

Intensification

Intensification is a concept embraced by the New Official Plan to indicate new development or redevelopment within existing areas of the city. The term refers to the notion of renewal and injecting new life into existing areas of the city by allowing new generations of residents to inhabit existing neighbourhoods. By opening the door to additional housing, jobs, local amenities and a better public realm.

A 60 per cent intensification target by 2046.

The New Official Plan has an ambitious target to achieve more growth through intensification than by urban expansion and has a 60 per cent intensification target by 2046. What this means is that growth opportunities will be supported in existing neighbourhoods, along Corridors and within Hubs in greater amounts than on undeveloped 'greenfield' lands. The New Official Plan envisions directing intensification to locations where daily and weekly needs can be accessed within a 15-minute walk, known as 15-minute neighbourhoods. Intensification acknowledges the multiple facets of city-building that not only adds people but considers other aspects in planning for liveable complete neighbourhoods. This is in line with the City's goal of becoming the most liveable mid-sized city in North America. Supporting the intensification of existing neighbourhoods will increase the number of transportation options, improve access to services, amenities, and schools. Intensification will also contribute to the needs of an ageing population by enhancing access to more vibrant areas with social interaction, health services, and community facilities.

Housing Options.

Much of the future demand for housing is expected to be for ground-oriented larger units, including new forms like 613 Flats. The New Official Plan creates opportunities to build the future with the kinds of homes that have enough floor space to accommodate households that typically find suitable housing in the suburbs. New building types will allow for a greater variety of housing choices while respecting the variety of context sensitivities across Ottawa's many wonderful neighbourhoods. Providing housing choices within the developed built-up portions of the urban area allows opportunities for new residents.

Intensification is a sustainable growth option that focuses on neighbourhood renewal, opportunities for housing choice and amenities for daily needs. Intensification will enliven existing neighbourhoods by bringing new residents to support local services.

