Community Considerations in Intensification and Infill
c. 1900 (between 1896-1907)
1900
http://maps.ottawa.ca/geoOttawa/
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

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

Google earth
Will community character ("heritage") remain?

Main street (Wellington West)
Will community character ("heritage") remain?

Interior streets close to high density zones
Mature, established communities perceive a threat from major intensification at periphery and on main streets.
Including in Heritage Conservation Districts
Bank St HCD
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
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
Fragmented heritage
Centretown
Centretown
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

http://maps.ottawa.ca/geoOttawa/
1976

http://maps.ottawa.ca/geoOttawa/
1976

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