

## 3.0 Centretown

*[Subject to Amendment #117, May 8, 2013]*

### 3.1 Location

*This Chapter applies to the entire area bounded on the north by Gloucester Street and Lisgar Street, on the east by the Rideau Canal, on the south by the Queensway Freeway and on the west by Bronson Avenue. This area is known locally as Centretown.*

### 3.2 Purpose

*The purpose of this Chapter is to establish a comprehensive Official Plan to guide future growth and change in Centretown. The Plan includes policies which relate to land use, structures and site development, heritage, transportation, property services and community facilities, open space, and recreational and social services.*

### 3.3 Goals and Objectives

*The following goals and objectives for Centretown have been identified by the citizens of the community and have been adopted by the City of Ottawa.*

#### 3.3.1 Goals

- a. To maintain and enhance the residential character of Centretown while allowing for a moderate increase in population.*
- b. To accommodate persons of all age groups, income levels, cultural backgrounds, lifestyles and household sizes wishing to live in Centretown with good quality, affordable housing.*

#### 3.3.2 Objectives

- a. To protect, maintain and improve existing good quality housing.*
- b. To increase the amount of family housing, especially in low profile residential areas.*
- c. To provide housing which meets the needs of handicapped persons, senior citizens, single parent families and other groups with special needs.*
- d. To encourage innovative building and site development which will contribute to the physical environment of the community and enhance the desirability of Centretown as a place to live.*
- e. To protect, preserve and encourage sensitive rehabilitation of buildings and areas of historical, architectural or cultural significance.*
- f. To protect residential areas from adverse effects of adjacent commercial development or major traffic routes.*
- g. To improve and revitalize the major commercial areas in Centretown.*
- h. To provide neighbourhood commercial facilities and services for Centretown residents.*
- i. To maintain the small-shop character of neighbourhood commercial areas in Centretown.*
- j. To reduce the amount of through traffic in Centretown and minimize its effects on residential areas.*
- k. To allow for the improvement of the public transportation system and decrease reliance of the private automobile.*
- l. To develop a safe and attractive pedestrian and bicycle system between neighbourhoods.*
- m. To develop an environmentally acceptable and economic solution to residential and commercial parking problems.*
- n. To provide adequate utilities and municipal services to all land uses.*

- o. To provide adequate educational, recreational, social and cultural facilities and programming for all residents.*
- p. To provide adequate, accessible and innovative public open space to meet the needs of Centretown residents.*
- q. To protect and preserve existing trees and other desirable vegetation while undertaking new plantings where vegetative cover is insufficient.*
- r. To minimize and prevent air, water, noise and visual pollution in Centretown.*
- s. To provide a framework for the continuing involvement of the public in the planning process.*

### **3.4 Policies**

*The policies contained within this Chapter are designed to achieve the goals and objectives defined in the previous Section. The policies are of two types: those which control or restrict the use of land, the type and design of buildings and the arrangement of structures on sites, and those which permit or provide incentives to public and private investment. The former type is designed to prevent development which is incompatible with the goals and objectives for Centretown and to protect existing desirable structures, whereas the latter type is intended to encourage investment which enhances the residential character of the area.*

#### **3.4.1 Neighbourhood Concept and Future Population**

*It is intended that the residential character of Centretown be conserved and, wherever possible, improved. Where existing structures cannot be maintained or where demolitions have occurred, redevelopment will be encouraged. Uses which are incompatible with the residential character will be restricted. In particular, office commercial structures will be limited. Should redevelopment occur in accordance with the policies contained herein, the population of Centretown may increase by approximately 50%. This increase will support the residential character of the area and will benefit the retail commercial enterprises within Centretown and the adjacent Central Area. An increase in population in Centretown will also benefit the City-wide distribution of population and result in a more efficient use of existing public services and facilities.*

*Within Centretown there are several identifiable neighbourhoods. It is intended that all neighbourhoods will absorb some of the anticipated increase in population and that all will continue to accommodate both family and non-family households. However, certain neighbourhoods are more suitable to family living. These include three neighbourhoods west of Kent Street, the area between Elgin and O'Connor Streets south of Somerset Street and the neighbourhood east of Elgin Street. The major portion of these areas will be maintained as low profile neighbourhoods and public services and amenities to these areas shall be aimed primarily at serving the needs of families with children. Other neighbourhoods adjacent to Bank Street, along the northern boundary of Centretown, and in other areas of the community are less suitable for family living and will be maintained as medium and high profile areas. Public services and amenities will be primarily oriented to single persons, childless households, and small or medium sized family households.*

#### **3.4.2 Land Use Policies**

*The policies of this Section relate to the regulation of certain uses within defined areas of Centretown. The effect of these policies is illustrated on Schedule H - Centretown Land Use.*

##### **Residential Areas**

- a. *Residential Areas shall include dwelling uses and may include public service and minor retail and office uses which serve primarily the local area population but are not necessarily limited to only the geographic area of Centretown and existing uses which are an integral part of the area in which they are located.*

#### **Low Profile Residential Areas**

- b. *These areas are intended to include a variety of residential buildings, some of which will be suitable for occupancy by families with children. Buildings or uses accessory to or compatible with these residential types will be considered. Maximum building heights will be limited.*

#### **Medium Profile Residential Areas**

- c. *These areas shall include a variety of dwelling types suitable for occupancy by one person, small and medium sized family and non-family households. Buildings or uses accessory to or compatible with these residential types will be considered. Maximum building heights will be limited. For areas shown on Schedule H - Centretown Land Use as Residential - Parking Medium, the provisions of Policy 3.4.7 d) apply with respect to public parking areas. Building heights similar to heights associated with areas designated 'Residential Areas - High Profile' may be permitted through a site specific Zoning By-law amendment for lands designated 'Residential Area - Medium Profile' only to allow for the development of affordable housing that provides affordable housing beyond market affordability as defined in the Official Plan, and only where the lands to be rezoned to permit a higher building are adjacent to lands designated 'Residential Areas - High Profile' where a concentration of development in excess of nine (9) stories exists; and/or, where adjacent lands within the 'Residential Area - Medium Profile' area wherein the site is located also accommodates a concentration of development with heights similar to the height being proposed. [Amendment #27, July 13, 2005]*

#### **High Profile Residential Areas**

- d. *These areas shall permit a variety of dwelling types and shall provide accommodation suitable for one person and small family and non-family households. Buildings and uses accessory to or compatible with these residential types will be considered. Maximum building heights will be limited. For areas shown on Schedule H - Centretown Land Use as Residential - Parking High, the provisions of Policy 3.4.7 d) apply with respect to public parking areas*

#### **Heritage Residential Areas**

- e. *These areas shall include a variety of residential buildings which are considered to be of heritage value and shall provide accommodation for family and non-family households. Heritage Residential Areas may include buildings or uses accessory to or compatible with these residential types. Development and redevelopment of properties within these areas will be permitted. New development will be considered in terms of its form, scale and design to ensure that it complements and contributes to the heritage character of the area. Maximum building heights will be limited.*

#### **Commercial Areas**

- f. *Commercial areas shall include a variety of commercial operations to serve both Centretown residents and residents of the Ottawa-Hull area and may include residential and public uses compatible with commercial activity. Four commercial land use categories have been designated.*

#### **District Commercial Areas**

- g. District Commercial Areas shall include retail shops and other commercial operations that will appeal to both the local and regional markets. It is intended that pedestrian oriented commercial activity will present a continuous facade along street frontages. Office-type commercial operations and residential uses shall be permitted above the ground level. District Commercial Areas are linear in form and restricted to both sides of Bank and Elgin Streets. These designations recognize existing land use and the importance of the major transportation routes. Maximum building heights may be limited.**

#### **Local Commercial Areas**

- h. These areas shall include retail shops and other commercial operations which serve the needs of the immediately surrounding local population. Residential uses will be permitted above the ground floor level. Maximum building heights will be limited**

#### **Queensway Commercial Area**

- i. This area shall include offices, hotels, apartment hotels, parking areas, bulk good outlets, wholesale operations and several other commercial operations which serve the special needs of travellers and commuters as well as the special needs of the residents of the City. Residential uses are not considered to be compatible. Development will be encouraged to create a buffer between the Queensway to the south and the residential areas to the north. Maximum building heights will be limited. Special design and massing consideration will be given to sites located at the corners of Bank and Catherine Streets to ensure compatibility. Over time, the streetscape along Catherine Street shall be improved. [Amendment #24, May 11, 2005]**

#### **Heritage Commercial Areas**

- j. These areas shall include retail shops and a limited variety of other commercial uses suitable for buildings of heritage character and may include public or residential uses which complement or contribute to the commercial activity. Buildings included within these areas shall be considered to be of heritage value or as significant elements in the formation of Heritage Commercial Areas. Development and redevelopment of properties within these areas will be permitted. New development will be considered in terms of its form, scale and design to ensure that it compliments and contributes to the heritage character of the area. Maximum building heights will be limited.**
- k. The “Elgin Street Commercial Area” will accommodate a mix of commercial, institutional and residential uses that enhances the surrounding community by providing goods and services for the adjacent residents, downtown workers and tourists, the greater Centretown area and the city as a whole. It is intended that small-scale, street-oriented commercial establishments will contribute to a highly animated and attractive commercial street with a strong pedestrian presence. Also, an appropriate balance and mix of uses will be achieved and maintained so as to adequately serve the local community, regional market and tourists; and to capitalize on the city’s yearly festivals and special events, all the while not undermining the adjacent community. The presence of community uses and churches along Elgin Street, such as the Jack Purcell Recreation Complex, Elgin Street Public School, and Minto Park, will complement the overall mix of uses and serve to enhance the street’s vitality by making it the focus of community activity. It is also the desire that the area’s housing stock will be augmented with upper-floor residential units in an attempt to increase local resident activity on the street. Building heights will be limited. [Amendment #27, July 13, 2005]**

#### **Residential Office Areas**

- l. These areas shall include a wide range of: retail, commercial, office, residential and public uses. Maximum building heights may be limited.*

**Public/ Institutional Use Areas**

- m. These areas shall include a wide variety of public uses including schools, parks, public utility installations, municipal facilities, community and health centres and places of worship.*

**Heritage Public/ Institutional Areas**

- n. These areas shall include places of worship and public institutional buildings and sites which are considered to have heritage value. Existing buildings should be retained and wherever possible, rehabilitated to more closely reflect their exterior heritage character.*

**Major Open Space Area**

- o. This area includes the landscaped lands adjacent to the Rideau Canal owned by the National Capital Commission. This area shall provide open space and may include recreational facilities to meet the needs of both the residents of Centretown and the National Capital Region.*

**Continuances of Existing Uses**

- p. Any use legally in existence and permitted by the Restricted Area By-law passed pursuant to this plan may be converted to another use which is more compatible with the goals, objectives and policies of this plan than for the purpose for which it was used at the time of the contemplated conversion. Such conversion must be to the satisfaction of the City of Ottawa and the Committee of Adjustment.*

### **3.4.3 Housing Policies**

*The following policies will be considered in the rehabilitation, development, and redevelopment of housing in Centretown.*

**Dwelling Size and Composition**

- a. In order to protect present and future residents of Centretown, the City of Ottawa will adopt regulations relating to the minimum size of dwelling units within each residential area. The City of Ottawa may also adopt regulations concerning the number of bedrooms per dwelling unit in each of the residential areas in an effort to ensure an adequate supply of dwelling units suitable for families with children. Although individual rented rooms will be permitted in all residential areas, they may be limited in the low and medium profile residential areas.*

**Assisted Housing**

- b. In recognition of the affordability problem encountered by many individuals and families in securing adequate housing, the City of Ottawa shall encourage and shall determine specific means to provide for a significant percentage of publicly assisted housing for persons and families of low to moderate income in new residential developments. The City of Ottawa may also purchase existing housing or assemble land for housing construction, as circumstances demand, in order to further the objectives of the Plan. Assisted housing will be made available to both renters and potential owners and will not be limited to any particular residential area.*

**Conservation, Rehabilitation and redevelopment**

- c. *The City of Ottawa shall adopt regulations to prevent the unnecessary demolition of good housing and shall encourage the retention and improvement of existing structures. Wherever redevelopment occurs the Municipality shall encourage and determine specific means to ensure that the design of new buildings will be compatible with existing adjacent structures and that the landscaping will complement and contribute to the character of the residential areas.*

### **3.4.4 Commercial Policies**

*The following policies shall be considered in the development and redevelopment of commercial uses in Centretown.*

#### **Shopping Facade**

- a. *In order to ensure the development of a cohesive shopping area along the entire length of Bank and Elgin Streets, the City of Ottawa shall adopt regulations to limit development at ground level to retail shops and other pedestrian oriented commercial enterprises. Parking lots and other auto oriented activities as well as commercial operations which are not dependent on pedestrian business would disrupt the cohesiveness of the shopping area and as such, will be prohibited from locating on ground level. Wherever possible, the City of Ottawa will encourage store facades which are compatible with one another and which, in total, create an attractive shopping environment.*

#### **Bank Street Promenade**

- b. *The City of Ottawa shall encourage and assist in the implementation of an attractive, pedestrian oriented promenade along the Bank Street commercial area. This promenade is intended to enhance the shopping environment and in turn, increase the viability of Bank Street as a major commercial area.*

#### **Convenience Stores**

- c. *The City of Ottawa recognizes the need for convenience stores located outside concentrated areas of commercial activity. Accordingly, the City will permit "corner stores" and "apartment tuck shops" provided that these stores do not detrimentally affect similar existing stores or a designated, but undeveloped commercial area, located within reasonable proximity.*
- d. *That the following policies shall apply to all development and redevelopment within the Elgin Street Commercial Area identified on Schedule "H":*
- i. *Land Use Details - In recognition of the potential for certain uses to detract from achieving an appropriate mix of uses, and in particular the potential impacts associated with entertainment/restaurant type uses, and to ensure that uses along the street will contribute to achieving the above-noted land use policy, the zoning for the area will establish regulations to limit the size and street frontage of uses so as to ensure that a small-scale street-related character is maintained for the area, and to limit the location of certain uses so as to ensure that uses contribute to an attractive pedestrian-oriented street environment.*
  - ii. *Strategic Intervention - To achieve the land use objectives for the area, Council is committed to identifying and participating in the implementation of strategic intervention opportunities such as strategic redevelopment opportunities through joint venture or development for the area, or potential incentives such as financial and other incentives that can encourage or support the establishment of the desired uses. This might include exploration of parking opportunities and streetscape improvements.*
  - iii. *Streetscape Improvements - It is Council's desire to achieve a highly animated and attractive physical environment within the Elgin Street Commercial Area, consistent*

*with the recommendations of the Downtown Ottawa Urban Design Strategy 2020, through streetscape improvements that would enhance the pedestrian environment and the street's existing character and charm, and integrate this commercial area with the Central Area. As part of this initiative, consideration will be given to the creation of building façade design guidelines to give direction and encouragement to owners to improve building facades.*

- iv. Road Widening Requirement - There is an Official Plan requirement for a road widening on each side of Elgin Street that could result in a 2.5 metre right-of-way widening being requested at the time of redevelopment. This may not be entirely appropriate due to the fact that Elgin Street is located in the Centretown Heritage Conservation District, and its buildings generally present a uniform continuity of façades. Also, there are numerous property owners, making it difficult to obtain the desired right-of-way. A streetscape plan to be prepared at a future date will identify potential locations where the road widening may be required to accommodate wider sidewalks, trees, street furniture, bus shelters and bicycle parking. [Amendment #20, January 12, 2005]*

### **3.4.5 Heritage Policies**

*The City of Ottawa recognizes the value of heritage as a neighbourhood planning concern. The retention and revitalization of heritage buildings, structures, sites and environments within Centretown will:*

- preserve irreplaceable architectural styles which provide character and variety essential to a vital urban environment;*
- extend the economic life of existing buildings; ! reinforce the residential character of Centretown;*
- strengthen the "sense of community" within Centretown.*

*The following policies relate to the designation, preservation and rehabilitation of Heritage Buildings and Heritage Areas within Centretown. For the purposes of this Chapter, heritage buildings are those which have significant architectural merit or are associated with historic persons or events. Heritage Areas are areas which contain several buildings which, when considered together, have a unique architectural character or historical and cultural significance.*

#### **Heritage Buildings**

- a. The City of Ottawa shall identify and designate buildings of architectural, historical or cultural significance as Heritage Buildings. These shall be protected from unnecessary demolition and insensitive alteration through such means as are available to the municipality. Existing buildings of heritage value should be retained and, wherever possible, rehabilitated to more closely reflect their exterior heritage character.*

#### **Heritage Areas**

- b. The City of Ottawa shall identify and designate areas of architectural, historical or cultural significance as Heritage Areas. These areas shall be protected from intrusion by incompatible land uses and undesirable traffic. The City of Ottawa shall prevent unnecessary demolition or insensitive alteration of individual buildings within these areas through such means as are available to the municipality and shall encourage rehabilitation wherever appropriate. Wherever redevelopment occurs, Council shall ensure that the design and landscaping of new buildings complement the character of the area*

### **3.4.6 Site Development Policies**

*There are also vacant sites in Centretown available for development and it is likely that any new development and redevelopment will occur on scattered sites throughout the area in addition to the areas which are available for total redevelopment. The policies of this Section are designed to ensure that all development will enhance the physical environment of Centretown and will be compatible with adjacent existing uses.*

- a. **General Site Development:** *The following policies shall apply to all development and redevelopment in Centretown:*
  - i. *Development shall only be permitted where municipal and public utilities and services are available and where the development will not adversely effect the level of service available to existing development;*
  - ii. *The scale, form, proportion and spatial arrangement of new development and redevelopment shall cause minimal visual intrusion on existing development and, wherever possible, shall contribute to the overall physical environment of Centretown;*
  - iii. *All development will be landscaped to the satisfaction of the City of Ottawa. Generally, this landscaping will extend beyond the property line to the road, and wherever necessary, will serve as a buffer between non-compatible land uses. Existing landscape features including desirable trees and shrubs should be retained and incorporated into a landscape design which enhances both the new development and the surrounding environment;*
  - iv. *All parking and loading areas shall be appropriately landscaped and screened from adjacent properties and roadways;*
  - v. *Development shall provide for pedestrian movement through or along the site as required by the City of Ottawa;*
  - vi. *The City of Ottawa recognizes the potential value of using space over roads for various forms of development. Accordingly, a policy will be established whereby the municipality may permit the utilization of these air spaces. This privilege will only be extended on an individual basis and only where the recipient of the air rights provides public amenities as are considered desirable by the City of Ottawa;*
  - vii. *Prior to the development of any site the City of Ottawa may require the property owner to enter into a development agreement with the municipality. A development agreement shall include conditions relating to cash or land dedication for park and road purposes, site engineering, easements, parking, loading and traffic circulation, pedestrian circulation, snow and garbage removal, grading, drainage, and landscaping, lighting and signing and such other conditions as are required by the municipality.*
  
- b. **Residential Site Development:** *The following policies are specific to site development in residential areas of Centretown:*
  - i. *The City of Ottawa recognizes the need for amenity areas in and around residential buildings and will adopt regulations to ensure that an adequate amount of recreational and open space is provided in each development to met the occupants needs. These regulations shall specify acceptable types and the location of internal and external amenity areas;*
  - ii. *The City of Ottawa recognizes the need to maintain a compact form of residential development in Centretown and may adopt regulations relating to yard clearances and building setbacks which will preserve this form of development. These regulations, however, shall ensure adequate buffering between residential areas and other existing and possible future land uses and roads;*
  - iii. *The City of Ottawa is concerned with present and future residents needs to enjoy natural light, circulation of air and relatively unobstructed views. In recognition of these needs and in an effort to protect the environment of residential areas, the City of*



*Ottawa shall establish regulations relating to the right of aspect. In general, new development shall not unreasonably obstruct natural light, view and air circulation from the main window of existing habitable rooms.*

- c. Commercial Site Development: The following policies are specific to commercial development in Centretown:**
- i. The City of Ottawa recognizes the need for amenity areas in and around commercial and office buildings and will adopt regulations to ensure that an adequate amount of recreational and open space is provided in each development to meet the users needs. These regulations shall specify acceptable types and the location of internal and external amenity areas;**
  - ii. The design of facades and signs of buildings in concentrated commercial areas shall be designed to complement one another and shall provide a positive contribution to the overall physical environment of the area. Isolated commercial buildings in residential areas shall be designed to harmonize with the character of the areas within which they are built;**
  - iii. Public parking and loading areas shall be designed to minimize conflict with adjacent land use. Vehicular entrances and exits to parking areas shall be designed to minimize the disruption of traffic flow on access roads.**

### **3.4.7 Transportation Policies**

*The following policies relate to motorized vehicle, bicycle and pedestrian movement within Centretown. Parking policies are also included.*

#### **Public Transportation**

- a. The City of Ottawa supports the increased use of public transit and will encourage improvements to the public transportation system in an effort to decrease through traffic in Centretown. Specifically, the City of Ottawa will support exclusive bus lanes and busways and will encourage research into other methods and modes of transit which will increase use of the public system and decrease reliance on the private automobile.**

#### **Road System**

- b. The City of Ottawa supports the concept of decreasing through traffic in family oriented neighbourhoods and improving the parking situation for Centretown residents. Accordingly, the City of Ottawa will undertake such detailed studies as are required and such engineering and landscaping as is necessary to achieve a satisfactory road reorganization. In an effort to improve through traffic flow on major arterials, the City of Ottawa will limit access from local roads, and support the use of exclusive bus lanes and may take or support other actions which are conducive to the efficient use of major arterials in Centretown.**

#### **Pedestrian and Bicycle System**

- c. The City of Ottawa shall encourage and assist in the design and development of a safe and attractive system of pedestrian and bicycle paths. This system will be designed to ensure linkages with the Central Area, the Rideau Canal Open Space System, adjacent residential communities and the University of Ottawa. As the University is located to the east of the Rideau Canal, a separate pedestrian and bicycle bridge may be required.**

#### **Parking**

- d. City Council will require owners of new commercial developments or redevelopments to provide parking spaces or to make equivalent cash payments as required by the**

**Restricted Area By-law.** To encourage the development of strategically located public parking areas adjacent to the Bank Street major commercial area, developers of residential and commercial buildings may be permitted to develop more floor space than would normally be permitted where they provide public parking in excess of their requirements in those areas allocated for such purposes in the Restricted Area By-law.

*In general, the development of new public parking will not be permitted. However, where a surface parking area lawfully exists at the date of the passing of a Restricted Area By-law passed pursuant to this plan, such a surface parking area may be converted to another use permitted by the Restricted Area By-law in which the use is located. Such a surface parking area may be incorporated within the confines of a structure which is developed in conformity with the Restricted Area By-law provided that the amount of public parking is no more than that which lawfully existed at the time of the passing of the by-law.*

*The inclusion of this additional use within the confines of the structure shall be calculated in the total amount of floor space permitted by the by-law. In residential areas City Council will encourage the construction of common parking areas in conjunction with the proposed street reorganizations in order to alleviate the shortage of on-site parking.*

*In Heritage Residential, Heritage Commercial and Heritage Institutional Areas, normal parking requirements of the Restricted Area By-law will not apply. Parking requirements will be established through the development control process in order to allow greater flexibility in protecting the quality of heritage sites.*

#### **Two - Way Street Conversions**

- e. **Two-way Conversions** - As part of a downtown transportation study, the City of Ottawa will review the effects of converting one-way north-south streets to two-way traffic. This study will consider the impacts on the existing Queensway ramping system and changes to the Queensway corridor proposed by the Ministry of Transportation as well as the priorities identified by the National Capital Commission Core Area Master Plan. First priority streets to be considered for conversion are Metcalfe and O'Connor Streets and second priority are Kent and Lyon Streets. [Amendment # 24, May 11, 2005]

### **3.4.8 Property Services and Community Facility Policies**

#### **Municipal Services**

- a. **In order to meet future needs, the City of Ottawa shall undertake such replacements and expansions as are necessary. Wherever possible, sewers which currently carry combined storm and sanitary sewage, shall be separated.**

#### **Role of Metcalfe Street**

- b. **The City of Ottawa shall redefine Metcalfe Street as a major civic boulevard and capital gateway that links the civic realm with the capital realm. [Amendment #24, May 11, 2005]**

#### **Streetscape Improvements**

- c. **The City shall undertake streetscape, landscape and public realm improvements on Metcalfe, O'Connor and Somerset Streets and on Cartier Street between Lisgar and Somerset as part of the capital budget for any road and infrastructure renewal program for these streets. Treatment shall include cycling strategies that recognize the contribution cycling makes to the transportation infrastructure and shall also be required on the streets surrounding the Canadian Museum of Nature as proposed in the Targeted Strategy for the**

*Metcalfe Gateway and Canadian Museum of Nature Block Restoration below. [Amendment 24, May 11, 2005]*

**Utilities**

- d. Hydroelectricity, natural gas and telephone systems will be extended wherever necessary to serve new residential and commercial development. In the interest of enhancing the physical environment of the inner city, the City will require all utilities to be installed underground and will support the burying of existing overhead wiring.*

**Schools**

- e. Schools presently operating will be maintained in their present use. School buildings and the open space surrounding them are important facilities within the community and shall be used more intensively for recreation, social and cultural activities.*

**Open Space**

- f. The City of Ottawa recognizes the deficiency of useable open space areas in Centretown and is concerned with the difficulty of obtaining additional open space in the community due to high land assembly costs. In the interests of increasing the amount and type of open space in Centretown, the City of Ottawa may create linear street parks utilizing portions of existing rights-of-ways and may acquire land to develop parks.*

*The City of Ottawa shall encourage the National Capital Commission to develop the open space area adjacent to the Rideau Canal for both active and passive recreation in order to increase recreational opportunities for the residents of Centretown.*

*Open Space areas within and surrounding churches, schools, offices and other buildings should be utilized to their full open potential. Accordingly, the City of Ottawa, shall wherever desirable, enter into agreements with these public and private authorities with the objective of developing additional and compatible uses of existing open space lands. As a condition of subdivision, condominium approval, development or redevelopment for residential, retail commercial and office purposes, the City of Ottawa shall require land dedications for park purposes or cash payments in lieu of land dedications. In general, land dedications rather than cash payments will be preferred in: a) high profile and built up areas, or b) in situations where land can be added to existing open space areas, or c) where it will contribute to the improvement of the neighbourhood environment. Dedications or equivalent money shall be required on a per unit basis at a rate to be established in the Implementing By-law.*

*Also in the interests of increasing useable open space in Centretown, the City of Ottawa shall prohibit vacant lands from being used for surface parking and shall require that vacant lands be appropriately landscaped for the interim period between demolition and redevelopment. Wherever desirable, the City of Ottawa shall lease vacant public or private land for park purposes.*

**Recreational and Social Services**

- g. The City of Ottawa supports the concentration of a number of recreation and social meeting facilities in Community Centres. These centres may also include such social services as health and dental clinics, personal counselling services, legal aid, daycare, information and referral services and any other service which is best delivered at a neighbourhood level. The delivery of recreational and social services within Centretown shall be closely co-ordinated in order to avoid inefficiency and duplication.*

*The two existing Community Centres, McNabb and Jack Purcell, shall be maintained and complemented with additional facilities as required. A third Community Centre will be established in the northern part of Centretown to meet the needs of the existing and future population of the high profile area.*

**3.4.9 Targeted Strategies [Amendment 24, May 11, 2005]**

**Civic Street Beautification and Streetscaping**

*City Council shall consider undertaking the following targeted strategies (see Annex 9) to implement the Downtown Ottawa Urban Design Strategy:*

**Elgin Street**

- a. *a streetscaping plan for Elgin Street with enhancements that mirror the quality of Confederation Boulevard and improve the visual and pedestrian environment.*

**O'Connor Street**

- b. *a streetscaping plan for O'Connor Street tied to converting the street to two-way traffic in accordance with Policy 3.4.7e) above.*

**Somerset Street**

- c. *a streetscaping plan for Somerset Street that complements and builds on the existing character of the street, including the Somerset Village BIA area.*

**Metcalfe Gateway and Canadian Museum of Nature Block Restoration**

- d. *in collaboration with the National Capital Commission, a restoration plan for the Metcalfe Gateway and the Canadian Museum of Nature block, including:*
  - i. *Elimination of the Metcalfe Street continuation between McLeod Street and Argyle Avenue to create a single expanded park space;*
  - ii. *Re-landscaping the park to a significantly higher standard as per the 2003 Public Works-Government Services Canada study;*
  - iii. *Special streetscape treatment for the Metcalfe/McLeod intersection to create a public gathering space at the front entrance to the museum;*
  - iv. *Reconstruction of Metcalfe Street as a civic boulevard, including street trees, special paving, lighting, co-ordinated street furniture and traffic calming measures(as determined by a downtown transportation study), at key intersections;*
  - v. *Conversion of Metcalfe and O'Connor Streets to two-way traffic and consideration of a reconfigured Queensway/Metcalfe/O'Connor ramp system in accordance with Policy 3.4.7e); and*
  - vi. *In collaboration with the National Capital Commission, consideration of an improved alternative scenic access system from the Queensway and Elgin Street to the Queen Elizabeth Driveway.*

**Open Space Program**

- e. *an acquisition program for small open spaces, including working with property owners to provide open space accessible to the public in accordance with Policy 3.4.8f) above. Priority sites are corner locations along Metcalfe Street at Somerset and Lisgar, along O'Connor Street at Gilmour, Lisgar and Nepean, corner lots along Kent Street, and along Bank Street, particularly at the intersection of Bank and McLeod Streets.*

**Bank Street Beautification**

*a streetscaping plan for Bank Street, including the following elements:*

- i. an initial clearing of clutter and cleaning of sidewalks and building frontages;*
- ii. provision of tree planting and landscaping, paving and street furniture of an equivalent quality to the Capital Realm north of Sparks Street; and*
- iii. streetscaping treatments that wraps around the main east-west intersections.*

**Bank Street Corridor Intensification Program**

- f. in the blocks between Kent and O'Connor Streets, a determination of the most suitable locations for intensification based on the following criteria:*
  - i. preserve the Bank Street frontage as a main street;*
  - ii. transition into the residential area west of Kent Street;*
  - iii. focus the majority of intensification mid-block on the east-west streets in keeping with the land use policies under Section 3.4.2 above; and*
  - iv. protect heritage sites.*

### **3.5 Implementation**

*The policies of this Chapter provide a framework for the future development of Centretown. The success of these policies depends on effective implementation. The City of Ottawa has the jurisdictional authority to take such actions or make such demands as are required to carry out many of the policies of this Plan, however, certain policies can only be implemented with the co-operation of other public authorities including the Province of Ontario and the National Capital Commission. Wherever the agreement or involvement of two or more authorities is required to implement certain aspects of the Plan, the City of Ottawa will initiate discussions with these authorities with the objective of reaching an agreement on a desirable course of action. The following are specific means and methods of implementing the policies described in this Plan.*

### **3.6 By-laws**

*Under the powers delegated to municipalities by provincial legislation the City of Ottawa shall enact a number of By-laws to control future development in Centretown.*

#### **3.6.1 Restricted Area By-law**

*This By-law will regulate the use of land and the erection and use of buildings within Centretown and will provide the basis for implementing the land use policies of this Plan insofar as is permitted by the Planning Act. The By-law may also regulate height, character, bulk, location and other aspects of building construction or site development as specified in the Planning Act.*

*Heritage zones, established within the By-law, are intended to further the achievement of certain objectives of this Plan. In particular, the establishment of heritage zones will enable the City of Ottawa to regulate certain elements such as location, parking, setbacks, height and mass of buildings which are essential to the maintenance of the overall character of unique heritage areas. Furthermore, heritage zoning regulation will stabilize development which, in turn, will encourage other investment, rehabilitation, and conversion of certain uses to uses which are more compatible with the objectives of this Plan. The establishment of heritage zones is not intended to preserve heritage buildings or heritage sites nor, to prevent their demolition.*

#### **3.6.2 Development Control By-law**

*This By-law may, as a condition of development or redevelopment, require an agreement to be entered into between the City and the property owner which regulates the provision, maintenance and use of land as provided in the Planning Act.*

### **3.6.3 Demolition Control By-law**

*This By-law may designate Centretown, or any part thereof, as a Demolition Control area. A demolition permit issued by City Council will be required before any demolition can occur.*

### **3.6.4 Parkland By-law**

*This By-law will establish the percentage or rate of land, or equivalent cash, to be conveyed by a property owner wishing to develop or redevelop for residential purposes in Centretown.*

### **3.6.5 Traffic and Parking By-law**

*This By-law regulates parking, loading, traffic movement, commercial traffic, pedestrian and bicycle movement and other aspects of transportation and shall be used as one means of implementing the transportation policies of this Plan.*

### **3.6.6 Other By-laws**

*The City of Ottawa shall enact other such By-laws as are deemed desirable to implement any aspect of this Plan as permitted by the enabling legislation.*

## **3.7 Subdivision and Severances**

*Under the provisions of the Ontario Planning Act the City of Ottawa shall acquire land or cash-in-lieu of land wherever a plan of subdivision or severance is required. Regard shall be had to the current subdivision policy of the City of Ottawa.*

### **3.7.1 Subdivision and Development Control Agreements**

*Through the authority of the Ontario Planning Act the City of Ottawa shall enter into subdivision and development control agreements with property owners wishing to develop or redevelop in Centretown prior to recommendation for subdivision approval or the issuance of a building permit. These agreements will establish conditions which shall be met by the property owner with regard to site development, land or cash dedications, development or redevelopment charges or other such conditions (permitted by provincial legislation) which the City of Ottawa deems desirable in the achievement of the Plan's objectives.*

## **3.8 Public Acquisition of Land**

*Under the provisions of the Ontario Planning Act the City of Ottawa shall, wherever desirable purchase or otherwise acquire interest in land to effect the implementation of the policies of this Plan.*

## **3.9 Committee of Adjustment**

### **3.9.1 The Committee of Adjustment**

*The Committee of Adjustment, in considering an application under Section 44 of the Planning Act, shall (in addition to those matters required to be considered under The Planning Act) have regard for the following:*

- a. That the proposed conversion of the use shall be considered with respect to the policies of the Official Plan and the requirements of the restricted area By-law applying to the area;*
- b. That the proposed conversion shall be no greater in floor area and building height than the previous use which was in existence at the date of the passing of the restricted area By-law applying to the area;*
- c. That the characteristics of the existing use and the proposed conversion shall be examined with regard to noise, vibrations, fumes, smoke, dust, odours, lighting and traffic*

*generating capacity. No conversion shall be made if one or more of such nuisance factors will be created or increased so as to add essentially to the incompatibility of the use with the surrounding area;*

- d. That the neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures; and the provisions of devices and measures to reduce nuisances and where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed conversions;*
- e. That traffic and parking conditions in the vicinity will not be adversely affected by the approval of the application and traffic hazards will be kept to a minimum by appropriate design of access and egress points to and from the site and the improvement of sight conditions, especially in proximity to intersections;*
- f. That adequate provisions have been or will be made for off-street parking and loading facilities;*
- g. That adequate municipal services such as water, sanitary and storm sewers, roads, etc. are available or can be made available.*

### **3.10 Public Works Program**

*Under the authority of the Ontario Planning Act, the City of Ottawa shall direct and co-ordinate its public works programme as required by this Plan and shall establish a schedule for the improvement or replacement of all public works undertaken by this municipality.*

### **3.11 Special Public Works Projects**

*The City of Ottawa may from time to time undertake special public works projects to enhance the physical environment of Centretown. These projects may include such projects as tree planting and landscaping, improvement of streetscapes, rehabilitation of public heritage buildings and any other special projects which will make Centretown a more environmentally attractive residential community.*

### **3.12 Municipal Incentives**

*Under any legislation available to it, the City of Ottawa may provide grants or other financial assistance to property owners or community groups to assist in achieving the objectives of the Plan. In particular, the City may provide small grants as an incentive to property owners of Heritage or Heritage Interest Buildings in Heritage Areas undertaking major restorations.*

### **3.13 Design Control**

*Under the provisions of the City of Ottawa Act, the City of Ottawa shall extend the jurisdiction of the Design Committee (established pursuant to the City of Ottawa Act) to review all proposals for erection of, or exterior alteration to, any building or structure, any part of which faces or is proposed to face a Design Control Highway to ensure that such changes are compatible with the site development and heritage policies of this Plan. All roads within Centretown as shown are specially designated as Design Control Highways in addition to any special designation which has been applied to these roads on Ottawa Official Plan, Schedule F.*

### **3.14 Municipal Studies**

*The municipality shall undertake whatever additional research is required to implement the principles of the Plan and may adopt specific policies on these matters upon completion of this research.*

### **3.15 Intergovernmental Relations**

*The City of Ottawa will encourage senior governments to take actions consistent with the Plan and wherever desirable, the City will enter into responsibility and/or cost sharing agreements with other public authorities to achieve specific objectives.*

### **3.16 Special Assistance Programmes**

*The City of Ottawa shall investigate and wherever desirable, take advantage of all special assistance programmes offered by the senior governments. In particular, the City of Ottawa will use the Neighbourhood Improvement Programme, the Residential Rehabilitation Assistance Programme and the Ontario Housing Renewal Programme and their successors with the objective of improving building conditions and neighbourhood facilities in low profile residential areas and in areas not intended for redevelopment. Such programmes as Assisted Home Ownership, Non-Profit Housing, Land Assembly, Rent Supplement, and Public Housing and their successors shall be used wherever possible to increase the supply of affordable housing for low and moderate income households and for persons with special needs.*

### **3.17 Citizen Involvement**

*The City of Ottawa recognizes the role of citizens and citizens groups in implementing many aspects of the Plan and supports their continued involvement in the planning process. In particular, the City supports the efforts of the Centretown Citizens' (Ottawa) Corporation in providing affordable housing in the community.*

### **3.18 Ontario Heritage Act**

*The City of Ottawa shall, wherever desirable, use the provisions of the Ontario Heritage Act to achieve the heritage policies of this Plan. The Local Architectural Conservation Advisory Committee established pursuant to this legislation shall advise and assist City Council on all matters specified in the legislation.*

### **3.19 Other Legislation**

*The City of Ottawa shall investigate and use any other existing or future legislation which furthers the realization of the goals and objectives of this Plan.*

### **3.20 Interpretation**

*This Chapter establishes broad principles to guide future development in Centretown. Schedule H - Centretown Land Use is intended to illustrate certain aspects of the Plan and shall be considered as approximate rather than absolute. The boundaries between the various classes of land use are general only and are not intended to define the exact limits of a land use area. Amendments to this Plan will only be required where major changes in land use or transportation policies are contemplated. Minor adjustments to Schedule H - Centretown Land Use may be made for the purpose of a minor change to an Implementing By-law. When an amendment to this Plan is required, the City of Ottawa shall hold public meetings and undertake any other measures considered necessary to ensure effective participation by the residents of Centretown. A comprehensive review of the Plan shall be undertaken by the City of Ottawa in consultation with Centretown citizens no later than five years from the date of its approval by City Council.*



