

## **2.0 Carleton Heights**

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## 2.1 Land Use

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The Plan includes the following land use categories as shown on Schedule G - Carleton Heights Land Use.

Park Area  
Institutional Area  
Shopping Area

- Major
- Minor

Residential Area

- High Density
- Medium Density
- Low Density

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## 2.2 Characteristics of Land Use Categories

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### 2.2.1 Park Area

The parks category is intended to include neighbourhood parks and the district/community parks as well as the Federally-owned open space areas which are adjacent to the Rideau River.

### 2.2.2 Institutional Area

The institutional area is intended to include schools, places of worship, and public utility installations.

### 2.2.3 Shopping Area - Major

The major shopping area is intended to include community level shopping facilities, professional offices, community meeting halls, indoor recreation facilities and public utility installations.

### 2.2.4 Shopping Area - Minor

The minor shopping area is intended to include neighbourhood level shopping facilities of a corner store, local convenience nature.

### 2.2.5 Residential Area

The residential areas are intended to include residential development at a persons per hectare (acre) density of high, medium and low. The High Density category is intended to include apartment units at a density range of 300 and over persons per hectare (120 and over persons per acre).

The Medium Density category is intended to include predominantly row housing, multiple dwelling units ranging from 150 to 248 persons per hectare (60 to 100 persons per acre). In those areas identified as sub-centres, apartment units at a density range of 248 to 300 persons per hectare (100 to 120 persons per acre) shall be permitted subject to certain height restrictions. The building height and density restriction factors will be determined on the basis of the following criteria:

- a) Visual impact of apartment units on surrounding development, existing and proposed;
- b) Width of open-space buffer zone between apartment units and adjacent single-family residential units;
- c) Extent and location of row housing development located at a transitional density use between apartment units and single-family residential units;
- d) Proximity of apartment units to City amenity areas with consideration to the visual intrusion factor;
- e) Limitation as to the scale of apartment unit development in the sub-centre areas in terms of bulk and population density in order that no conflict either visually or in market terms is created between the sub-centre and the main centre.

The Low Density category is intended to include single family dwelling units at a density range of between 25 to 75 persons per hectare (10 to 30 persons per acre).

## **2.3 – Categories, Characteristics and Functions of Rights-of-Way**

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The categories, characteristics, and functions of the rights-of-way shall be those set out Ottawa Official Plan, Section 2.3.1.

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## 2.4 – Development Standards and Policies

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The following are the standards and policies which shall be applied.

### 2.4.1 Population

The potential population growth for the Carleton Heights Study Area was based on estimating the future population for vacant tracts within the study area according to the existing zoning and determining the future population necessary to support a viable commercial activity as well as the future population which could be supported by the existing and proposed water and sewer services.

The estimated growth potential for vacant lands based on existing zoning in the study area is 7,300 persons. Added to an existing population of 5,500 persons (1971 Census) gives a potential total of 12,800 persons. According to a commercial study done for this area, it was determined that in order to support a viable commercial activity centre, 16,000 persons within the study area would be most desirable.

This population figure of 16,000 was then used to determine the adequacy of existing and future public services, such as water and sewer for which no problems were foreseen. Based on the foregoing, the maximum population of the Carleton Heights Study Area shall not exceed 16,000 persons.

### 2.4.2 Major Shopping Area Development

The dominant development feature of the Carleton Heights Study Area shall be the high density residential and retail centre at the corner of two major thoroughfares, Meadowlands Drive and Prince of Wales Drive. This major shopping area shall be the focus for shopping, professional offices, community meeting halls and indoor recreation facilities for the Carleton Heights Study Area.

### 2.4.3 Minor Shopping Area Development

Certain areas within the Carleton Heights Study Area shall be permitted to develop not strictly within the framework of a single strong centre with low density development being maintained outward from the centre. Neighbourhood level commercial needs, of a "corner store" convenience nature, shall be permitted to develop in certain sub-centre or minor shopping areas within the Carleton Heights Study Area. The criteria for sub-centre development shall be as follows:

- a) The sub-centre shall be more than 805.0 metres (1/2 mile) from the established centre or isolated by a significant nature or artificial barrier;
- b) Development shall be located adjacent to a major thoroughfare route in order to minimize traffic on local streets;
- c) Commercial facilities shall be provided strictly in accordance with the neighbourhood population served or designed to serve the requirements of highway traffic only;
- d) Sub-centre development shall be on a lesser scale in terms of bulk and population density in order that no conflict either visually or in market terms is created between the sub-centres and the main centre. In this regard, the building height and density restriction factors as outlined previously in the Residential Area - Medium Density land use category may be necessary to apply in order to implement the intent of the Development Plan.
- e) Mooney's Bay, Hog's Back Park, Vincent Massey Park and the National Capital Commission driveways represent City recreation places and scenic driveways; therefore the visual quality of the environment shall be protected from sporadic development.

#### **2.4.4 Community Facilities**

The establishment of parks, schools and commercial areas shall be on the basis of the policies set out in Ottawa Official Plan, Section 2.5.

#### **2.4.5 Pedestrian System**

The existing pedestrian system shall be expanded to provide pedestrian access primarily oriented to the neighbourhood schools and parks and secondarily oriented to the sub-district centre and community park/open space area located along the Rideau River. The major part of the pedestrian system will make use of local streets, in which case sidewalks will be provided on separate rights-of-way and shall have a minimum width of 6.0 metres (20 feet). Pedestrian crosswalks shall be provided where necessary, especially at those locations where the pedestrian route does not cross arterials and collectors at major intersections.

#### **2.4.6 Transportation System**

External traffic into the Carleton Heights Area shall be diverted along arterial roads to prevent unnecessary intrusions into the area. Final transportation plans will be dependent on the Ottawa Official Plan.

#### **2.4.7 Public Transit System**

Provision of additional public transit facilities will be encouraged as extensions of existing facilities, and no part of the Study area shall be more than 402.5 metres (1/4 mile) walking distance from the public transit service. This public transit system shall utilize the major thoroughfares, the arterial and major collector roads surrounding the residential area. Within the residential area the public transit system shall utilize the collector road system, except for loops, unless it is not possible to meet the 402.5 metres (1/4 mile) criteria.

#### **2.4.8 Access**

Wherever desirable and feasible, access to arterial shall be prohibited from abutting properties. There shall be no access to collectors within 46.0 metres (150 feet) of arterials, where possible. When property ownerships do not permit this control, access to a collector road shall be located as far removed from the arterial road as possible.

## **2.5 Implementation**

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The Implementation Chapter shall apply.

## **2.6 Development Plans**

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Area development plans for the Carleton Heights area shall be prepared based on this document, and shall act as guides to the appropriate authorities for the acquisition of lands and for the implementation of the plan in all its aspects.



## **2.7 Zoning**

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The land uses shown in Schedule G - Carleton Heights Land Use, shall be implemented progressively by the approval of zoning by-laws based on the above noted development plans.

## **2.8 Land Subdivision**

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Subdivision of land by registered plan or severance shall be arranged on the basis of the Development Plan and appropriately conditioned to implement the aspects of the plan; and specifically land exchanges, where necessary, shall be included as conditions of approval. Regard shall be had for the current Subdivision Policy of the City of Ottawa.

## **2.9 Site Plans**

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Site Plans shall be required for all land to be used for any development, other than single family, semi-detached or duplex dwellings on individual lots, whether or not such land is described by registered plan.

## **2.10 Public Acquisition of Lands**

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The proposals respecting public use lands shall be implemented by acquisition or exchange of lands between appropriate public authorities and the owners. Where necessary, the City shall assemble small holdings under the appropriate section of The Planning Act to effect implementation of the plan in all its parts.

## **2.11 Remnant Lands**

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Development west of Fisher Avenue shall be consistent with development in the former City of Nepean, unless otherwise indicated on Schedule G - Carleton Heights Land Use.

## **2.12 – Interpretation**

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The application of this Chapter shall be limited to the residential part of Carleton Heights located within the City of Ottawa which part is established on Ottawa Official Plan Schedule B. The designation of land use categories in this Chapter is intended to show particular land use areas within the general Residential Area category set out in Schedule A - Land Use. The boundaries of land use areas in Schedule G - Carleton Heights Land Use are flexible and subject to minor variation without amendment to the Official Plan. The location of land use and major pedestrian ways on Schedule G - Carleton Heights Land Use are included to represent the facilities and services required and are not intended to represent exact locations.

The standards and policies of development set out in this chapter are included as guides and are subject to minor variation without amendment to the Official Plan.

Interpretation of this Chapter shall be made having regard to information contained in all chapters of the Official Plan and the Interpretation Section in Ottawa Official Plan, Section 5.