



Elmvale Acres Shopping Centre Secondary Plan – Terms of Reference

Introduction

In accordance with Section 2.5.6 of the City of Ottawa Official Plan (OPA 150), secondary planning processes are to be used to guide redevelopment of large sites where increased height and density are proposed, as is the case with Elmvale Acres Shopping Centre, in a manner that corresponds with the policies of the Official Plan (OP).

The OP requires terms of reference to be established for area-specific plans so that a framework which follows Figure 2.9 of the OP can be established. The terms of reference are intended to define the planning area boundary and create a schedule for completion of the secondary planning process.

Background

RioCan has undertaken a detailed analysis of their portfolio to determine opportunities for residential and mixed use intensification in keeping with the plans of many municipalities to intensify and orient development to transit, as well as to respond to the emerging trends for retail shopping centres due to changing shopping habits of consumers. These plans aim to reduce urban sprawl, create more liveable spaces, sustain the viability of retail centres and reduce reliance on automobiles. Elmvale Acres Shopping Centre has been selected as an ideal candidate for this form of development and, as such, RioCan is initiating the process to redevelop the site.

Proposal

RioCan is undertaking a developer-led application for Zoning By-law Amendment (ZBA) and application for Official Plan Amendment (OPA). The OPA will consist of a proposal to adopt an amendment to Volume 2 of the Official Plan to adopt the proposed secondary plan. The ZBA application will implement the policies of the secondary planning process through a site-specific zoning by-law amendment. Both the OPA and ZBA will be presented for consideration at the same Planning Committee meeting.

The plan will be prepared in accordance with the policies of Section 2.5.6 of the OP, including the more recent amendments made through OPA 150, with the intent of implementing the relevant OP policies with a focus on the Elmvale Acres site. Although no neighbouring or abutting properties will be included in the plan area aside from the corner property at 1990 Russell Road, consideration of neighbouring properties will be made in the context of the Elmvale Acres Shopping Centre redevelopment plan.

Goals for the Elmvale Acres Shopping Centre Redevelopment Plan

RioCan and their consulting team will strive to implement the relevant strategic directions of the OP, including the provision of a greater mix of uses and more compact residential uses, increasing transit ridership through transit-oriented development, promoting active forms of transportation, and creating a more vibrant public realm.

In collaboration with City of Ottawa staff and key stakeholders, RioCan and their consulting team will refresh the long-term vision of the site and establish guidelines and policies that will enable and manage

the future development of a compact and well-designed neighbourhood within the planning area which will be oriented to the Elmvale Acres transit station. This will include the following objectives:

- Introduce a mix of uses, including residential.
- Retain a distinct mix of shops and services, while developing new commercial space, in order to create a commercial centre for the proposed community and surrounding area.
- Ensure that appropriate infrastructure is in place to service the increase in density.
- Create a safer and more pleasant transit station with weather protection and views of the transit corridor.
- Introduce new and stronger pedestrian connections throughout the site and from the surrounding residential communities.
- Increase transit ridership and promote active modes of transportation like walking and cycling.
- Provide a network of landscaped and open spaces with recreational amenities and seating areas.
- Develop lively commercial areas with active street frontages.
- Improve access to and throughout the site for pedestrians, cyclists and vehicles.
- Enable quality architecture and urban design that is sensitive to and compatible with surrounding land uses.

Scope of Work

The secondary planning process will involve collaboration with City of Ottawa Staff and the Ward Councillor in order to create an area-specific plan that will include the following:

- An analysis of the existing site and wider community context, including existing land uses and built form on the site and in the surrounding area, opportunities and constraints, as well as Official Plan policies and Zoning By-law provisions.
- The formation of a vision for the redevelopment of the site based on the analysis of the site context and relevant policies and guidelines.
- A plan of how the site will redevelop over time with details on land uses, height, density, transportation, open space, transit, urban design, pedestrian connections and phasing.
- An exploration of how the redevelopment and intensification will achieve the policies of the OP and Provincial Policy Statement (PPS).
- The provision of guidelines to ensure the site develops in accordance with the urban design and compatibility policies of the OP as well as any relevant Urban Design Guidelines.
- The creation of strategies to support active modes of transportation and transit ridership.
- The establishment of criteria and requirements for public space and public facilities.
- An assessment of transportation and servicing infrastructure and the ability of the infrastructure to accommodate increased density.
- The establishment of the circumstances under which changes to the plan would require further approvals.



Study Area

The Elmvale Acres Shopping Centre study area refers to the lands municipally known as 1910 St. Laurent Boulevard. The study area will also include neighbouring 1990 Russell Road. The study area is bordered by Smyth Road to the north, St. Laurent Boulevard to the east, and Othello Avenue to the west. The property is located within the Alta Vista Ward (Ward 18 – Jean Cloutier).

1910 St. Laurent Boulevard is designated as General Urban Area. It was re-designated as Arterial Mainstreet when Council adopted Official Plan Amendment No. 150. As the amendment was subsequently appealed to the Ontario Municipal Board, the property is currently still designated General Urban Area. 1990 Russell Road is presently designated as Arterial Mainstreet.

1910 St. Laurent Boulevard is zoned General Mixed Use – GM F(1.0). The site was rezoned to an AM10[xx33] subzone as part of the City of Ottawa zoning review process to rezone multiple properties throughout the City to implement the new policies of OPA 150. The zoning by-law amendment was appealed in its entirety to the Ontario Municipal Board so the GM F(1.0) zone remains the current zoning of the property. Similarly, 1990 Russell Road was rezoned from the Arterial Mainstreet (AM) zone to the newly created AM10[xx22] Subzone; however, as a result of the appeal, the zoning that remains in force is the AM zoning.

As the redevelopment proposes increased height and density, the secondary planning process will ensure that the redevelopment is appropriately managed in a manner that is respectful of and compatible with surrounding land uses, maximizes opportunities for open space and pedestrian/cyclist connections and provides a level of transportation and servicing infrastructure to be able to accommodate the redevelopment.

Work Program

Part 1 – Plan Context and Existing Conditions

Part 1 will include an analysis of the site context in order to enable an understanding of the plan context and an articulation of the opportunities and constraints to redevelopment which will create the basis for the secondary plan process.

Part 1 will engage RioCan and the consultant team in an analysis of:

1. The boundaries of the study area;
2. The characteristics and existing conditions of the study area and surrounding community with respect to land uses, height and density, views, urban design, transit, pedestrian and cyclist networks, open space and parks, and community facilities;
3. Any current initiatives for the area in terms of development applications, infrastructure upgrades or other planning initiatives and how the proposed redevelopment can be integrated with those initiatives;
4. The relevant policy framework including the PPS, OP policies (strategic directions, intensification and density targets, the General Urban Area and Arterial Mainstreet designations, transit policies and urban design and compatibility policies), the Transportation



Master Plan (TMP), the Ottawa Cycling Plan and Ottawa Pedestrian Plan, the Zoning By-law and all relevant Urban Design Guidelines;

5. Existing hard and soft infrastructure and areas where upgrades may be needed, if required;
6. Communications and discussions with the public and key stakeholders to determine key issues, community interests and opportunities/constraints.

Part 1 will include consultation with City staff and key stakeholders. Meetings with City staff, the Urban Design Review Panel, the Ward Councillor and current tenants have already taken place. A public open house was organized through the Ward Councillor's office on November 25, 2015 to begin receiving feedback from the community for analysis within Part 1 of the Work Program.

Part 2 – Vision, Objectives and Targets

Based on the analysis undertaken in Part 1, RioCan and the consultant team will establish the vision, objectives and targets for the redevelopment of the site. This will shape the more detailed components of the plan. Part 2 will include detailed discussions with key stakeholders and an analysis of the public comments received through the Open House held on November 25, 2015 and the circulation of the application.

In Part 2, RioCan and the consultant team will:

1. Using the findings of the analysis in Part 1, establish a vision statement with key objectives and targets for the redevelopment with a view of implementing the relevant policies of the OP.
2. Articulate the opportunities and constraints relative to the vision, objectives and targets.
3. Develop a master concept plan with details on the following:
 - a. Height, massing and density
 - b. Land uses and locations
 - c. Phasing
 - d. Parks and Open Space
 - e. Pedestrian and Cyclist Connections
 - f. Transportation and Vehicular Circulation
 - g. Soft and Hard Infrastructure
 - h. Transit and the Transit Station
 - i. Sustainability
 - j. Urban Design
 - k. Public Realm
 - l. Public Safety Improvements
4. Provide an impact assessment of the redevelopment plan.

Stakeholder Consultations – June to September 2016

In order to establish the vision, targets and objectives, the consultant team will meet with key stakeholders, including community associations, municipal stakeholders and the ward councillor, to further refine the vision, targets and objectives for future development within the study area, in a manner that is consistent with the Official Plan.



Community Visioning Workshop – September 17th, 2016

Morning Visioning Workshop: The workshop will require pre-registration and will build upon the feedback generated through the stakeholder meetings. The workshop will begin with a presentation of the project and policy framework. Following the presentation, participants will be invited to sit down at a variety of different tables to engage in visioning for the study area.

Afternoon Drop-In Session: Following the workshop, an afternoon open house will take place for those who were unable to attend the morning workshop. The open house will present some of the feedback heard in the morning session and the consultant team will be available for questions and comments. The drop-in session will end with a presentation on the project and policy framework.

Part 3 – Develop the Elmvale Acres Shopping Centre Secondary Plan

In Part 3 of the process, RioCan and the consultant team will prepare the draft secondary plan, which will include the following:

1. An explanation of the site context and the overall vision for the redevelopment, how it will develop over time and how it implements the objectives of the OP and other elements of the relevant policy framework.
2. The key spatial components of the plan including the locations of the various land uses, the details of the pedestrian and cycling network, the details of the open space, parks and public realm network, proposed modifications to the transit station, the proposed road pattern for vehicles including accesses and internal roadways, infrastructural and servicing details and locations, views and vistas, community focal points and phasing.
3. The key policy components of the plan including policies to address the OP, built form policies, parks, open space and public realm policies, pedestrian and cycling policies, community-specific policies, policies to implement the stated objectives of the plan, measures to mitigate impacts to the surrounding community, urban design strategies, sustainability strategies, transportation policies, and identification of any required infrastructural upgrades
4. The implementation strategy including guidelines for future development applications to implement the policies of the plan, incentives to apply the policies, and what approvals would be required if a change to the plan were to be proposed in the future.

Open House # 2 – November 2016 (Date TBD)

The draft secondary plan will be released and circulated to the municipality and the public. The plan will be presented to the public at an Open House in November.

Part 4 – Finalize the Elmvale Acres Shopping Centre Secondary Plan

RioCan and the consultant team will consider all final comments from the public and all key stakeholders in order to finalize the plan. The plan will then be presented to the City of Ottawa Planning Committee in February 2017 and then City of Ottawa Council in March 2017.