

5 Implementation

The growth and physical changes envisioned for the Scott Street area will occur incrementally over many years, the timing of individual initiatives influenced by the real estate market and budget priorities, among other factors. The positive changes proposed by this CDP, however, will only begin with implementation of the key actions outlined in this concluding section. Some of the actions focus on the critical policy and regulatory tools used by the City to encourage and shape development; others are projects to be led by the City or other agencies in partnership with the City.

1.0
INTRODUCTION

2.0
CONTEXT FOR CHANGE

3.0
THE AREA TODAY

4.0
THE PLAN

5.0
implementation

5.1 Policy Initiatives

Amend Schedule B – Urban Policy Plan in the City’s Official Plan

This CDP recommends the established core of Mechanicsville be removed from the Mixed-Use Centre, as designated in the Official Plan, since it is not an appropriate area for significant intensification given its valued character and transit-supportive form. The Urban Policy Plan in the Official Plan should be amended accordingly. As reflected in the CDP Land Use Plan, the new MUC boundary should capture Tunney’s Pasture, the Holland-Parkdale Node and the properties fronting the east side of Parkdale Avenue between Scott Street and the Sir John A. Macdonald Parkway. The area of Mechanicsville removed from the MUC should be designated General Urban Area.

Prepare and Adopt a Secondary Plan

To encourage desired growth in the Scott Street area and ensure future development conforms to the land use and design guidelines of this CDP, the City intends to prepare a Secondary Plan that reflects the policy directions and many of the guidelines in Section 4. The Secondary Plan should include a land use map and height schedules that generally correspond to the ones in this document. It should also include a public realm plan and/or strategy, not for regulatory purposes but to entrench in policy the priority public realm initiatives identified below.

Amend the Zoning By-law

Much of the existing zoning in the CDP area is consistent with the land use and built form vision for the area. For example, Tunney’s Pasture and the portion of the Holland-Parkdale node zoned Mixed-use Centre (MC) should retain its zoning. Most of Mechanicsville, North Hintonburg and Wellington Village should also retain its existing residential zoning. The proposed areas that should be rezoned are highlighted on the opposite page. They include:

- Properties between Parkdale Avenue and Hamilton Street currently zoned Light Industrial (IL1) should be rezoned MC.
- Properties on Holland Avenue, Parkdale Avenue and Scott Street designated Secondary Mainstreet in the CDP should be rezoned Traditional Mainstreet, in the absence of Secondary Mainstreet zoning category, with special provisions that reflect the policy directions and guidelines of the CDP.
- Properties occupied by detached, semi-detached or townhouse dwellings between Carruthers Avenue and Stonehurst Avenue should be rezoned from R5 to R4, to recognize and maintain the existing low-rise forms of housing.
- Properties on the south side of Burnside Avenue should be zoned R5 to permit apartment buildings up to six storeys.
- The segment of the Transitway and Scott Street on the south side of Tunney’s Pasture, including the green space along the north side of the Transitway, should be zoned Parks and

Open Space (O1) to be consistent with the zoning on the corridor to the west and east.

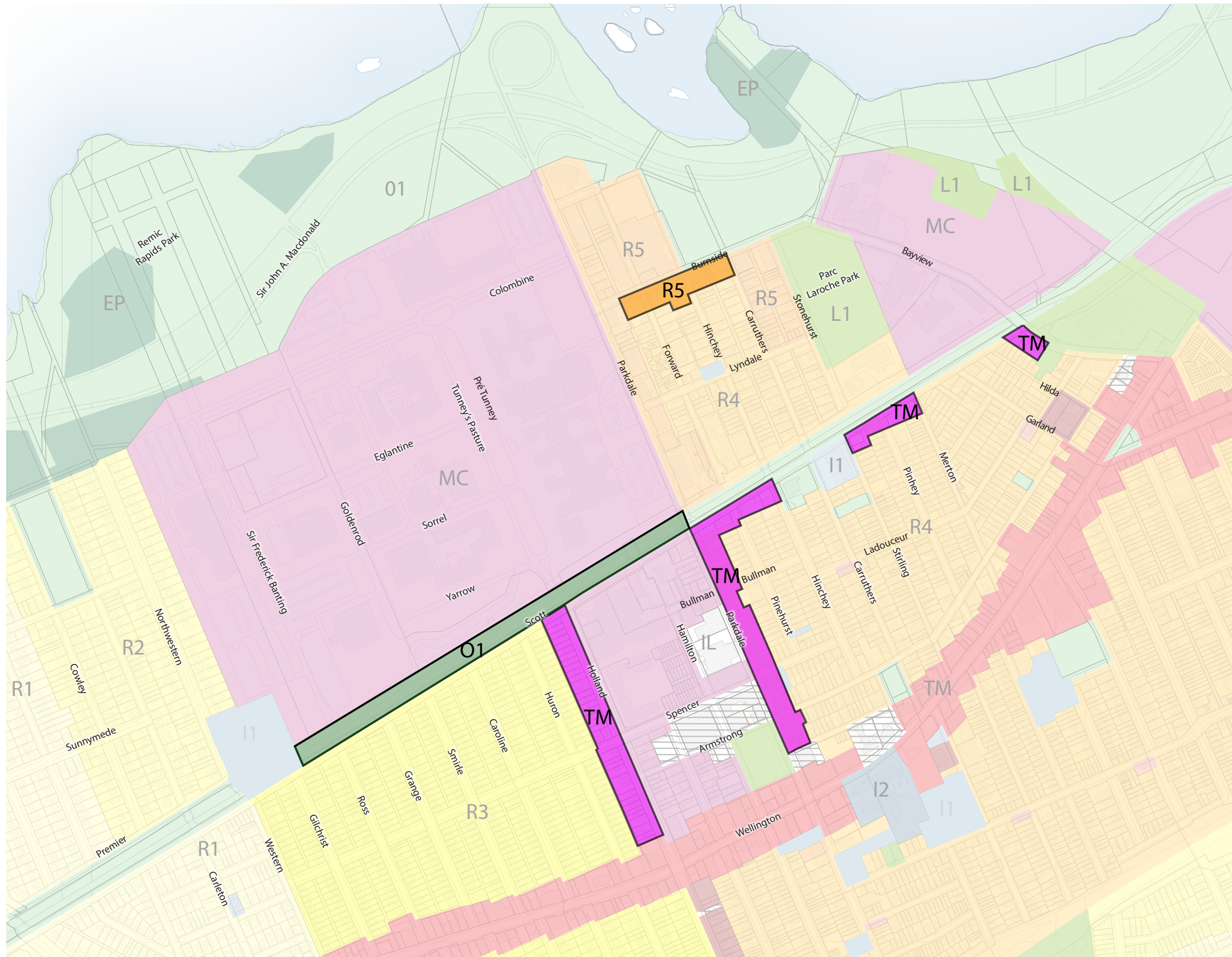
- The north-south linear open space planned between Scott Street and Hamilton Street should also be zoned O1.

Once the city-wide review of local commercial uses is completed, the corner properties at Hinchey and Lyndale Avenues, excluding the northwest one, should be zone Local Commercial (LC), with special provisions consistent with the CDP guidelines for those properties.

Update the Registry of Heritage Properties

The following properties within the CDP area have been identified by Heritage Services staff as potential candidates for inclusion on the City’s Heritage Register. These properties should be further assessed for their architectural and/or cultural significance, and the Ottawa Built Heritage Advisory Committee should recommend to City Council which should be listed on the Register.

- 50 Carruthers Avenue
- 86 Carruthers Avenue
- 91 Carruthers Avenue
- 121 Carruthers Avenue
- 129 Carruthers Avenue
- 11 Hilda Street
- 179 Hinchey Avenue
- 12 Stirling (original school building)



PROPOSED ZONING

- R1 Residential First Density Zone
Zone résidentielle densité 1
- R2 Residential Second Density Zone
Zone résidentielle de densité 2
- R3 Residential Third Density Zone
Zone résidentielle de densité 3
- R4 Residential Fourth Density Zone
Zone résidentielle de densité 4
- R5 Residential Fifth Density Zone
Zone résidentielle de densité 5
- LC Local Commercial Zone
Zone de commerces locaux
- TM Traditional Mainstreet Zone
Zone de rue principale traditionnelle
- MC Mixed Use Centre Zone
Zone de centres polyvalents
- GM General Mixed Use Zone
Zone polyvalente générale
- EP Environmental Protection Zone
Zone de protection de l'environnement
- L1 Community Leisure Facility Zone
Zone d'installation de loisirs communautaire
- O1 Parks and Open Space Zone
Zone de parc et d'espace vert
- IL Light Industrial Zone
Zone d'industrie légère
- IG General Industrial Zone
Zone d'industrie générale
- I1 Minor Institutional Zone
Zone de petites institutions
- I2 Major Institutional Zone
Zone de grandes institutions
- //// Pending Zoning Amendment

5.2 Development Review

Update Application Requirements

Where intensification is permitted and encouraged, it is important to view development proposals within their context to evaluate their potential impacts on the surrounding area, particularly on public open spaces, mainstreets and other key pedestrian thoroughfares, and low-rise neighbourhoods. In addition to shadow studies, applications for buildings taller than six storeys should be required to include three dimensional views of the proposed project within the neighbourhood context beyond the immediately adjacent properties. City Planning staff should be consulted on the appropriate extent of the context to be modeled and the desired views prior to submission of an application.

Subject Significant Projects to the City of Ottawa Urban Design Review Panel

Ottawa's Urban Design Review Panel (UDRP) is an independent advisory panel of volunteer professionals who provide an objective peer review of both capital and private sector development projects throughout the City's Design Priority Areas. The Panel is an important addition to the City's formal design review process and is intended to enhance the City's capabilities in achieving architectural and urban design excellence. Currently, most projects within Mixed-Use Centres are subject to review by the UDRP. In addition, proposals for apartment and mixed-use buildings in the Secondary Mainstreet areas identified in the CDP should be reviewed by the UDRP, as should the detailed design for the Scott Street transformation.

Consider Section 37 to Help Fund Important Public Facilities

Most major public realm improvements planned in the Scott Street area, other than federal initiatives, will likely be funded through development charges, with possible additional support from government grants. All of the initiatives described in the CDP, including small-scale streetscape and open space improvements, are considered important to providing the necessary infrastructure to accommodate the planned growth in the area. As such, the City may consider applying Section 37 of the Planning Act to secure these types of community benefits in exchange for increases in height supported by the CDP but not currently permitted in the Zoning By-law. These benefits could include streetscape and public open space improvements that are beyond what an applicant is required to make. They may also include contributions to larger-scale public realm initiatives described in the CDP or other community facilities which may be identified in the future as required infrastructure.

5.3 Priority Public Realm Initiatives

To improve the public realm in the Scott Street area for existing residents and set the stage for ongoing growth and renewal, the following projects should be high priorities for the City.

Laroche Park Improvements

The concept for the future Laroche Park contained in this CDP was developed through community consultation and should be used for future reference when enhancement of the park is addressed as per the initiative identified in Section 7.3 of the Bayview CDP. As a next step, the City should prepare a detailed master plan and implementation strategy for Laroche Park in consultation with area residents. The City will need to identify priority improvements in the park in a future budget, subject to Ward priorities.

Scott Street Transformation

This CDP recommends that a future environmental assessment be completed for the re-design of Scott Street. Currently, the City does not have this project identified in long-term plans; however, the City should consider including this funding in future budgets. A detailed design plan and implementation strategy, following a consultative process, will be required to implement the Scott Street vision.

Greenway and Pathway Improvements

This CDP recommends that a detailed open space plan be prepared for the greenway on the north side of the Transitway, between Parkdale Avenue and Carruthers Avenue, guided

by opportunities identified in this CDP such as pathway improvements for year-round use and enhanced landscaping. The City will need to identify this project in a future budget, subject to Ward priorities.

Burnside Avenue Streetscape Improvements

The City should undertake a detailed re-design of Burnside Avenue that incorporates cycling facilities and improved pedestrian zones. This project should also be added to the Public Works Programme.

Ongoing Collaboration with PWGSC and the NCC

In addition to the above initiatives, the City should continue to work cooperatively with Public Works and Government Services Canada and the National Capital Commission on the plans for development and public realm improvements on the federal lands under their respective domains. Specifically, when the Tunney's Pasture Master Plan has been completed, the City and PWGSC should jointly develop a strategy for the eventual conveyance of Sir Frederick Banting and Columbine Driveways, and potentially other streets in Tunney's, to the City to allow mixed-used development and the proposed public parkland on the site. The City should explore implementing an Area Specific Development Charge related to future development within Tunney's Pasture to assist in the funding for public realm improvements identified in this CDP.

