

Station 1: The Character of Centretown - Buildings

? Do you think that the form and types of buildings proposed in each Zone are appropriate? Write your thoughts in the space provided.



The Future of Centretown? ■ Main Street ■ Centretown North ■ Neighbourhood Infill ■ Catherine St. Corridor

The Northern Zone Tomorrow

The evolution of this area towards a higher density world has already started. The availability of underutilized land (large surface parking lots) coupled with the demand for downtown living has fueled this redevelopment. In the future, the proposed investment in Ottawa's extensive new public transit system immediately adjacent to the northern portion of Centretown will support further residential and commercial intensification in this area.

- 1. Land Use**
 - Mixed-use commercial, retail and residential.
 - Retail at grade is required along Main Streets, like Bank and Elgin Streets.
- 2. Buildings**
 - Considering the context of the area, this area is appropriate for taller buildings up to the height of downtown towers that transition down to a mid-rise form.
 - To avoid unpleasant pedestrian conditions, taller buildings will require podiums, setbacks, minimum lot sizes and maximum tower floorplate sizes. Blank walls are not permitted.
 - The height of development along Bank and Elgin should respect existing Main Street standards.
 - Transition in scale will be required between Main Streets and the adjacent neighbourhood areas.
 - Existing Category 1 and 2 heritage buildings should be preserved. These buildings could potentially be integrated into new proposals.
 - Existing rental and affordable housing stock should be safeguarded.
- 3. The Public Realm**
 - This area requires more park spaces to serve needs of residents, visitors and workers. When larger new developments are approved, they should include open space in the form of parkettes, linear parks or plazas.
 - Continued enhancements should be pursued along Metcalfe, Somerset and Elgin streets.
 - Parking should be removed from the pedestrian right-of-way and screened.



Main Street Infill Tall Building Greening Streets

The Central Zone Tomorrow

The future of this district will be as a renewed low to mid rise mixed-use neighbourhood, bookended by two important Main Streets. A mix of building types, ranging from houses to mid-rise buildings will support a range of uses, including residential, retail, community, commercial and institutional. Although much of this zone will remain unchanged, sensitive incremental infill is encouraged in selected locations. Opportunities for renewal are more immediate along streets such as Bank, Elgin and Gladstone. Here, redevelopment can strengthen their role as Main Streets. The high speed, high traffic condition of the north-south arterials need to be addressed prior to any streetscape investment and improvement.

- 1. Land Use**
 - Residential uses will be predominant in the internal areas. Commercial uses should be directed towards Main Streets, although professional services/small scale office should be allowed within internal locations.
 - Retail at grade is required along Main Streets with the exception of Gladstone.
- 2. Buildings**
 - This area is suitable for low to mid-rise infill, generally not taller than six to eight storeys in height. Smaller sites should only be identified for low-rise infill (4 storeys or less).
 - The height of development along Bank and Elgin should respect existing Main Street standards and compatible with adjacent buildings. To break up massing, a setback is required.
 - Transition in scale will be required between Main Streets and the adjacent neighbourhood areas.
 - Existing Category 1 and 2 heritage buildings will be preserved and/or potentially integrated into new proposals.
 - Existing rental and affordable housing stock should be protected.
- 3. The Public Realm**
 - Metcalfe should be converted to a two-way street and reinvented as a green boulevard.
 - Museum of Nature East Lawn and Jack Purcell Park should be upgraded as a priority.
 - Public realm enhancements and planting should be pursued along Somerset, Elgin, Metcalfe and Gladstone.
 - Safe, signalized pedestrian crossing should be introduced at key intersections along all arterial routes.
 - On-street bicycle lanes should be introduced and connected into existing network.



Main Street Mid-rise Infill Residential Infill

The Catherine Street Corridor Tomorrow

The large parcels and availability of land offers the opportunity to create a higher density zone to act as a buffer between the 417 and the established lower rise neighbourhood in Centretown. This area could support a mix of mid to high rise development up to 25 storeys, transitioning down towards the neighbourhood. New residential uses would complement the areas existing employment focus and bring new activity to the corridor. The presence of larger buildings in this location would help mitigate noise issues for the wider community. On the north side of Catherine Street, appropriate building transition is required to the existing community. Development opportunity in this area could result in a new public park being created. The open spaces along Catherine Street should be retreated to create more usable park areas and provide a green link to the Rideau Canal.

- 1. Land Use**
 - Existing employment uses should be retained and new residential uses introduced.
 - Catherine Street should support commercial uses at grade with commercial or residential above.
- 2. Buildings**
 - This area is suitable for taller buildings with a mix of mid-rise podiums and towers.
 - Taller building require podiums, setbacks, minimum lot sizes and maximum tower floorplate sizes. Blank walls are not permitted.
 - Existing buildings can be integrated into the new developments.
 - Gateway buildings should be considered on corner sites fronting major arterials.
- 3. The Public Realm**
 - A better streetscape (planting, furniture, sidewalks) is required along Catherine Street, tied to redevelopment.
 - When development is brought forward, a new public park opportunity should be pursued.
 - Green connections can be created along Catherine Street to the Rideau Canal between the green spaces present in this area and other major open spaces, such as the Rideau Canal.



Tall Building Mid-rise podium with tower Public park opportunities

Comments

The Northern Zone

The Central Zone

The Catherine Street Corridor