

STRATEGIC PROPERTY DESIGNATION 101



WHAT IS AN OFFICIAL PLAN?

An Official Plan is a document that manages the future growth, development and change in our municipality. The Official Plan provides the policy framework which will guide land use decisions within the Town's boundaries for the next 20 years.

Decisions which are consistent with the policies of the Official Plan will help move Carleton Place towards becoming an even more livable community which is socially, economically and environmentally sustainable.

The Official Plan guides development by designating land within the Town and creates policies that describe how land may be used. Area Specific Policies can also be used to create more detailed, area-specific policies to guide development on areas of special concern. In Carleton Place, the Mississippi District Strategic Properties designation constitutes a Special Policy Area.

WHAT IS A STRATEGIC PROPERTY?

Currently, the Town has identified and designated four (4) properties as "Strategic Properties". These are:

- McArthur Island (150 Mill Street)
- The former site of the Findlay Foundry (28 High Street)
- The Canadian Co-operative Wool Growers property (142 Franktown Road); and the
- The DRS manufacturing plant property (115 Emily Street).

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The minimum criteria for a candidate Strategic Property are:

- Minimum lot area of 0.8 hectares; and
- Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B” of the Official Plan; and
- Local cultural or historical significance to the Town.



These Strategic Properties will be areas of intensification within the town. Development on these sites will be considered high-density, with a targeted density of 40 units per net hectare on each site. Furthermore, Strategic Properties should be located on arterial or collector roads.

The Strategic Properties also present the opportunity for mixed use development within the Town, with both residential and commercial uses.



In an effort to preserve connectivity within the Town, all development and / or redevelopment of Strategic Properties will integrate pedestrian and recreational trail facilities with linkages to the existing pathway system where possible.

The Strategic Properties will be future landmarks in the Town of Carleton Place, complimenting the Town’s character and sense of place.

WHAT DOES “MEDIUM” AND “HIGH DENSITY” HOUSING LOOK LIKE?

Often when we think about high density developments, we think of the high-rise towers in downtown Ottawa. However, not all high-density development looks like this.

Neighbourhoods in Carleton Place are a mixture of low, medium and high densities.

Low
Up to 22 units/ha



Medium
22-35 units/ha



High
Greater than 35 units/ha



The development of Strategic Properties will see medium-to-high densities. This will mean the addition of more compact dwelling types such as stacked townhomes and apartment dwellings.



Example: Stacked Townhomes



Example: Low-rise apartments

WHAT ARE THE BENEFITS OF HAVING MEDIUM AND HIGH-DENSITY DWELLINGS IN CARLETON PLACE?



Carleton Place is forecasted to reach a population of 20,964 by 2038, growing by 97%! The Town has to plan to accommodate an additional 7,811 new residents. Strategic Properties are areas of targeted intensification in the Town to help accommodate this growth.

Medium and high-density housing types, like rowhouses, stacked townhomes, and low and midrise apartment buildings are a more efficient use of land. They also allow for land uses that are mixed use.

Adding more medium and high dwellings within the Town also affords more choices to residents when it comes to what type of housing they wish to live in.

Housing types that range from semi-detached house to mid-rise apartment building are often referred to as “Missing Middle Housing”. Missing Middle Housing helps create diversity in the Town’s housing stock. They can contribute to more affordable, attainable, and aging-friendly housing in Carleton Place.

This affords residents ranging from single young adults to seniors more *choice* when it comes to housing options in our community.



DOES CARLETON PLACE HAVE THE INFRASTRUCTURE TO SUPPORT MEDIUM AND HIGH DENSITY DEVELOPMENTS?

The Town has more than adequate capacity for *normal* water use for all residents and commercial, industrial, and recreational facilities. The current water and waste water infrastructure can also support additional medium and high density development in the Town.

Issues only arise during the summer months when residents are using excessive water for long periods of time during hot and drought-like conditions. When water is being used excessively during such periods, water usage may need to be limited to ensure that our water reserves are not depleted in cases of emergency situations such as a fire or a water break.

Furthermore, plans to expand the water plant and reservoir are currently under way to help support the Town's water and wastewater needs over the next 20 years.

For more information related to the Water and Wastewater Master Plan, visit the Town's website at <https://carletonplace.ca/water-and-wastewater-master-plan.php>



GLOSSARY OF TERMS



Arterial Road: Arterial roads are roads that have the capacity to carry large traffic volumes and connect to Provincial highways. McNeely Avenue is an example of an arterial road in Carleton Place.

Affordable housing: In Canada, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income.

Collector Road: A collector road is a low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. Collector roads are designed to provide access to residential properties, unlike arterial roads. Lake Avenue East is an example of a collector road in Carleton Place.

Intensification: The development or redevelopment of property, a building or area that results in a net increase in residential density.

Landmarks: Landmarks refer to any natural or man-made structures that are recognizable. Landmarks are important for wayfinding, sense of place, and are integral to a town or city’s character. For example, the Carleton Place Town Hall represents a landmark in Carleton Place.

Missing Middle Housing: CMHC generally defines missing middle housing as housing that fits the gap between low-rise, primarily single-family homes and mid-rise apartment buildings.

Mixed Use: When there are multiple land uses within the same area or building. An example would be the mixed-use buildings along Bridge Street that have commercial shops on the ground floor and residential apartments above.

GLOSSARY OF TERMS



Residential Density: The number of housing units living in an area divided by a land area. Usually calculated in units per hectare (UPH) or units per acre (UPA). Residential density can be calculated as net density or gross density.

Net Density: net density refers to the number of residential units in an area, excluding parks, open spaces, and other non-residential land uses. This measure is calculated by dividing the total residential units by the total net residential land area.

Gross Density: Gross density generally includes all types of land uses, including parks, open spaces, and other non-residential land uses. This measure is calculated by dividing the total number of residential units by the total gross land area.