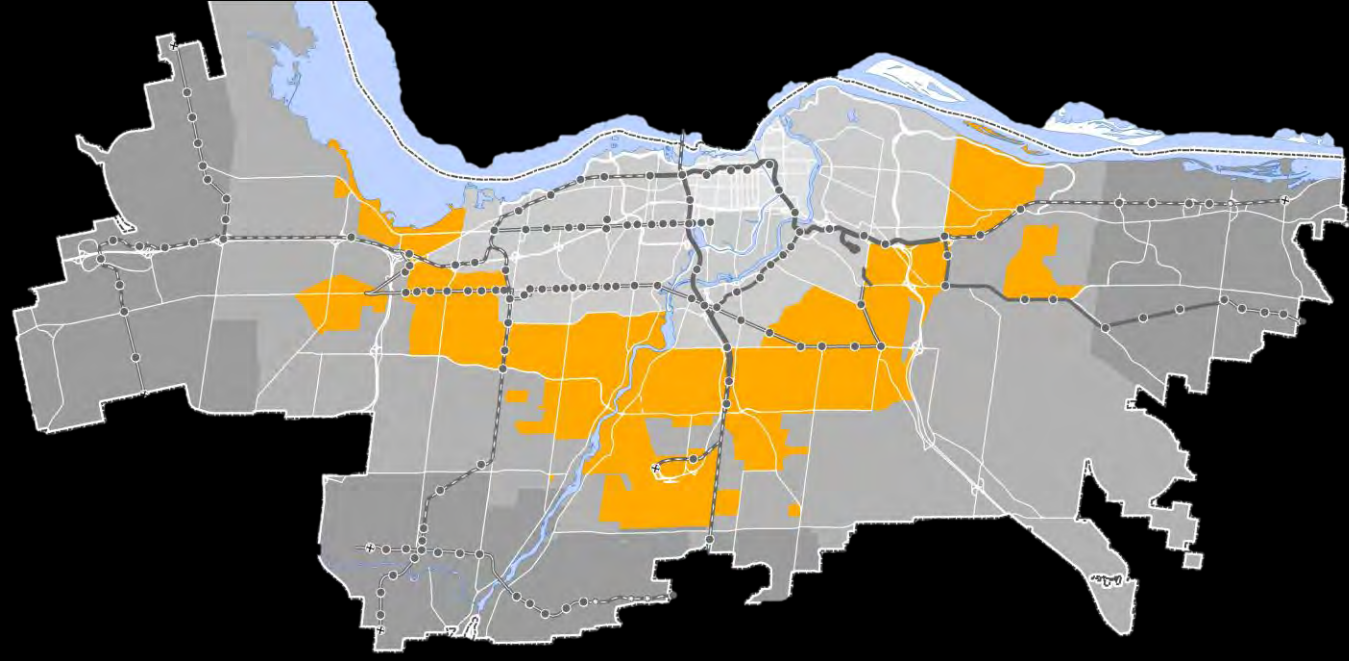
Inner Urban



- 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

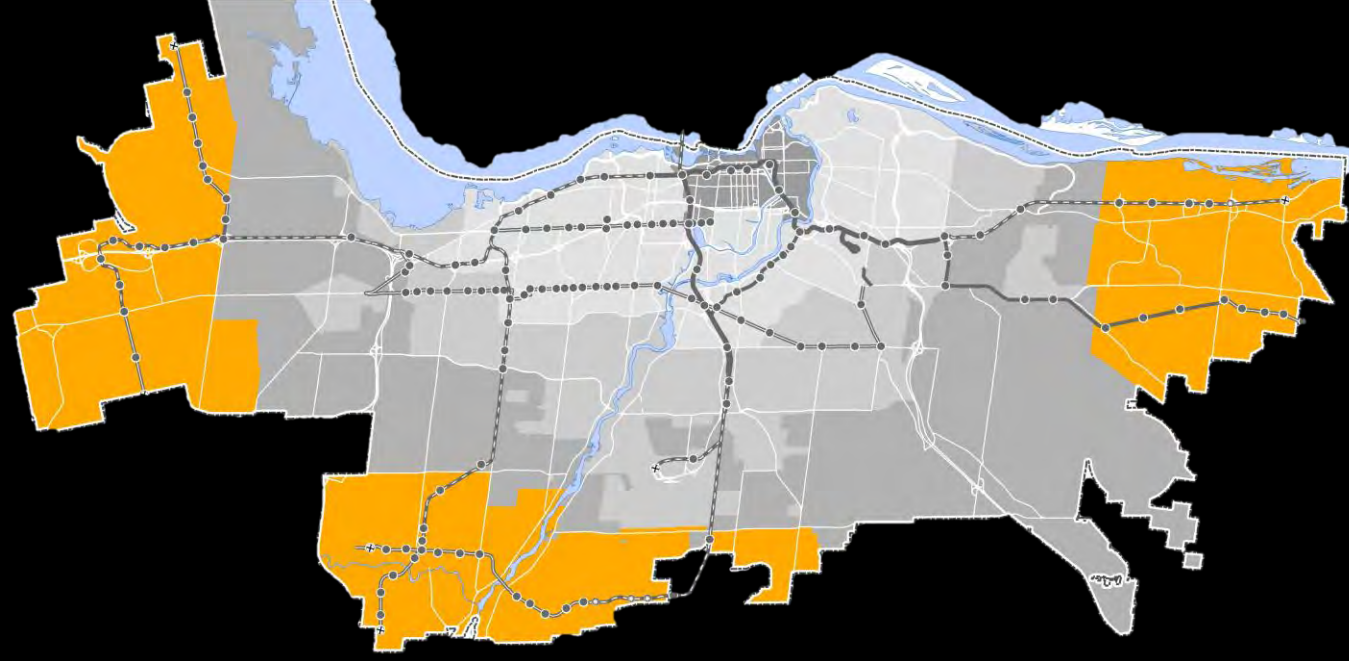
Transect

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

- Central Area (REPEALED)
- Mixed-Use Centres → **Hubs**
- Mainstreets → **Corridors**
  - **Mainstreets**
  - **Minor Corridors (NEW)**
- General Urban → **Neighbourhoods**
- Employment Area → **TIFS / NTIM / RIFS**

- **Special Districts (NEW)**

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-mn 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-mn 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

Regeneration

Regeneration Areas

- Exercise to map out potential for increased regeneration through 15-minute neighbourhoods
  - land use and connectivity elements of 15-min neighbourhoods
- Results will inform growth management, transit, infrastructure, public realm planning, parks and facilities planning

Regeneration Areas

1. Hubs and corridors (including Rapid Transit Stations)

2. 15 minute neighbourhoods are Hubs or Corridors + adjacent Neighbourhood within a 15-min walk to the Hub or Corridor

   (proximity to transit, work, parks, schools, child-care, grocery stores)

Density and form provided by Transect Area and Overlay

Likelihood and Potential

- Likelihood based on market demand, age of housing, vacant lots, lot fabric and neighbourhood amenities
- Potential based on transect, housing type and density :

a) Nodes and corridors: Low to high rise, lower percentage of larger units

b) 15 minute neighbourhoods: low rise, 613 flats, higher percentage of large units

c) Other residential areas: singles, semis, townhouses, almost all larger units

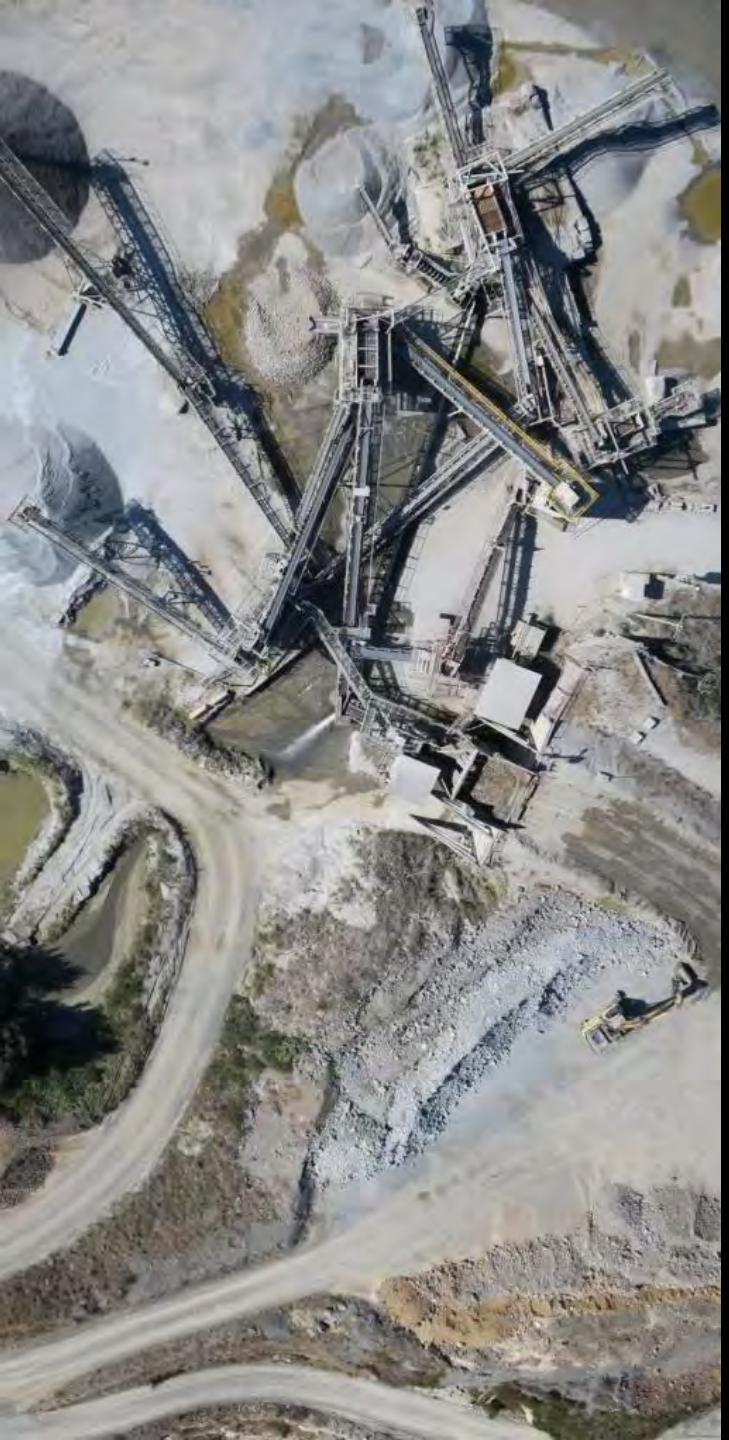
Rural designations

Agricultural Resource Area

- Protect farm land from incompatible uses
- Support diversification
- Support uses necessary for agriculture

Rural Greenspace

- Includes major parks
- *Rural Natural Feature* designation retired
- Natural landscape cores and corridors overlay
  - integrity and connectivity
  - impact assessment guidance
  - More restrictive in the overlay, less restrictive outside
- Objective: no net loss of rural forest cover and wetland cover



Mineral Aggregate Resource Overlay

- Replaces existing designations
- Clarifies post-extraction designation
- Protects deposits from incompatible development
- Minimizes negative environmental effects

Rural Countryside

- Evolution of *General Rural*
- Limit land fragmentation
- Provide services to residents and travellers
- Enhance scenic rural character

Rural Industrial Area

- Strategic locations to support transport of goods
- Advances Ottawa as a distribution hub
- Mitigates conflicts with rural environment and settlements

Village

- Complete communities with a mix of uses – rural 15-mn neighbourhoods
- Context-compatible industries
- Range of housing typologies where servicing is adequate
- Focus of rural growth
- Development guided by secondary plans

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

OTTAWA'S NEW OFFICIAL PLAN