

ELGIN STREET PLANNING STUDY

EXISTING CONDITIONS HIGHLIGHTS

JANUARY 1997

10

100%

100%

100%

STUDY MANDATE

STUDY TERMS OF REFERENCE APPROVED
BY COUNCIL DECEMBER 1995

PART ONE - ESTABLISHING A COMMUNITY
BASED STUDY TEAM

PART TWO - ESTABLISHING STUDY TASKS

STUDY GOAL

TO DEVELOP A STRATEGIC PLAN THAT
WILL ENSURE CONTINUED PROSPERITY
FOR ELGIN STREET AND

THAT WILL SUPPORT A MIX OF USES TO
SERVE THE NEIGHBOURHOOD AND

THAT WILL RECOGNIZE THE ROLE OF
ELGIN STREET IN THE VITALITY OF THE
CENTRAL AREA

STUDY INITIATION

MARCH 1996 - EXPRESSIONS OF INTEREST
TO PARTICIPATE ON STUDY TEAM

JUNE 1996 - PUBLIC MEETING OF STUDY
TEAM TO INITIATE STUDY

STUDY PROGRAM

PHASE ONE - INFORMATION GATHERING
AND ANALYSIS EXISTING CONDITIONS
REPORT

PHASE TWO - DETERMINATION OF
DESIRED FUTURE ALTERNATIVES REPORT

PHASE THREE - PREPARATION OF
STRATEGIC PLAN STRATEGIC PLAN
DOCUMENT

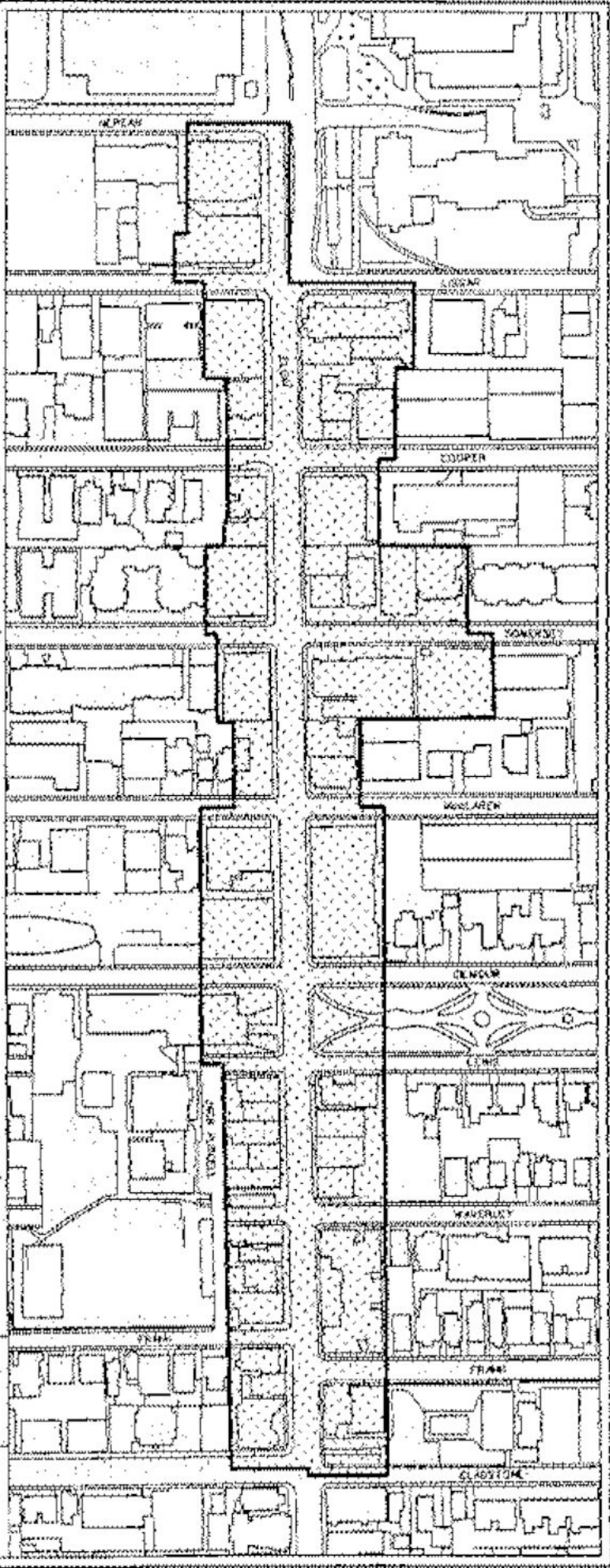
ELGIN STREET PLANNING STUDY

LOCATION PLAN

LEGEND:



STUDY AREA BOUNDARY




City of Ottawa
 Procureur de la Ville d'Ottawa
 Department of Planning, Economic Development and Housing
 Régional des services municipaux de la Ville d'Ottawa
 100, rue de la Paix, Ottawa, K1P 1H1



NOVEMBER 1985

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 0706-1-25 785-42

PHASE ONE WORK PROGRAM

TASKS

EXISTING CONDITIONS

A. PLANNING AND POLICY CONTEXT

1. Documentation (text & maps) and analysis of relevant planning documents/policies and ongoing planning initiatives.
2. Identification and documentation of development initiatives and relationship to area.
3. Identify and document surrounding area characteristics and linkages for study team

Data sources: field surveys questionnaires

B. Land Uses, Characteristics and Trends

1. Undertake a L.U. inventory/identify ownership

Data sources: POIS, questionnaires field surveys

2. Finalize and distribute questionnaire
3. Pick-up questionnaires
4. Analysis of L.U. and ownership data to identify characteristics and trends
5. Identify potential opportunities for infill, new uses, residential development etc.
6. Documentation of inventory, analysis, opportunities etc. for study team

C. Circulation Systems

1. Collect data from R.M.D.C., OC Transpo, Engineering and Works.
2. Field surveys to supplement existing data.
3. Identify potential issues/concerns re: circulation systems
4. Documentation of data and preliminary analysis for study team

D. Urban Design, Streetscape, Built Environment

1. Field surveys to inventory urban design, streetscape and built environment conditions
2. Preliminary identification of positive and negative design features and potential opportunities
3. Documentation of inventory and preliminary analysis for study team.

E. Meep and Safety Audit

1. Complete a meep checklist
2. Undertake a safety audit

F. Existing conditions report

1. Compile all information, documentation and analysis in a draft report for study team
2. Distribute report to study team for review and discussion

URBAN CONTEXT

**URBAN CONTEXT AND AREA
CHARACTERISTICS**

**PHYSICAL AND FUNCTIONAL CHARACTER
OF ELGIN STREET**

**FUNCTIONAL CONTEXT AND INTER-
RELATIONSHIPS**









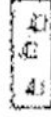



**SURROUNDING DEVELOPMENTS AND
POTENTIAL INFLUENCES**

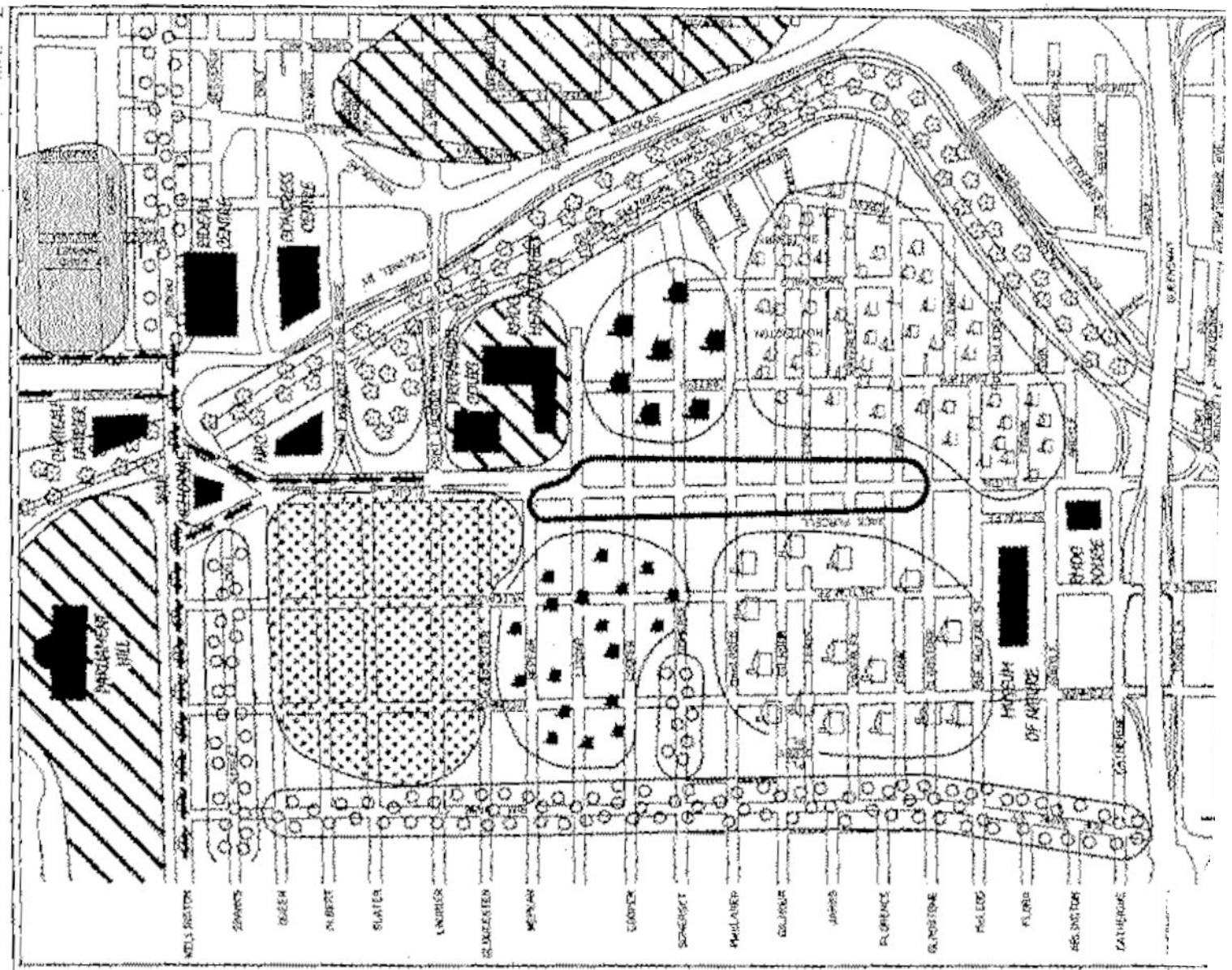
**SIGNIFICANT DEVELOPMENT INITIATIVES
ALONG ELGIN STREET**

ELGIN STREET PLANNING STUDY

URBAN CONTEXT

LEGEND

-  HIGH PROFILE COMMERCIAL CORE
-  LOW PROFILE HERITAGE COMMERCIAL
-  RETAIL STREETS
-  MAJOR INSTITUTIONAL
-  MAJOR OPEN SPACE / WATER CORRIDOR
-  HIGH PROFILE MIXED RESIDENTIAL
-  MEDIUM - HIGH PROFILE MIXED RESIDENTIAL
-  MEDIUM - LOW PROFILE RESIDENTIAL
-  LOW PROFILE RESIDENTIAL
-  SIGNIFICANT PUBLIC ATTRACTIONS / BUILDINGS
-  CONFEDERATION BLVD.
-  ELGIN STREET



PLANNING CONTEXT

PROVINCIAL LEGISLATION

PLANNING POLICIES AND REGULATORY CONTROLS

Regional Official Plan

City Official Plan

Volume 1 - Primary Plan

**Volume 2 - Secondary Policy Plan -
Centretown**

Zoning By-law

Site Plan Control

Cash-in-Lieu of Parking

Other Potential Tools

Business Improvement Area Designations

Community Improvement Plans

ONGOING PLANNING INITIATIVES AFFECTING ELGIN STREET

Centretown Traffic Calming Study

Centretown Heritage Study

PAST AND CURRENT DEVELOPMENT ACTIVITY ALONG ELGIN STREET

Schedule H - Centretown Land Use
Plan H - 1/11 *Urbanisation du site du Centre-ville*

see Part 1
 of the
 Official
 Plan

see Part 1
 of the
 Official
 Plan

see Part 1
 of the
 Official
 Plan

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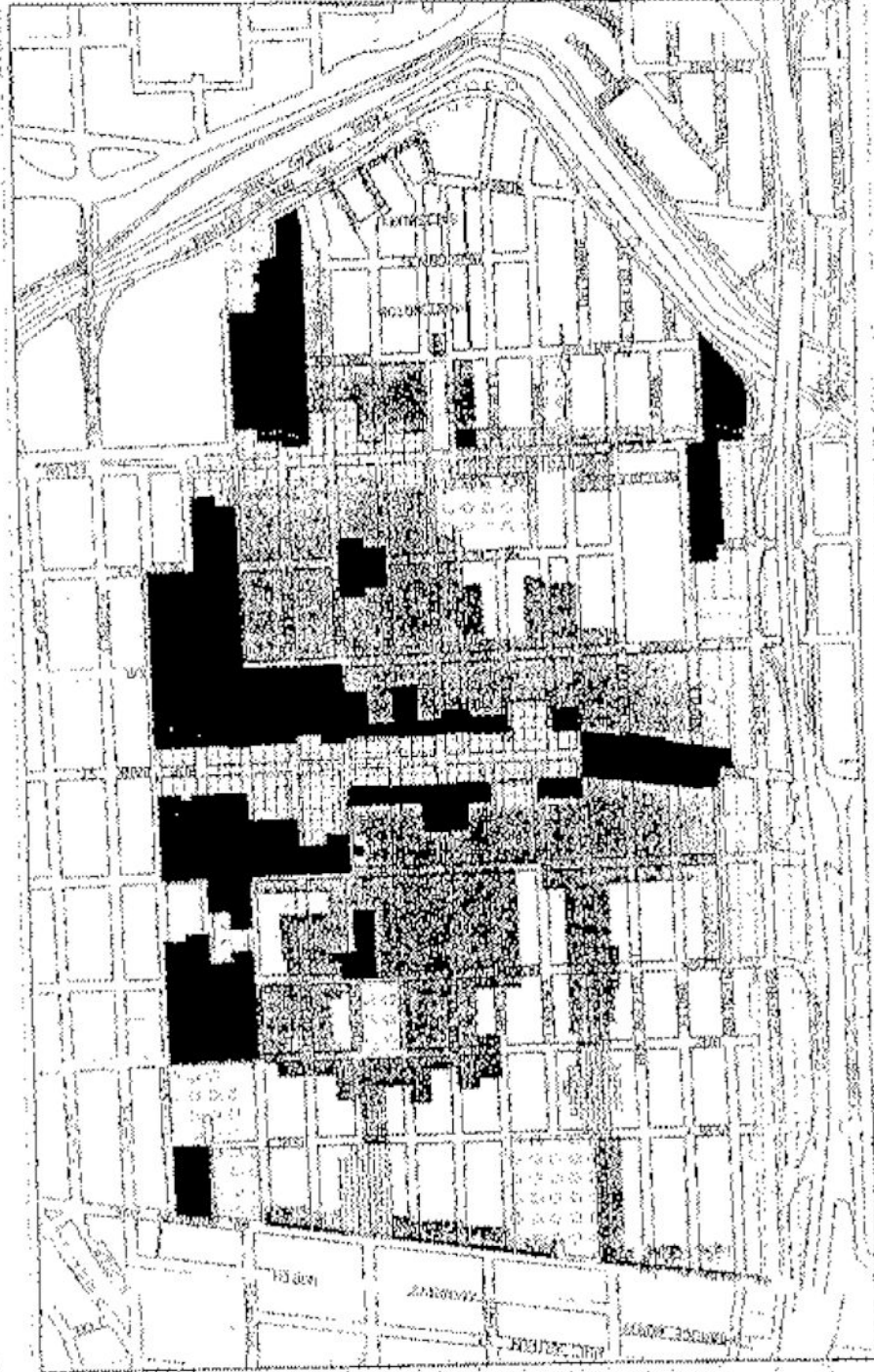
see Part 1
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DATE: 1991
 2-DRAWN: 1991

Scale: 1:1000






ELGIN STREET PLANNING STUDY

DEVELOPMENT APPLICATIONS



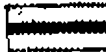
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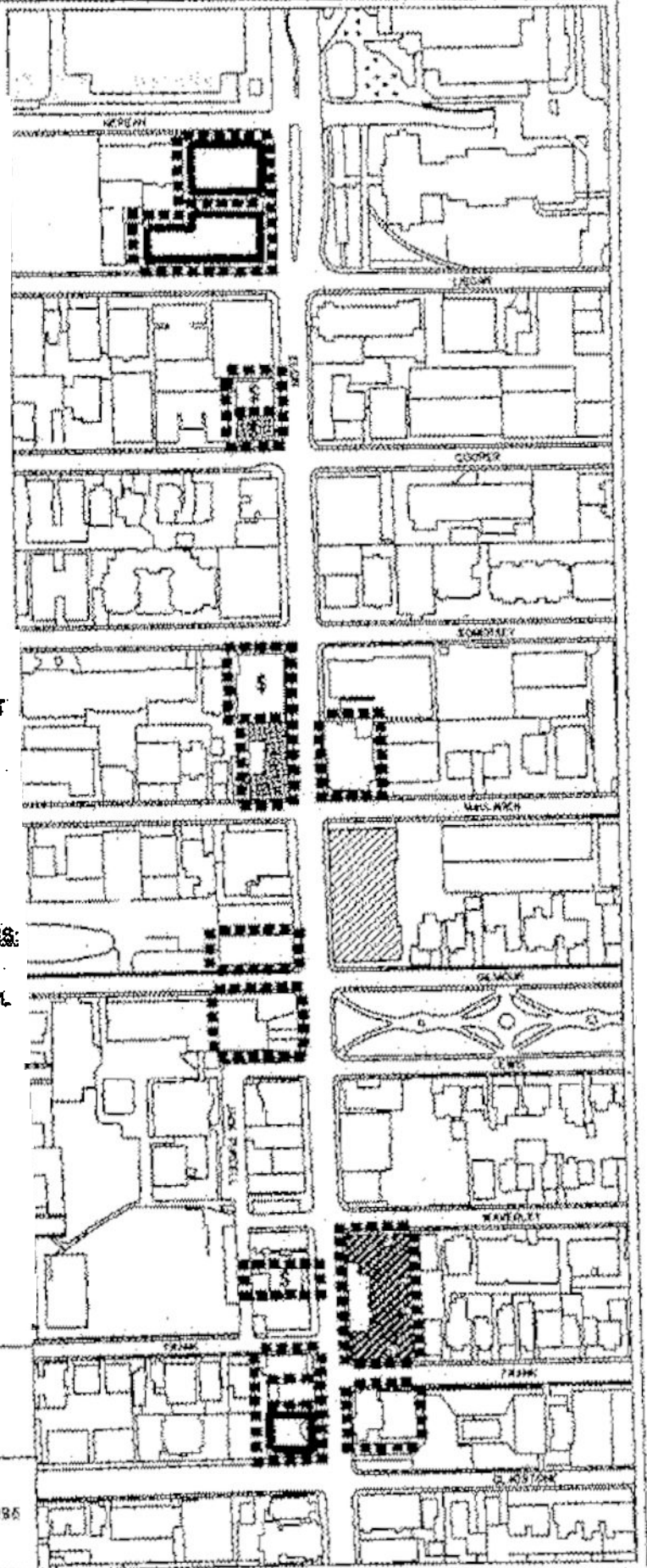
ACTIVE DEVELOPMENT APPLICATIONS:

SITE PLAN CONTROL:

-  CHANGE IN USE
-  NEW DEVELOPMENT
-  REVISION TO APPROVED PLAN
-  CASH-IN-LIEU
-  ZONING CHANGE

APPROVED DEVELOPMENT APPLICATIONS:

-  SITE PLAN CONTROL
-  CASH-IN-LIEU
-  ZONING CHANGE





 City of Ottawa
 Planning Department
 Department of Planning, Economic Development and Housing
 100 Somerset Street West, Ottawa, Ontario
 K1P 5H1



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LAND USE CHARACTERISTICS AND TRENDS

**LAND USE RELATED ELEMENTS
IDENTIFIED AND ANALYZED**

TYPES AND MIX OF USES

**Commercial
Residential
Institutional
Other**




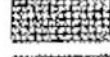
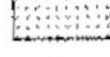


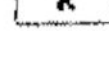
BUSINESS CHARACTERISTICS

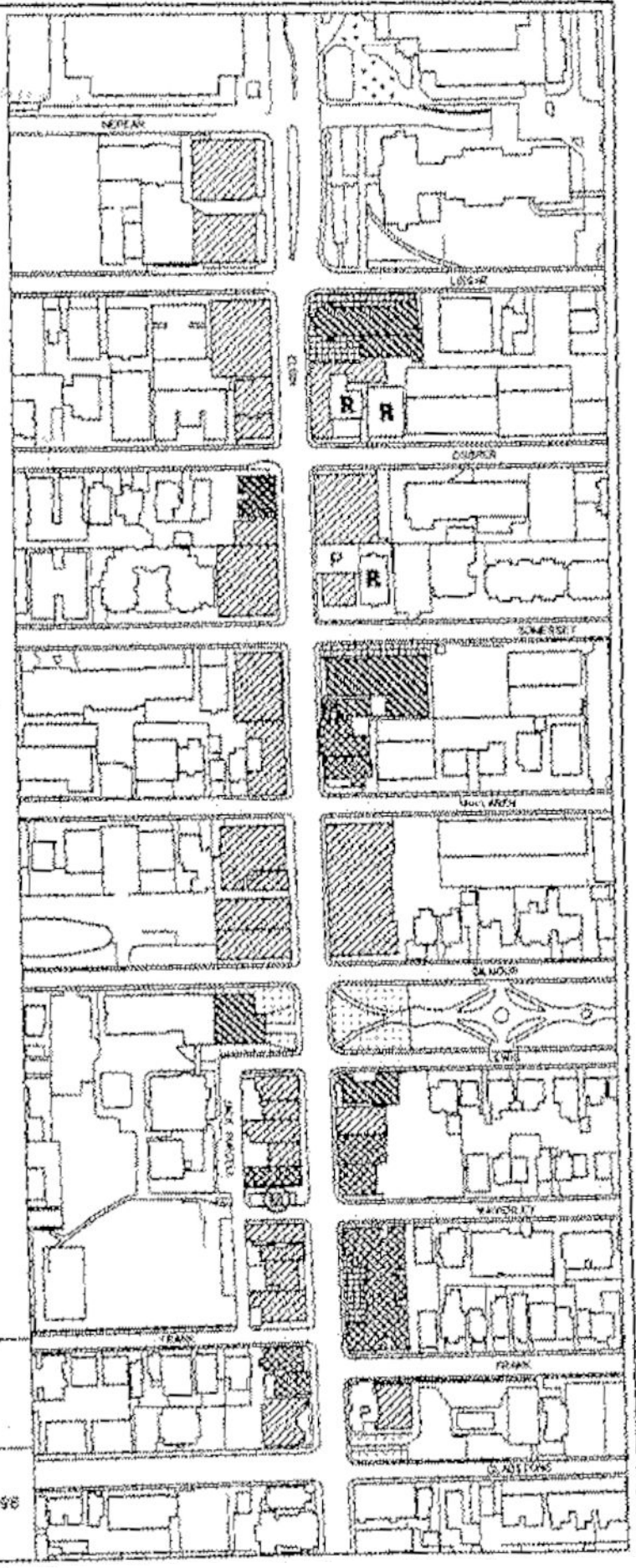
OWNERSHIP CHARACTERISTICS

GROUND FLOOR COMMERCIAL AND OWNER TURNOVERS

ELGIN STREET PLANNING STUDY

GENERALIZED LAND USE

-  COMMERCIAL BUILDINGS
-  COMMERCIAL & RESIDENTIAL
-  INSTITUTIONAL
-  PRIVATE GREEN SPACE
-  PUBLIC GREEN SPACE
-  PRIVATE PARKING
-  PUBLIC PARKING
-  RESIDENTIAL BUILDING



 **CITY OF OTTAWA**
 Prepared by the Economic and Social Branch
 Department of Planning, Research, Development and Training
 Transportation Planning Section, Project # 44
 Revised City of Ottawa
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LAND USE CHARACTERISTICS AND TRENDS

COMMERCIAL LAND USE INVENTORY

	ELGIN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
Commercial Buildings	37	20	17
Ground Floor Commercial Establishments	84	55	29
Buildings with Upper Commercial	14	10	4
Upper Floor Offices	144	143	1
Other Upper Floor Commercial	9	6	3

LAND USE CHARACTERISTICS AND TRENDS


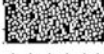
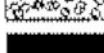


GROUND FLOOR COMMERCIAL USES

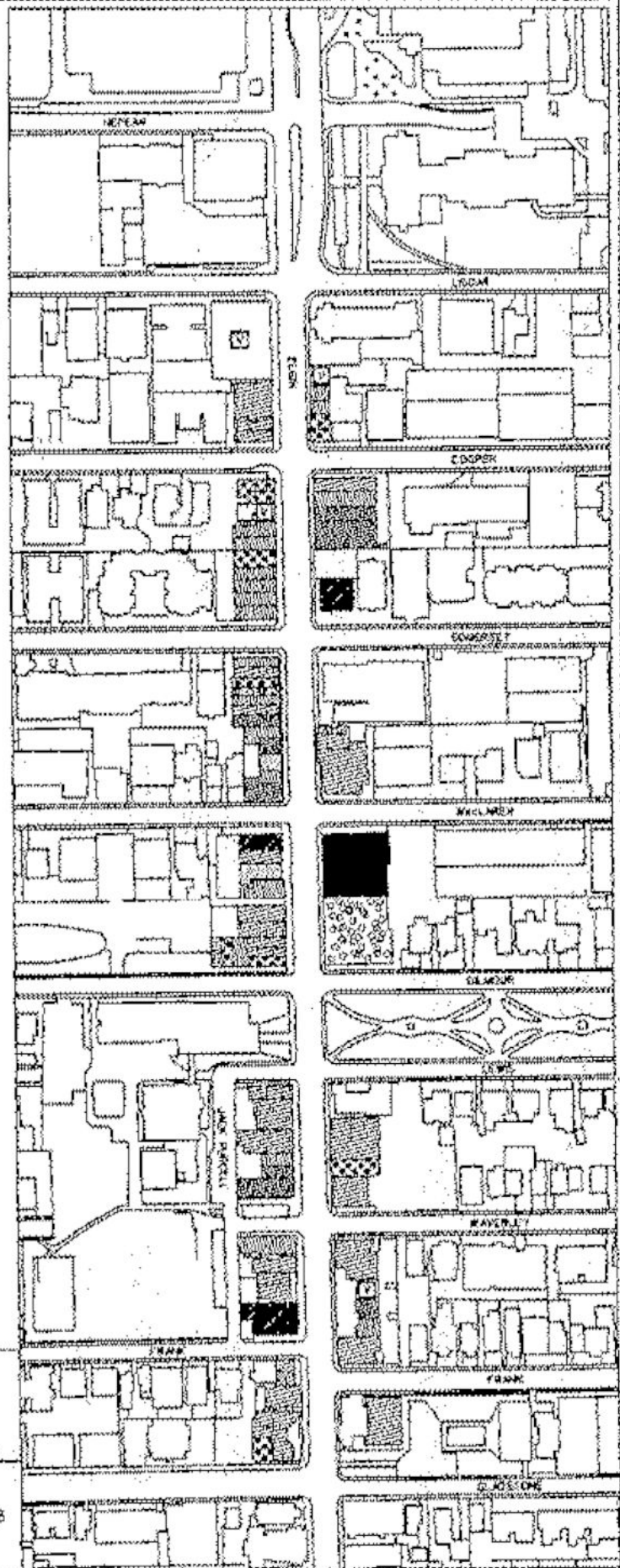
TYPE OF USE	# OF ESTABLISHMENTS/PERCENTAGE		
	ELGIN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
RESTAURANT	32/38%	14/25%	18/62%
FOOD RETAIL	7/8%	5/9%	2/7%
RETAIL	20/24%	16/29%	4/14%
CONVENIENCE	2/2%	2/4%	0
PERSONAL SERVICE	11/13%	8/15%	3/10%
BANK	5/6%	4/7%	1/3%
MEDICAL OFFICE	2/2%	2/4%	0
GENERAL OFFICE	1/1%	1/2%	0
VACANT	4/5%	3/6%	1/3%

ELGIN STREET PLANNING STUDY

GROUND FLOOR COMMERCIAL USES

LEGEND

-  RESTAURANT
-  RETAIL
-  RETAIL FOOD
-  CONVENIENCE
-  PERSONAL SERVICE
-  BANK
-  MEDICAL
-  OFFICE
-  VACANT



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 Planning Commission

NOVEMBER 1988

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LAND USE CHARACTERISTICS AND TRENDS

GROUND FLOOR COMMERCIAL BUSINESS CHARACTERISTICS

	ELGIN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
PERFORMANCE RATING			
IMPROVING	23%	15%	33%
STABLE	40%	40%	40%
DECLINING	27%	35%	20%
ORIGIN OF CUSTOMERS			
ELGIN STREET AREA	57%	55%	60%
DOWNTOWN	40%	45%	33%
CITY-WIDE	37%	25%	53%
CITY-WIDE AND BEYOND	23%	20%	27%
YEARS IN BUSINESS			
1 TO 2 YEARS	26%	25%	27%
3 TO 5 YEARS	14%	10%	20%
6 TO 10 YEARS	14%	15%	13%
11+ YEARS	20%	20%	20%
SQUARE FOOTAGE OCCUPIED			
LESS THAN 1000 SQ.FT.	34%	40%	7%
1000 TO 2000 SQ.FT.	26%	20%	33%
2000 PLUS SQ.FT.	11%	10%	13%

LAND USE CHARACTERISTICS AND TRENDS

RESIDENTIAL USES

	ELIGN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
TOTAL RESIDENTIAL UNITS	134	79	55
100% RESIDENTIAL BUILDINGS	3	3	0
MIXED USE BUILDINGS (Upper Floor Residential)	9	3	6

NOTE:

60 UNITS NORTH OF GILMOUR ARE LOCATED WITHIN 100% RESIDENTIAL USE BUILDINGS LOCATED IN A COMMERCIAL ZONE BUT FRONTING ONTO THE RESIDENTIAL SIDE STREETS

LAND USE CHARACTERISTICS AND TRENDS

	ELGIN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
PROPERTY OWNERSHIP			
COMMERCIAL PROPERTY OWNERS	27	17	10
RESIDENTIAL PROPERTY OWNERS	2	2	0
INSTITUTIONAL/MUNICIPAL OWNERS	5	2	3
TOTAL	44	21	13
COMMERCIAL PROPERTY OWNER CHARACTERISTICS			
GROUND FLOOR COMMERCIAL OCCUPANT	6	2	4
UPPER FL. OFFICE OCCUPANT	7	7	0
ABSENTEE OWNER	14	8	6
MULTIPLE PROPERTY OWNERS	5	3	2

ELGIN STREET PLANNING STUDY

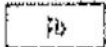
PROPERTY OWNERSHIP

LEGEND

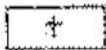
INSTITUTIONAL OWNERS :



CITY OF OTTAWA



SCHOOL BOARD



CHURCHES

COMMERCIAL PROPERTY OWNERS :



OWNER OCCUPIED



GROUND FLOOR
OCCUPANT



OWNER ELSEWHERE
ON ELGIN



ABSENTEE OWNER

RESIDENTIAL OWNERS :



OWNER OCCUPIED

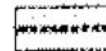


ABSENTEE

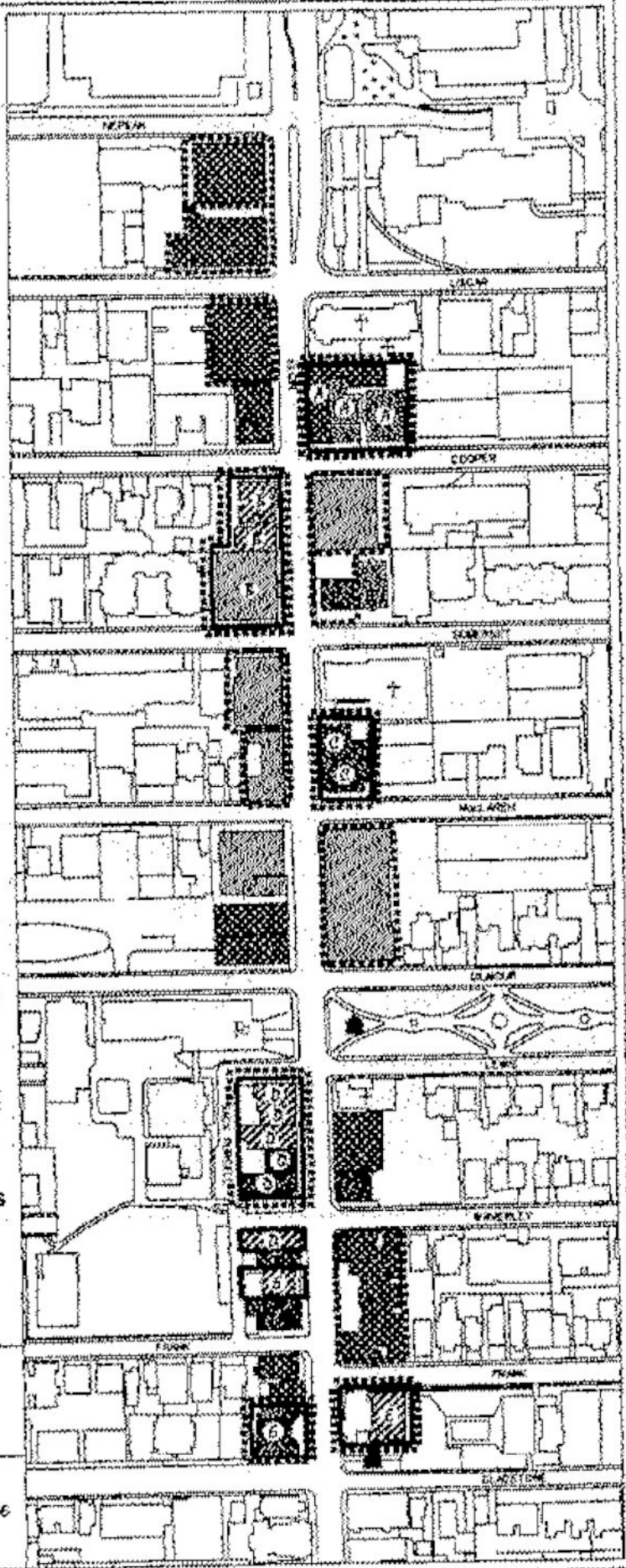
PROPERTY CHARACTERISTICS :



2+ PROPERTIES UNDER
SAME OWNERSHIP



OWNERS OF PROPERTIES
OCCUPYING 1/2 BLOCK
PLUS FRONTAGE




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LAND USE CHARACTERISTICS AND TRENDS

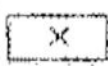


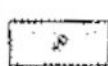
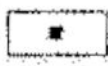
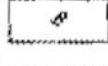
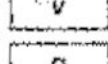
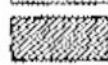



GROUND FLOOR COMMERCIAL TURNOVERS (1989-1996)

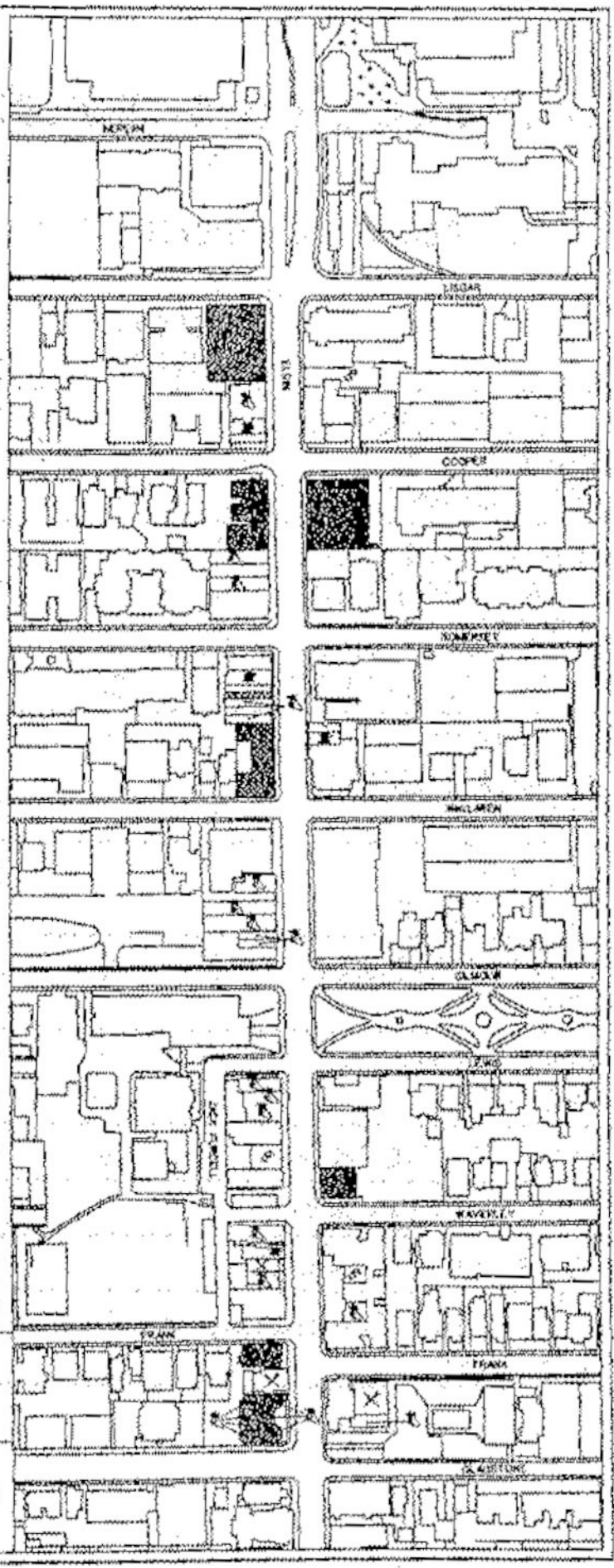
	ELGIN STREET	NORTH OF GILMOUR	SOUTH OF GILMOUR
RETAIL/PERSONAL SERVICE TO RESTAURANT	3	0	3
RESTAURANT TO RETAIL/PERSONAL SERVICE	0	0	0
SAME USE CATEGORY	30	14	16
VACANT TO RETAIL/PERSONAL SERVICE	1	0	1
VACANT TO RESTAURANT	4	3	1
RETAIL/PERSONAL SERVICE	2	1	1
RESTAURANT TO VACANT	0	0	0
VACANT TO OTHER	0	0	0
OTHER TO VACANT	1	1	0
OTHER USE CHANGE	2	2	0
OWNERSHIP CHANGES (1989-1996)	7	4	3

ELGIN STREET PLANNING STUDY

GROUND FLOOR COMMERCIAL TURNOVERS 1989 - 1995

LEGEND

-  RETAIL / PERSONAL SERVICE TO RESTAURANT
-  RESTAURANT TO RETAIL / PERSONAL SERVICE
-  RETAIL TO RETAIL / RESTAURANT TO RESTAURANT
-  VACANT TO RETAIL / PERSONAL SERVICE
-  VACANT TO RESTAURANT
-  RETAIL / PERSONAL SERVICE TO VACANT
-  RESTAURANT TO VACANT
-  VACANT TO OTHER
-  OTHER TO VACANT
-  OTHER USE CHANGE
-  OWNERSHIP CHANGES 1989-1995




City of Ottawa
 Official of Developmental Services
 Department of Planning, Research and Quality
 Prepared by: [Name]
 [Date]


 NOVEMBER 1996
 A SUPPORTED PROJECT OF THE
 [Organization Name]

CIRCULATION SYSTEMS

OFFICIAL PLAN POLICIES

Pedestrian Oriented Streetscapes
Traffic Calming
Encourage and Accommodate Cycling
Transit Use and Access To Transit
Road Designations
Elgin Street - Regional Arterial
Parking



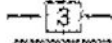

CENTRETOWN TRAFFIC CALMING PLAN PROPOSALS

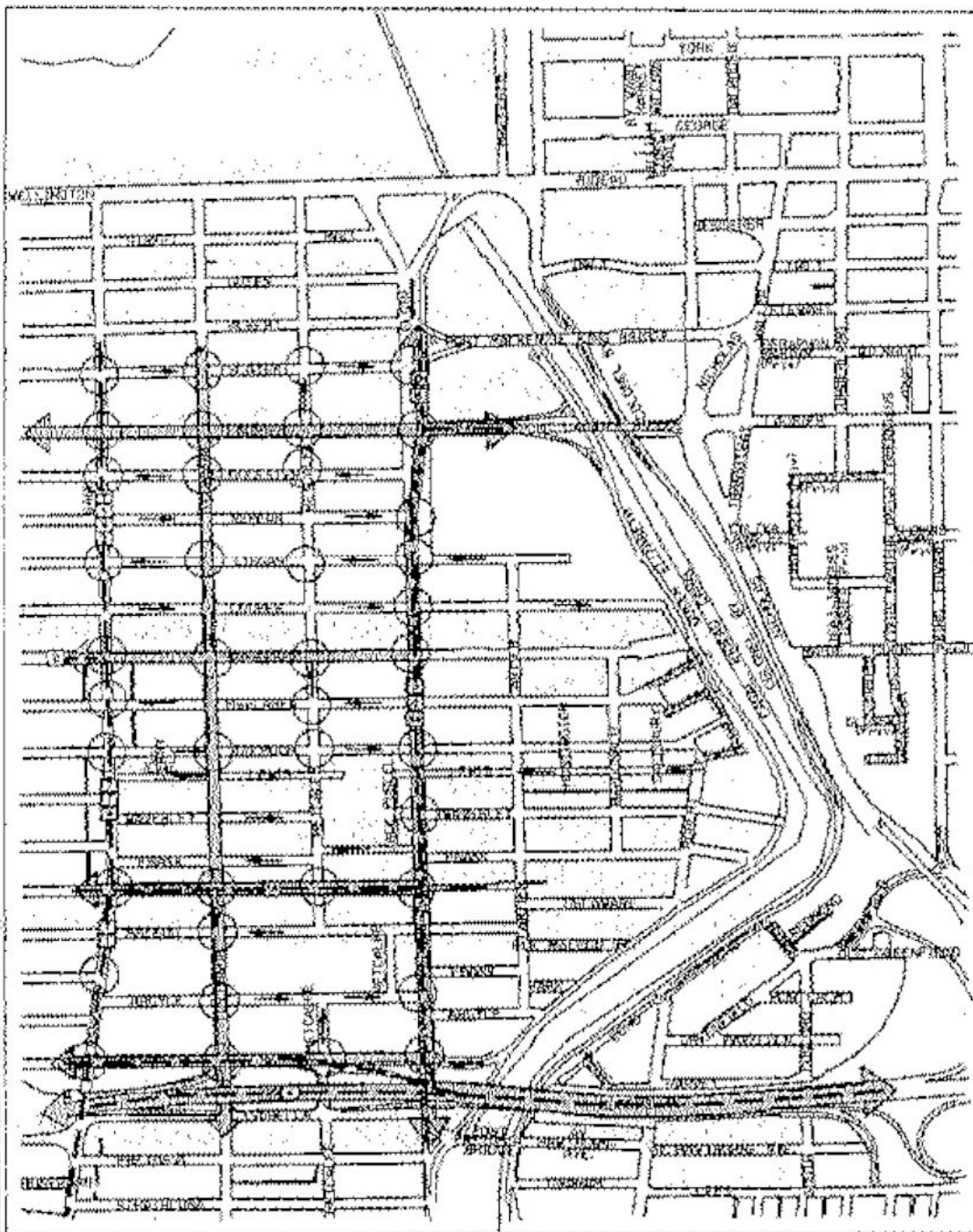
Improve Pedestrian Environment
Accommodate Cycling
Increase Parking
Maintain Roadway Capacities For Regional
Roads


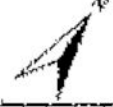
PARKING - PRIMARY CIRCULATION SYSTEM ISSUE

ELGIN STREET PLANNING STUDY

CIRCULATION SYSTEMS LEGEND

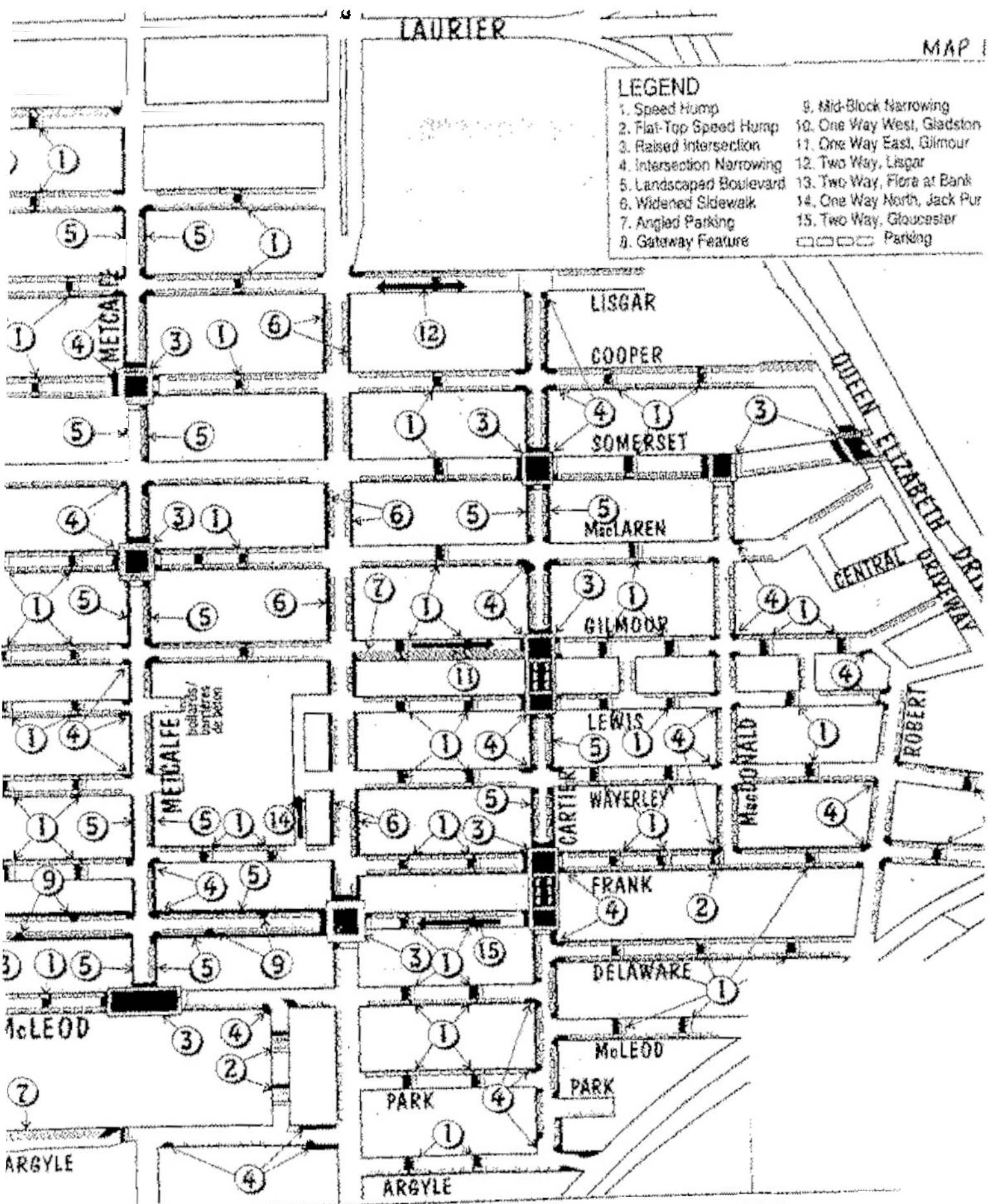
- One-way Street 
- Signalized Intersection 
- Transit Station 
- Trunk Route 



 <p>KIDPLAN KID PLAN PLANNING AND DESIGN CENTER 1000 UNIVERSITY AVENUE ANN ARBOR, MI 48106-1500 TEL: 734-763-1000</p>	 <p>JANUARY 26, 1987</p> <p>© KIDPLAN INC. 1987</p>
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LEGEND

- | | |
|---------------------------|-----------------------------|
| 1. Speed Hump | 9. Mid-Block Narrowing |
| 2. Flat-Top Speed Hump | 10. One Way West, Gladston |
| 3. Raised Intersection | 11. One Way East, Gilmour |
| 4. Intersection Narrowing | 12. Two Way, Lisgar |
| 5. Landscaped Boulevard | 13. Two Way, Flora at Bank |
| 6. Widened Sidewalk | 14. One Way North, Jack Pur |
| 7. Angled Parking | 15. Two Way, Gloucester |
| 8. Gateway Feature | Parking |



Centretown Traffic Calming Plan

Plan de mesures modératrices du trafic au centre-ville

ATI

URBAN DESIGN/STREETScape/BUILDINGS

URBAN DESIGN ANALYSIS

POSITIVE DESIGN FEATURES

- Heritage Buildings
- Low Profile Scale
- Continuous Retail
- Sense of Enclosure
- Southern Anchor
- Focal Point at Elgin Court
- Central Open Space Public Use Focus
- Numerous View of Area and Surroundings
- Patios/Cafes/Sliding Glass Panels
- Downtown Activity Focus at North End


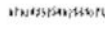
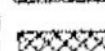
NEGATIVE DESIGN FEATURES

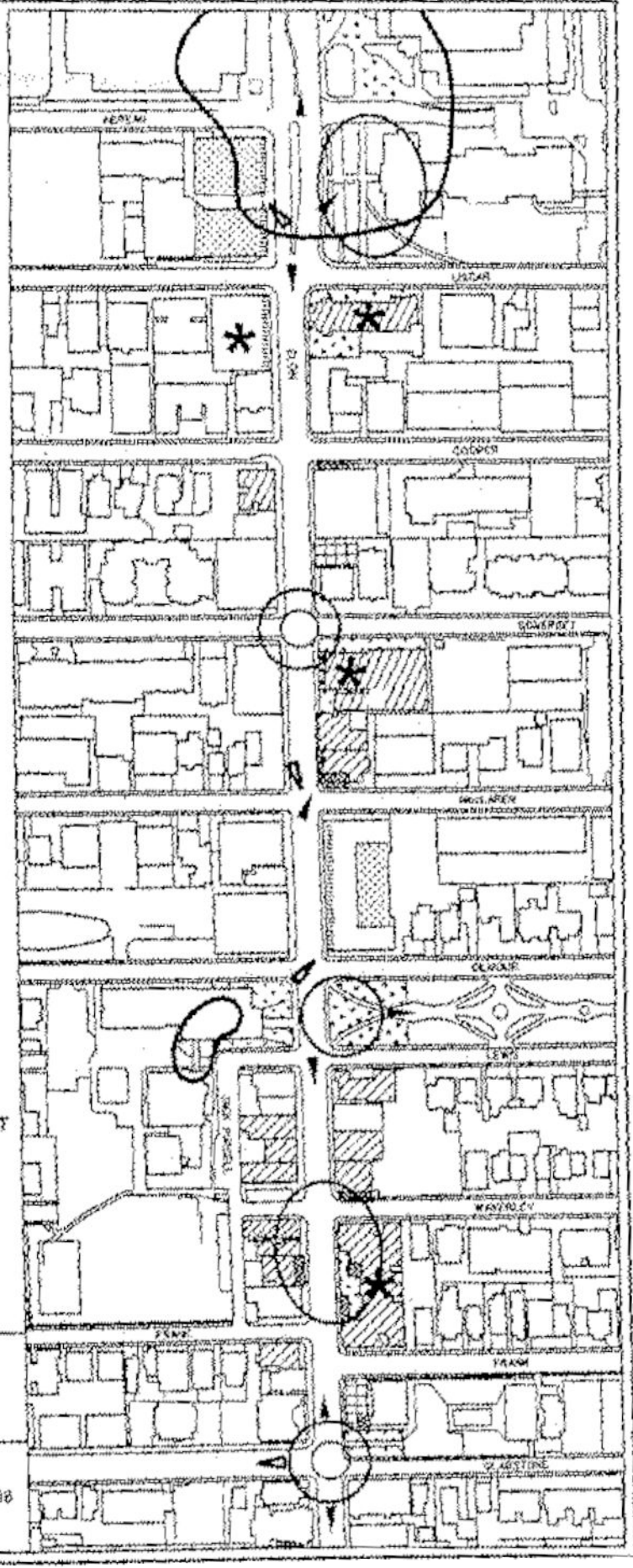
- Unkempt Facades
- Breaks in Retail Continuity
- Hostile Environment North of Lisgar
- Surface Parking Adjacent to Sidewalk
- Inconsistent Enclosure Resulting From 1 Storey Buildings
- Visual Array of Storefronts
- Character of Some Newer Buildings
- Lack of Street Amenities
- Narrow Sidewalk on East Side

ELGIN STREET PLANNING STUDY

URBAN DESIGN ANALYSIS

LEGEND

-  BUILDINGS OF ARCHITECTURAL / HISTORICAL INTEREST
-  BUILDINGS OVER 4 STOREYS
-  LANDMARK BUILDINGS
-  MAJOR BREAKS IN RETAIL CONTINUITY
-  MAJOR PEDESTRIAN FOCAL POINTS
-  MAJOR ACTIVITY AREAS
-  MAJOR VEHICULAR NODES
-  PARKETTES & LANDSCAPED GREEN SPACE
-  POSITIVE VIEWS
-  NEGATIVE VIEWS
-  PARKING LOTS THAT DETRACT FROM AREA CHARACTER
-  OUTDOOR PATIOS / CAFES



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 the Province of Ontario, Canada and the
 National Capital of Canada.
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 NOVEMBER 1988
 URBAN DESIGN CONSULTANTS

STREETSCAPE ELEMENTS

**ROADWAY WIDTH AND SURFACE CHARACTER AND
CONDITIONS**

**SIDEWALK WIDTH AND SURFACE CHARACTER AND
CONDITIONS**

STREET FURNISHINGS/LIGHTING/SIGNAGE

Lights Geared to Automobile Use of Street

Traffic Control Signs not Consistent in Placement

No Strategically Designed Pedestrian Focal Points

Street Furniture is Non Existent

Newsboxes, etc. Haphazardly Placed

No Landscaping Within the R-O-W

No Weather Protection

BUILDINGS

**ARCHITECTURAL STYLES (TURN OF THE
CENTURY/1950'S AND 60'S)**

BUILDING CONDITIONS AND ALTERATIONS

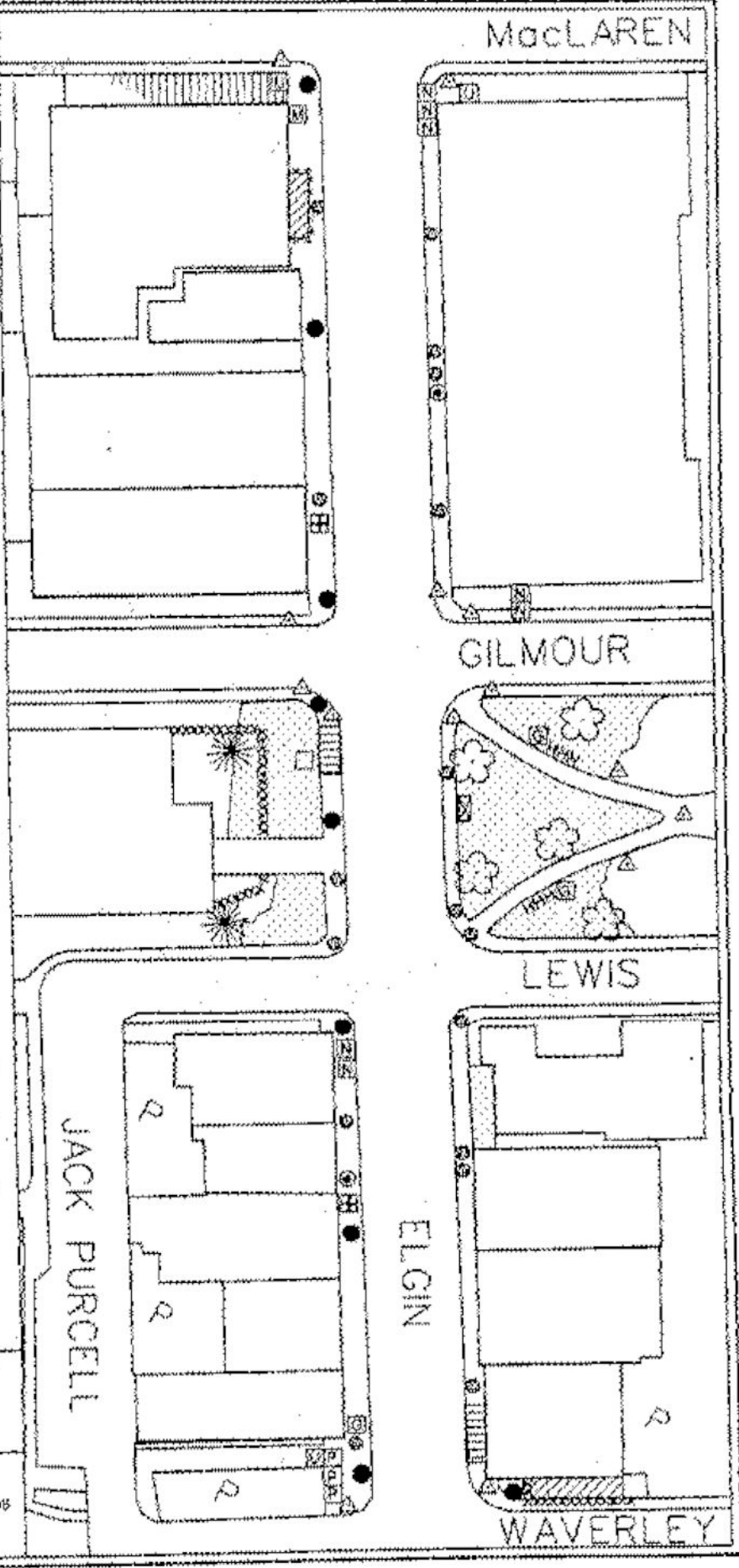
LANDMARK BUILDINGS

ELGIN STREET PLANNING STUDY

STREETSCAPE ELEMENTS

LEGEND

- Light/Traffic Standards(wood)..... ●
-(concrete/steel)..... ▲
- Transit Shelters ☒
- Traffic/Parking Signs ⊙
- Bus Stop ⊕
- Street Furniture benches H-H-H
- garbage G
- newspaper box N
- mail box M
- fire hydrant F
- phone booth P
- utility box U
- Fences wood ———
- wrought iron x x x x x
- brick fence/wall -x-
- Landscaping trees 🌳 🌳
- shrubs 🌿 🌿
- grass 🌱 🌱
- paving stones 🪨 🪨
- Outdoor Patios ■■■■
- Billboard Signs 📺



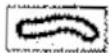

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 Division of Transportation Services Branch
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ELGIN STREET PLANNING STUDY

DEVELOPMENT OPPORTUNITIES

LEGEND



INCREASE ACTIVE STREET USES



MORE INTENSE MIXED USE DEVELOPMENT OF UNDERDEVELOPED SITES

CONVERSION / RENOVATION :



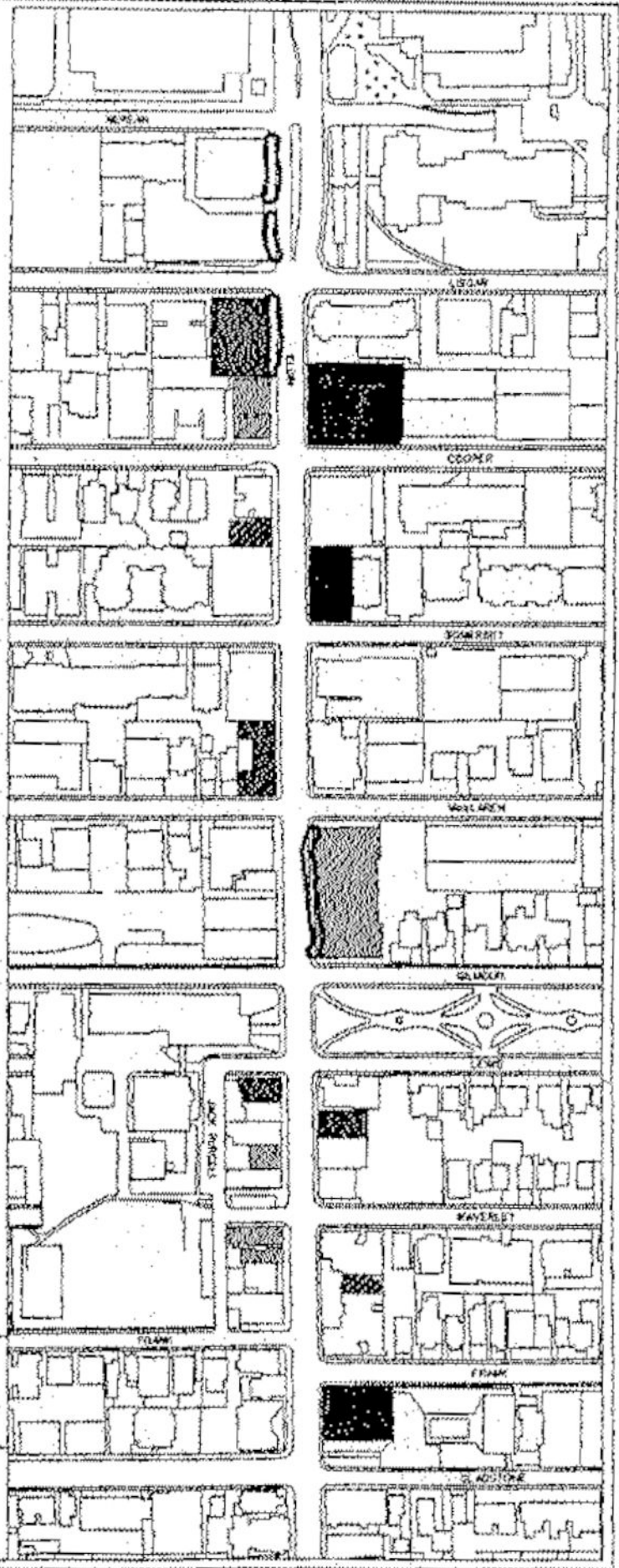
RE-USE OF UPPER FLOOR TO RESIDENTIAL




UPPER FLOOR ADDITIONS (INTERNAL OR EXTERNAL)



FILL VACANT GROUND FLOOR COMMERCIAL SPACE




 City of Ottawa
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