

CA40N
OTTQ60
-1963P67



MUNICIPAL PLANNING CONSULTANTS CO. LTD.	
ATTENTION	INITIAL
REC'D SEP 23 1974	
COPY TO	
REPLY	DATE INITIALS
FILE	PN

PROPOSALS
FOR

URBAN RENEWAL
ACTION

UR
OTT

*This volume was donated to
the University of Toronto by
Derek J.W. Little
President, Municipal Planning
Consultants Co. Ltd.*

PART III

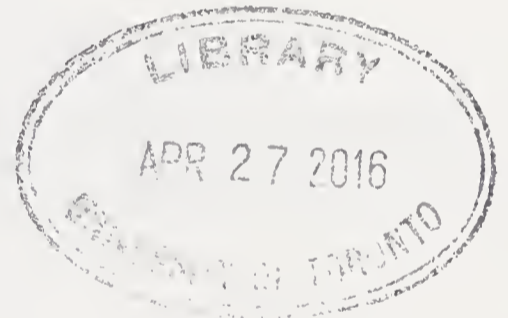
7

PROPOSALS

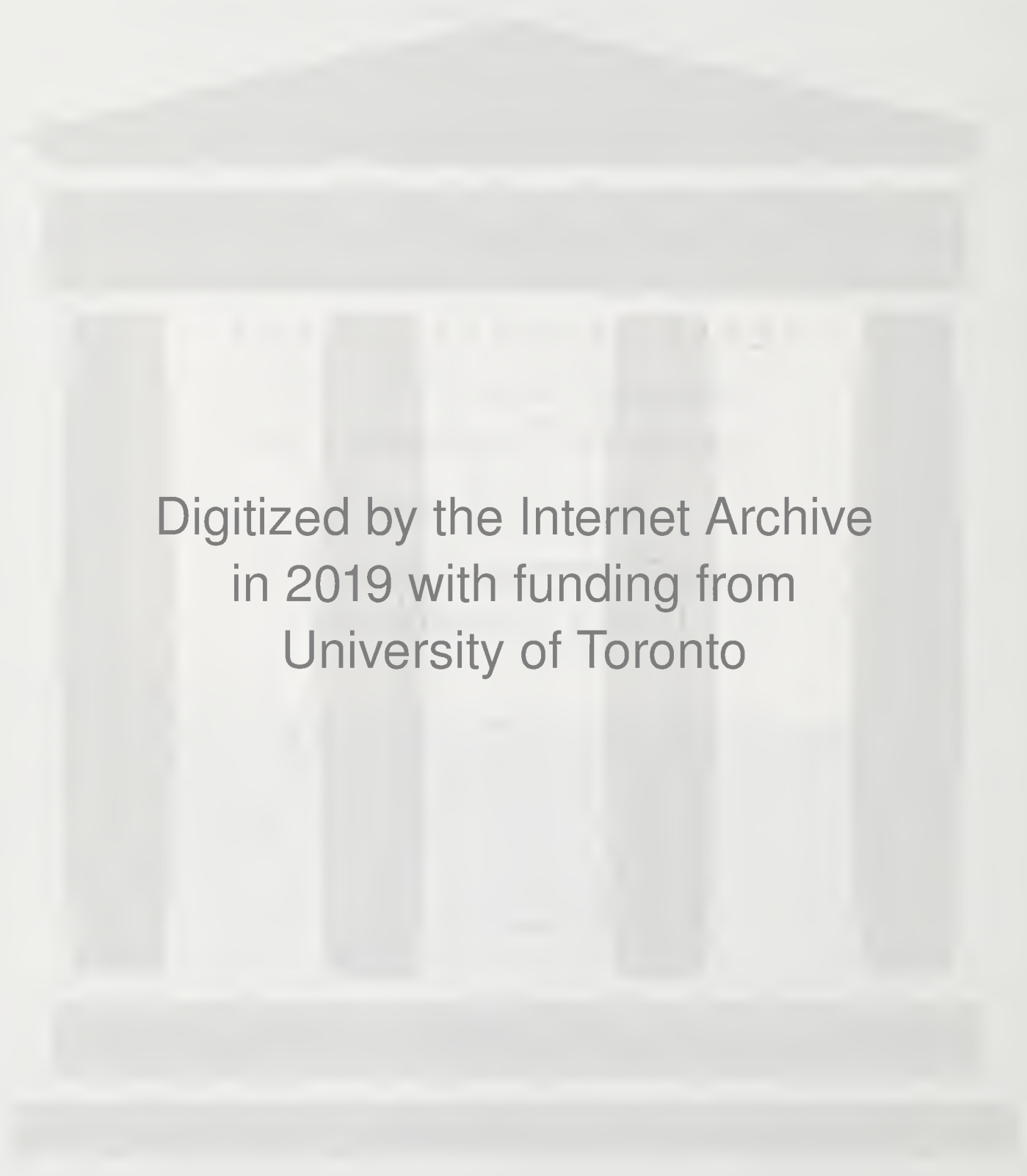
FOR

URBAN RENEWAL ACTION

MUNICIPAL PLANNING CONSULTANTS CO. LTD.	
ATTENTION	INITIAL
REC'D SEP 23 974	
COPY TO	
REPLY	DATE INITIALS
FILE	PN



7
Prepared by: Planning Branch, Department of Planning
and Works, Corporation of the City of Ottawa,
August 1963.



Digitized by the Internet Archive
in 2019 with funding from
University of Toronto

<https://archive.org/details/proposalsforurba00otta>

The proposals for urban renewal action contained in this report follow on the detailed urban renewal surveys of 1959 and 1962, and should be read in conjunction with the Analysis of Urban Renewal Surveys 1959/62, submitted to Board of Control on December 20, 1962.

In addition to being based on the findings of the surveys, the proposals are closely related to the Official Plan Chapters II and III respecting Roads and Land Use as recently approved by the Province of Ontario.

This report incorporates and enlarges upon parts of the preceding analytical study mentioned above, particularly with respect to Official Plan and future development considerations.

It is intended to combine both reports into one overall Urban Renewal Report, publishing of which is mandatory in terms of the Federal Order-in-Council respecting financial aid by C.M.H.C. to assist in the City's Urban Renewal Study in accordance with Section 33(1)(h) of the National Housing Act, 1954.

T A B L E O F C O N T E N T S

	<u>Page</u>
INTRODUCTION	1
GENERAL PROPOSALS	7
Method of Approach	8
Conservation and Rehabilitation - 3 Major Aspects	10
Enabling Legislation	10
Citizen Participation	12
Financial Aid Possibilities	13
Summary of General Proposals	16
SPECIFIC PROPOSALS	18
Mechanicsville Area	20
Preston Street Area	27
Nanny Goat Hill Area	31
Hurdman Bridge Area	36
Lower Town East Area	44
Hintonburgh Area	49
Lower Town West Area	53
Nepean Street Area	58
Deep Cut Area	63
Upper Billings Bridge Area	68
Britannia Village Area	74
Bell Town Area	77
Lebreton Flats Area	80
PROCEDURE	83

APPENDIX A

Draft By-Law Designating a
Redevelopment Area

By-Law Number

A BY-LAW TO DESIGNATE AN AREA WITHIN THE CITY
OF OTTAWA AS A REDEVELOPMENT
AREA IN ACCORDANCE WITH THE PROVISIONS
OF THE PLANNING ACT

WHEREAS in the opinion of the Council of the Corporation of the City of Ottawa it is deemed expedient and desirable to designate as a Redevelopment Area, the area within the municipality hereinafter described and shown outlined in red on the attached plan, by reason of the age and dilapidation of the said area, and the unsuitability of the buildings located therein.

AND WHEREAS the Corporation has an Official Plan which was approved by the Minister pursuant to the provisions of The Planning Act.

THEREFORE the Municipal Council of the Corporation of the City of Ottawa enacts as follows:

1. That for the reasons aforesaid the area within the municipality hereunder, namely -

(Complete boundary description)

be and the same is hereby designated as a Redevelopment Area in accordance with the provisions of Section 20(2) of The Planning Act.

2. This by-law shall come into force on third reading and on approval by the Minister of Municipal Affairs.

(Signed)
Mayor

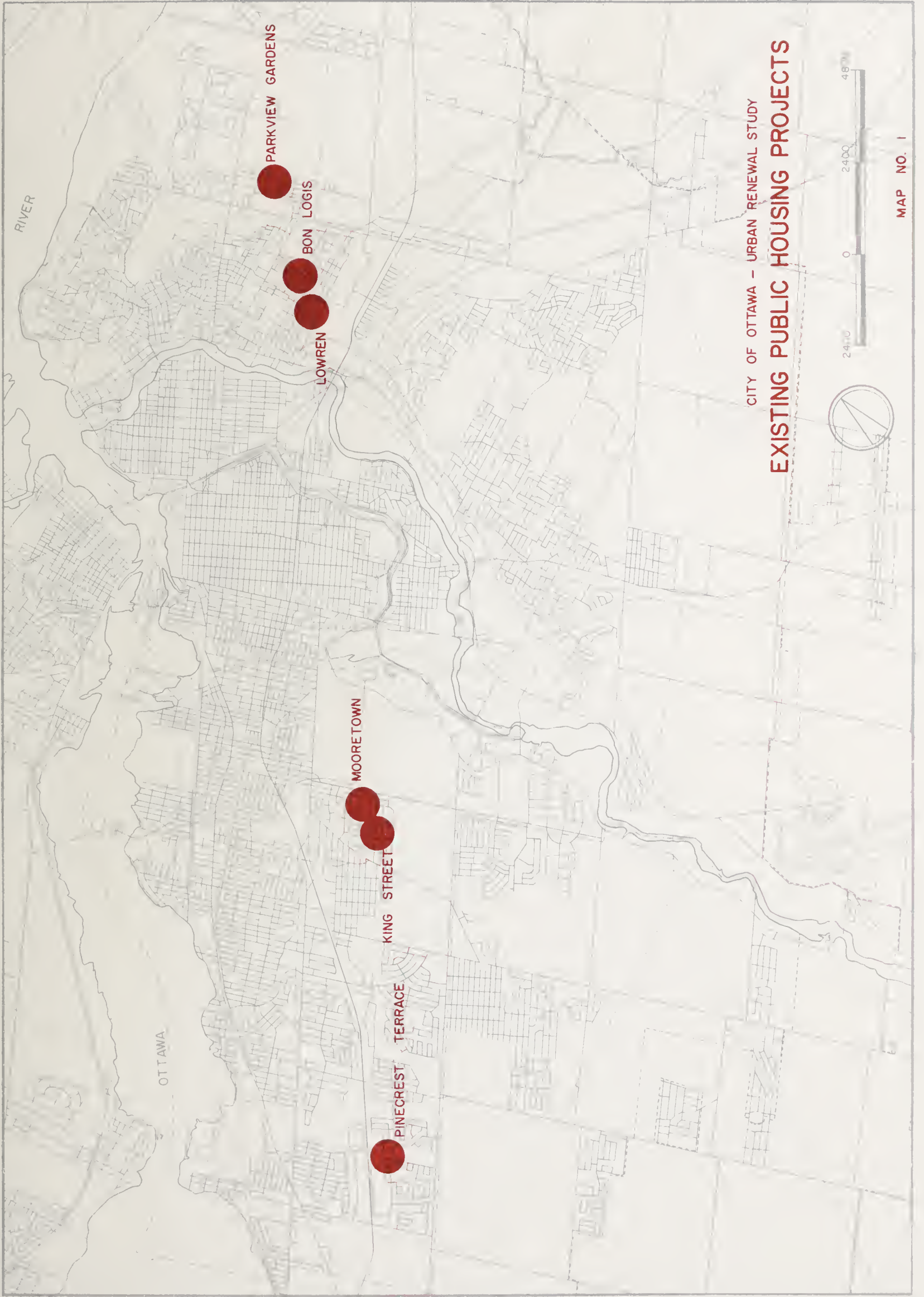
(Signed)
Clerk

1st. Reading
2nd. Reading
3rd. Reading

APPENDIX B

Map #1 Existing Public Housing Projects

Map #2 Location of Study Areas

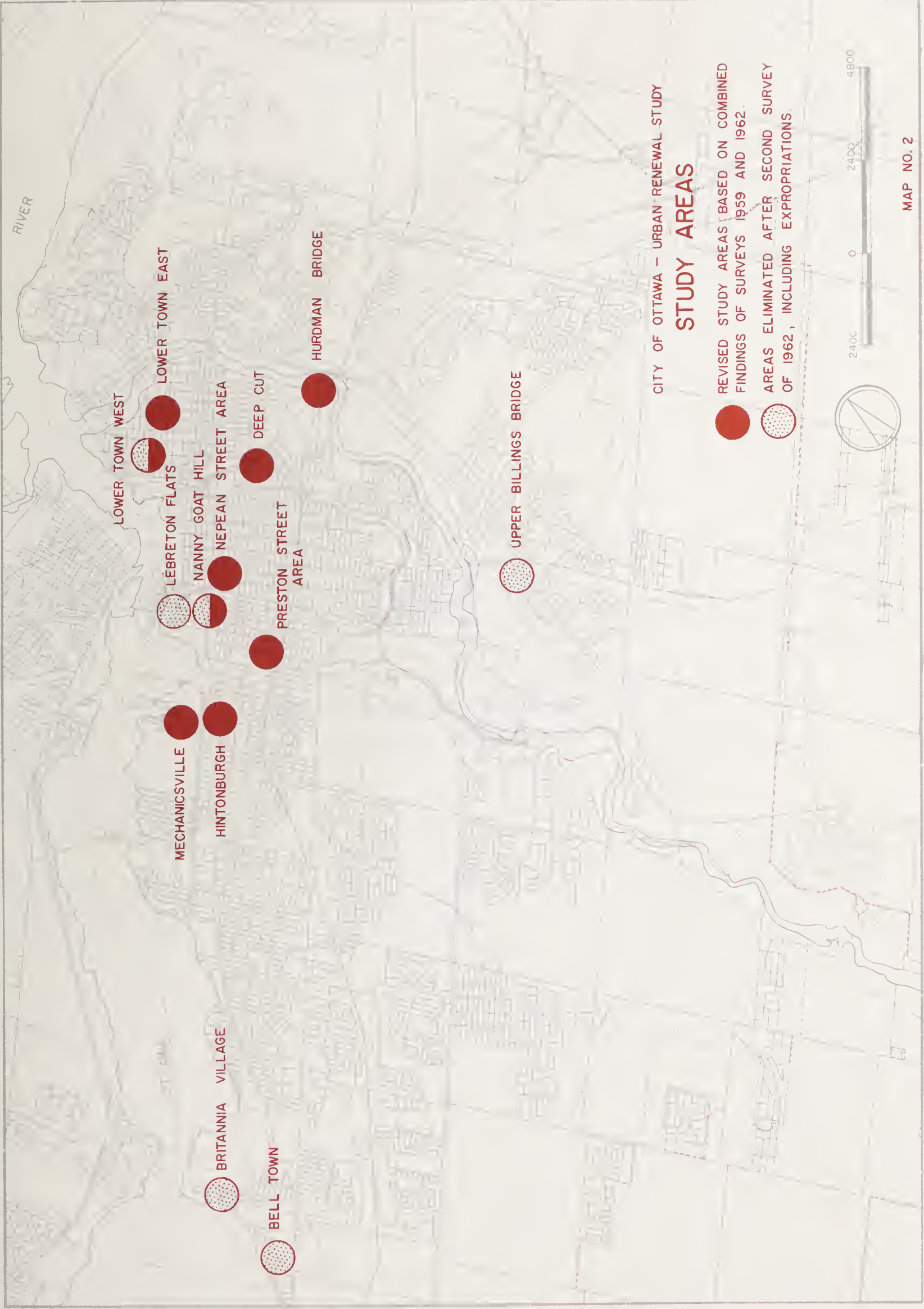


CITY OF OTTAWA - URBAN RENEWAL STUDY

EXISTING PUBLIC HOUSING PROJECTS



MAP NO. 1



CITY OF OTTAWA - URBAN RENEWAL STUDY

STUDY AREAS

● REVISED STUDY AREAS BASED ON COMBINED FINDINGS OF SURVEYS 1959 AND 1962.

○ AREAS ELIMINATED AFTER SECOND SURVEY OF 1962, INCLUDING EXPROPRIATIONS.





APPENDIX C

Maps Showing Deficiencies
in each Urban Renewal Area

CITY OF OTTAWA
URBAN RENEWAL STUDY
STUDY AREA NO. 1

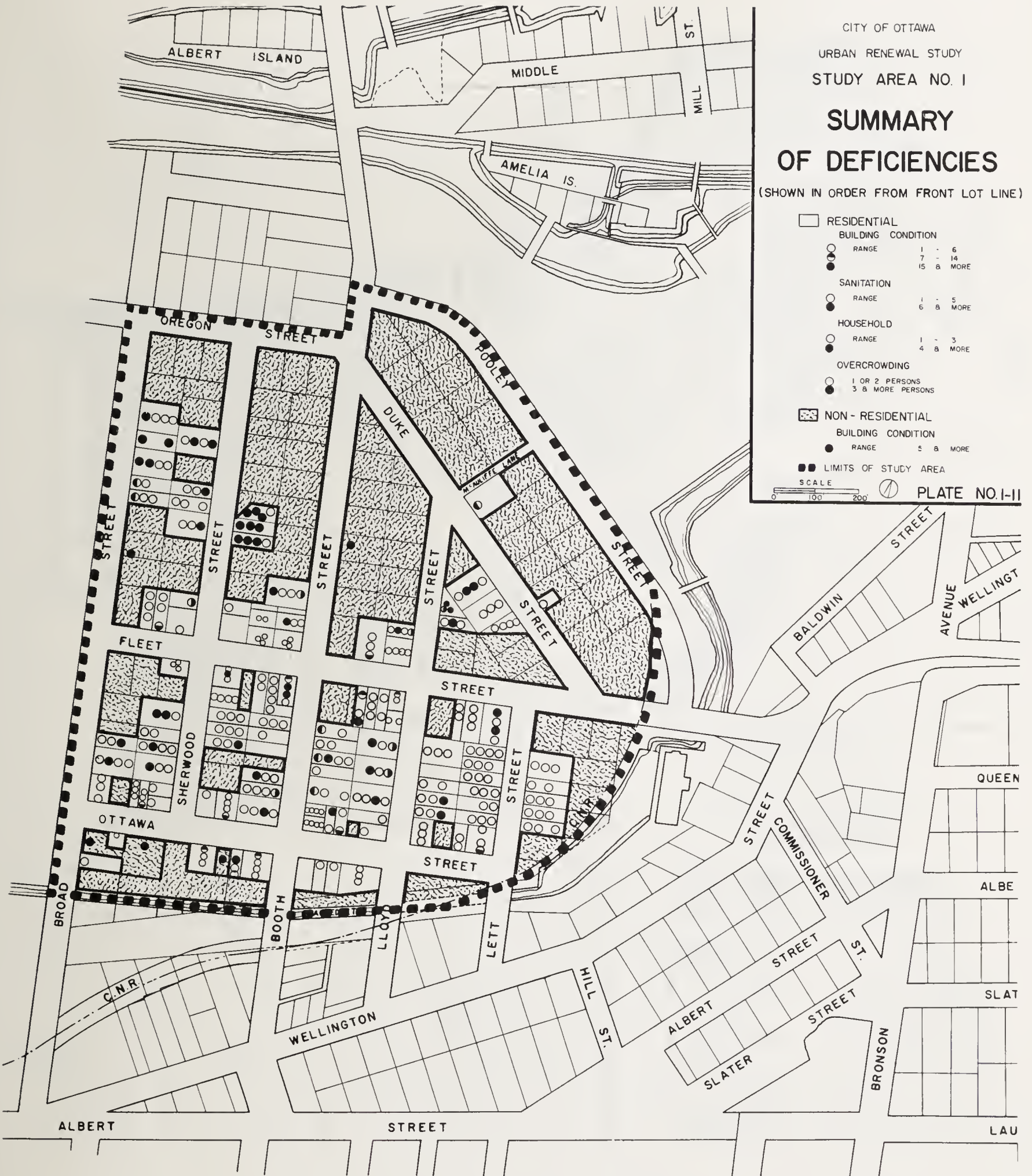
SUMMARY OF DEFICIENCIES

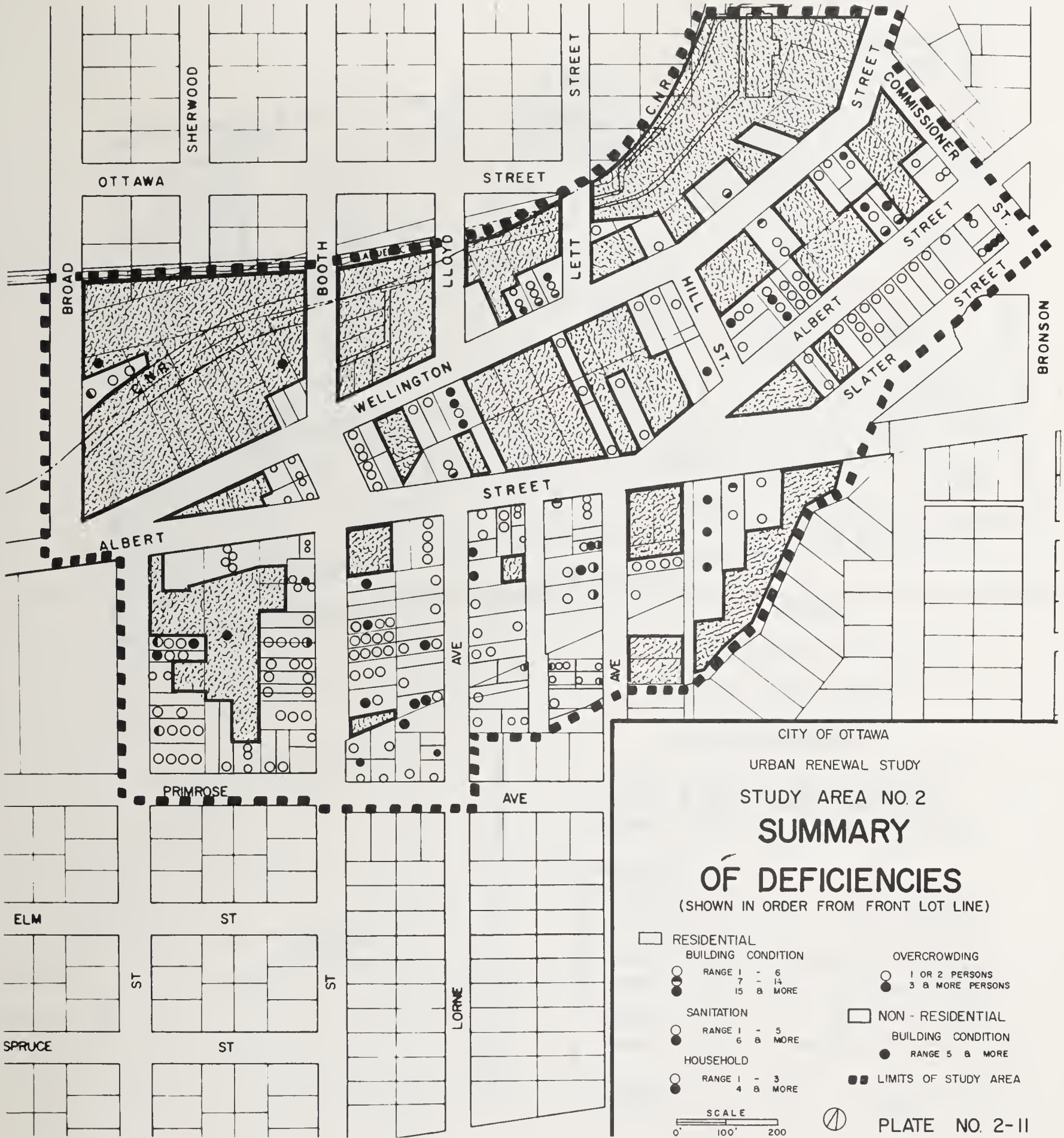
(SHOWN IN ORDER FROM FRONT LOT LINE)

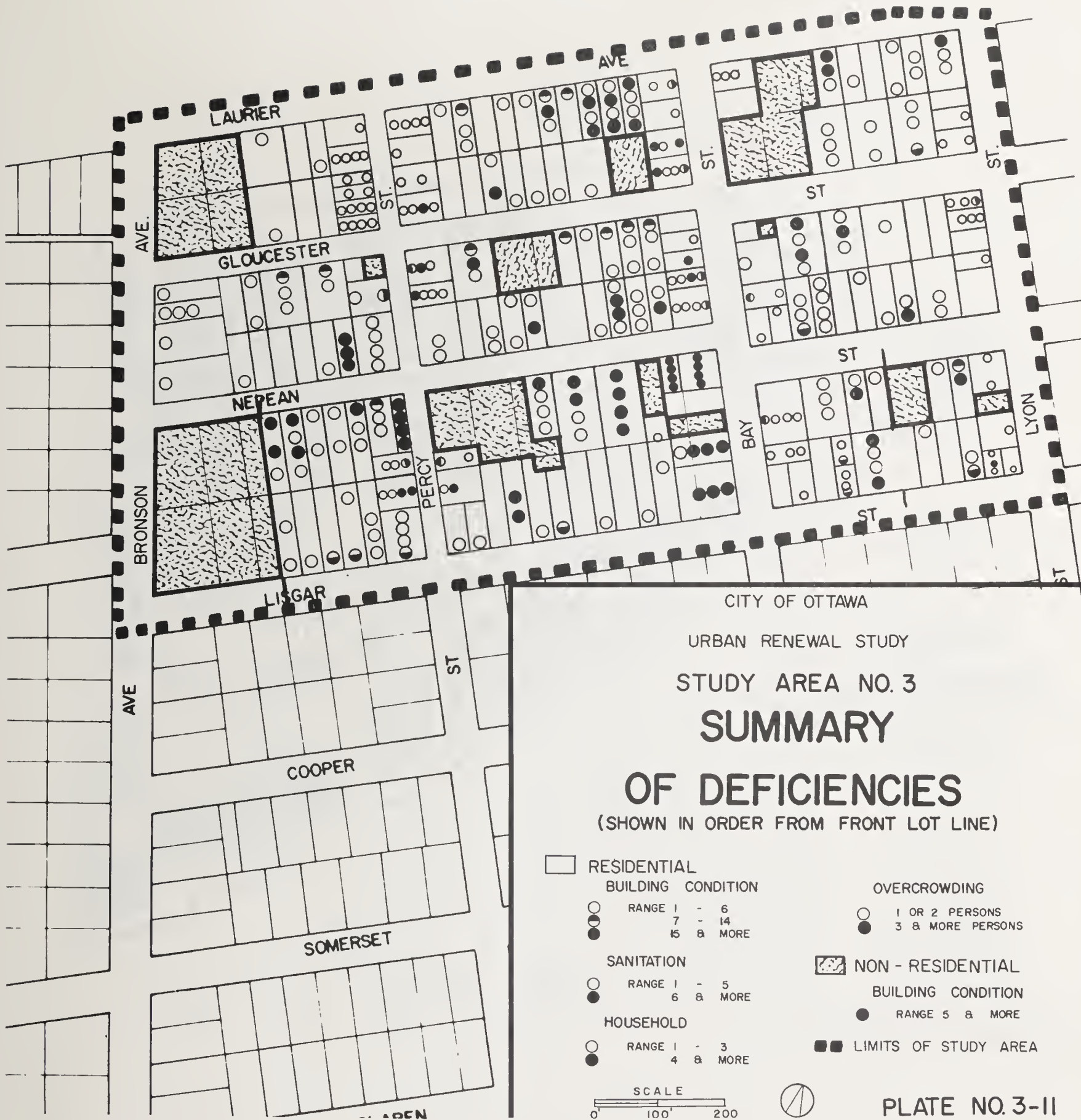
- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - RANGE 7 - 14
 - RANGE 15 - 8 MORE
- SANITATION RANGE 1 - 5 MORE
 - RANGE 6 - 8 MORE
- HOUSEHOLD RANGE 1 - 3 MORE
 - RANGE 4 - 8 MORE
- OVERCROWDING
 - 1 OR 2 PERSONS
 - 3 OR MORE PERSONS
- ▨ NON-RESIDENTIAL BUILDING CONDITION
 - RANGE 5 - 8 MORE
- LIMITS OF STUDY AREA

SCALE 0 100 200

PLATE NO. I-II







CITY OF OTTAWA

URBAN RENEWAL STUDY

STUDY AREA NO. 3

SUMMARY

OF DEFICIENCIES

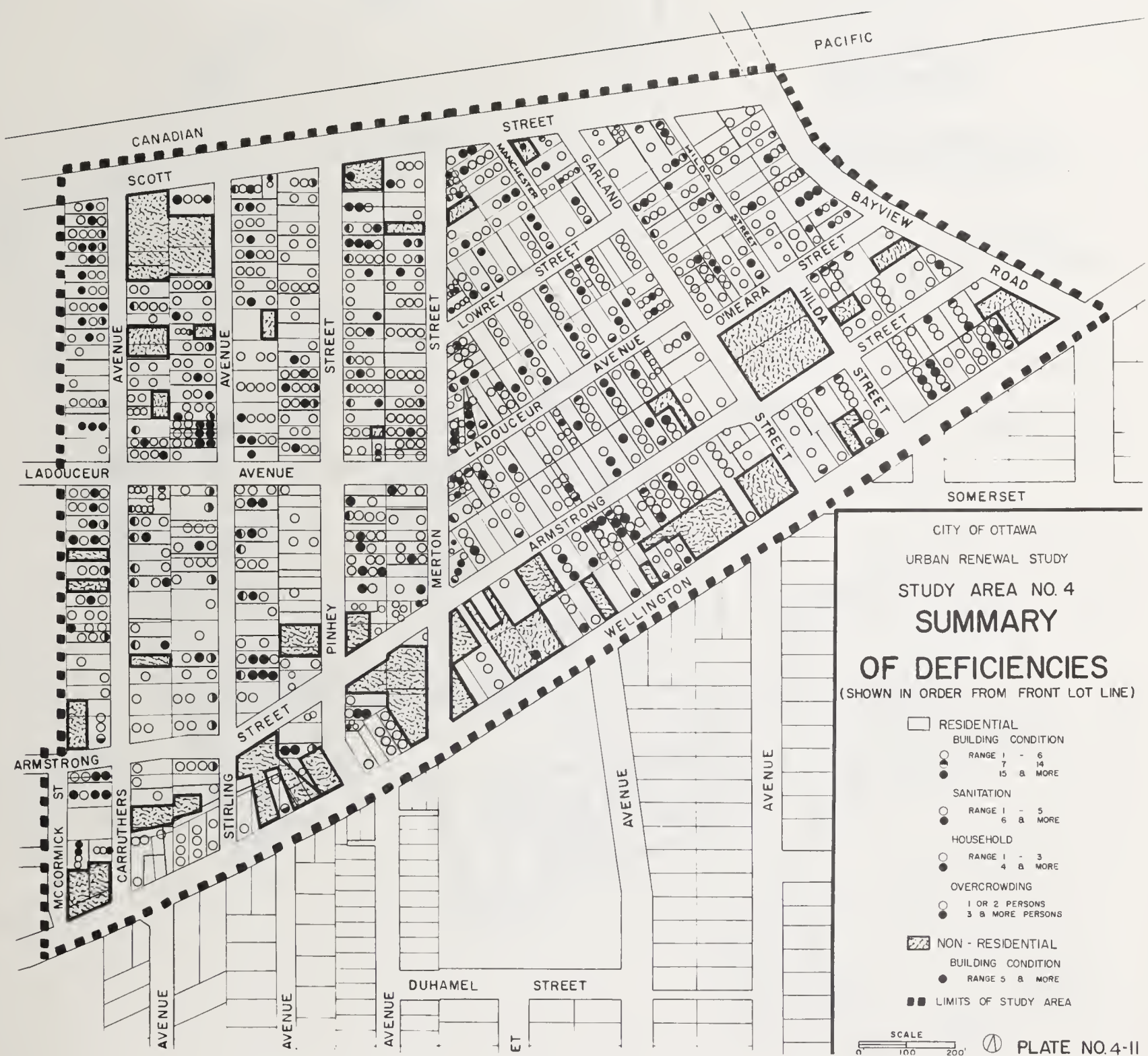
(SHOWN IN ORDER FROM FRONT LOT LINE)

- RESIDENTIAL BUILDING CONDITION
- RANGE 1 - 6
- RANGE 7 - 14
- RANGE 15 & MORE
- SANITATION RANGE 1 - 5
- SANITATION RANGE 6 & MORE
- HOUSEHOLD RANGE 1 - 3
- HOUSEHOLD RANGE 4 & MORE
- OVERCROWDING 1 OR 2 PERSONS
- OVERCROWDING 3 & MORE PERSONS
- NON-RESIDENTIAL BUILDING CONDITION RANGE 5 & MORE
- LIMITS OF STUDY AREA



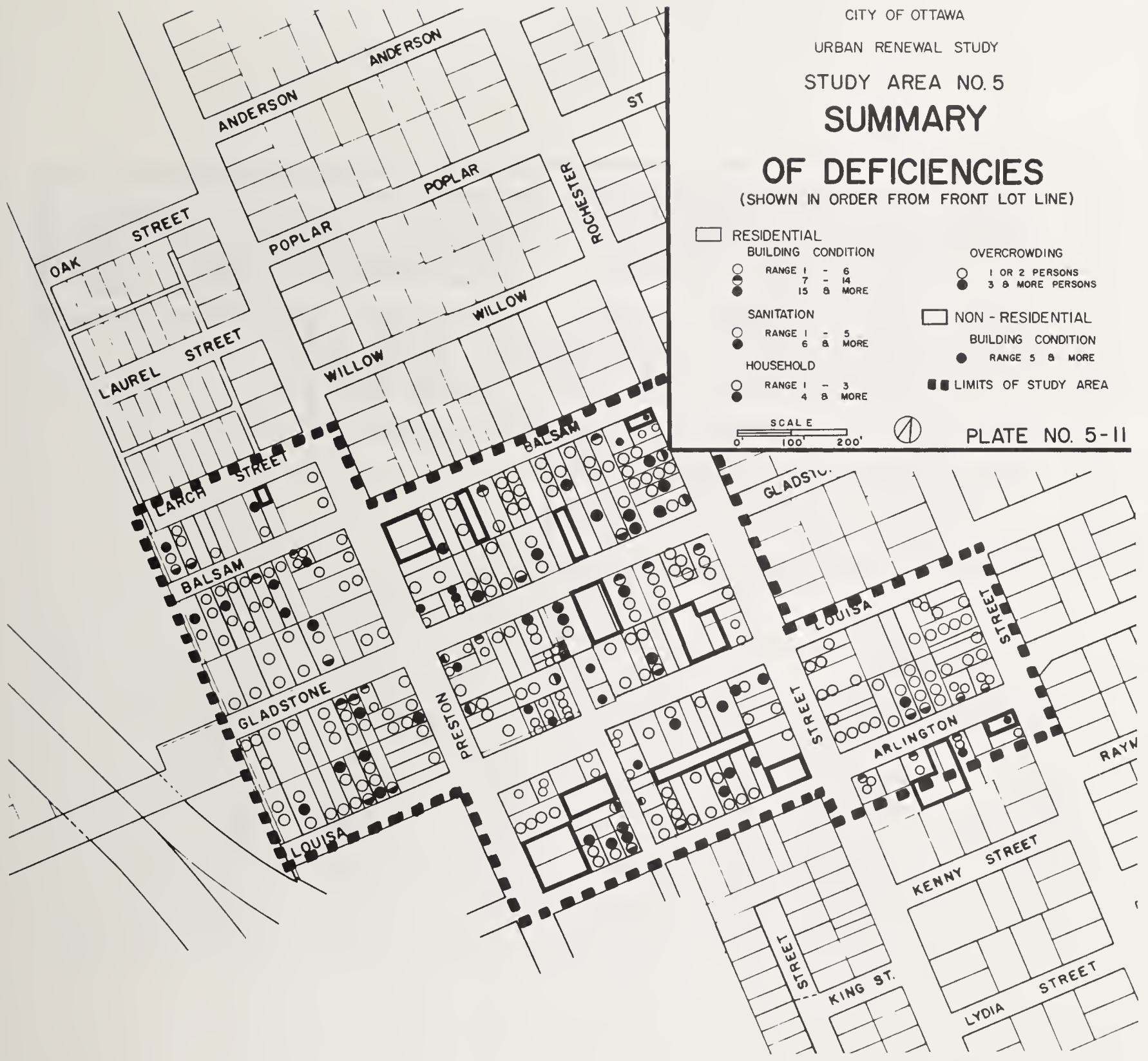
PLATE NO. 3-II





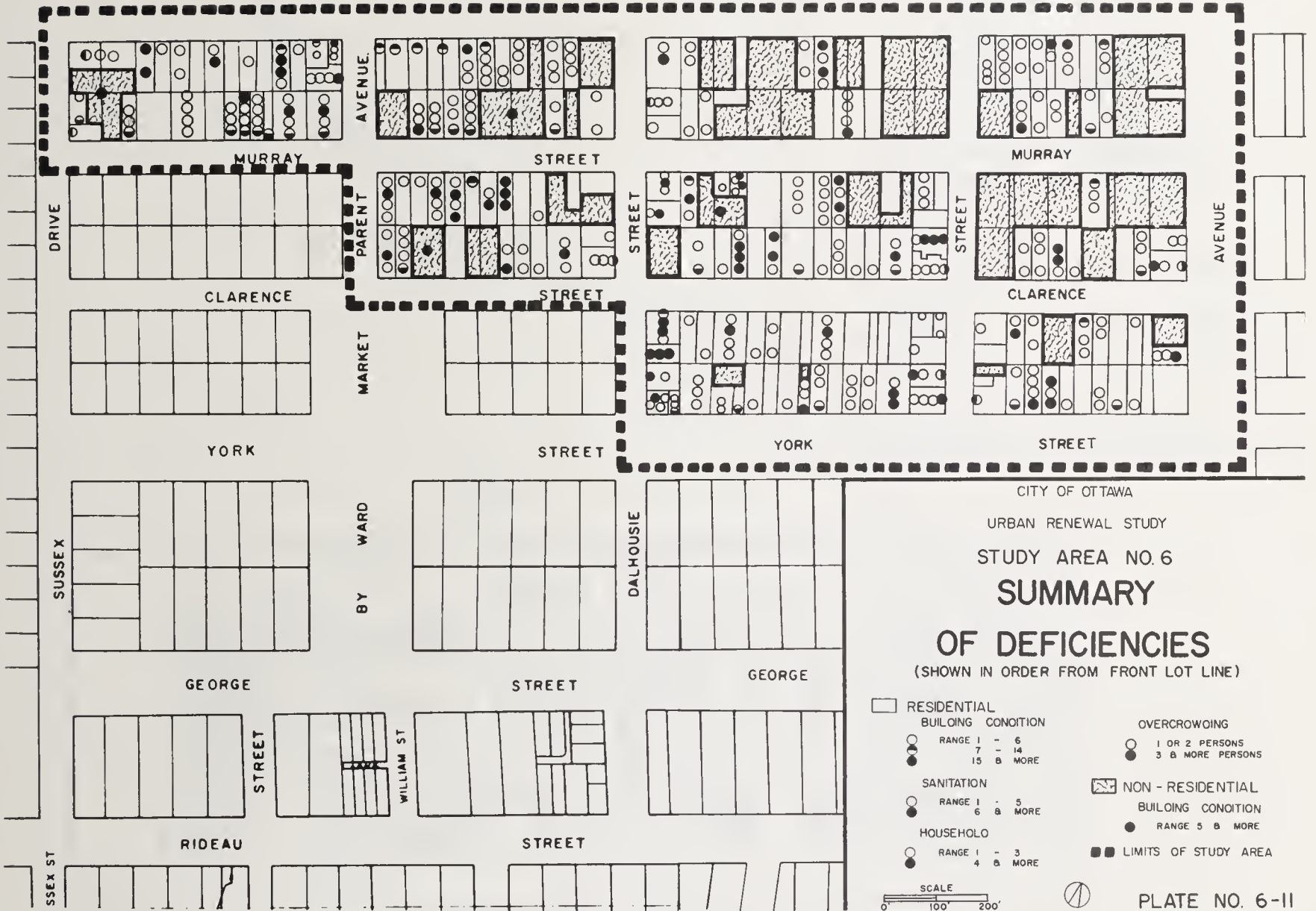
CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 5
SUMMARY

OF DEFICIENCIES
 (SHOWN IN ORDER FROM FRONT LOT LINE)



RESIDENTIAL BUILDING CONDITION
 ○ RANGE 1 - 6
 ● RANGE 7 - 14
 ● RANGE 15 & MORE
 ○ SANITATION RANGE 1 - 5
 ● RANGE 6 & MORE
 ○ HOUSEHOLD RANGE 1 - 3
 ● RANGE 4 & MORE
 ○ OVERCROWDING 1 OR 2 PERSONS
 ● 3 & MORE PERSONS
 NON-RESIDENTIAL BUILDING CONDITION
 ● RANGE 5 & MORE
 LIMITS OF STUDY AREA

SCALE 0' 100' 200'
 PLATE NO. 5-II





CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 7

**SUMMARY
 OF DEFICIENCIES**

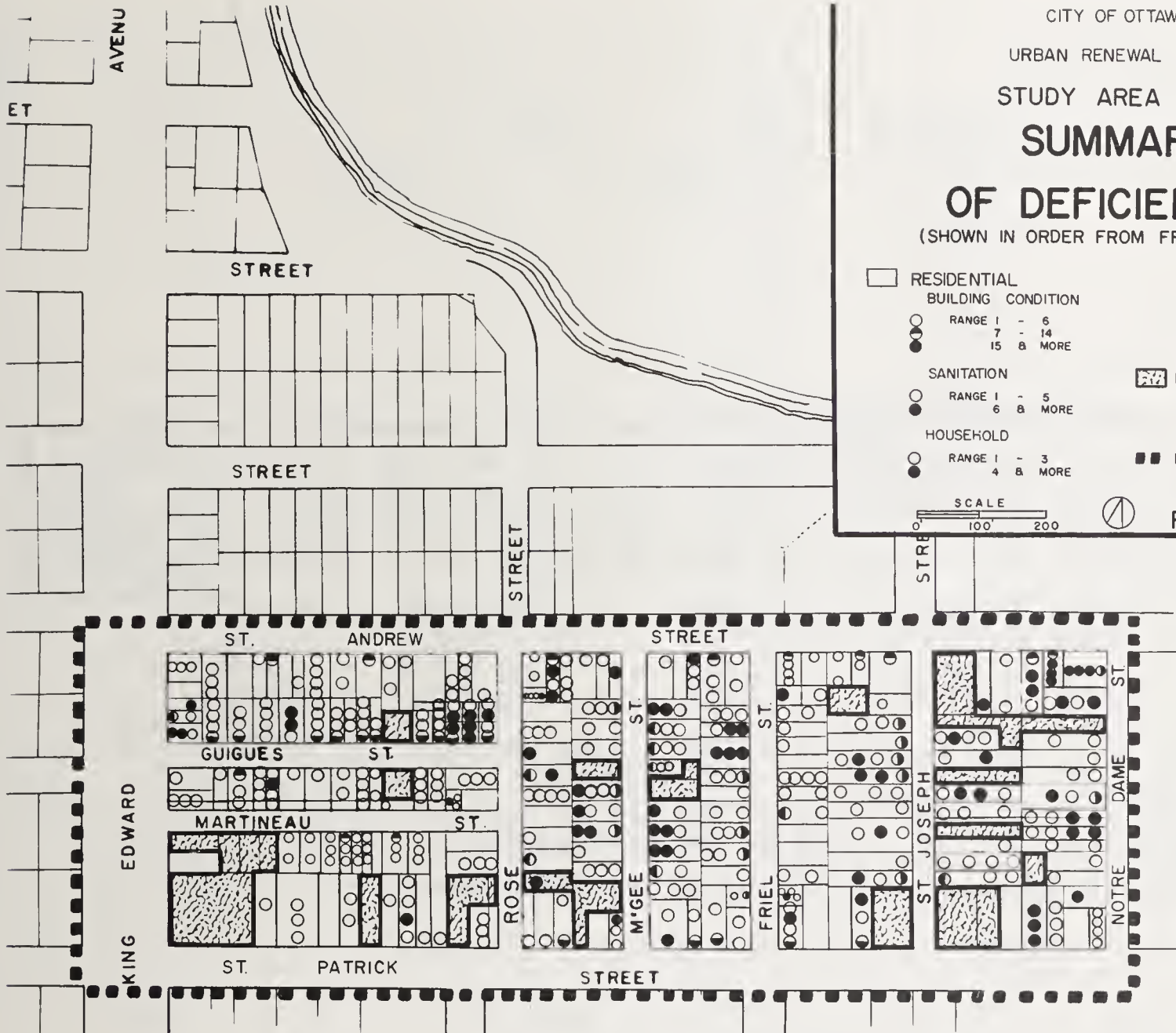
(SHOWN IN ORDER FROM FRONT LOT LINE)

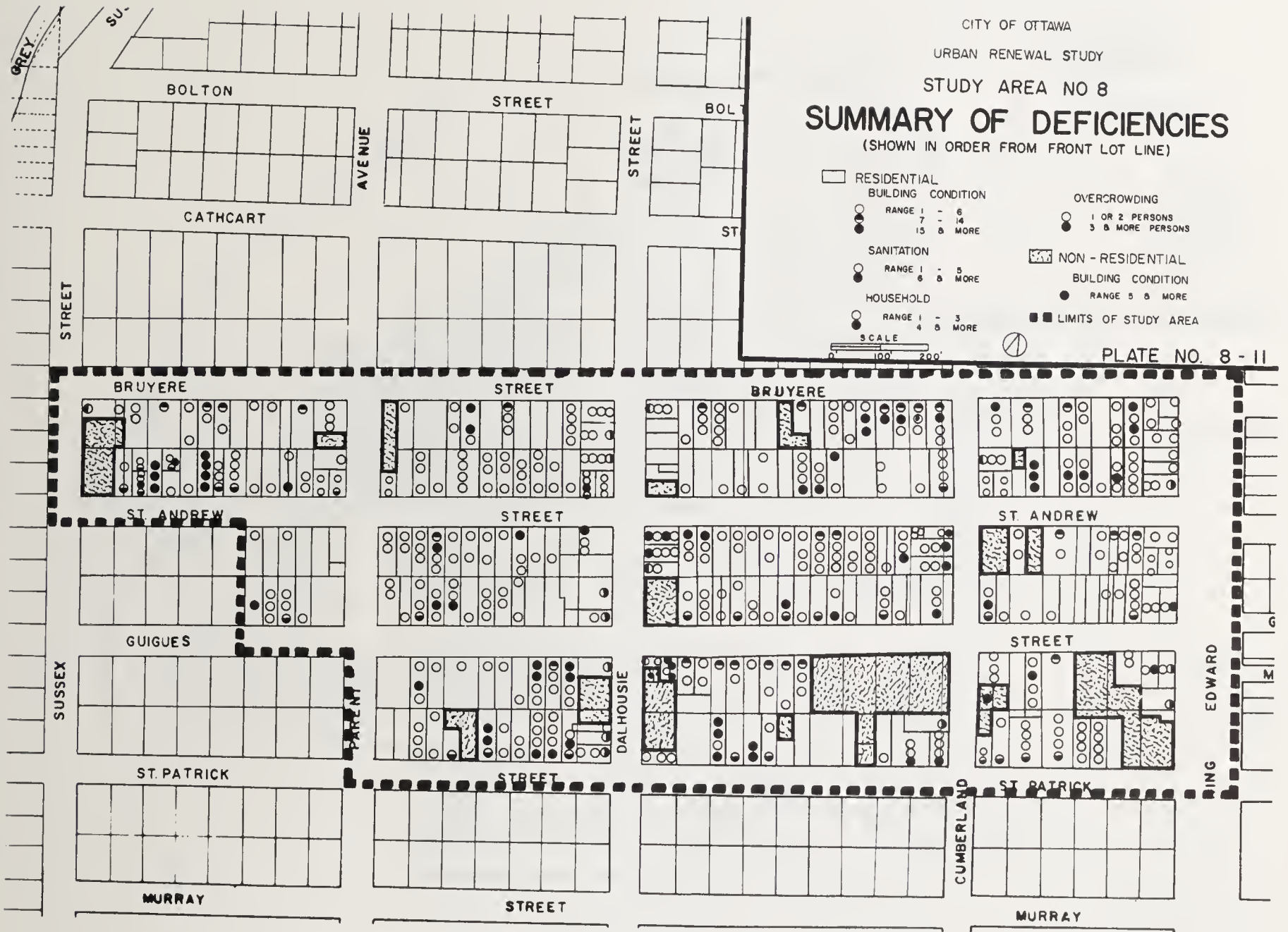
- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - RANGE 7 - 14
 - RANGE 15 & MORE
- SANITATION RANGE 1 - 5
- RANGE 6 & MORE
- HOUSEHOLD RANGE 1 - 3
- RANGE 4 & MORE
- OVERCROWDING 1 OR 2 PERSONS
- OVERCROWDING 3 & MORE PERSONS
- ▨ NON-RESIDENTIAL BUILDING CONDITION
- RANGE 5 & MORE
- LIMITS OF STUDY AREA

SCALE
 0 100' 200'



PLATE NO. 7-11





CITY OF OTTAWA

URBAN RENEWAL STUDY

STUDY AREA NO 8

SUMMARY OF DEFICIENCIES

(SHOWN IN ORDER FROM FRONT LOT LINE)

- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - RANGE 7 - 14
 - RANGE 15 & MORE
- SANITATION
 - RANGE 1 - 5
 - RANGE 6 & MORE
- HOUSEHOLD
 - RANGE 1 - 3
 - RANGE 4 & MORE
- OVERCROWDING
 - 1 OR 2 PERSONS
 - 3 & MORE PERSONS
- NON-RESIDENTIAL BUILDING CONDITION
 - RANGE 5 & MORE
- LIMITS OF STUDY AREA



PLATE NO. 8 - 11

CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 9

**SUMMARY
 OF DEFICIENCIES**
 (SHOWN IN ORDER FROM FRONT LOT LINE)

RESIDENTIAL BUILDING CONDITION
 RANGE 1 - 6
 7 - 14
 15 & MORE

NON-RESIDENTIAL BUILDING CONDITION
 RANGE 5 & MORE

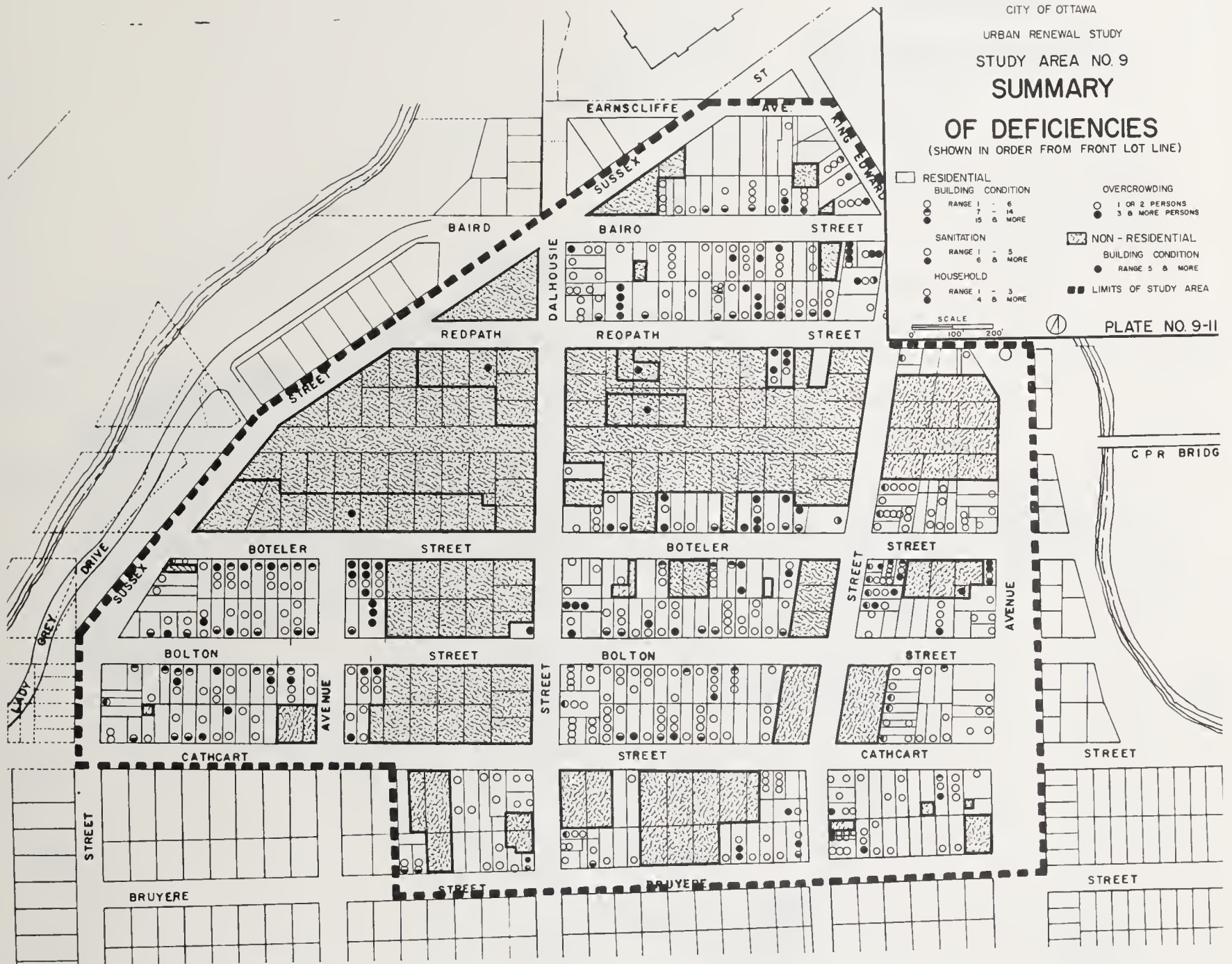
OVERCROWDING
 1 OR 2 PERSONS
 3 & MORE PERSONS

HOUSEHOLD
 RANGE 1 - 3
 4 & MORE

LIMITS OF STUDY AREA

SCALE
 0 100' 200'

PLATE NO. 9-II



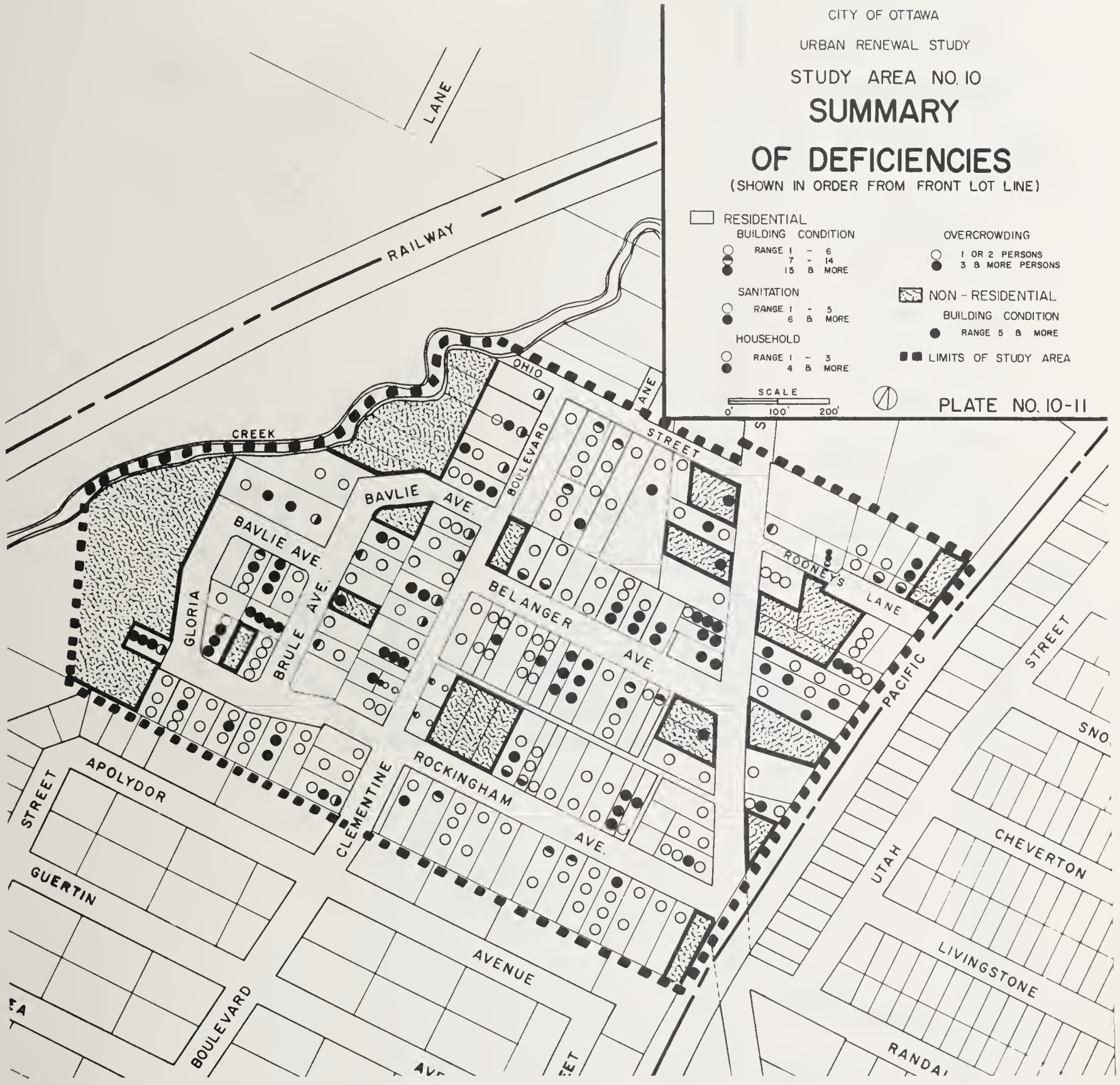
CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 10
SUMMARY

OF DEFICIENCIES
 (SHOWN IN ORDER FROM FRONT LOT LINE)

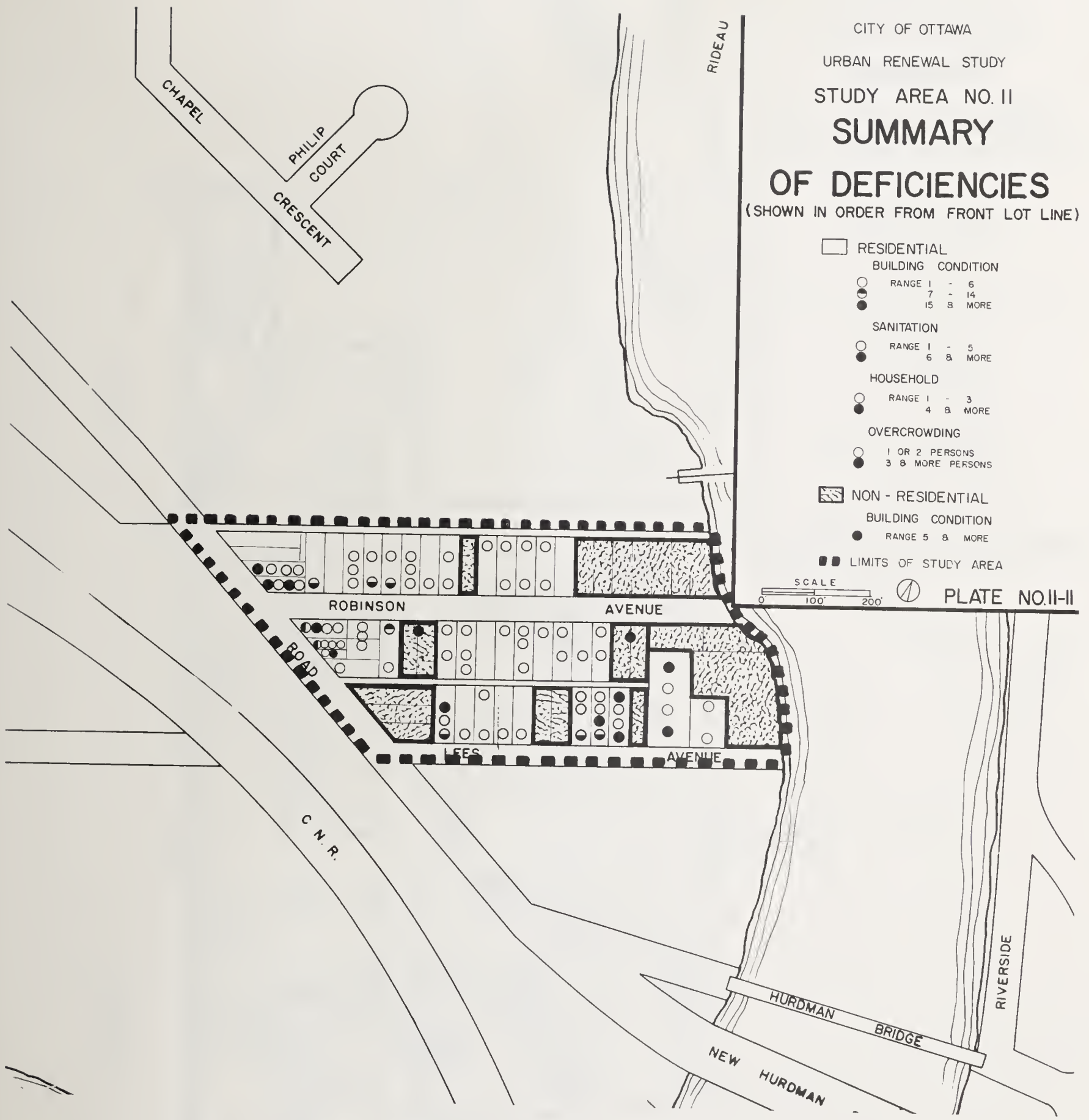
- RESIDENTIAL BUILDING CONDITION
- RANGE 1 - 6
- RANGE 7 - 14
- RANGE 15 & MORE
- SANITATION RANGE 1 - 5
- RANGE 6 & MORE
- HOUSEHOLD RANGE 1 - 3
- RANGE 4 & MORE
- OVERCROWDING 1 OR 2 PERSONS
- 3 & MORE PERSONS
- ▨ NON-RESIDENTIAL BUILDING CONDITION
- RANGE 5 & MORE
- LIMITS OF STUDY AREA



PLATE NO. 10-11



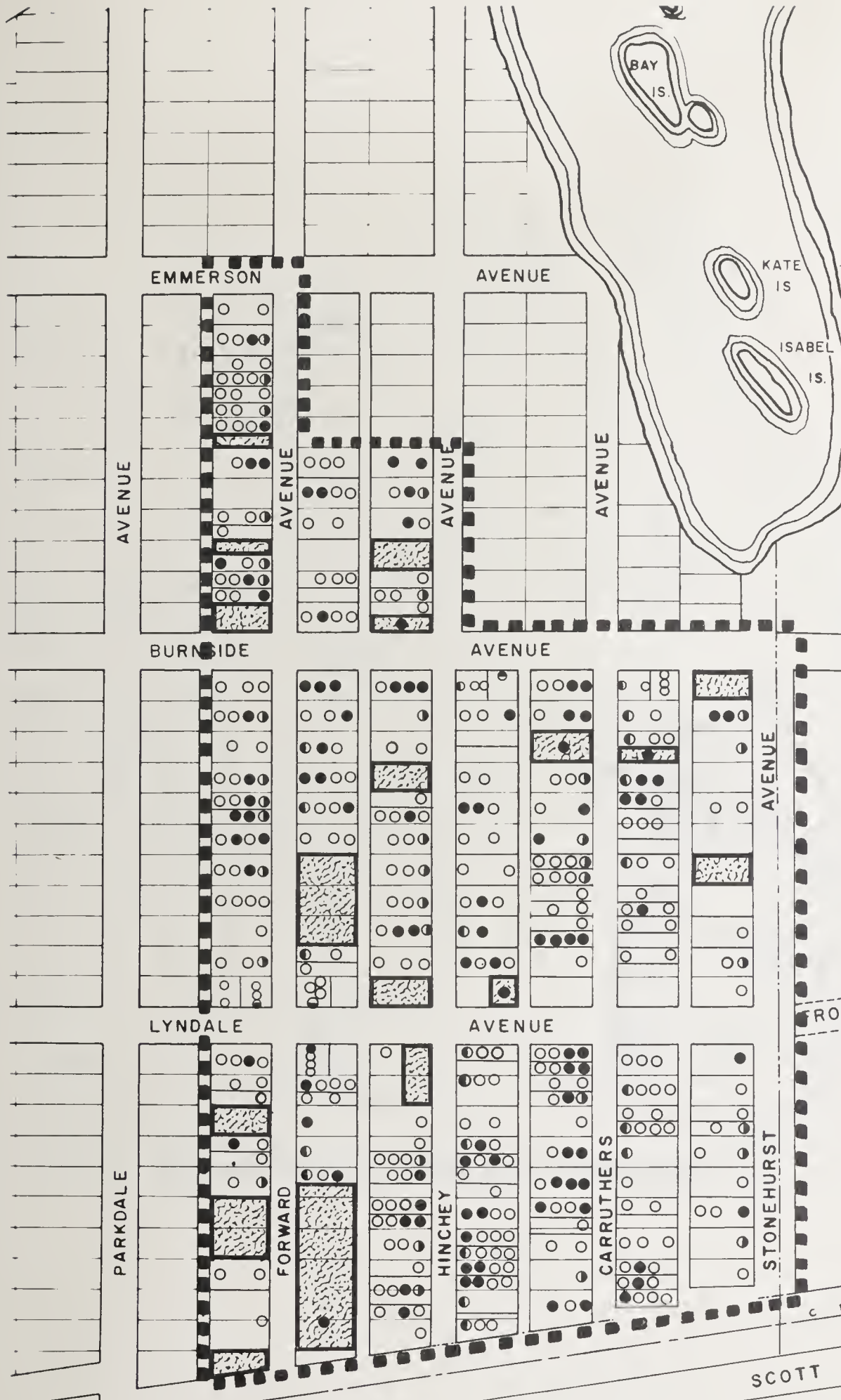
CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. II
SUMMARY
OF DEFICIENCIES
 (SHOWN IN ORDER FROM FRONT LOT LINE)



CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 12

SUMMARY OF DEFICIENCIES

(SHOWN IN ORDER FROM FRONT LOT LINE)



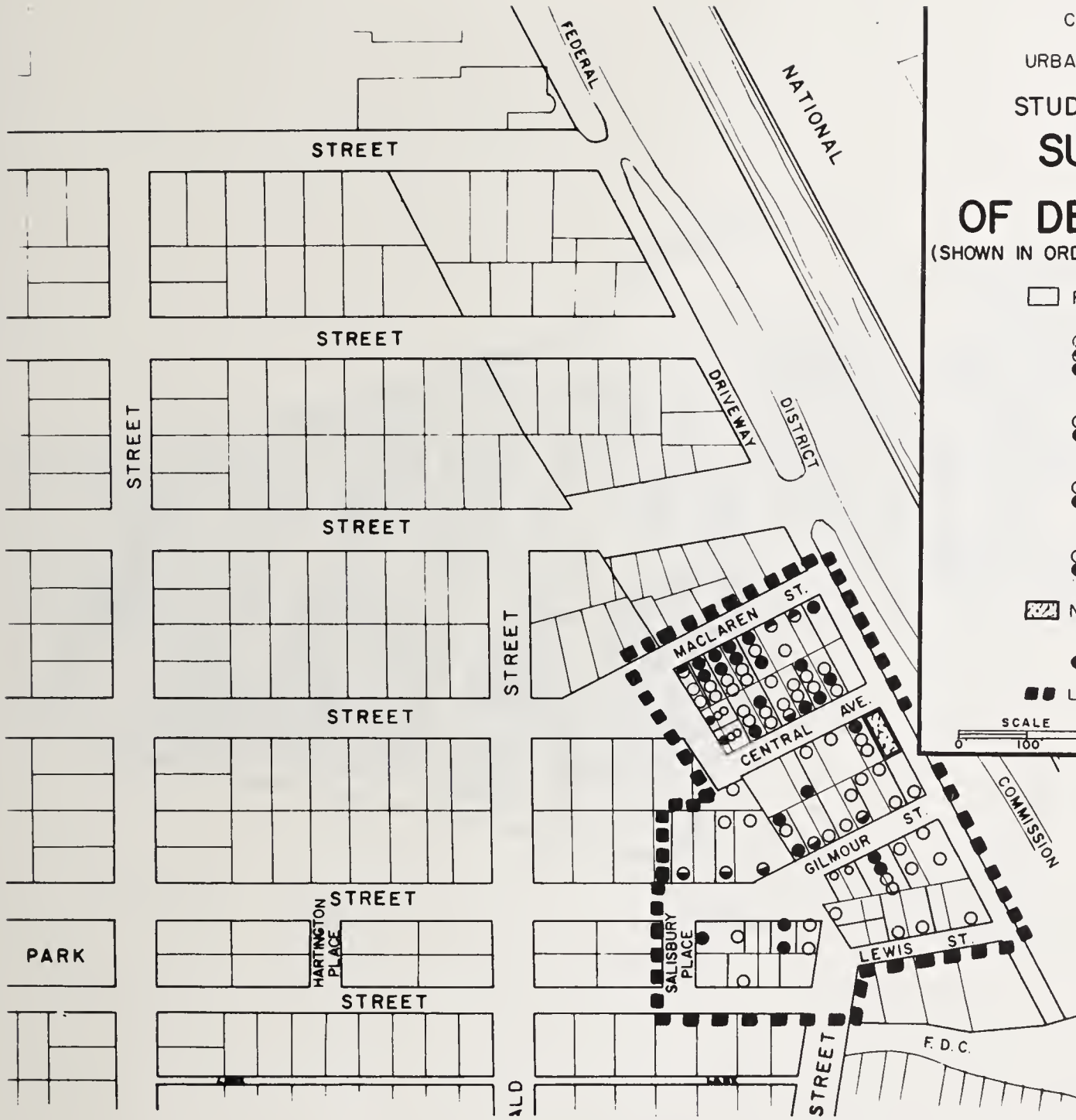
- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - RANGE 7 - 14
 - RANGE 15 & MORE
- SANITATION
 - RANGE 1 - 5
 - RANGE 6 & MORE
- HOUSEHOLD
 - RANGE 1 - 3
 - RANGE 4 & MORE
- OVERCROWDING
 - 1 OR 2 PERSONS
 - 3 & MORE PERSONS
- NON-RESIDENTIAL BUILDING CONDITION
 - RANGE 5 & MORE
- LIMITS OF STUDY AREA

SCALE
 0' 100' 200'

PLATE NO. 12-11

CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO.13

**SUMMARY
 OF DEFICIENCIES**
 (SHOWN IN ORDER FROM FRONT LOT LINE)



- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - RANGE 7 - 14
 - RANGE 15 & MORE
- SANITATION RANGE 1 - 5
- RANGE 6 & MORE
- HOUSEHOLD RANGE 1 - 3
- RANGE 4 & MORE
- OVERCROWDING 1 OR 2 PERSONS
- 3 & MORE PERSONS
- ▨ NON-RESIDENTIAL BUILDING CONDITION
- RANGE 5 & MORE
- LIMITS OF STUDY AREA



PLATE NO.13-11



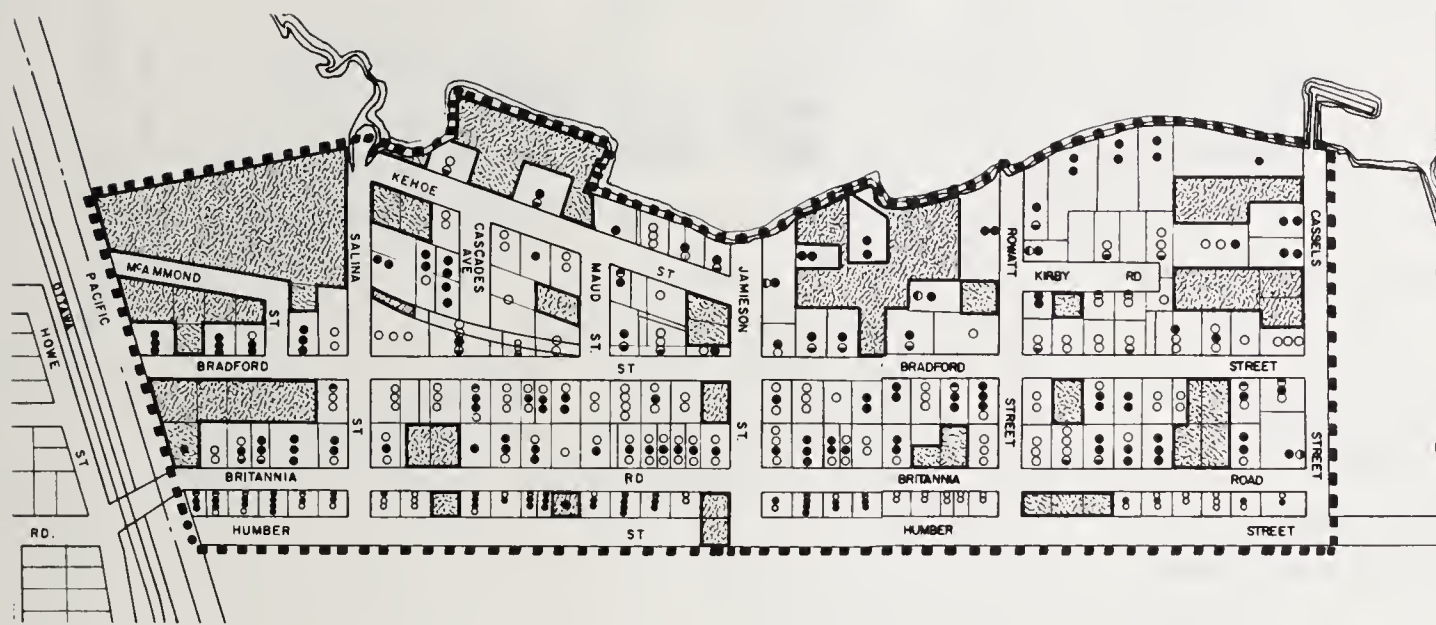
CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 14
**SUMMARY
 OF DEFICIENCIES**
 (SHOWN IN ORDER FROM FRONT LOT LINE)

RESIDENTIAL BUILDING CONDITION
 RANGE 1 : 6
 RANGE 2 : 7 - 14
 RANGE 3 : 15 & MORE
 SANITATION
 RANGE 1 : 3
 RANGE 2 : 4 & MORE
 HOUSEHOLD
 RANGE 1 : 3
 RANGE 2 : 4 & MORE
 OVERCROWDING
 RANGE 1 : 1 OR 2 PERSONS
 RANGE 2 : 3 & MORE PERSONS
 NON-RESIDENTIAL BUILDING CONDITION
 RANGE 1 : 5 & MORE
 LIMITS OF STUDY AREA

SCALE 0 100' 200'

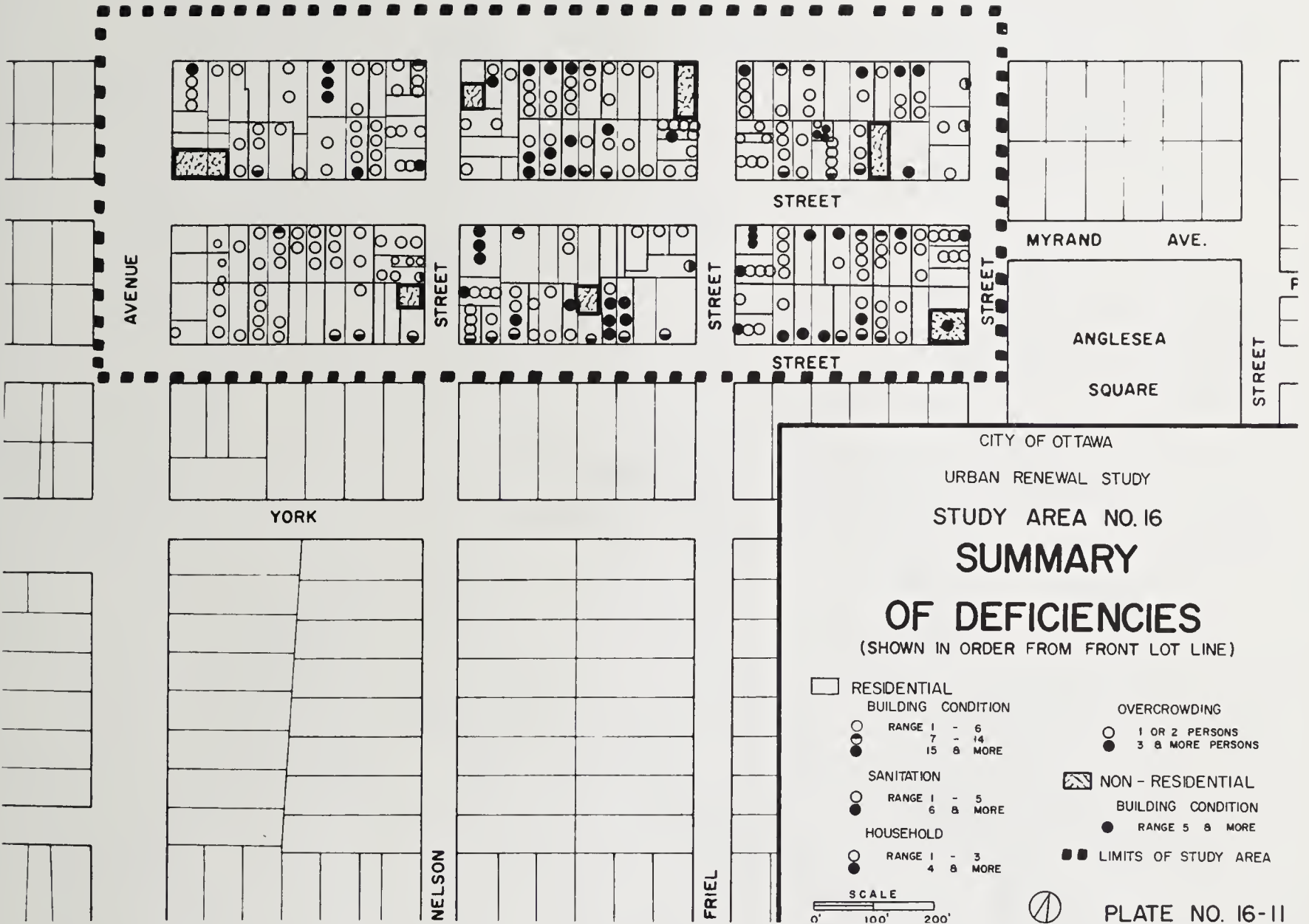
PLATE NO. 4-11

CITY OF OTTAWA
 URBAN RENEWAL STUDY
 STUDY AREA NO. 15
SUMMARY
OF DEFICIENCIES
 (SHOWN IN ORDER FROM FRONT LOT LINE)



- RESIDENTIAL BUILDING CONDITION
 - RANGE 1 - 6
 - 7 - 14
 - 15 & MORE
- SANITATION
 - RANGE 1 - 5
 - 6 & MORE
- HOUSEHOLD
 - RANGE 1 - 3
 - 4 & MORE
- OVERCROWDING
 - 1 OR 2 PERSONS
 - 3 & MORE PERSONS
- ▨ NON-RESIDENTIAL BUILDING CONDITION
 - RANGE 5 & MORE
- LIMITS OF STUDY AREA

SCALE 0' 100' 200' PLATE NO 15-11



MUNICIPAL PLANNING
CONSULTANTS CO. LTD.

ATTENTION INITIAL

RECEIVED SEP 23 1974

COPY TO

DATE INITIALS

REPLY

FILE

PN

