

# Old Ottawa East Secondary Plan

## Section 1: Introduction/Planning Strategy

The Old Ottawa East Secondary Plan is intended to establish more detailed policies to guide the growth and change in Old Ottawa East. In particular, it is intended to manage the redevelopment of properties fronting Main Street and to preserve and enhance the liveability of the Old Ottawa East neighbourhoods, the use of land, building and landscape design, transportation, greenspace network and improvement projects. This secondary plan builds upon the Mainstreet Corridor and Neighbourhood policies of the Official Plan. This secondary plan is to be read and interpreted as Council's policy direction for municipal actions, particularly in the review of development proposals and public works undertaken by the City.

A Community Design Plan (CDP) for Old Ottawa East was undertaken in consultation with local residents, property owners, businesses and other interested parties during the period 2006 to 2011. The CDP includes detailed background information on existing conditions. This secondary plan was derived from the development of that plan.

### 1.1 The Planning Area

The Old Ottawa East Secondary Plan is focused primarily on Main Street, which is a recognized Mainstreet Corridor in the Official Plan, and the large areas of land undergoing change or that could undergo change and renewal in the future.

The community expressed a strong desire to extend the area covered by the secondary plan beyond the boundaries of Main Street, to include the whole of Old Ottawa East. The community believes it is on the cusp of a major intensification transition and, in order to maintain and build a distinct, liveable community, the future of the neighbourhood and its mainstreet must be planned together. This direction expanded the planning area to the entire land area between the Rideau Canal and Rideau River, from Sandy Hill on the north to Riverdale on the south. However, the portion of Old Ottawa East lands east of the Alta Vista Transportation Corridor are addressed in the Central and East Downtown Core Secondary Plan as the Lees Station Character Area and are not included in this secondary plan.

### 1.2 Objectives of the Plan

The goal of this secondary plan is to ensure that Official Plan policy is focused on Main Street but also responsive to the vision of the Old Ottawa East community as a whole.



The secondary plan is meant to provide policy for the changes occurring, as lands along this corridor redevelop and the current 15-minute neighbourhoods gently intensify. It provides guidelines, boundaries and directions from which the enabling conditions for sustainable development will emerge and be of sufficient detail to guide change, as implemented through the policies of this secondary plan and urban design guidelines.

The following objectives and deliverables are considered important to the achievement of this goal:

1. Identify areas particularly suited to intensification and those areas of special importance to the community that should be preserved such as heritage, aesthetic or religious importance.
2. Implement recommendations from the “Main Street Transportation and Streetscaping Study” of 2000 and the integration with the City’s pedestrian and cycling routes.
3. Ensure sufficient and well-designed sewer and water capacity and stormwater management.
4. Provide guidance for an urban design strategy, including a framework of urban form components, parkland, buildings (setbacks, height, bulk, massing) and streetscape;
5. Provide guidance and identify parkland and urban greenspace.

## Section 2: General Land Designation and Design Policies

### 2.1 Land Designation and Design Policies

- 1) Lands designated Institutional, Mainstreet, Neighbourhood Low-Rise, Neighbourhood Mid-Rise, Park, Passive Open Space, Provincially Designated Heritage Landscape and Green Transportation and Utility Corridor, are shown on Schedule A – Designation Plan, to this secondary plan.
- 2) Notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six storeys and 20 metres within the area of this secondary plan, other than the height limits allowed within the policy areas referred to in Section 3.3 and 3.5 of this secondary plan.
- 3) To reduce the impact on adjacent low-rise areas, building setbacks will be required from both the front and rear property lines and above the first, second, third or fourth floor of all new buildings, within the Mainstreet designation. The City will implement these setbacks through the Zoning By-law.
- 4) Building heights within the Neighbourhood Low-rise area will not exceed four storeys.



- 5) In order to provide wider and more attractive sidewalks and to encourage pedestrian traffic along Main Street and Hawthorne Avenue, new buildings will be required to be set back from the street.
- 6) When the City continues reconstruction of Main Street and Hawthorne Avenue, complete street features, will be implemented, including the reduction of the width of travelled lanes in the roadway, the transfer of any excess to the sidewalks, cycling facilities and streetscape improvements with the Council-approved Complete Streets Implementation Framework.
- 7) The Traditional Mainstreet zoning will permit for the minimum density requirements of the Official Plan while ensuring compatibility with the adjacent neighbourhoods through setbacks of the building mass at grade and above the fourth floor.

## 2.2 Cultural and Built Heritage Resources

- 8) There are several properties within the secondary planning area that are currently protected from demolition and incompatible redevelopment, because they are designated under the *Ontario Heritage Act*. In addition to that protection, development within the secondary planning area will also:
  - a) Recognize, support and commemorate the presence of the existing institutions as part of the community in the redevelopment of these lands; and
  - b) Respect the built and cultural heritage value of heritage buildings in the design of all new development.

## 2.3 Green Transportation and Utility Corridor

- 9) The Green Transportation and Utility Corridor designation, on Schedule A - Designation Plan, represents a portion of the Alta Vista Transportation Corridor (AVTC). Should the City proceed with the construction of the AVTC:
  - a) Measures will be taken with construction of the AVTC to ensure that unencumbered pedestrian access is provided along Lees Avenue and that the Major Recreational Pathway along the Rideau River is not obstructed at grade for pedestrians and bicycles; and
  - b) Construction of the AVTC will include the mitigation measures outlined in the Environmental Assessment such as, noise attenuation and implementation of the landscape concept; and
  - c) Access will be provided from Lees Avenue to the Major Recreational Trail along the Rideau River, by means of the City-owned parcel on the east side of the

AVTC. Sidewalks along Lees Avenue will be expanded to the extent possible to improve the pedestrian linkage of the Lees O-Train Station and Main Street

## 2.4 Intensification Target

This secondary plan seeks to implement the Official Plan objective for intensification and establishes the following targets to be achieved over time. The following Policy Areas are shown on Schedule A - Designation Plan.

### Policy Area 1

Hawthorne Avenue west of Main Street is anticipated to accommodate a target of 150 dwelling units.

### Policy Area 3

The former property of the Oblate Fathers and the Sacre Coeur are anticipated to accommodate a target of 1000 dwelling units.

### Policy Areas 2 and 5

Main Street from Clegg Street to Echo Drive, excluding the former property of the Oblate Fathers, the Sacre Coeur, Immaculata High School and St. Paul University are anticipated to accommodate a target of 350 dwelling units.. It is anticipated that redevelopment of the De Mazenod School (88 Main Street) property would accommodate 50 of those 350 units. It was also anticipated that redevelopment of the churches in these policy areas would accommodate 100 of those 350 units.

## Section 3: Neighbourhood Policies

### 3.1 Policy Area 1 - Hawthorne Avenue - Colonel By Drive to Main Street

- 1) This policy area is designated as Mainstreet, on Schedule A - Designation Plan.
- 2) Intensify lots on the north side that back onto the 417 Highway in a mixed-use format. The massing of buildings may allow for the rear wall to provide a sound barrier to the traffic noise.
- 3) Develop Ballantyne Park for passive use and as an ornamental landmark feature at the head of Main Street in association with the historic Archville Town Hall at the northeast corner of Main Street and Hawthorne Avenue, which is currently used as the Ottawa East Community Centre.
- 4) Develop the south side of this corridor in accordance with the Traditional Mainstreet zoning. With lot depths ranging from 26 to 30 metres. The stepped building envelope



massing is important to achieve compatibility with the low-rise neighbourhood on Graham Avenue to the south.

- 5) Wider sidewalks will be provided, to the extent possible, to accommodate pedestrian traffic on Hawthorne Avenue.
- 6) Priority will be given to burial of overhead wires along this portion of Main Street.
- 7) Mark a gateway to the community with a distinctive corner treatment of the buildings at the intersection with Colonel By Drive.
- 8) Create a distinctive building corner treatment at the southwest corner of Main Street and Hawthorne Avenue to signify this important landmark location.

### 3.2 Policy Area 2 - Main Street south of Highway 417 to Springhurst Avenue (east side) and Clegg Street (west side)

- 9) The De Mazenod School / St. Nicholas Adult High School (88 Main Street / 20 Graham Avenue), Church of Holy Canadian Martyrs (100 Main Street) and Immaculata High School (140 Main Street) properties have deep lots with the potential to develop both adjacent to the street and to the rear of the property. For these properties the Mainstreet designation, shown on Schedule A - Designation Plan, will only apply to the portion of the properties abutting Main Street to a depth that is consistent with the abutting properties, currently zoned Traditional Mainstreet.
- 10) Achieve the intensification target while maintaining compatibility with the flanking lots within the adjacent residential neighbourhoods by adhering to the Traditional Mainstreet zone building envelope.
- 11) Maintain the former Archville Town Hall building as the Ottawa East Community Centre, providing a public landmark at the head of the street.
- 12) Hazel Street and Main Street intersection is a target for mixed-use development with commercial uses on the ground floor.
- 13) Priority will be given to burial of overhead wires along the portion of the Mainstreet designation along the West Side of Main Street from Immaculata High School to Clegg, due to the shallow lot depth in this area.
- 14) Adapt and reuse the existing school buildings (88 Main Street and 20 Graham Avenue) and infill with built form compatible with the contiguous area in the redevelopment of the Ottawa Catholic School Board properties located at 88 Main Street and 20 Graham Avenue.

- 15) Permit and continue to expand on the existing community-serving uses, such as schools, arts and culture venues, recreational facilities, retirement homes and residential dwellings in the redevelopment of the Ottawa Catholic School Board properties (88 Main Street and 20 Graham Avenue).
- 16) Improve the public realm, including streetscapes, existing parks and the acquisition of new parks and privately-owned public space relative to the potential level of intensification in the lands designated Mainstreet in this policy area.

### 3.3 Policy Area 3 - East side of Main Street, Springhurst Avenue to Clegg Street

- 17) This policy area has been planned in greater detail due to its potential for redevelopment and the extensive public consultation that ensued as the former landowners and St. Paul University engaged in the planning process. It extends along Main Street, south of Springhurst Avenue, including the property owned by St. Paul University (155 Hazel Street), the Convent of the Sisters of the Sacred Heart and the former property of the Oblate Fathers, currently under development. It will develop as a Mainstreet along Main Street with an adjoining mixed-use neighbourhood extending east towards the river. Redevelopment is subject to maximum storey heights and density as shown on Schedule B - Old Ottawa East Maximum Building Heights.
- 18) Achieve a Diversity of Uses, Activities and People
  - a) Provide for a variety of residential building types and tenures for a rich and diverse community to accommodate a full demographic profile of households. A range of housing options are needed to ensure affordability and accommodate a variety of users including families, seniors, empty nesters, single room occupancy and smaller households; and
  - b) Encourage a diverse mix of uses that contributes to the overall self-sufficiency and sustainability of Old Ottawa East. These include a broad range of housing types as described above, live-work units, public/civic uses, commercial uses that contribute to the vibrancy of Main Street and a strengthening of the institutional presence of St. Paul University; and
  - c) Encourage a complementary architectural treatment of buildings, including finish, colour and materials, together with a consistent design treatment of common elements on the property, such as fencing, landscaping, gateway features, street lighting and signage; and
  - d) Achieve compatibility with existing lower-profile neighbourhoods bordering the subject lands by ensuring an appropriate transition of use and built form; and

- e) Extend the surrounding public street grid and axial views to order and deploy the built form in the redevelopment of these properties. However, primary vehicular access/egress within the site shall be oriented to Main Street. Vehicular access/egress to Clegg Street shall be secondary; and
  - f) Provide a range of building heights between three and nine storeys in the Neighbourhood Mid-Rise designation, as shown on Schedule A - Designation Plan and Schedule B - Old Ottawa East Maximum Building Heights. The related zoning will reflect a gradual transition between the heights in this range and buildings in proximity of lower height; and
  - g) In areas with height reference included on Schedule B - Old Ottawa East Maximum Building Heights, projections will be permitted above the maximum height, including but not limited to mechanical and service equipment penthouses, elevator or stairway penthouses, landscaped areas, roof-top gardens, terraces and associated safety guards, access structures and washrooms; and
  - h) Locate parking for the mid-rise buildings primarily below grade. Where necessary, surface parking related to all development in this policy area should be obscured from view by means such as placement behind buildings and landscaping.
- 19) Promote a Vibrant and Thriving Mainstreet
- a) Create a pedestrian-friendly environment along street frontages and main facades with primary doors at ground level facing the street and accessible from the public sidewalk; and
  - b) Provide active and inviting uses, such as shops and restaurants at-grade along Main Street, with pedestrian-friendly amenities, including outdoor seating areas and patios; and
  - c) Maintain a maximum height of six storeys and mix of uses in the built form of the properties designated Mainstreet, with a general lot depth of 40 metres.
- 20) Celebrate Legacy and Heritage
- a) Recognize, support and commemorate the presence of the existing institutions as part of the community in the redevelopment of these lands; and
  - b) Conserve the Deschâtelets building by maintaining its heritage attributes while adapting it to new uses over time to ensure its ongoing utility; and

- c) Conserve the allée and forecourt of the Deschâtelets building as cultural heritage landscape, which are designated under Part IV of the *Ontario Heritage Act*, included in the City's Heritage Register and as shown on - Schedule A - Designation Plan, as Provincially Designated Heritage Landscape; and
- d) Respect the cultural heritage value of the designated places in the design of all new development; and
- e) Retain the statue of the Blessed Virgin and associated grove of trees to commemorate the Sisters of the Sacred Heart.

#### 21) Integrate Green Space and Ensure Connectivity

- a) Integrate existing trees in the development to the extent possible; and
- b) Maintain public access through the new development by establishing east-west pedestrian/cycle paths between Main Street and the Rideau River as well as north-south between Springhurst and Clegg; and
- c) Ensure connectivity to nearby transit stations; and
- d) Provide a range of high-quality landscaped spaces within the development; and
- e) The allée and forecourt are designated as parkland and cultural heritage landscape which will influence the park design. The intent of the uses of the Deschâtelet's building is for a community facility to be provided. The Park will provide the opportunity for a community gathering place in the forecourt and allée leading to the Deschâtelets building; and
- f) Design the intersection of Main Street and the tree-lined allée leading to the Deschâtelets building as a gathering space for the community (for example, through the creation of attractive outdoor seating associated with commercial activity on Main Street); and
- g) Naturalize the river frontage along a 30-metre open space corridor as measured from the Normal Highwater Mark of the Rideau River at the rear of the Oblate land, in consultation with the Rideau Valley Conservation Authority; and
- h) Encourage partnerships to provide for community facilities and activities within this policy area.

#### 22) Promote Health and Sustainability





- a) Implement sustainable design measures in the redevelopment of this policy area through the development review process and by utilizing 3rd party certification, including the following:
  - i) Limit stormwater runoff and rehabilitate natural surface water drainage patterns (for example, permeable surfaces); and
  - ii) Reduced energy use; and
  - iii) Reduce water use; and
  - iv) Reduced resource use in construction; and
  - v) Renewable energy and renewable building materials; and
  - vi) Reuse and recycle resources on site, including water, compost and solid waste; and
  - vii) Support alternative transportation options; and
  - viii) Maximize south facing exposure for solar gain and provide passive shading from trees.

#### 3.4 Policy Area 4 - Old Ottawa East Residential Neighbourhoods – including Archville, Spenceville and Rideau Gardens

- 23) Maintain the general character of these neighbourhoods as expressed by the existing zoning.
- 24) Maintain the traditional pattern of pedestrian priority along the street with any garages relegated to the side or rear of homes and not projecting forward or otherwise dominating the building façade.
- 25) Intensify these neighbourhoods primarily at their edge, as a transition to denser development sites and where they abut an arterial or collector road. Notwithstanding this, building heights will be maintained at low-rise levels overall.
- 26) Springhurst Park shall be expanded at least up to the line of the proposed Alta Vista Transportation Corridor.

#### 3.5 Policy Area 5 - North of Highway 417

- 27) This policy area is designated Mainstreet, Neighbourhood Low-rise and Neighbourhood Mid-rise, on Schedule A - Designation Plan.



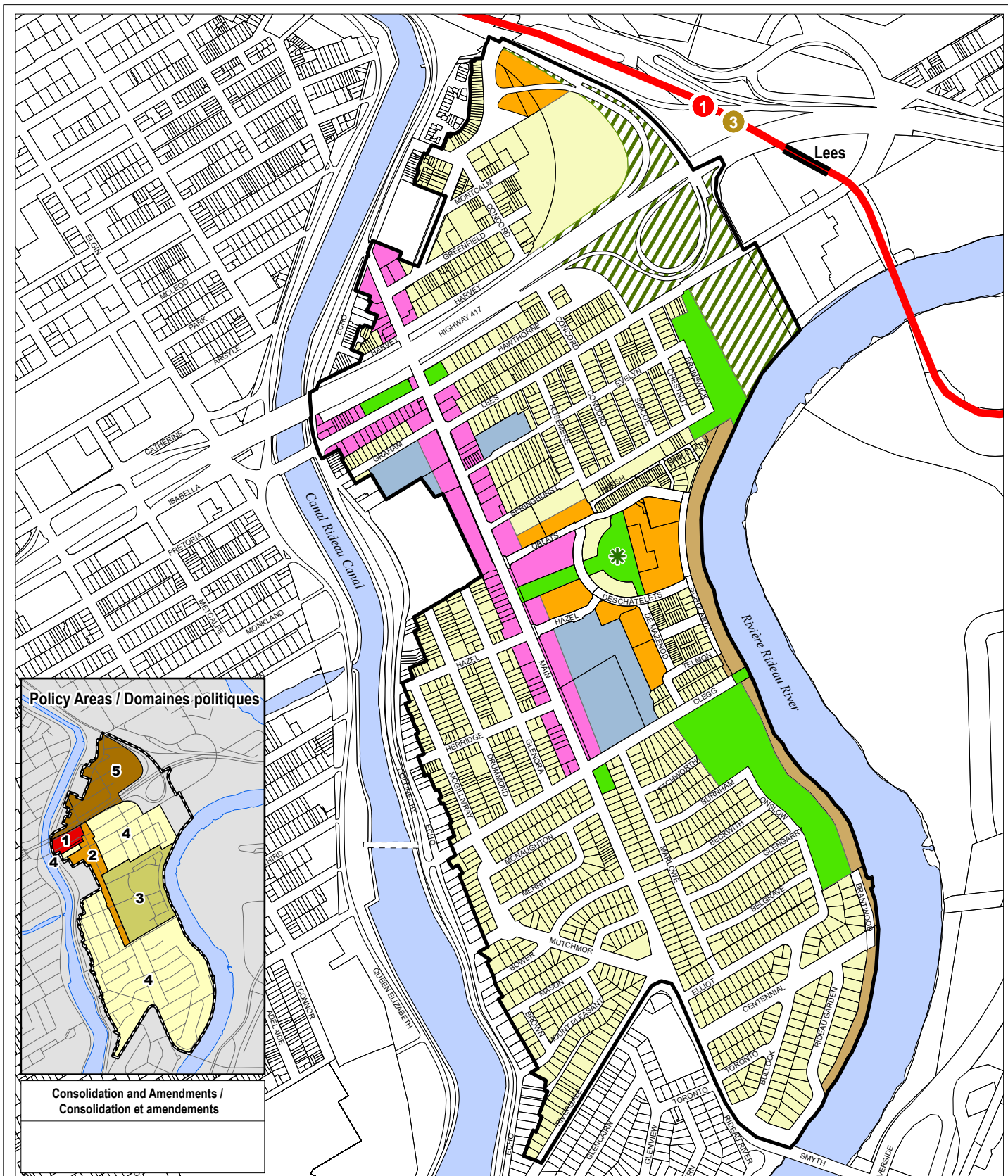
- 28) Limit commercial uses required on the ground floor, to personal-service business, retail store, retail food store and full-service restaurant.
- 29) Neighbourhood Mid-Rise area is permitted a maximum height of six storeys and a target density of 150 units per hectare.
- 30) Rationalize the width of travelled lanes in the roadway and transfer any excess to the sidewalks as Main Street is reconstructed.
- 31) Expand sidewalks within the required building setbacks on private land.
- 32) Encourage pedestrian use within this intensified Mainstreet environment by means of streetscape improvements.
- 33) Despite Section 3.5, Policy 28), the following applies to the properties municipally known as 113 and 115 Echo Drive:
  - a) A building may contain only residential uses; and
  - b) Permitted non-residential uses are limited to personal service business, retail store, retail food store and full-service restaurant. Such uses are restricted to the ground-floor and basement only; and
  - c) Notwithstanding b), the following non-residential uses are permitted provided they are entirely contained within a dwelling unit:
    - i) Artist Studio; and
    - ii) Instructional Facility; and
    - iii) Medical Facility; and
    - iv) Office.
- 34) Despite Section 2.1, Policy 3), new development at the properties municipally known as 113 and 115 Echo Drive is permitted a building envelope generally in accordance with the Traditional Mainstreet zone, and the building mass requires a setback above the fifth storey.

## Schedules

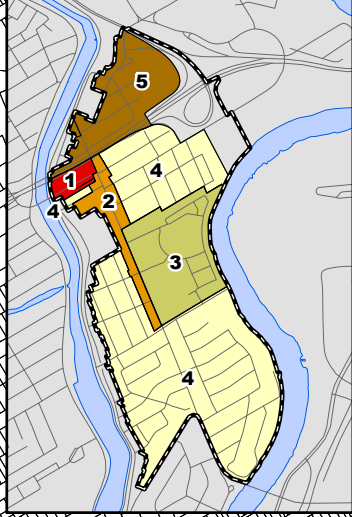
Schedule A – Designation Plan

Schedule B - Old Ottawa East Maximum Building Heights

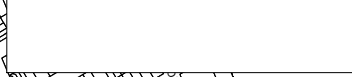




**Policy Areas / Domaines politiques**



**Consolidation and Amendments / Consolidation et amendements**



**Old Ottawa East**  
 SECONDARY PLAN - VOLUME 2  
 Schedule A - Designation Plan

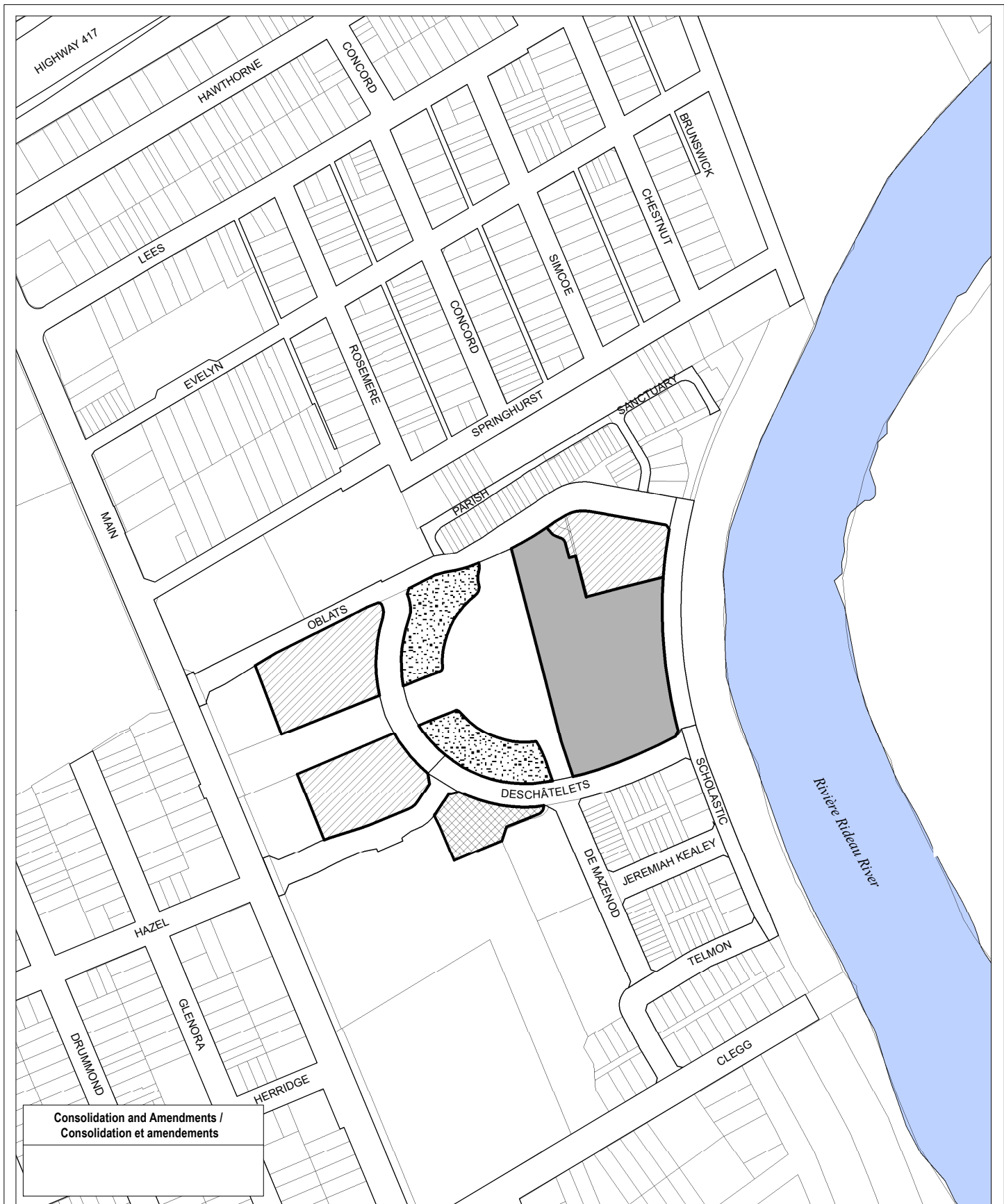
**Vieil Ottawa-Est**  
 PLAN SECONDAIRE - VOLUME 2  
 Annexe A - Plan de désignation

- Old Ottawa East Secondary Plan Boundary / Limite du plan secondaire du vieux Ottawa-est
- DESIGNATION / DÉSIGNATION**
- Institutional / Institutionnel
- Mainstreet / Rue principale grande artères
- Neighbourhood Low-Rise / Quartier de faible hauteur
- Neighbourhood Mid-Rise / Quartier de moyenne hauteur
- Park / Parc
- Passive Open Space / Espace de détente
- Green Transportation and Utility Corridor / Couloir de transport vert et de services publics
- Provincially Designated Heritage Landscape / Paysage patrimonial portant la désignation provinciale

N

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Scale / Echelle 1:8,000  
 Planning, Infrastructure and Economic Development Department.  
 Géospatial Analytics, Technology and Solutions  
 Services de la planification, de l'infrastructure  
 et du développement économique,  
 Analyse géospatiale, technologie et solutions



Consolidation and Amendments /  
Consolidation et amendements





**Old Ottawa East**

SECONDARY PLAN - VOLUME 2  
Schedule B - Maximum Building Heights

**Veil Ottawa-Est**

PLAN SECONDAIRE - VOLUME 2  
Annexe B - Hauteurs maximales des immeubles

**MAXIMUM NUMBER OF STOREYS / METRES  
NOMBRE D'ÉTAGES / MÈTRES MAXIMAL**

-  Area A : 4 storeys / Secteur A : 4 étages
-  Area B : 8 storeys / Secteur B : 8 étages
-  Area C : 9 storeys / Secteur C : 9 étages
-  Area D : 83.7 meters - Above Sea Level / Secteur D : 83.7 mètres



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Planning, Infrastructure and Economic Development Department.  
Géospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique,  
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