

4 The Plan

This section describes the Community Design Plan for the Scott Street area, beginning with the principles and key directions that underpin the plan. The three primary structuring elements of the plan—land use, mobility and the public realm—are illustrated, and policy directions and general guidelines are provided for each. The land use subsection includes detailed urban design guidelines for each distinct area in the plan. The mobility subsection focuses on strategies to promote walking, cycling and transit within a constrained street network. The public realm subsection describes key open space and streetscape improvements intended to make the Scott Street area greener and better connected to transit, the Ottawa River and other destinations.

1.0
INTRODUCTION

2.0
CONTEXT FOR CHANGE

3.0
THE AREA TODAY

4.0
the plan

5.0
IMPLEMENTATION

4.1 Principles and Key Directions

Six core principles were developed to guide the Scott Street CDP. They are based on: aspirations expressed by the community during the CDP process; the City's planning objectives as reflected in various policy documents; and the analysis of opportunities in the previous section. Each principle is elaborated and supported by a set of key directions for the community.

1. Reinforce and respect the character of existing neighbourhoods

- Generally maintain the current zoning in the core of each established neighbourhood
- Encourage low-rise residential infill development on under-utilized sites within neighbourhoods
- Establish a clear neighbourhood boundary
- Ensure the character of local streetscapes, including front yards, is maintained

2. Establish a vibrant, diverse and attractive mixed-use centre

- Encourage intensification of Tunney's Pasture with both residential and employment uses
- Encourage a mix of uses, including a range of commercial amenities, around the Tunney's Pasture station, on both sides of Scott Street
- Encourage a mix of uses, including small-scale commercial uses, along Holland and Parkdale Avenues

- Minimize the adverse impacts of bus circulation and bus parking on the pedestrian environment surrounding the transit station
- Ensure streets and open spaces in the Mixed-Use Centre are designed as people places, lined with active uses and incorporating high-quality materials and pedestrian amenities

3. Integrate higher density development strategically and sensitively

- Focus new higher-density development in Tunney's Pasture and on large sites between Holland and Parkdale Avenues
- Design higher-density development to provide a meaningful transition to surrounding neighbourhoods and mitigate shadow and wind impacts
- Ensure the ground floors of apartment buildings enhance adjacent streets and open spaces, and locate service areas at the rear of the building and parking underground

4. Enhance and interconnect the open space network

- Improve access to the riverfront open space system from Mechanicsville and Tunney's Pasture
- Encourage the provision of public parkland in Tunney's Pasture, internally and along Parkdale Avenue
- Enhance Laroche Park, adding or improving facilities for passive and active recreation

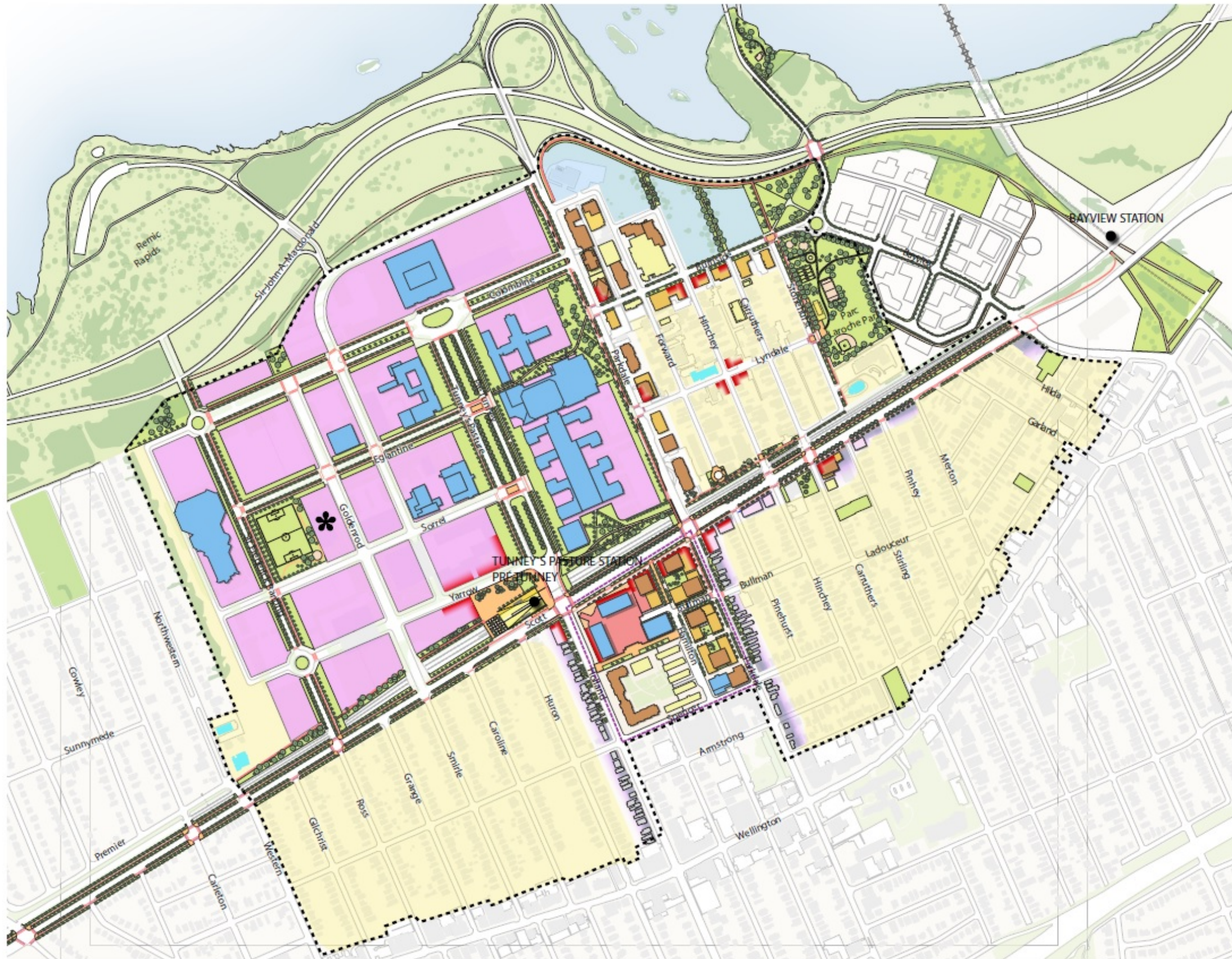
- Add pedestrian and cycling amenities and landscaping to the Scott Street greenway

5. Improve mobility connections and create complete, inviting streets

- Transform Scott Street into a complete street, with dedicated cycling facilities, wider sidewalks, an enhanced boulevard on the south side and landscaping on both sides
- Improve intersections for pedestrians and cyclists along Scott Street
- Improve conditions for cyclists and pedestrians on Holland Avenue
- Enhance the Parkdale Avenue streetscape, incorporating cycling facilities within a parallel greenway north of Scott Street

6. Promote design excellence

- Encourage "green" buildings, infrastructure and landscaping that meet high standards of energy efficiency and environmental design
- Ensure all new buildings enhance adjacent streetscapes and the pedestrian experience
- Ensure tall buildings contribute positively to the skyline
- Ensure durable and attractive materials are used for buildings and landscapes
- Encourage design competitions for "landmark" buildings and significant new open spaces



- Low-Profile Residential Building
Immeuble résidentiel à profil bas
- Medium-Profile Residential Building
Immeuble résidentiel à profil moyen
- High-Profile Residential Building
Immeuble résidentiel à profil élevé
- Residential Mixed-Use Building
Immeuble résidentiel à utilisations polyvalentes
- Office Building
Immeuble de bureaux
- Retail Building
Immeuble commercial

- Public/Institutional Building
Édifice public/institutionnel

- Low-Rise Neighbourhood
Secteur résidentiel de faible hauteur
- Tunneys Pasture Mixed-Use Centre
Subject to Tunneys Pasture Master Plan
Centre d'utilisations polyvalentes de pré Tunney
Sous réserve du plan directeur de pré Tunney
- Holland-Parkdale Node
Mixed-Use Centre
Centre d'utilisations polyvalentes du secteur Holland-Parkdale
- Secondary Mainstreet
Rue principale résidentielle
- Active Frontage
Façade active
- NCC Lands/Capital Function
CCN / Fonction de la Capital
- Existing/Proposed Open Space
Espace ouvert actuel/proposé
- Existing/Proposed Plaza
Place actuelle/proposée
- Community Centre/Facility
Centre/installations communautaires
- LRT Station
Station du TLR
- CDP Study Area
Secteur d'étude du PCC

OVERALL DEMONSTRATION PLAN