

Town of Carleton Place

Official Plan Ad Hoc Committee

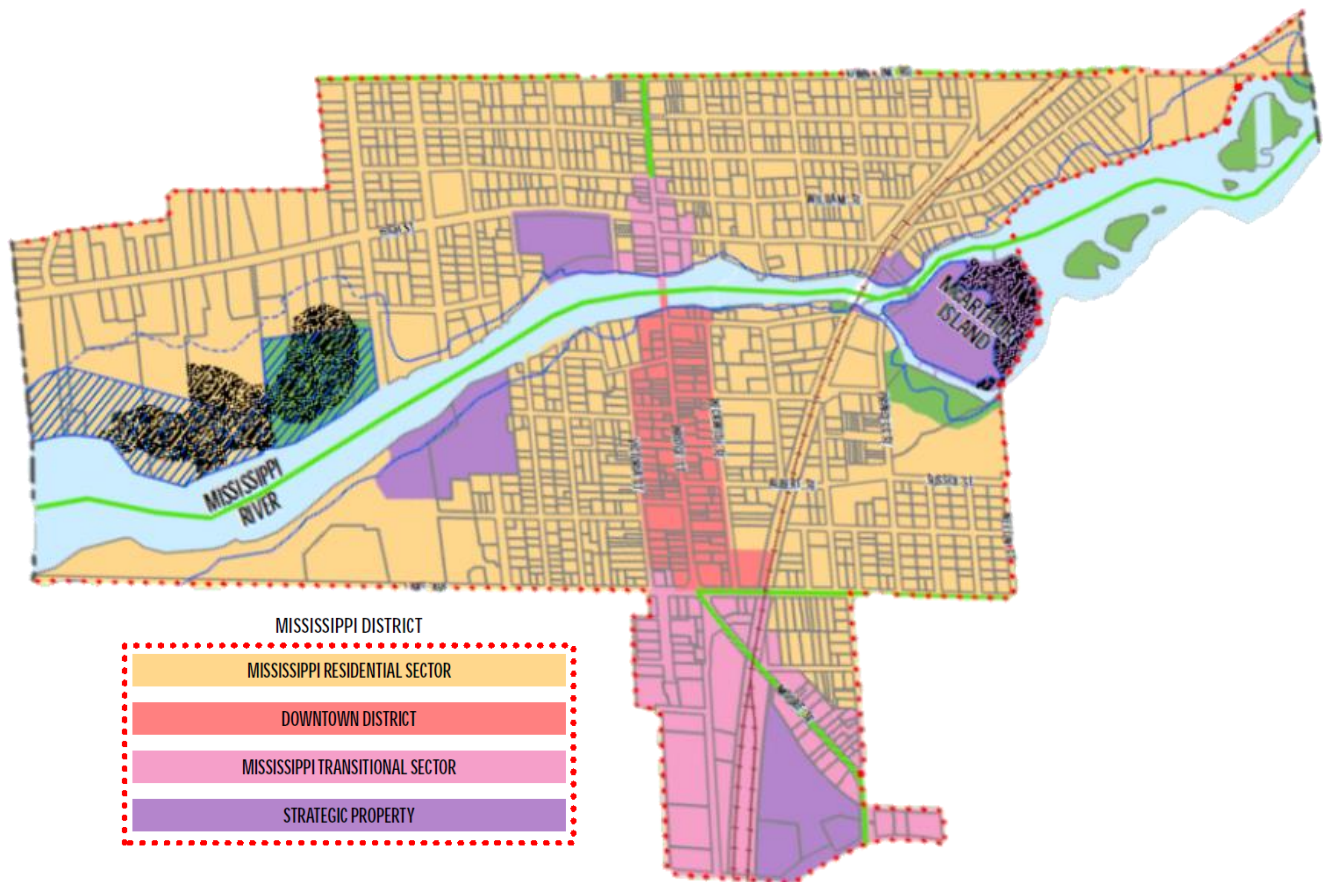


**Scope of Area Subject to Consideration:**

*The Mississippi District policies apply to the area generally located in the “middle” of the Town; concentrated around the Mississippi River and Bridge Street. There are four specific sub-areas with different policy classifications:*

- 1) *Mississippi Residential Sector*
- 2) *Downtown District*
- 3) *Transitional Sector*
- 4) *Strategic Properties*

[Key Map of the Collective Policy Areas]



## Instructions:

- 1) Review the policy sections included in the information package;
- 2) If there are provisions from other sections of the OP referenced in the sections under review, refer to the copy of the Official Plan on the [website](#).
- 3) Go for a walk (or drive) through the identified neighbourhoods;
- 4) Think about how these policies have (or have not) been applied to the development in the neighbourhoods;
  - Has development in the last 10 years reflected this policy mandate?
  - Does this policy seem relevant today?
  - Does this policy reflect the type of development I want to see in the community?
  - Are there policies I would like to see that do not exist today?

## Policy for Review:

*The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.*

*The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.*

*While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Official Plan as a whole.*

*There is no implied priority in the order in which the policies appear.*

### 3.1 Mississippi District

The core area of Carleton Place is one of the Town's greatest assets. Over the years there has been a significant amount of effort dedicated to facilitating a renaissance of sorts to include a vibrant main street with linkages to the waterfront as well as interesting parks and residential neighborhoods. The Town's pride in the core area is evident in the tag line associated with Carleton Place which is "Meet me on the Mississippi".

In preparation for the development of this Plan, the Town commissioned a report designed to provide some direction on moving forward with re-establishing the downtown corridor as a focal point of Town life. Personal interviews with key community stakeholders, the Business Improvement Agency (BIA), developers, and store owners were conducted as was a community workshop in order to understand local wants and needs. Community input was complemented with current situation research on retail trends in Canada, along with a supply-demand analysis on Carleton Place's retail space requirements and inventories.

A number of recommendations were generated by the downtown corridor study, some of which can be implemented through land use policy. Those include a need to define the geographical core area and to ensure a balanced mix of land uses which include residential intensification. There is also a need to facilitate a connection between the downtown commercial core and the large format retail area on Highway 7.

### 3.1.1 Objectives

The policies which apply to the Mississippi District designation, as shown on Schedule A, are based on the following objectives:

1. Provide for a mix of residential, commercial and recreational uses while maintaining the character of individual neighborhoods;
2. Encourage new medium and high density residential uses to help stimulate downtown core commercial and recreational activities;
3. Encourage the rehabilitation and or conversion of vacant buildings while protecting the heritage character of the district;
4. Provide opportunities for new waterfront linkages;
5. Enhance pedestrian circulation and orientation;
6. Encourage cultural activities and facilities; and
7. Promote and support the protection of urban street trees.

### 3.1.2 Permitted Uses

The Mississippi District is composed of the Town's core area which developed with a focus on the Mississippi River. It includes the Downtown District, the Mississippi District Residential Area with its associated parks, institutions, recreational facilities and local commercial uses and the Mississippi District Thoroughfares which include specific roadways, the Mississippi River and strategic parcels which will influence the future of the downtown core.

The Mississippi District is a mixed-use development area and all of the following uses shall generally be permitted subject to all other applicable policies of this Plan and Development Permit By-law controls:

- Low, Medium and High density residential
- Low density residential in buildings with street level commercial uses
- Special Needs Housing
- Commercial and office uses
- Institutional uses
- Arts and cultural uses
- Home based employment

### 3.1.3 General Policies

1. The Community Design Framework policies, as stated in Section 2.0 shall be applied when reviewing proposed development or re-development applications.
2. The delineation of land uses through the Development Permit By-law shall be based on this Official Plan as well as architectural form and present and future land use compatibility.
3. Commercial development shall be street oriented and may include commercial or residential development on upper floors.
4. Further to the Community Improvement Area policies included in Section 6.14, all of the lands designated Mississippi District are considered a high priority as a Community Improvement Project Area.
5. To maintain the character and appearance of this area, demolition and building permits shall be strictly controlled.
6. It is the intent of Council to protect and preserve existing street trees whenever possible. Council may enact more restrictive controls under the Development Permit By-law to protect the downtown core's urban trees and will ensure that proposed development is reviewed to provide for the preservation and protection, wherever possible, of existing treed areas.
7. In reviewing development applications Council shall, wherever possible, protect future access or linkages to the waterfront area. Such linkages may be physical land-based connections or may include visual linkages developed through the physical design of the new development proposal.

*Take a pause and think about what you just read. Did that make sense?*

*What questions do you have after reading it?*

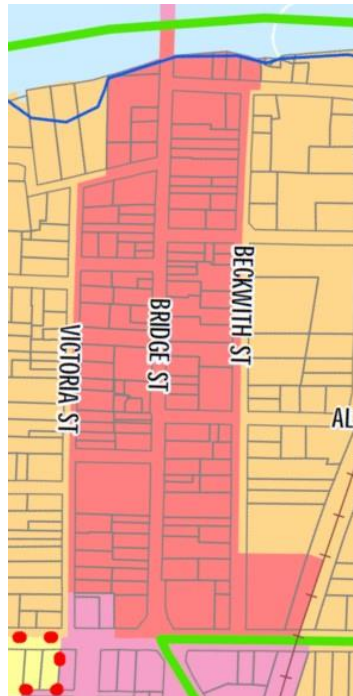
### 3.2 Area Specific Policies

The Mississippi District, as noted above, is composed of the Downtown District, the Residential Area and the Mississippi District Thoroughfares with its associated strategic parcels. The following policies recognize the distinct but related characteristics of the three areas. All three areas are delineated on Schedule A as sub-districts of the Mississippi District.

#### 3.2.1 Downtown District

The Downtown District is characterized by the traditional main street character of Bridge Street with its eclectic mix of pedestrian oriented businesses and services and its human scale architecture.

[Key Map of Area]



The following policies shall apply:

1. The Community Design Framework policies, as stated in Section 2.0 shall be applied when reviewing proposed development or re-development applications.
2. Notwithstanding the permitted uses stated in Section 3.1.2, in the Downtown District permitted uses shall be limited to pedestrian oriented commercial and service uses on street level floors of existing and proposed buildings. Upper floors and building areas without pedestrian-oriented access may be used for any other uses as stated in Section 3.1.2 subject to the Development Permit By-law.
3. Within the Downtown District, where lots have frontage on Bridge Street the development or redevelopment of land for exclusively residential purposes is not permitted. The development of medium to high density residential projects may be permitted provided street level floors are restricted to pedestrian oriented commercial and service uses. Where lots located in the Downtown District are proposed for

development or redevelopment and where such lots do not have frontage on Bridge Street, medium to high density residential uses without street level commercial uses may be permitted. For the purposes of this policy medium to high density residential uses is established at 30 units per net hectare to more than 40 units per net hectare.

4. The maximum building height for all new buildings within the Downtown District will be seven (7) storeys or 25 metres.
5. New buildings over three (3) storeys within the Downtown District shall incorporate architectural articulation and details to form a three (3) storey base to ensure compatibility with the existing low-rise, human-scale buildings in order to be consistent with the built form in the Area.
6. In order to ensure that the design of new or renovated buildings integrate into the existing built form of the area and maintains the area's character, proponents shall demonstrate how the key elements of scale and detail from the traditional one (1) to three (3) storey buildings have been incorporated into the building design.
7. Where a building is approved for demolition, the land may be used for parking purposes on an interim basis subject to an agreement with the municipality.
8. Council will examine opportunities for funding downtown improvement projects including the on-going expansion and improvement of the farmer's market facility, the building facades program and opportunities to improve public parking.
9. In order to encourage business development, the municipality, in cooperation with private sector stakeholders, will work towards an integrated signage system designed to facilitate 'wayfinding' from the Highway 7 Commercial District into the Downtown District.

*Do these policy sound like they create the type of downtown you would like to see?*

*Are there different priorities we should consider?*

*Are these the types of businesses you would like to see downtown?*

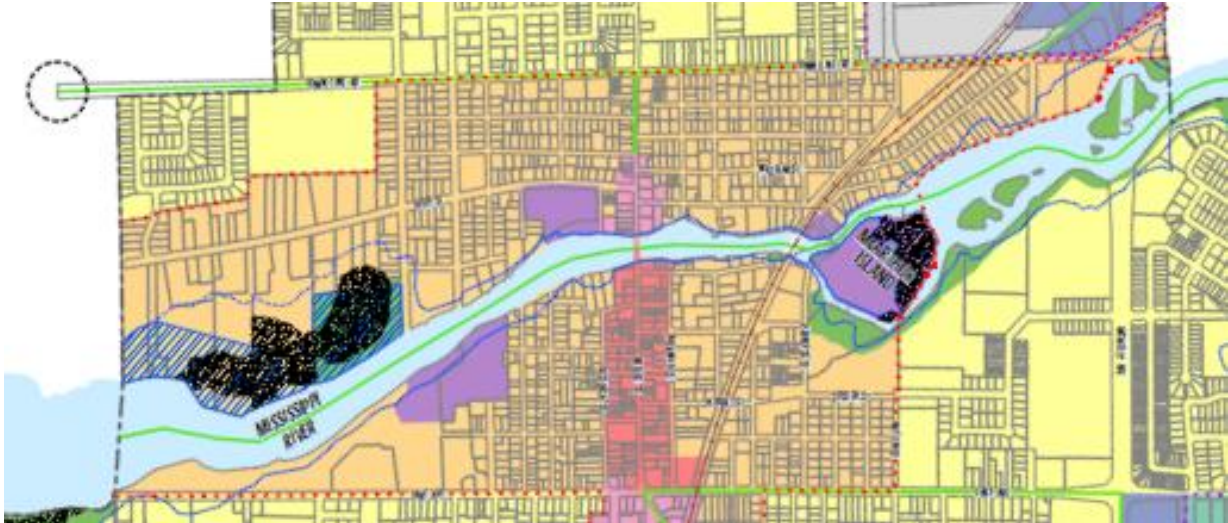
### 3.2.2 Mississippi District Residential

The Mississippi District Residential Policy Area is an established older residential area which is composed of a mix of neighborhoods characterized by a range of housing types. The area, though dominated by single dwelling units, includes semi-detached, duplex, row townhouses and small apartment dwellings located on tree lined streets with several parks, schools, churches, established light industrial employment facilities, local commercial uses and municipal amenities. The range of dwellings varies from modest single dwellings to stately heritage homes. As noted there are a number of different neighborhoods which can be delineated by age and architectural types.



This area, identified on Schedule A, is located within close proximity to the Downtown District and much of it has direct or visual access to the Mississippi River.

[Key Map of the Areas]



The following policies shall apply:

1. The Community Design Framework policies, as stated in Section 2.0 shall be applied when reviewing proposed development or re-development applications.
2. Notwithstanding the list of permitted uses in Section 3.1.2, uses in the Mississippi District Residential shall generally be restricted to:
  - Residential uses (all density types)
  - Secondary residential units
  - Home occupations
  - Recreation facilities, parks and open space
  - Existing institutional uses
  - Existing commercial and industrial uses

In addition to the above, service commercial uses on the ground floor of existing dwellings may be permitted on lots adjacent to the Downtown District on Victoria Street, Beckwith Street, and Allan Street subject to the issuance of a Development Permit.

3. In considering development and redevelopment proposals the design policies of Section 2.0 shall be applied.
4. The development of existing in-fill lots and existing undersized lots is encouraged.
5. The Development Permit By-law shall be used as the primary implementation tool to ensure that the Mississippi District Residential Policy Area will maintain its character



and established neighborhood appeal while also providing for limited intensification opportunities.

6. Existing neighborhood commercial uses may be designated as such in the Development Permit By-law however it is not the intention of this Plan to permit new local commercial uses in the Mississippi District Residential Policy Area.
7. The existing Carleton Place Public Works facilities located between Mill and Franklin Streets are intended to be moved. Once the move is completed the Public Works yard and associated municipally owned property will be made available for residential development.
8. It is a policy of this Plan that Council will continue to seek opportunities to secure waterfront properties for use as parks and public access to the river. Where such capital expenses are proposed they shall be understood to be in conformity with the Official Plan.

*When you think about the recent infill developments within this neighbourhood, do you think they reflect these policies?*

*Should the policies say something different to ensure development "fits"?*

*Do you think the boundary of the neighbourhood should be altered to include different neighbourhoods?*

*Is there a general theme or character when you think of the residential neighbourhood?  
How would you describe (or draw!) a house in the neighbourhood?*

### 3.2.3 Mississippi District Thoroughfares

It is recognized that specific roads as well as the Mississippi River within the Town of Carleton Place have a role to play in the Town's future development through their ability to link newer areas and major transportation routes to the Town's core area. These roads and the river are designated as Mississippi District Thoroughfares on Schedule A.

[Key Map of Areas]



MISSISSIPPI DISTRICT THOROUGHFARE

#### 3.2.3.1 General Policies

1. Mississippi District Thoroughfares shall be maintained to:
  - promote and present an attractive and unifying image of the Town of Carleton place;

- maintain a sense of welcome and arrival for residents and visitors; and
  - complement and enhance the Town's investment in major infrastructure.
2. In maintaining Mississippi District Thoroughfares Council may embark on street beautification programs and shoreline improvement programs and shall ensure that all public works carried out along these Thoroughfares contribute to their preservation and enhancement. Council shall also ensure that any private development initiatives along Mississippi District Thoroughfares respect and are consistent with the local character and environmental conditions.
  3. Permitted uses on lands fronting on a Mississippi District Thoroughfare shall generally be in accordance with the land use designation shown on Schedule A and the related policies in this Plan.

*Do these policies make sense?*

*Are they being applied to create the types of development we want to see on our major travel routes?*

*How could they be changed as part of the review?*

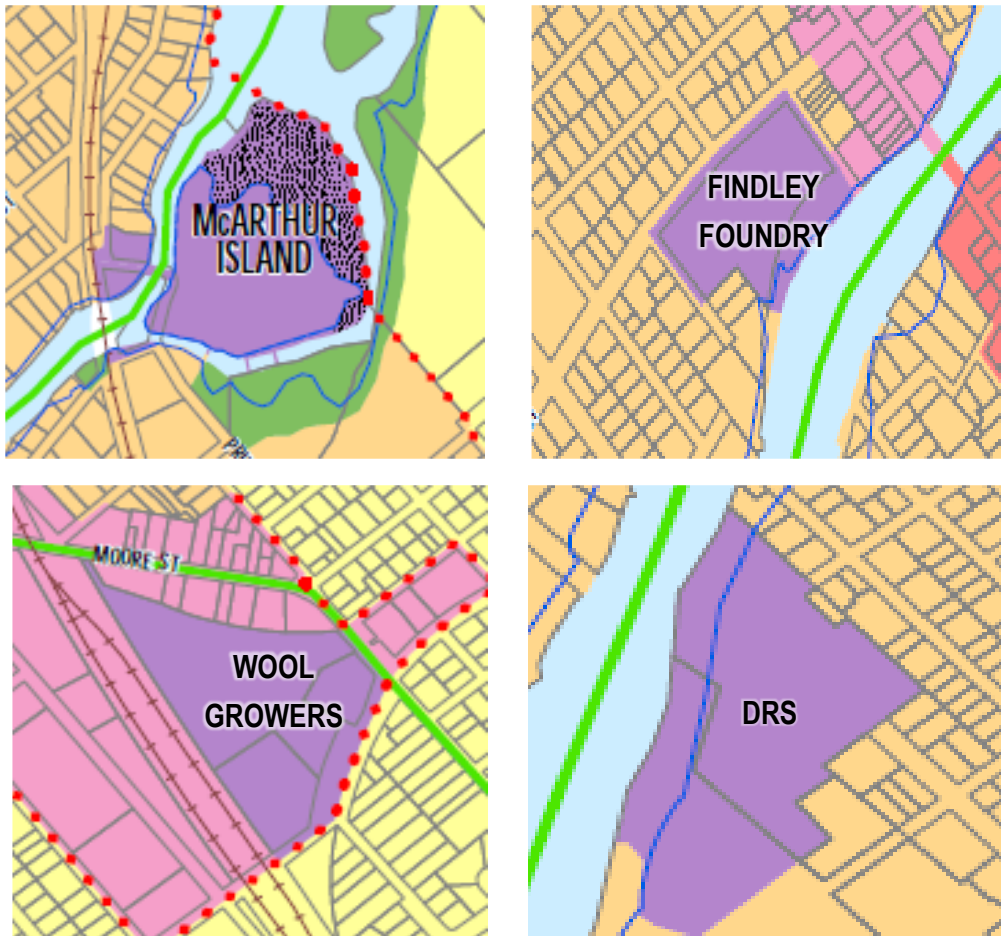
### 3.2.4 Mississippi District Strategic Properties

The Mississippi District Thoroughfares provide access to the following strategically located large land parcels which are identified as Mississippi District Strategic Property on Schedule A:

- McArthur Island
- The former site of the Findlay Foundry
- The Wool Growers property; and the
- DRS manufacturing plant property.

These areas present opportunities for new residential and mixed used residential and commercial development which can complement and support the Central Business District and help provide linkages between the downtown core and the newer commercial and residential districts.

[Key Map of Areas]



#### 3.2.4.1 Special Policies

The following policies shall apply to those specific properties identified in Section 3.2.4 above:

1. The Community Design Framework policies, as stated in Section 2.0 shall be applied when reviewing proposed development or re-development applications.

2. Notwithstanding the permitted uses listed in Section 3.1.2, existing uses on the above identified strategic locations shall be permitted. On those properties which are not vacant, nothing in these policies is intended to prohibit the on-going use or expansion of the existing uses provided that the requirements of the Development Permit By-law are met.
3. In the event that current existing uses were to cease or development is proposed on a vacant parcel the development or redevelopment of the property shall be in accordance with the following policies which are specific to each strategic property:
  - a. On the McArthur Island and Findley Findlay Foundry properties development and / or redevelopment shall be limited to residential uses in a mixed use environment where non-residential uses such as service commercial, recreational and office employment uses are included in the overall design of any proposed development. The minimum residential dwelling density shall be 35 units per net hectare and shall be provided through row housing and/or low rise apartment buildings. A maximum of 30% of the developed net floor space shall be for non-residential uses.
  - b. On the DRS property development and / or redevelopment shall be limited to residential uses having a minimum residential dwelling density of 35 units per net hectare which shall be provided through row housing and/or low rise apartment buildings. It is recognized that should the current use cease on this property, the owners will be afforded sufficient time to explore opportunities to find new owners interested in maintaining the light industrial use of the existing buildings and structures.
  - c. On the Wool Growers property, redevelopment of the existing buildings to accommodate retail commercial uses shall be permitted as well as intensification through the development of residential uses at a minimum density of 35 units per net hectare.
4. On all strategic properties regard shall be had to the design standards provided in Section 2.0.
5. All development and / or redevelopment shall integrate pedestrian and recreational trail facilities with linkages to the existing pathway system where possible.
6. All development shall ensure that local natural heritage features are protected and improved.
7. Consents may be granted on strategic properties provided the creation of new lots will facilitate the implementation of Section policies 1 to 6 above.

*Do these four properties still merit special consideration?*

*Are there other properties that should also be considered?*

*Does the original vision for future development on these sites still make sense?*

### 3.2.5 Mississippi District Transitional Sector

The area designated Transitional Sector in the Mississippi District is located along Bridge Street north of the Mississippi River to the intersection of Charlotte Street and immediately south of Lake Avenue and the Downtown District. The sector primarily consists of a mix of commercial uses with some existing low density residential development. The style of development in the Transitional Sector is different than the Downtown District in that there is less cohesiveness in the architectural design and the mix of uses is not as consistent as can be found in the Downtown District. The intent of the Transitional Sector policies is to encourage a gradual change to development which is more reflective of the design elements in the Downtown District and to provide for a variety of uses which is supportive of the overall intent of downtown revitalization while ensuring flexibility for the future development and redevelopment of existing properties.

[Key Map of the Areas]



The following policies shall apply:

1. The Community Design Framework policies, as stated in Section 2.0 shall be applied when reviewing proposed development or re-development applications.
2. Permitted uses shall be as stated in Section 3.1.2.
3. New commercial uses or the redevelopment of existing commercial uses shall provide for a pedestrian oriented scale of development with a focus on the street presence of new or redeveloped buildings and structures.
4. Where new development or re-development is proposed, the resulting building facades shall generally be consistent with the architectural style found in the Downtown District.

5. Development or re-development of residential uses shall, where possible, result in higher densities. Where re-development is proposed that would result in low density residential uses, a Development Permit shall be required and the related application shall include information demonstrating that the re-use of the existing building for higher density residential purposes is not feasible from a financial or structural perspective. New low density development on existing lots of record shall generally be discouraged.
6. New buildings over three (3) storeys within the Transitional Sector shall incorporate architectural articulation and details to form a three (3) storey base to ensure in order to provide human-scale buildings with a street presence.
7. Council will examine opportunities for funding Transitional Sector projects including the building facades program and opportunities to improve public parking.

*Should these locations be included as a transitional area?*

*Should the boundary of the designation be adjusted to include or remove properties?*

*Are there other areas of Town that are similarly "Transitioning"?*

*Do the policies reflect the type of new development we want to see in this location? Are there other uses or businesses you would like to see here?*