

Ottawa Draft Official Plan Review

Prepared by

Manor Park Community Association
Development Review Committee

MPCA Discussion Report: Ottawa Draft Official Plan

Manor Park Community Meeting: 6 March 2021

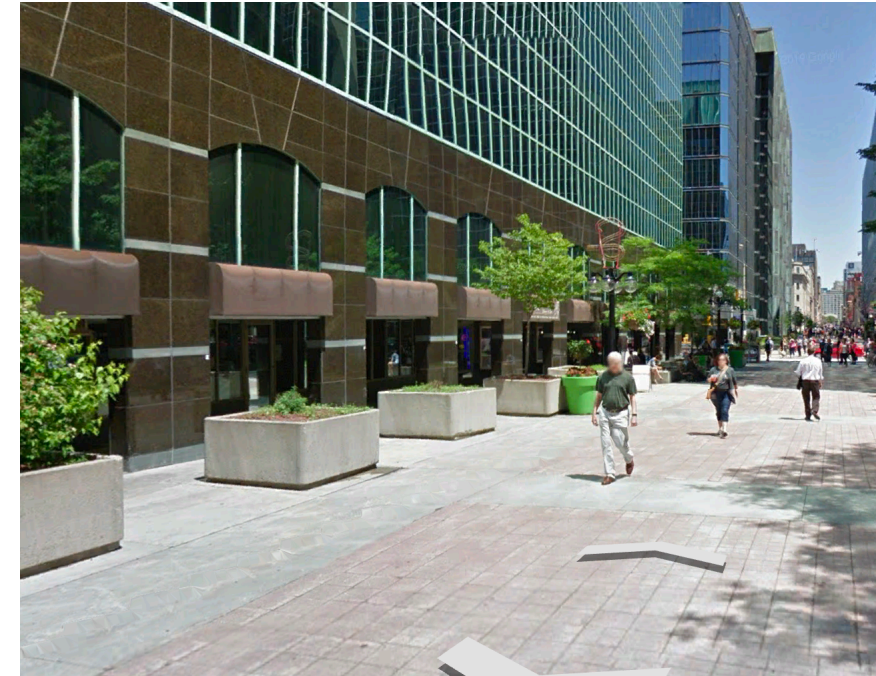


Manor Park
Community
Association

Association
Communautaire
de Manor Park

1. Objective and Purpose

- Facilitate discussion by the community so that we may;
 1. *Identify threats and opportunities for Manor Park and it's residents with regards to the draft new Official Plan*
 2. *Identify critical issues that impact on Manor Park and require a response to the City*
 3. *Identify critical issues that generally impact the inner urban transects*
 4. *To inform the MPCA's submission to the City before 12 March*
 5. *Engage the Manor Park community in discussion on all matters that affect us!*



Sparks Street

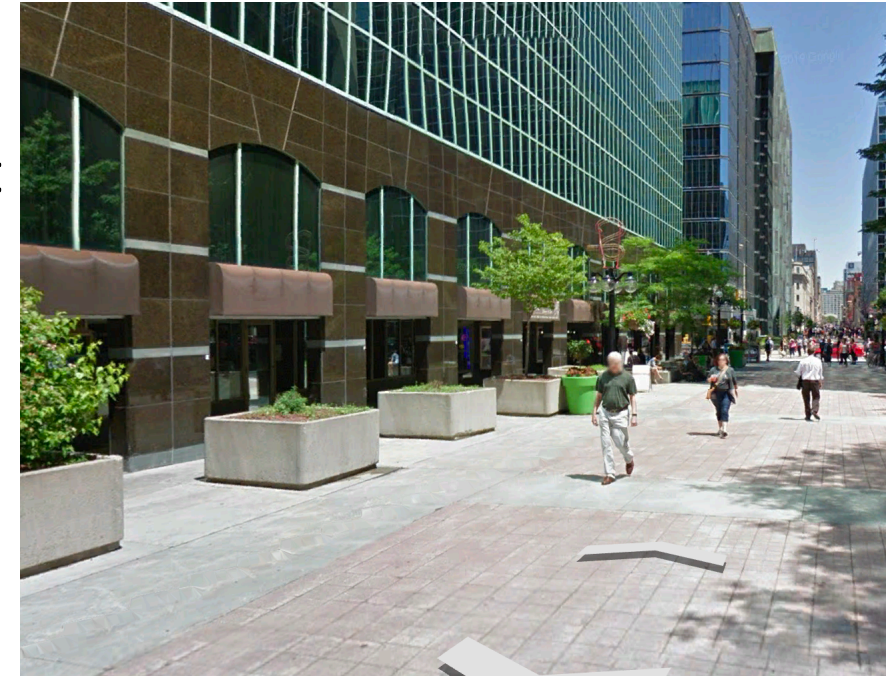
Live!
Flexible
Work
Play!
Resilient

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1. Background

- City of Ottawa describes the document as the strategy that will determine
 - *how the city will grow over time*
 - *where (it) will place major infrastructure*
 - *what policies will be in place to support economic growth*
 - *the development and evolution of communities.*
- The purpose of the Official Plan Review is to
 - *position Ottawa to be flexible*
 - *resilient,*
 - *above all, a city (where) people want to live, work, and play.*



Sparks Street

Live!
Flexible
Work
Play!
Resilient

1. Major Strategic Direction of Official Plan

Ottawa is “*proposing five broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century*”.

Policy Move 1: Growth Management

Achieve, by the end of the planning period, more growth by regeneration (intensification) than by greenfield development.

Policy Move 2: Mobility

By 2046, the majority of trips in the City of Ottawa will be made by sustainable transportation.

Policy Move 3: Urban and Community Design

Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small into the framework of our planning policies.



Growth
Management



Mobility



Urban and
Community Design

1. Major Strategic Direction of Official Plan

Ottawa is “*proposing five broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century*”.

Policy Move 4: Climate, Energy and Public Health

Embed environmental, climate and health resiliency and energy into the framework of our planning policies.

Policy Move 5: Economic Development

Embed economic development into the framework of our planning policies.

Note

- **Plan is not appealable and some areas are not appealable (Near Transit zones)**
- **Comprehensive Rezoning is next phase and to be done planners in “consultation” with communities.**



1. Major Strategic Direction of Official Plan

The proposed official plan differs from the current plan in three key ways:

i) Transects,

There are six transect areas that have been identified and the transect policy areas are:

1. Downtown Core

2. Inner Urban

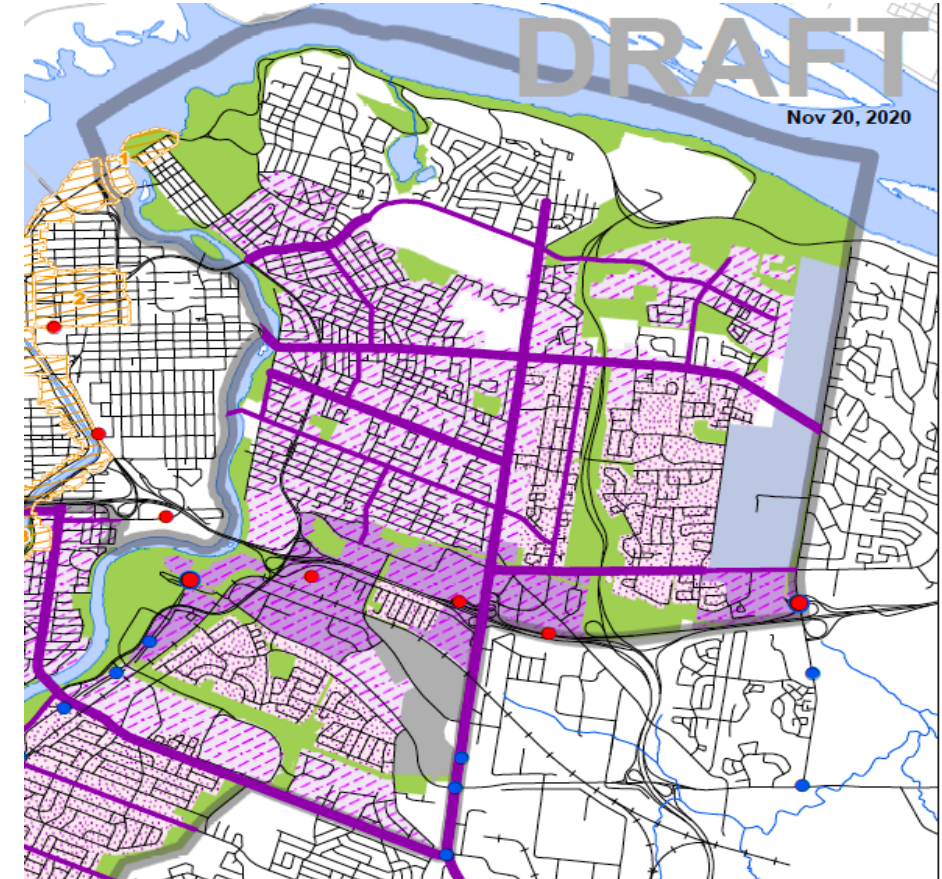
3. Outer Urban

4. Greenbelt

5. Suburban

6. Rural

This in contrast to the two policy areas (Urban, Rural) that are being replaced in the old plan.



Manor Park – Inner Urban Transect
Beechwood/St Laurent – Mainstreet Corridor
Hemlock – Minor Corridor

2. Designations in Official Plan

The proposed official plan differs from the current plan in three key ways:

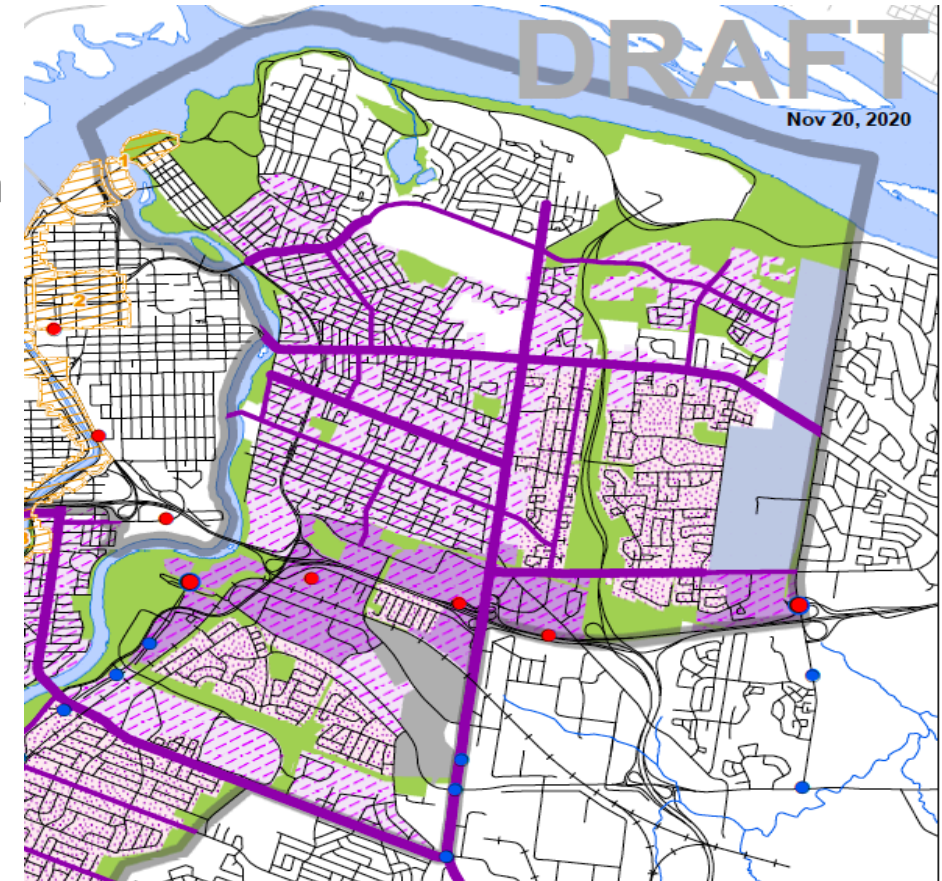
ii) Designation By Context (Hubs, Corridors and Neighbourhoods),

The Corridor designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed land-use, and a higher level of street transit service than abutting Neighbourhoods.

The Corridor designation includes two sub-designations.

Mainstreet Corridors (**Beechwood, St. Laurent**)

Minor Corridors (**Hemlock**)



Manor Park – Corridors
Manor Park – Neighbourhood

2. Designations in Official Plan

Proposed Height Categories

ii) Inner Urban Transect and Designation

OP Policy	Designation	Height
5.2.3(1)	Hubs	Low-rise, mid-rise and high-rise: minimum three storeys and maximum twelve storeys
5.2.3(2)	Mainstreet Corridor	Low-rise, mid-rise and high-rise: minimum two storeys and maximum nine storeys (Beechwood/St Laurent)
5.2.3(3)	Minor Corridor	Low-rise and mid-rise: minimum two storeys and maximum six storeys (Hemlock)
5.2.3(4)	Neighbourhood	Low-rise: minimum two storeys, zoning will permit at least three storeys but no more than four storeys (Manor Park)



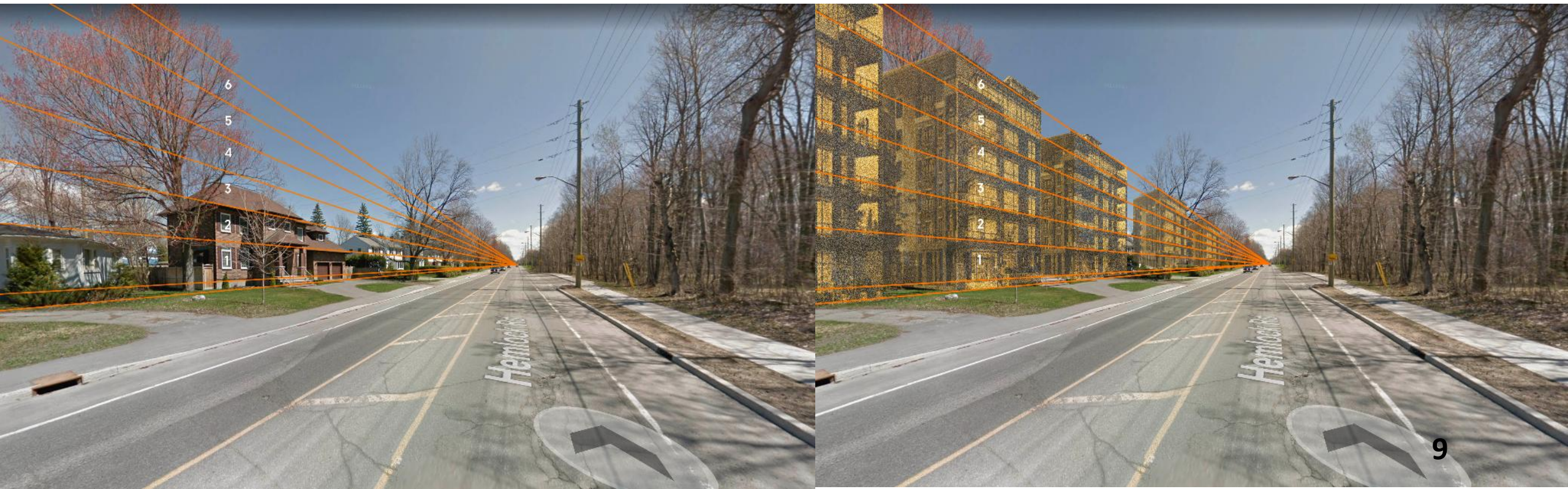
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2. Designations in Official Plan

Proposed Height Categories – Minor Corridor

View of Hemlock with the proposed 6 storey height



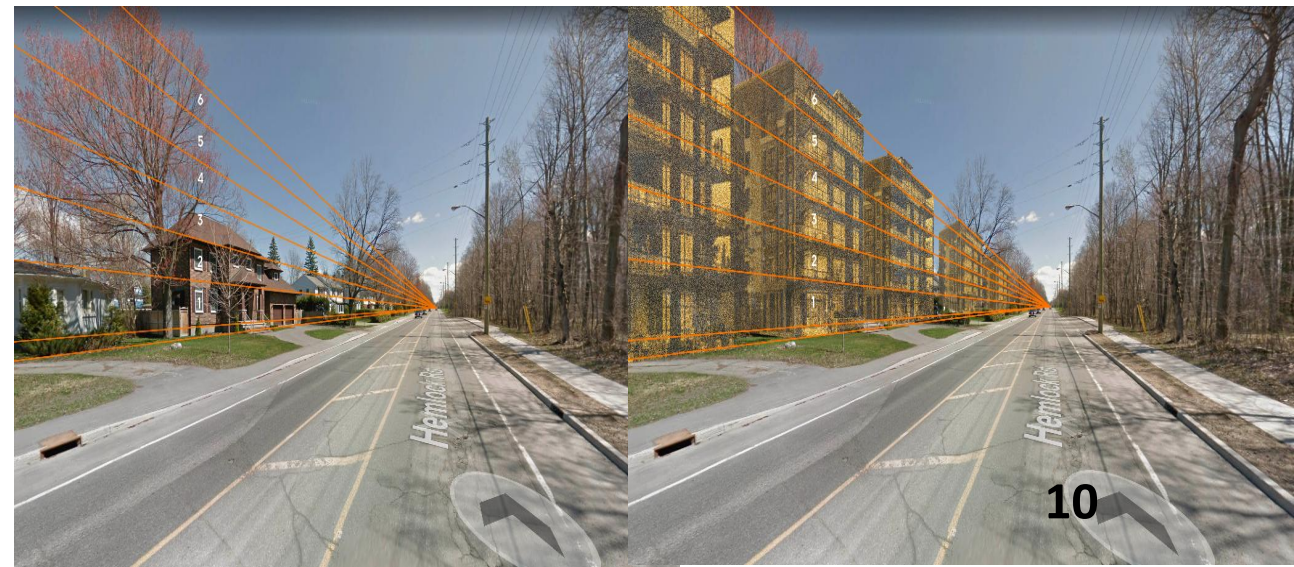
2. Designations in Official Plan

Proposed Height Categories – Minor Corridor

View of Hemlock with the proposed 6 storey height

Notes:

- this assumes the same front yard setbacks as per the current homes, which is not necessarily correct.
- this doesn't represent the current lot pattern, and likely some lots would need to be combined to create the buildings as shown.
- this doesn't necessarily represent the required side yard setbacks or gaps between buildings.
- the upper storeys are not set back from the main facade in this illustration and the impact on Hemlock could be mitigated by setting the upper 1-2 storeys back, thereby reducing the visual “bulk” from the road.



2. Designations in Official Plan

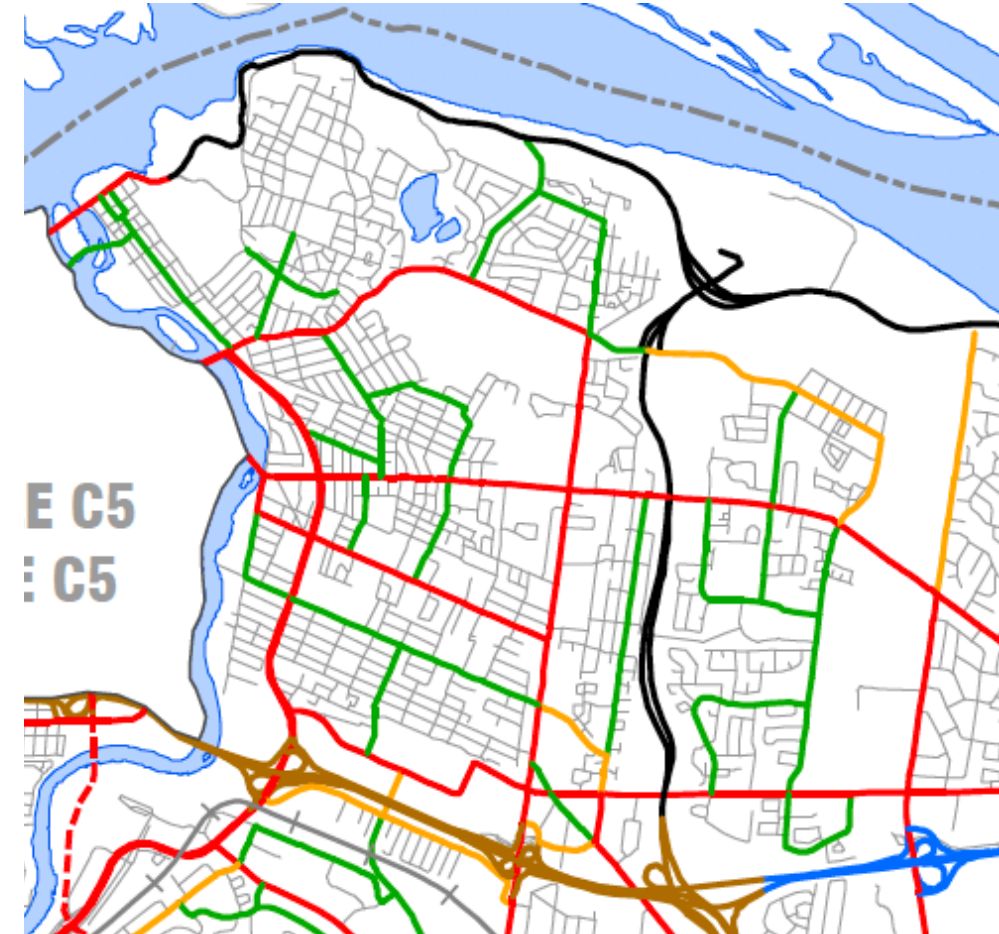
ii) Designation By Context (Hubs, Corridors and Neighbourhoods),

The Manor Park Neighbourhood is planned for ongoing development.

- 1. Generally planned for mid to high density development. (5.2.1)*
- 2. Prioritize walking, cycling and transit within, and to and from, the Inner Urban Transect (5.2.2)*
- 3. All inner core to be “urban” by 2046.*

The Zoning By-law and approvals will plan for the maximum heights, permitted in Section 4.3.1, of the new OP as follows:

- 1. Four full storeys along major streets that are not designated as Corridors; See Birch, Sandridge, Lisgar, Springfield*
- 2. Generally, three full storeys (2-4 storeys) within the interior of Neighbourhoods in the Inner Urban transect.*



Collector – Birch/Sandrich

Major Collector – Eastern Part of Hemlock

2. Designations in Official Plan

The Manor Park Neighbourhood shall:

According to Policy Directive 4.2 and 5.2

1. Shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3.2, Table 3. **(80 Units per Ha, similar to a large city like Tokyo)**
2. Generally allow **3 or more units per lot with no limit on the number of units. (4.2.1).**
3. Where appropriate, **prohibit lower density typologies (including single family homes).**
4. Provides flexibility in lot area & configuration to create small-sized, unconventional, irregular lot sizes and patterns including flag lots with **minimal lot widths.**



2. Designations in Official Plan

The Housing & Neighbourhoods shall:

According to Policy Directive 4.2 and 5.2

5. Manor Park could be required to have a **minimum of three storeys height permission** to allow for higher density low-rise residential development; and
6. Emphasise maximum built form envelope that frames the public ROW, & support the production of missing middle housing,
5. “Undue restrictions” on rooming houses to be removed, **possibly opening door to student bunkhouses or other types of communal housing**
6. Amenities to be allowed on roof tops



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2. Designations in Official Plan

Manor Park shall:
According to Section 5; have
the urban built form
designated as follows:

This means that the focus is
on street interaction and
implies commercial uses.

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

2. Designations in Official Plan

The Urban Neighbourhoods shall:

Threats to tree canopy.

- 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**

Implications for transport

- Transportation and infrastructure **then density** (A Canadian model)
- **Weather** – is a key factor (snow removal, mobility, cycling, permeable surfaces)
- Limit private vehicular transport in inner urban area (Manor Park)

2. Designations in Official Plan

The Parks and Recreation shall:
According to Policy Directive 4.4

1. Prioritize land for parks on-site over cash-in-lieu of parkland.
2. Ensure land conveyed be a minimum of 400 m²
3. When the development site is more than 4,000 m², the City shall place a priority on acquisition of 10% of land for park(s).
4. Emphasise larger parks in Outer Urban and Suburban areas.
5. City will consider an urban parks strategy.

Concern that there are not sufficient provisions for parkland in denser inner urban areas as proposed.

APPROACH TO PARKS AND ACTIVE RECREATION



2. Designations in Official Plan

The School Facilities shall:

According to Policy Directive 4.10

1. School sites shall prioritize safe, sustainable, active transportation mobility choices including walking and cycling as the primary means of travel to and from school.
2. Make trees an important component of a school's outdoor space
3. The Zoning By-law shall allow school sites to have dual zoning for a variety of complementary land-uses, including: residential; licensed child care facilities; parks; small scale commercial and other community serving uses.

Photo by: City of Ottawa



3. Consideration of Issues in Draft Official Plan

Key Issues Identified and that we wish to reported to the City

1. Growth Management Strategy needs to be improved and better articulated and must reconsider targets for densification as well as areas targeted for densification. (Not fair to put the burden of intensification on established neighbourhoods, Should be spread evenly across the 19 wards. The growth projections used by the City are also contested by the Community Associations.)
2. Insufficient participation and engagement of the broader public through the process adopted by the City. (Authentic consultation with communities is required on new draft before the plan goes to planning committee.)
3. Neighbourhood level planning must be central to the planning approach in order to ensure that the OP is embedded in the success of its neighbourhoods. (Neighbourhoods matter and established neighbourhoods must retain their character.)
4. Social Infrastructure to support intensification not mentioned specifically, and should be part of the OP

3. Consideration of Issues in Draft Official Plan

6. Get transit and transportation right before implementing no car measures and intensifying housing.
7. OP should include a more sophisticated structure to comprehensively measure the impacts on communities to be able to inform citizens on progress and failures and to amend City approaches quickly.
8. The environment, greenspaces and neighbourhood trees are significantly threatened by the draft OP . An environmental impact assessment is needed to consider impact on trees, birds, air quality and human health of new Official Plan.
9. This is a plan for property not people....the plans implies large adjustments for people and yet cannot deliver on more park space, green space, community gardens, quality of schools nor can it curate retail that meets the needs of 15 minute walkable neighbourhoods. A more modest plan is called for test the assumptions of the plan and to better understand how COVID will change living and working patterns.
- 10. Postpone implementation of Official Plan until after 2023 (after elections) to enable the above matters to be appropriately considered and included. It is important to get it right, rather than to get it done. 19**

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What Can You Do Next!

- Visit the Manor Park Community Association Website and use our letters as a template for making comments if you wish.

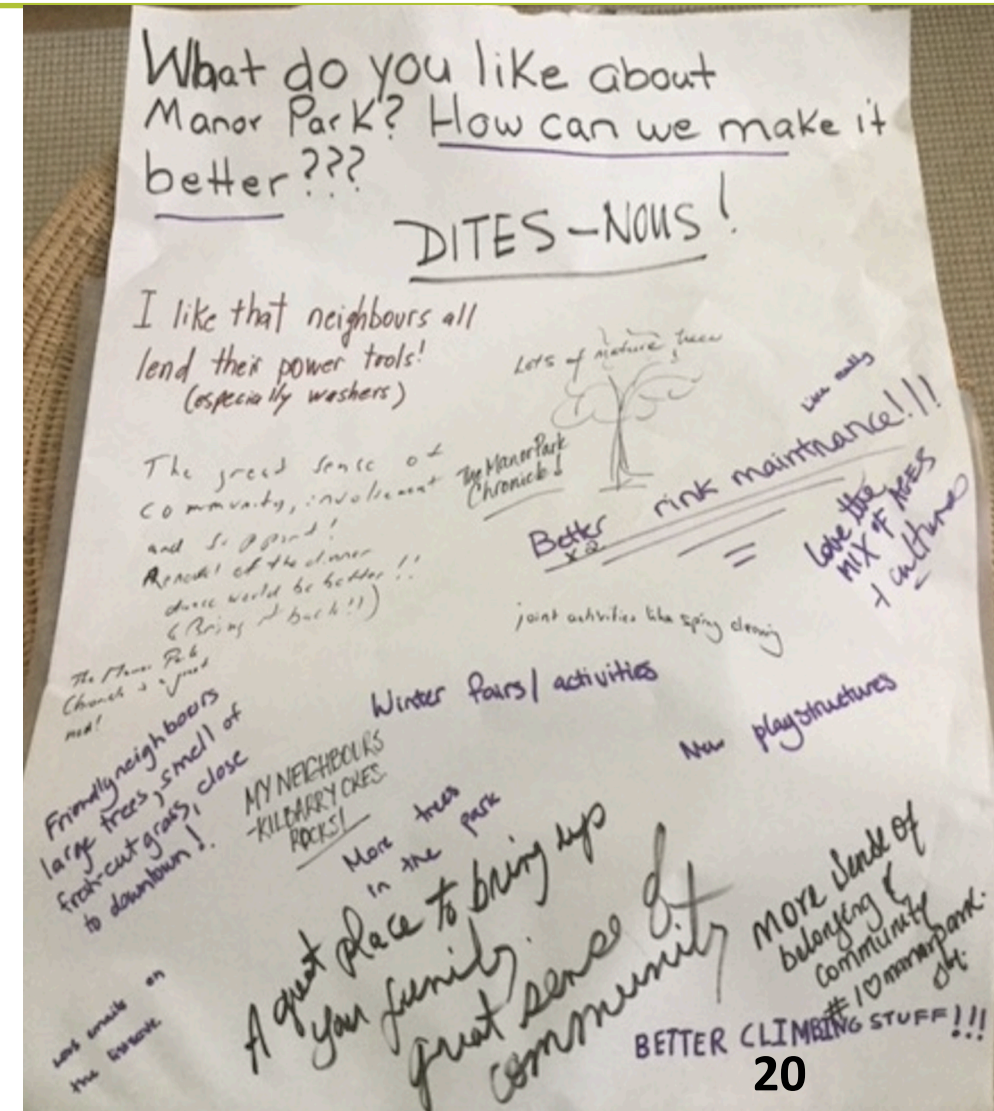
<https://manorparkcommunity.ca/home/development-review/>

- Comments on draft Plan Due 12 March
- Visit <https://engage.ottawa.ca/the-new-official-plan>
- Send your comments and/or concerns directly to :
City Planning Department – newop@ottawa.ca
Alain Miguez – alain.miguez@ottawa.ca

Lucille Collard – lcollard.mpp@liberal.ola.org

Rawlson King – rideaurockcliffeward@ottawa.ca

Mathieu Fleury – Mathieu.Fleury@ottawa.ca



Comments and Questions

<https://manorparkcommunity.ca/home/development-review/>

Thank You!

