

Community Considerations in Intensification and Infill

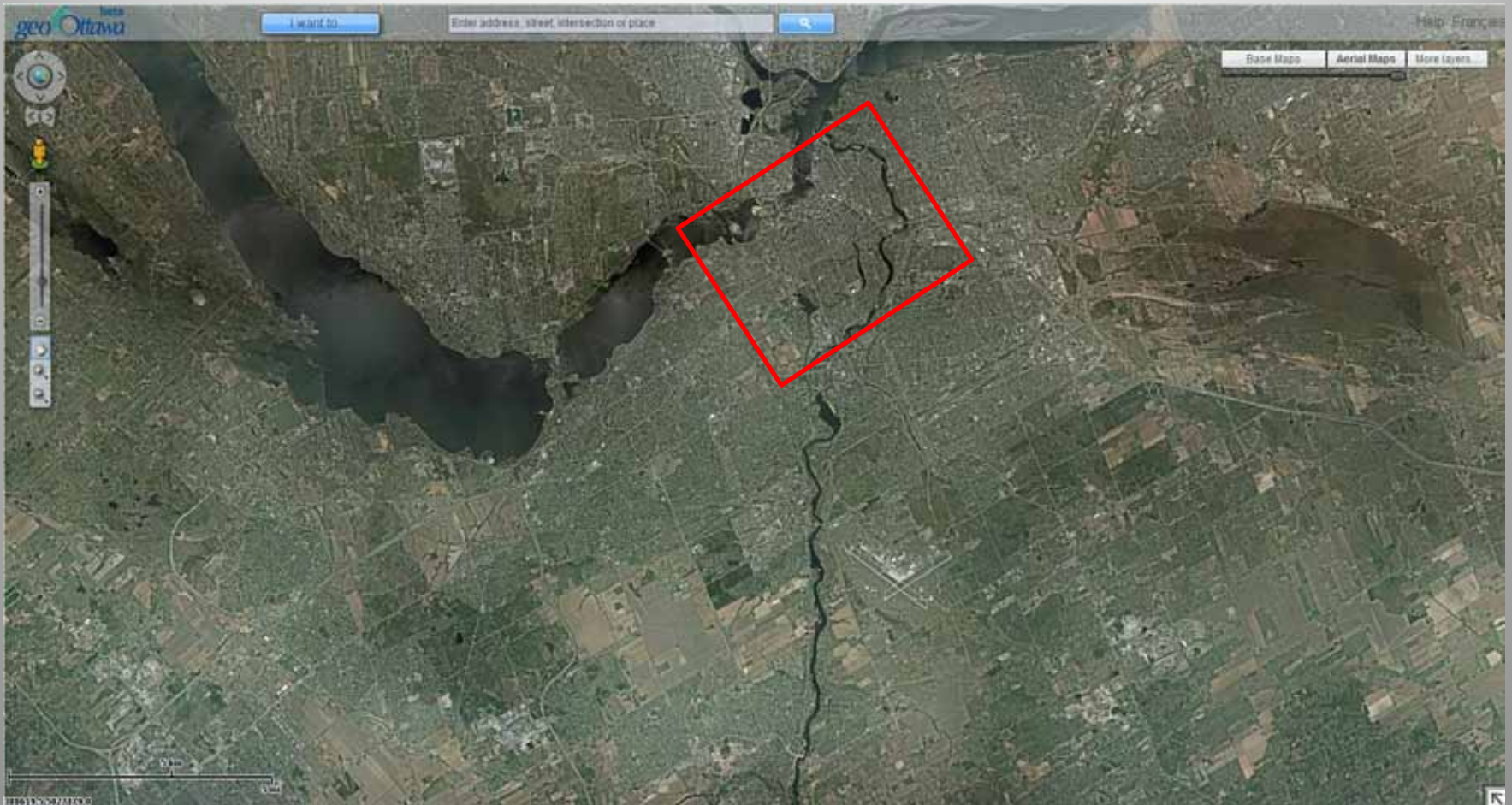
c. 1900 (between 1896-1907)



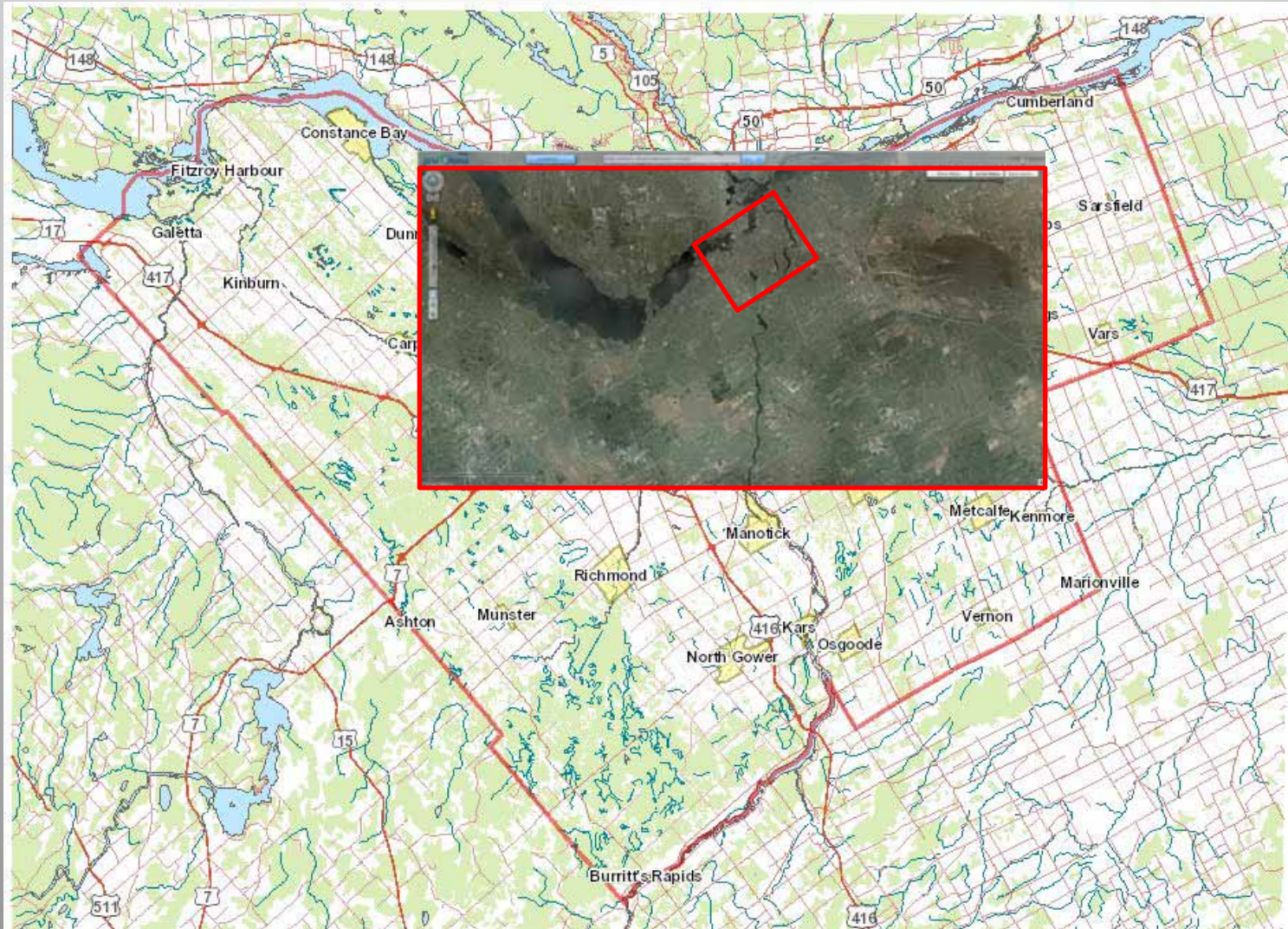
1900



2011



<http://maps.ottawa.ca/geoOttawa/>



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Intensification

“development of a property, site or area at a *higher density than currently exists*, through development, redevelopment, infill and expansion or conversion of existing buildings”

InfoSheet - Planning for Intensification

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=7238>

Ontario Provincial Policy Statement

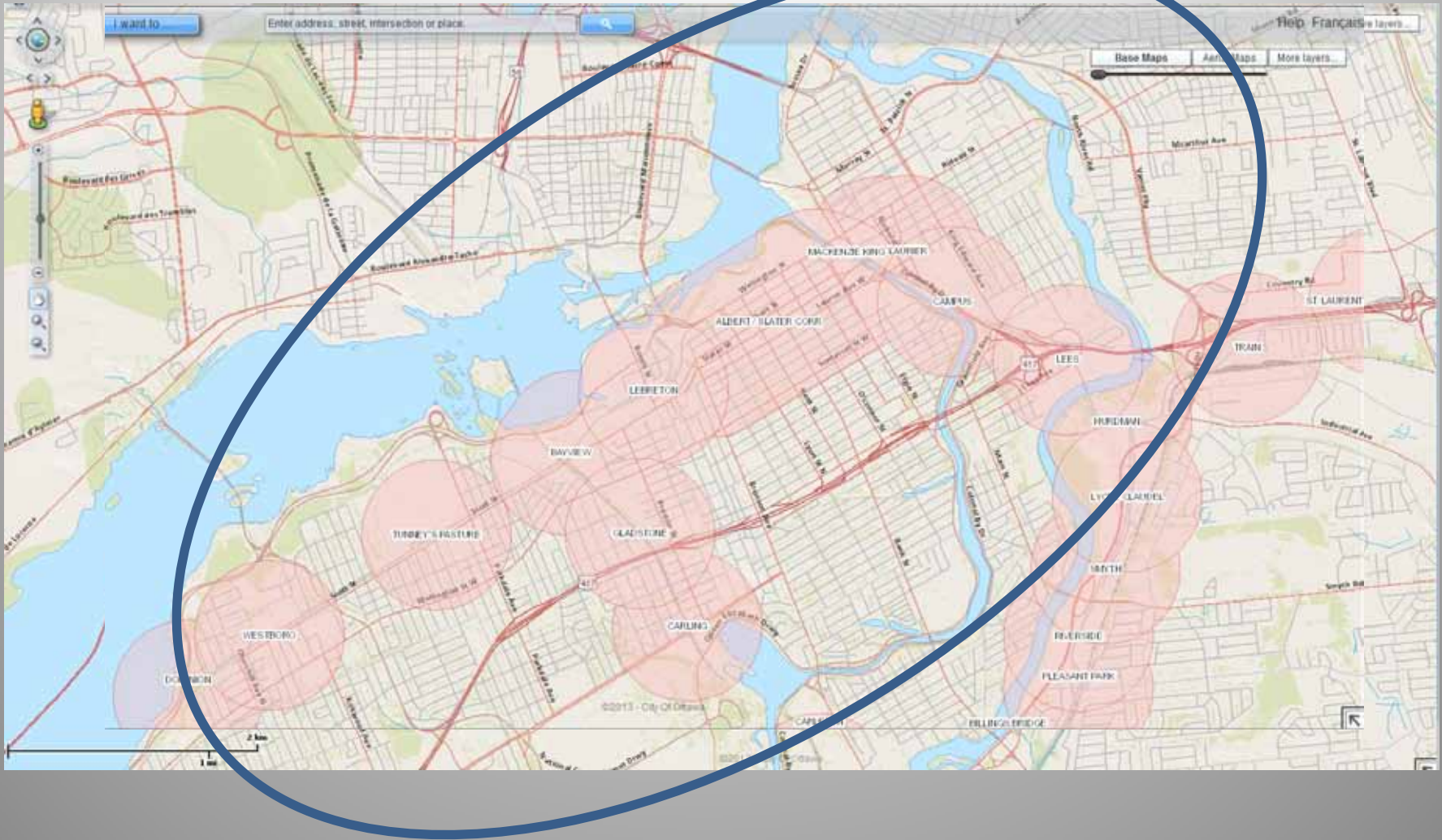
<http://www.mah.gov.on.ca/Page1485.aspx#6>

In practice, intensification policies result in substantial increases above current densities in areas where intensification is targeted...

**...in addition to increases
through extensive smaller
infill in existing communities
in the urban core**

Intensification target areas

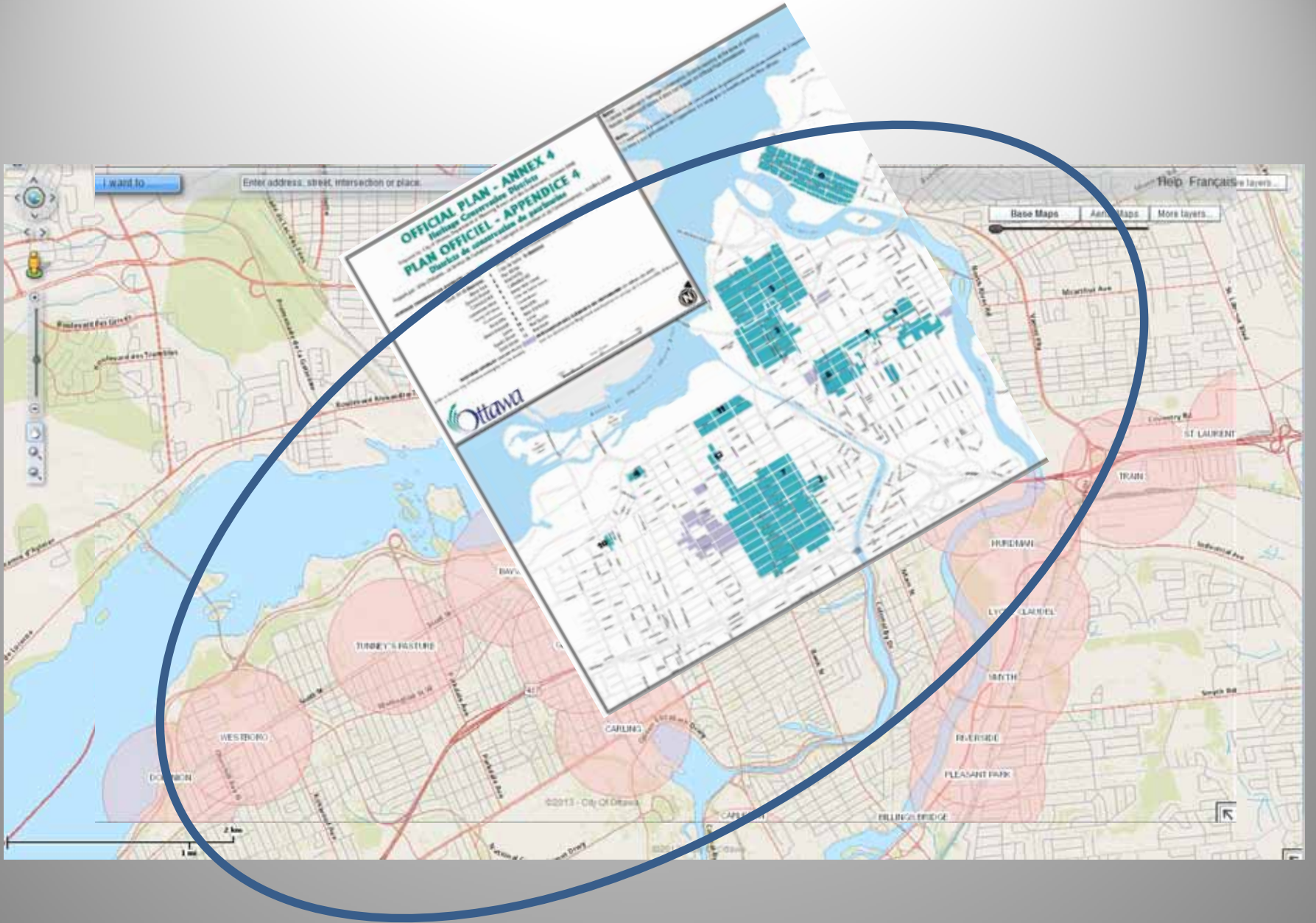
600 m from transit stations



<http://maps.ottawa.ca/geoOttawa/>

Heritage and Intensification





1

**Conflict arises between
heritage and intensification**

**Both are concentrated in the
same areas**

What is “heritage?”

Community understanding of “heritage”:

Designated HCD and individual built
heritage, landscapes

Community understanding of “heritage”:

Designated HCD and individual built heritage, landscapes

Character of mature, established neighbourhoods (even if not designated)

Which is in an HCD?



Google Streetview



Google Streetview



**Hintonburg
(Bayswater Ave.)**



**New
Edinburgh
(Crichton St.)**

**Glebe
(Fourth Ave.)**



Each community:

- History book published
- Heritage walking tour
- Heritage committee
- Heritage Keeper from Heritage Ottawa
- Within oldest urban area of Ottawa
- Designated heritage buildings

2

Communities do not necessarily perceive their heritage value based on designation or by same criteria as designation.

2

Mature, established communities generally believe they have heritage value.

Intensification

Benefits:

Minimizes sprawl

Renews and adds housing options

Revitalizes area

Supports local business

Conflict:

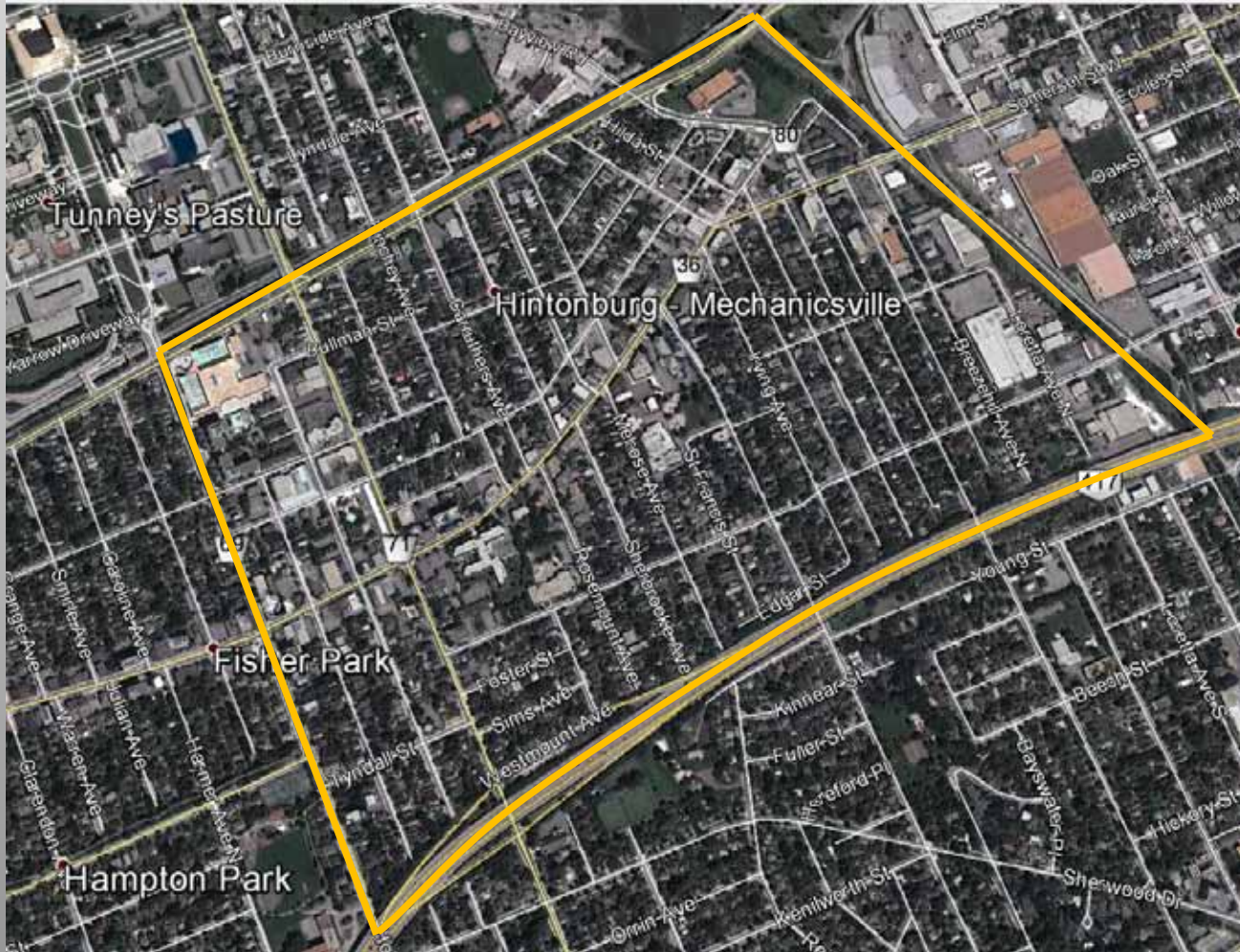
**Change to character of
neighbourhood**

**Congestion, traffic, crowding,
loss of amenities**

Significant intensification (targeted areas)



Hintonburg



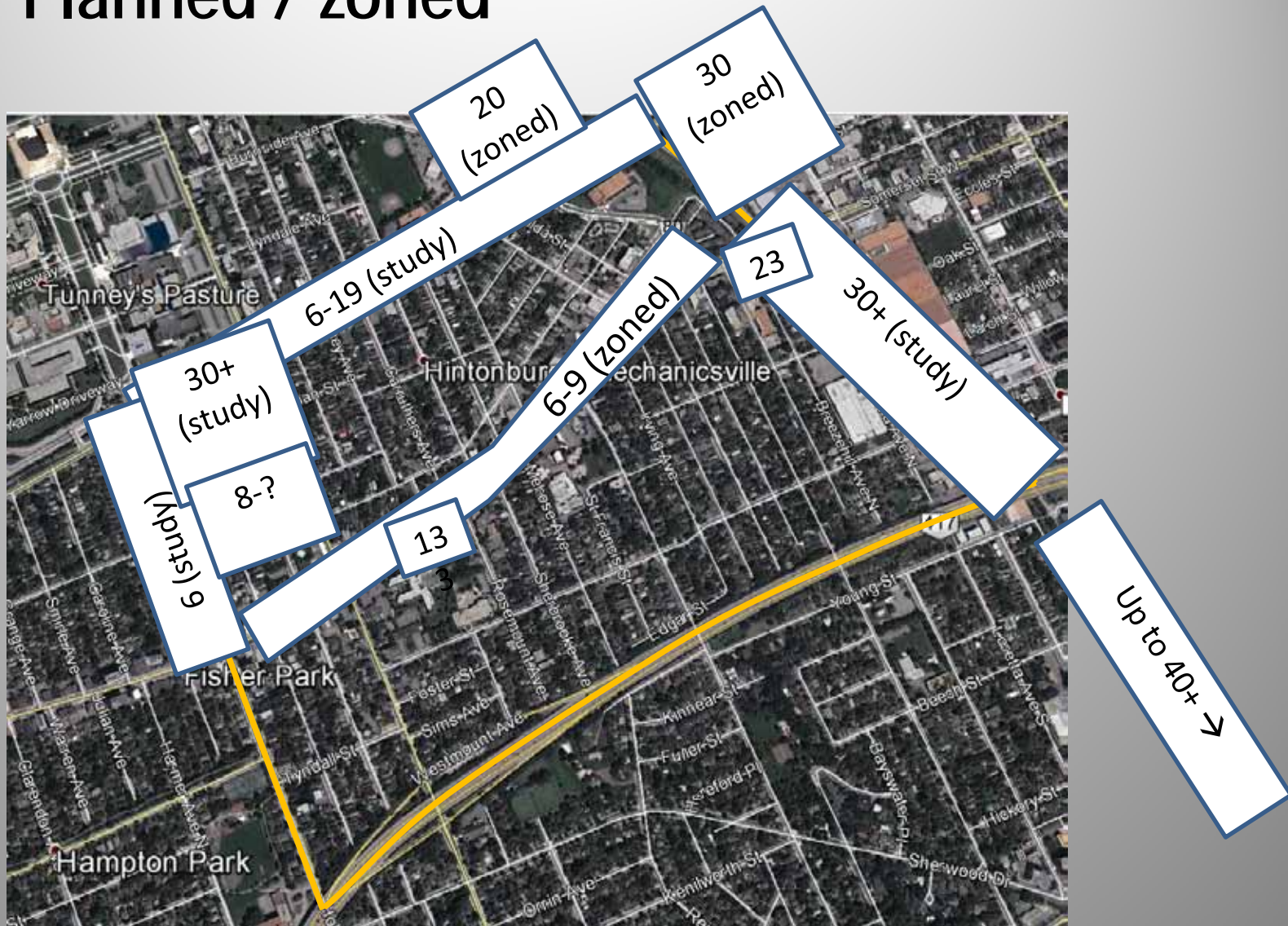
Current buildings > 6 storeys



Current "tall" buildings (> 10 storeys)



Planned / zoned



Will community character (“heritage”) remain?



Main street (Wellington West)

Will community character ("heritage") remain?



Interior streets close to high density zones

3

Mature, established communities perceive a threat from major intensification at periphery and on main streets

Including in Heritage Conservation Districts

Centretown HCD



Google Streetview

Bank St HCD



Google Streetview

**Contrast with Heritage
Conservation Districts
elsewhere**

Newbury St



Newbury St



**No similar heritage
commercial street
model in Ottawa**

Infill

In flux in Ottawa

City is currently developing zoning to regulate compatibility of infill with existing streetscape

Design of infill in HCD controlled by guidelines (need to be updated)

Many fit in well













4

**Infill can work well in mature
neighbourhoods**

**Compatibility with existing
streetscape is key**

**What is appropriate infill
in HCD is not yet clear**

**Modern architecture for
new infill?**

**Districts with Heritage
largely intact**

Beacon Hill, Boston



Back Bay, Boston



Lorne Ave HCD

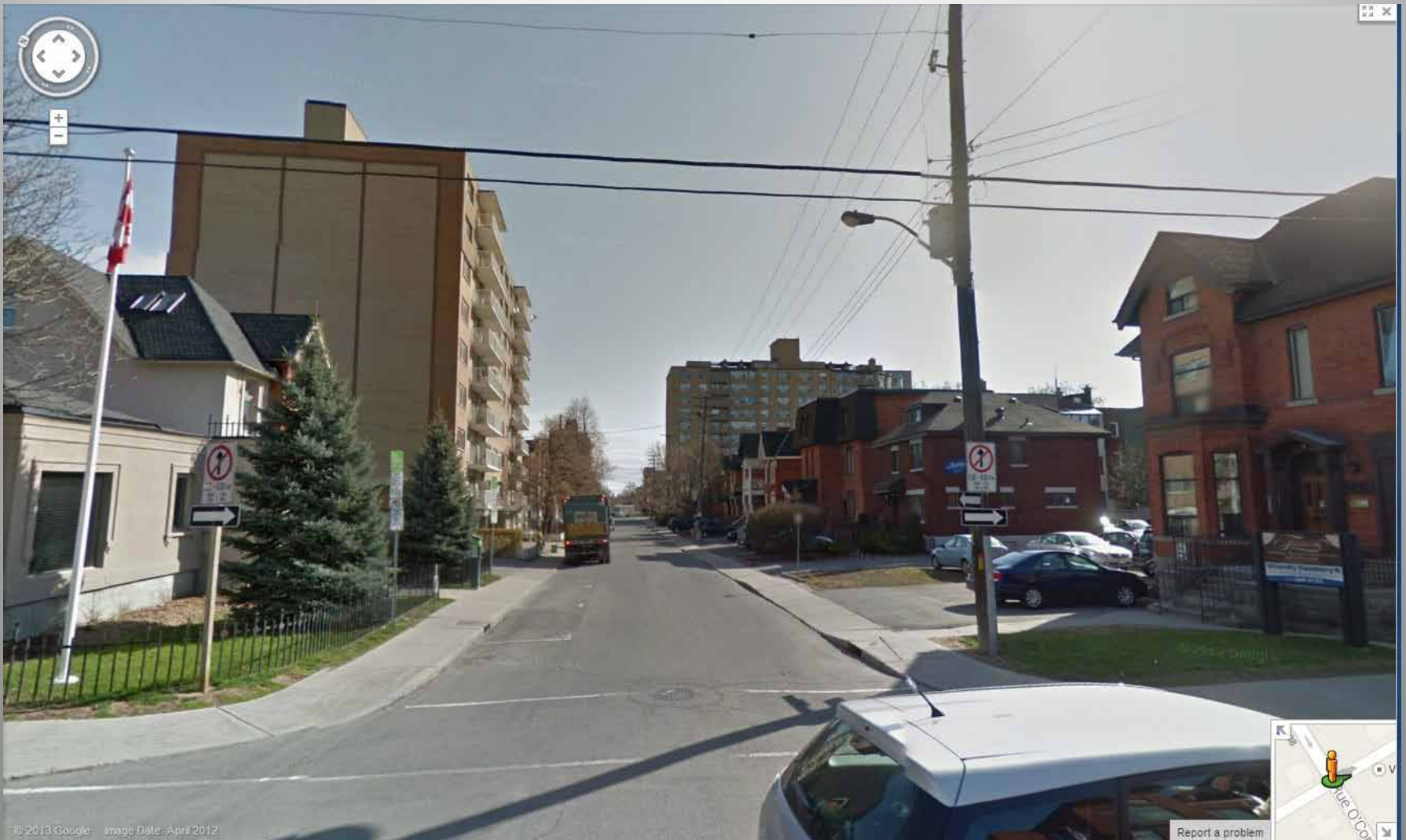


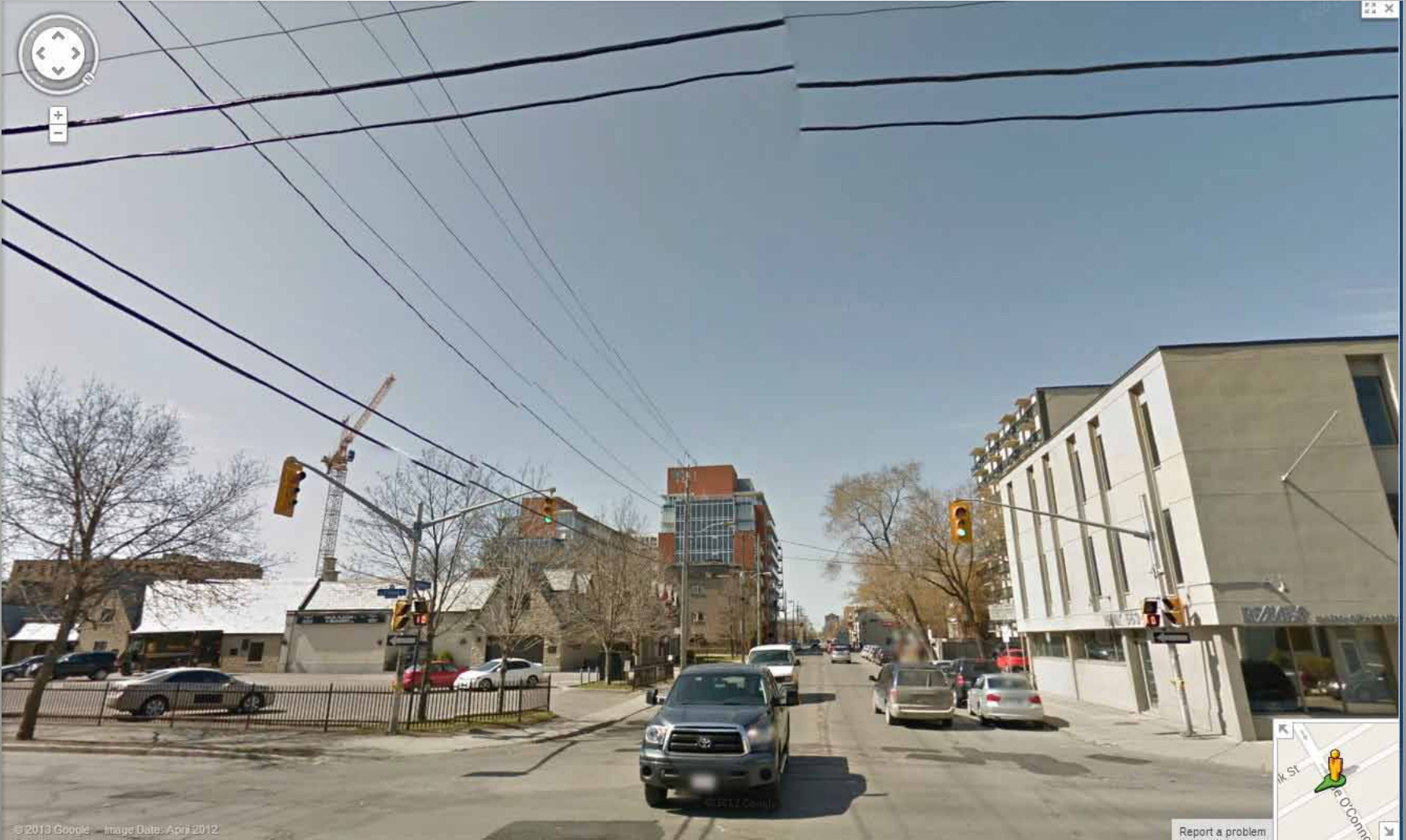
Fragmented heritage

Centretown



Centretown





Google Streetview



Residents of an “intact” HCD expect it to be kept largely unchanged.

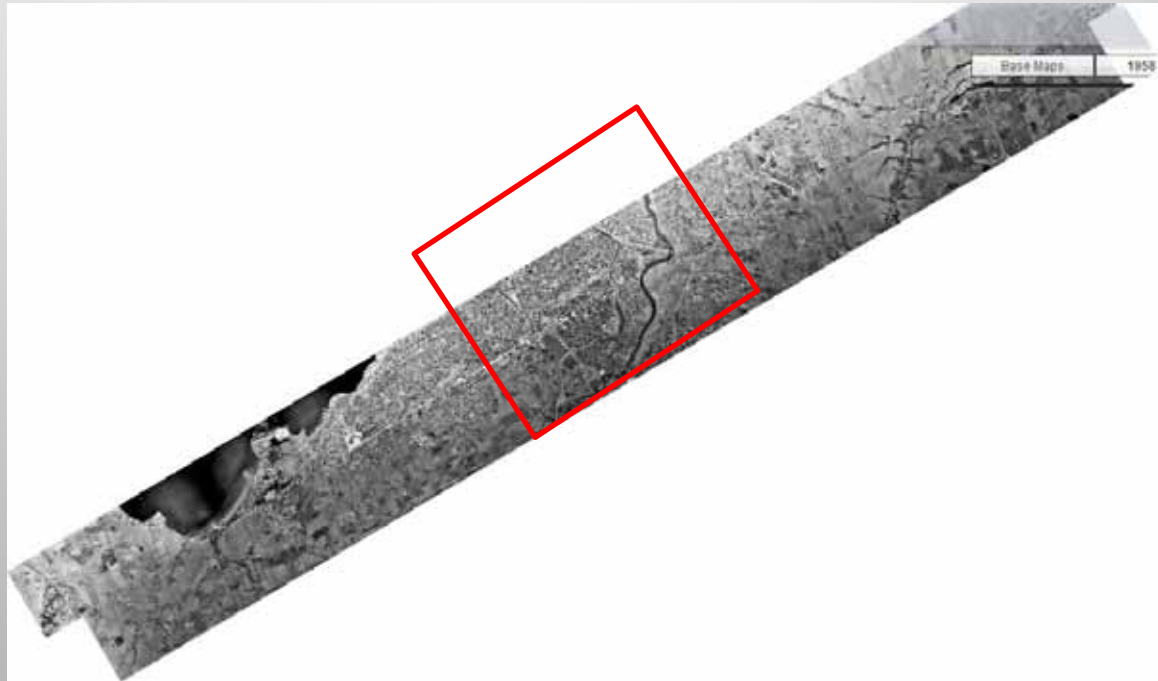
Fragmentary heritage (norm in many Ottawa HCDs) presents a challenge

Summary

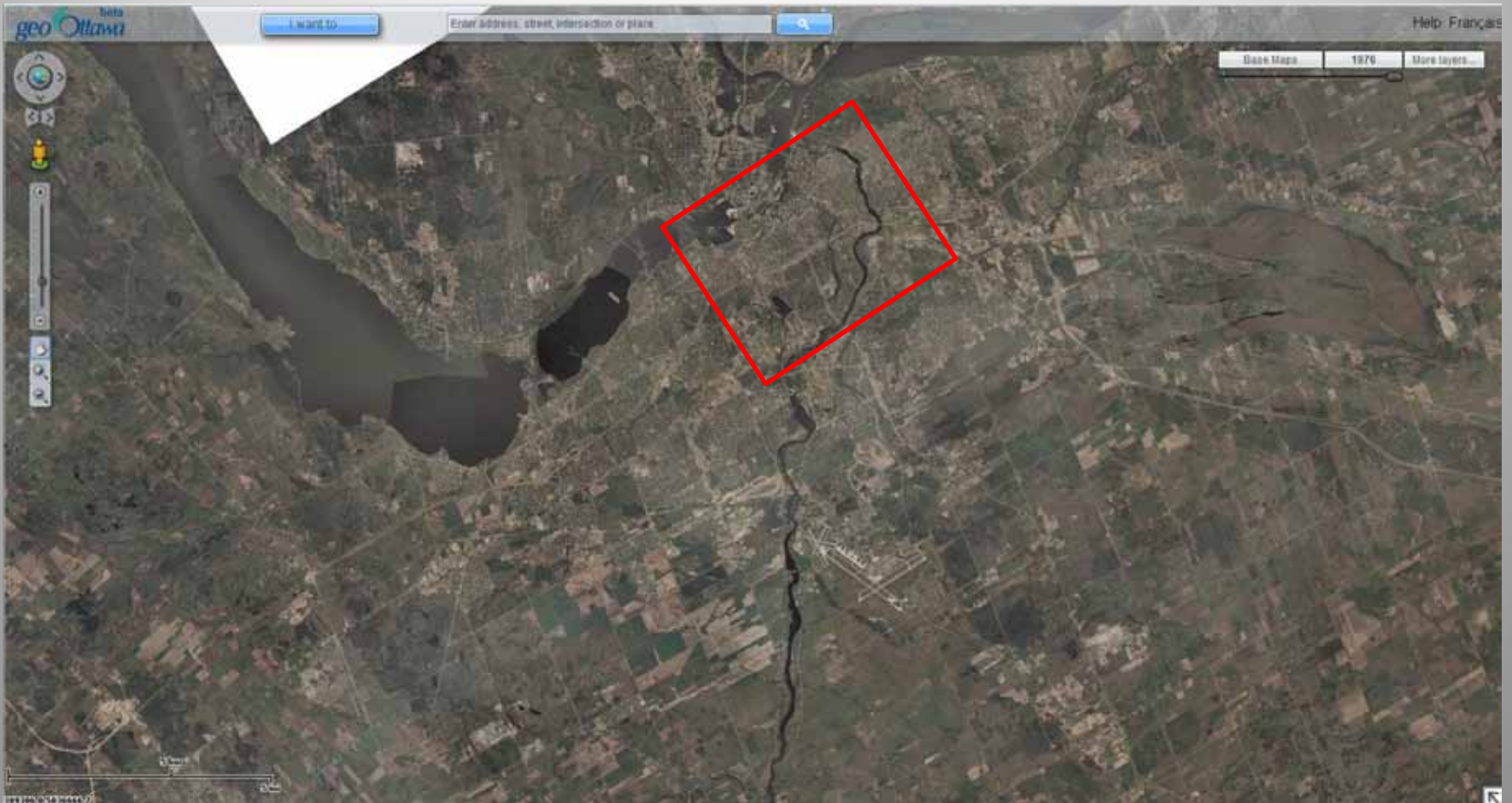
1. Intensification and heritage overlap.
2. “Heritage” understood by community differently.
3. Major intensification on periphery perceived as threat.
4. Compatible infill can work; appropriate infill in HCD unclear.
5. Intact HCD should be preserved, fragmentary (or large) HCD are a challenge.



1958

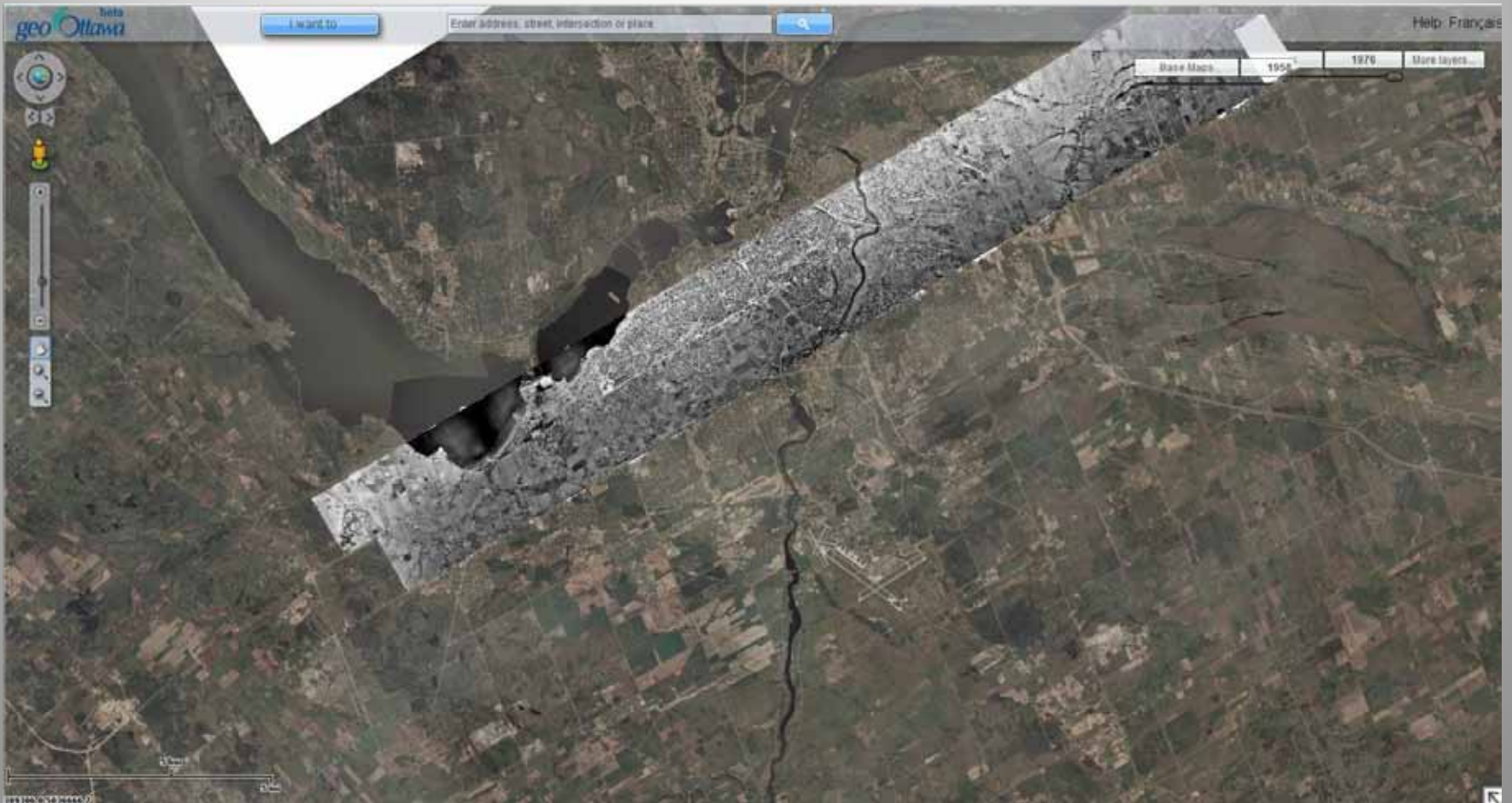


1976



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1976



<http://maps.ottawa.ca/geoOttawa/>