

URBAN RENEWAL STUDY
CITY OF EASTVIEW
1965

MUNICIPAL PLANNING CONSULTANTS CO. LTD.
TOWN PLANNERS • PROFESSIONAL ENGINEERS
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URBAN RENEWAL STUDY, CITY OF EASTVIEW 1965 (Municipal Planning Cons.

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This Eastview Urban Renewal Study undertook a broad examination of physical, social and economic aspects of entire City with view to identifying types of renewal areas & providing information necessary for formulating a program in each area. Also to determine extent and type of new housing required to relieve overcrowding & rehouse families who may be displaced by an urban renewal program.

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LETTER OF TRANSMITTAL

August 23, 1965.

His Worship, Mayor G. Grandmaitre
and Members of Council,
The Corporation of the City of Eastview,
Municipal Offices,
Eastview, Ontario.

Attention: M. P. Heitshu, P. Eng.,
Director of Planning.

Re: Urban Renewal Study,
City of Eastview.
Our File: PN 960

Gentlemen:

In accordance with our agreement with the City of Eastview, dated November 23, 1964, we take pleasure in submitting herewith our final report "Urban Renewal Study, City of Eastview".

During the early part of 1964, the Council became aware of certain development problems and having a desire to attain orderly growth, deemed that there was an urgent need for a general study of urban conditions. On July 27, 1964, Council passed a resolution requesting assistance for an urban renewal study from the Government of Canada and submitted the application to the Ontario Department of Municipal Affairs. The Minister of Municipal Affairs, in accordance with Section 21 of The Planning Act, gave his approval on September 3, 1964 and forwarded the City's application to the Central Mortgage and Housing Corporation. Formal approval for the Eastview Urban Renewal Study was granted by Order-in-Council on November 5, 1964 and on November 23, 1964, the formal agreement was signed by the City of Eastview and our firm.

In accordance with the conditions of approval of the Minister of Municipal Affairs, the Urban Renewal Liaison Committee was established. The Committee, with representatives from the City, the Community Planning Branch of the Ontario Department of Municipal Affairs and the Central Mortgage and Housing Corporation, was set up to maintain liaison between the City of Eastview and the senior levels of government in matters relating to the financing and the carrying out of the urban renewal study.

The Committee consisted of Mr. M. P. Heitshu, P. Eng., Director of Planning and City Engineer of the City of Eastview (Chairman); Mrs. J. Connolly, Assistant Redevelopment Officer of the Community Planning Branch of the Ontario Department of Municipal Affairs; and Miss M. C. Duffy of the Central Mortgage and Housing Corporation.

During the study and preparation of this report a number of meetings were held with the Liaison Committee. Also in attendance at the various meetings were Mr. F. W. Butler, Chairman of the Eastview Planning Board; Mr. J. F. Brown, Redevelopment Officer of the Community Planning Branch of the Department of Municipal Affairs; Mr. R. L. Mersey, Ottawa Branch Manager, Central Mortgage and Housing Corporation; and Mr. D. B. Buchanan, Branch Architect and Planner, Ottawa Branch, Central Mortgage and Housing Corporation.

In addition to these meetings, other meetings were held with Mr. Heitshu, Mr. Butler and Professor G. Potvin of McMaster University, Consultant on the preparation of the Official Plan. These meetings were to review long-range land use and future road pattern proposals which were used as a basis for the urban renewal study.

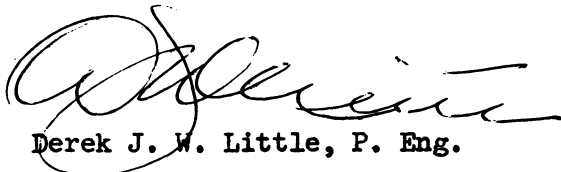
This report, therefore, follows in logical sequence the draft Official Plan presented to you earlier this month by Professor Potvin.

It is our hope that the foresight which Council had in requesting this urban renewal study, will be followed by the early adoption of this report and implementation of the proposal contained herein.

We would like to take this opportunity to thank you for allowing us to participate in this most important project and we would also like to thank the many people who assisted in the preparation of this report.

Respectfully submitted,

MUNICIPAL PLANNING CONSULTANTS CO. LTD.



Derek J. W. Little, P. Eng.



W. A. Ferguson, M.A.

DJWL/WAF/ec
20/12

ACKNOWLEDGEMENTS

We wish to express our appreciation for the assistance we received from many sources during the course of our studies.

In the City of Eastview: Mr. M.P. Heitshu, City Engineer and Secretary of the Eastview Planning Board; Mr. F. Butler, Chairman of the Eastview Planning Board; Mr. A. Dubeau, Assessment Commissioner; Mr. J. Dufresne, Treasurer and Tax Collector; Mr. R. Pitre, Welfare Administrator; Mr. C. Dwyer, Chief of Police; Mr. P.E. Corbeil, Fire Chief; Mrs. H. O'Connell, Nursing Director and Mr. G. Plouffe of the Public Health Department; Mrs. Godin, Secretary of the Roman Catholic School Board (Ward 4); Mr. G. Métivier, Secretary of the Roman Catholic School Board; and Mr. W.C. Gillette, Secretary of the Eastview Public School Board; and Mr. H. Renaud, Secretary of the Eastview High School Board; were most willing to help us in every possible way.

We also wish to thank Professor G. Potvin of McMaster University, Consultant to the City of Eastview on the preparation of the Official Plan who contributed to the long-range land use proposals; officials of the Department of Municipal Affairs Community Planning Branch and Assessment Branch; officials of the Central Mortgage and Housing Corporation; Mr. H.P. Stockwell, Commissioner of Waterworks, Mr. F.E. Ayres, Director of Planning and Engineering and Mr. A.T. Hastey, Clerk, all of the City of Ottawa; and Mr. H. Fennerty of James F. MacLaren Ltd.

URBAN RENEWAL STUDY

CITY OF EASTVIEW

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PART I
SUMMARY AND URBAN RENEWAL PROGRAMME

SECTION 1

SUMMARY AND CONCLUSIONS

(1) PURPOSE OF THE URBAN RENEWAL STUDY

The basic purpose of the Eastview Urban Renewal Study is to undertake a broad examination of the physical, social and economic aspects of the entire City with a view to identifying the types of renewal areas and providing the information necessary for the formulation of a programme in each area. An urban renewal programme is one of the major methods to implement the Official Plan and the programme in each area, therefore, becomes an integral part of the planning process designed to improve or maintain the existing development and guide future development. In addition, the Study is to determine the extent and type of new housing required to relieve overcrowding, and to rehouse families who may be displaced by an urban renewal programme.

(2) GEOGRAPHICAL LIMITATIONS OF EASTVIEW

The Eastview Planning Area, which covers all of the City of Eastview is a subsidiary planning area within the Ottawa Planning Area, and also forms an integral part of the National Capital Region as outlined on Plate No. 1. In essence, Eastview is a community within a larger community, since it is completely surrounded by the City of Ottawa and the Village of Rockcliffe Park. Because the surrounding area is completely urbanized growth in Eastview can only occur through vertical expansion. Such growth will be directly dependent upon the amount of urban redevelopment as well as upon the overall growth of the Capital Region.

(3) HISTORICAL DEVELOPMENT

Throughout its history, Eastview has grown in a rather haphazard fashion. The original Village of Eastview contained three suburban hamlets, which had developed on the outskirts of Ottawa in Gloucester Township. Because of the lack of building standards and regulations, Eastview has tended to attract a high percentage of low-income families. Because of the great number of low-income families, Eastview was rather hard pressed during the depression of the 1930's, and the Provincial Government was finally forced to step in and supervise the financial affairs. With spending limited to the bare minimum, municipal services such as roads, sewers and water were unable to keep pace with urban growth.

During World War II prosperity returned to Eastview. However, with no planning legislation much of the development which took place was poorly constructed and improperly located by today's planning standards. Between 1941 and 1961 the population increased by 208% from 7,966 persons to 24,555 persons. Anticipating future urban growth, Eastview made an application to annex part of Gloucester Township in 1950 only to have the application refused on the grounds that the area would best be serviced by the City of Ottawa. Thus Eastview became an urban island of approximately one square mile.

(4) PEOPLE AND THE ECONOMY

At the present time, the population of Eastview is predominantly Roman Catholic and French-Canadian. Approximately 84% of the residents are Roman Catholic, and 68% are French-Canadian. The natural population increase rate since 1950 has been more than double that of the Province as a whole. Between 1951 and 1964 the population increased by approximately 82%, from 13,799 persons in 1951 to 25,097 persons in 1964. Since 1961, however, possibly due to the lack of vacant land and the lack of redevelopment the annual population increase has declined considerably. In 1961 the population increase was 805 persons and in 1964 it was -222 persons.

There are slightly more than 6,200 families in Eastview with an average of 3.9 persons per family. Approximately 25% of the families have three or more children, that is, 18% have three to four children and 7% have five or more children. Nearly 42% of the City's children are under 6 years of age, while 37% are between 7 and 14 years of age.

Over 40% of the population have less than grade 10 education, including 2% of the population who were old enough to attend but who have never attended school and 23% who only completed grade 8. The average income for the head of a family is \$4,121.00, while the average family income is \$5,172.00. Both figures are approximately \$1,000.00 lower than the average for the City of Ottawa, \$700.00 lower than the average for the Ottawa Metropolitan Area and \$100.00 - \$200.00 lower than the average family income for the Province as a whole.

The future growth of Eastview will depend entirely on redevelopment as a result of growth in the Region as a whole. Based on the land area capacity at the residential densities proposed by this report, it is estimated that Eastview's ultimate population will be approximately 38,000 persons.

(5) LAND USE AND TRANSPORTATION

Due to the past "laissez-faire" attitude towards growth and development and because of the resulting road system, a relatively non-descript land use pattern has evolved. Commercial and industrial uses have become intermixed with residential uses and vice-versa, and the major commercial development has taken place in a linear fashion along Montreal Road and other east-west roads. Since there is no major north-south road to link the east-west road pattern, no focal point or commercial core has evolved.

Some of the industrial uses now located along the Canadian Pacific Railway may be forced to relocate with the abandonment of the rail service. This abandonment of service was to take place in October, 1965, but apparently has been postponed for a period.

In order to function as a homogeneous community there must be within Eastview, complete reorganization of major land uses, an enforcement of planning and development legislation and the development of a functional road pattern.

SECTION 1(6)

SUMMARY AND CONCLUSIONS

(6) HOUSING

Over 60% of the dwelling units in Eastview are located in triplexes, apartments or converted dwellings containing three or more dwelling units. Much of the existing housing stock is old, in a structurally poor condition and in need of replacement. Approximately 15% of the dwelling units were built prior to 1920, while another 17% were constructed between 20 and 45 years ago. A total of 355 dwelling units are located in buildings classified as substandard, that is, in fair to poor or poor condition. A total of 189 buildings containing 419 dwelling units were found to be overcrowded. It was estimated that, in order to provide adequate accommodation for families now living in overcrowded housing, approximately 229 public housing units of varying sizes would be required. Over 71% of the dwelling units are tenant occupied and the turn-over of occupants is rather high. Approximately 31% of the people have lived in Eastview for less than a year and 25% for less than two years. Only 13% have lived in Eastview for more than 10 years.

(7) MUNICIPAL SERVICES

Eastview is entirely dependent on Ottawa for both its water supply and its sewage and storm water disposal. The water supply is quite adequate for any future development, however, Eastview's existing distribution system is inadequate for meeting peak period demands. To improve the present system and to meet the future demands for water it will be necessary to connect new trunk mains to Ottawa's system and to eliminate dead-end mains and those mains under 6 inches in diameter.

The eastern portion of the existing sanitary sewer system is adequate to accommodate the present development while the western portion, which is a combined system is inadequate and requires improvement. Apparently, the Rideau River Collector Sewer which collects all of the sewage effluent from Eastview, is nearing its capacity at the present time. In order to improve the Eastview sanitary sewer system, it will be necessary to separate sanitary and storm water flows. If the sewage flow is increased due to redevelopment it will be necessary to construct an additional collector sewer to connect directly to the new Ottawa Outfall Sewer and therefore by-pass the Rideau River Collector completely.

The City has no public library and many of the departments of the municipal government are in urgent need of additional space. The existing City Hall was originally built in 1889 as a school and now occupies the entire site. The building, it would appear, is not suitable for further expansion and no space is available for off-street parking. In any redevelopment programme along Montreal Road, consideration should be given to the provision of land for a new City Hall. Police, fire, library and public auditorium facilities should be included in the new City Hall complex.

(8) FIRE CALLS

The fire calls responded to by the Eastview Fire Department have steadily increased in recent years. From 1962 to 1964, the number of calls

increased from 176 to 274 per year. A little more than 50% of the fire calls were residential in nature, with many being attributed to space heaters or stoves as well as to the accumulation of rubbish in yards. During the 1962 to 1964 period very few new homes were constructed but a great many homes were converted to increase the number of dwelling units thus increasing the possibility of fire.

(9) SOCIAL CONDITIONS

The survey of the various social problems indicated that Eastview had the greatest number of people on the welfare rolls for Ontario cities with populations of between 10,000 and 40,000 persons. According to the welfare records, there has been a considerable influx of welfare recipients into Eastview, with 75% of those who arrived during 1964 coming from the City of Ottawa. Many of these people, it would appear, were displaced by public or private agencies and were attracted to Eastview because they could find accommodation within their financial means. There was a definite correlation between welfare recipients and substandard and overcrowded housing.

The physical, emotional and mental health problems looked after by the Public Health Department as well as many of the police problems were also concentrated in the areas of poor and substandard housing.

Between 1962 and 1964 the combined operating cost of the Public Health Department, the Welfare Department and the Police and Fire Departments increased by 70% while the population declined from 25,105 to 25,097 persons. Welfare costs alone increased 91% during this period.

(10) MUNICIPAL PLANNING LEGISLATION

Most of the problems of mixed land use, substandard and overcrowded housing, inadequate municipal services and facilities can be directly attributed to the lack of comprehensive planning legislation.

Prior to 1961 there were only a few by-laws covering limited areas to regulate or control development. In September 1961, Eastview adopted the National Building Code as its building by-law. In June of the following year a comprehensive restricted area (zoning) by-law came into effect.

The last twenty years have seen Eastview grow from a Town of 13,000 to a City of 25,000 persons, and all of the vacant land disappear. Throughout this period of growth there was no Official Plan to guide the development. The draft Official Plan to guide the future growth, practically all of which will result from redevelopment, will be adopted this year.

Once the Official Plan is adopted the Municipality can proceed to implement the Plan by amending the Zoning By-law and by passing Maintenance and Occupancy By-laws.

(11) ASSESSMENT AND MUNICIPAL DEBT

The ratio of residential assessment to commercial-industrial assessment is approximately 70:30. The amount of municipal debt to be serviced by taxation is only 11.5% of the total equalized taxable assessment. This is well within the 20-25% maximum limit set by the Ontario Municipal Board and thus the City of Eastview appears to be in a good financial position to undertake an urban renewal programme.

Some assessment will be lost to the Municipality with the abandonment of the Canadian Pacific Railway and the possible relocation of the industries served by the railway. A certain amount of tax burden will be placed on the remaining ratepayers, until such time as new assessment is realized through a redevelopment programme.

(12) FUTURE HOUSING REQUIREMENTS

It was estimated that the ultimate population capacity of Eastview is approximately 38,000 persons. To accommodate the future anticipated growth and to replace the substandard and overcrowded housing, a total of 6,320 new dwelling units will be required. Approximately 73% of these new dwelling units should be of medium density (three storey walk-up apartments or maisonettes) while 27% should be contained in high rise apartments.

SECTION 2

PROPOSED URBAN RENEWAL AREAS

(1) TYPES OF URBAN RENEWAL AREAS

There are three basic types of urban renewal: conservation, rehabilitation and redevelopment. The classification of an area is directly related to the action necessary to improve the area or maintain it at a desirable standard.

An area classified as a conservation area is one in which the existing residential, commercial and industrial buildings are in good or satisfactory condition, and in which the municipal facilities such as roads, sewers, water supply, parks and schools are relatively adequate. The maintenance of such an area at the existing standard involves the adoption and enforcement of municipal legislation such as an official plan, restricted area (zoning) by-laws, building by-laws, and maintenance and occupancy by-laws. In addition, a conservation area requires a continuous programme of maintenance of public facilities, as well as the continued effort of citizens to maintain their own dwellings or businesses.

A rehabilitation area is one in which the existing buildings and their surroundings as well as the municipal services and facilities are in only fair condition. The improvement or renovation of such an area will involve not only the action required in a conservation area but it will also involve the expenditure of private and public capital. Certain small pockets within a rehabilitation area may require redevelopment.

An area classified as a redevelopment area is one in which many of the existing buildings, much of the existing land use and many of the municipal facilities and services are undesirable or inadequate. Due to the degree of blight, such an area will not usually attract private redevelopment and therefore the elimination of undesirable conditions and the improvement of the general environment will require the expenditure of both public and private capital for demolition, clearance and rebuilding.

(2) SELECTION OF URBAN RENEWAL AREAS

In delineating and classifying the urban renewal areas three major factors have been considered in this Study.

(a) Official Plan Implementation

To assist in the creation of a favourable and attractive environment which would encourage private investment capital and thus add further impetus to any redevelopment programme, it is imperative that the draft Official Plan be adopted and implemented. The draft Official Plan proposes a reorganization of the major land uses, and the development of a commercial core and focal point, as well as an adequate road pattern to serve the people of Eastview. Urban renewal, and more particularly the redevelopment phase, is considered to be one of the

best methods of implementing Official Plan proposals. An area, where a great deal of redevelopment would be necessary to attain the goals set forth in the Plan, was given high priority.

(b) Blight

The results of the studies undertaken indicate areas of old, substandard and overcrowded dwellings, areas of mixed land uses, areas where there is a concentration of social problems, and areas where the municipal services and facilities are inadequate. In a number of instances these factors of blight are scattered but in some cases there are definite concentrations. A run-down area has a tendency to be a detrimental influence on adjacent areas and therefore areas with the greatest concentration of blighting factors have been considered for redevelopment.

(c) Financial

The City of Eastview will become financially involved in any urban renewal programme whether it be conservation, rehabilitation or redevelopment. Since the primary source of municipal revenue is taxation, any loss in assessment will directly influence the nature and extent of any renewal action. Because of the abandonment of the Canadian Pacific Railway's branch line in October 1965, and the possible relocation of railway oriented industries it is anticipated that there will be some loss in assessment. To overcome this loss of assessment, the highest priority should be given to any renewal project which will increase assessment in the most expeditious manner. This means that urban renewal involving business and/or apartment assessment should be given early consideration.

The six urban renewal areas proposed in this Study are outlined on Plate No. 2.

(3) REDEVELOPMENT AREA

Area No. 1, the central part of Eastview, has been selected as a Redevelopment Area. This area covers approximately 109 acres and contains approximately 4,800 persons or 19% of the total population. In addition to residential development, the area contains considerable commercial and industrial development.

Approximately 37% of the residential buildings in Area 1 are classified as substandard and 35% as overcrowded. (1) Some 29% of the City's social problems are found in this area. The area does not have as many substandard or overcrowded dwellings or social problems as other areas, but the incidence of blight factors, on a per capita basis, is higher than in other parts of the City.

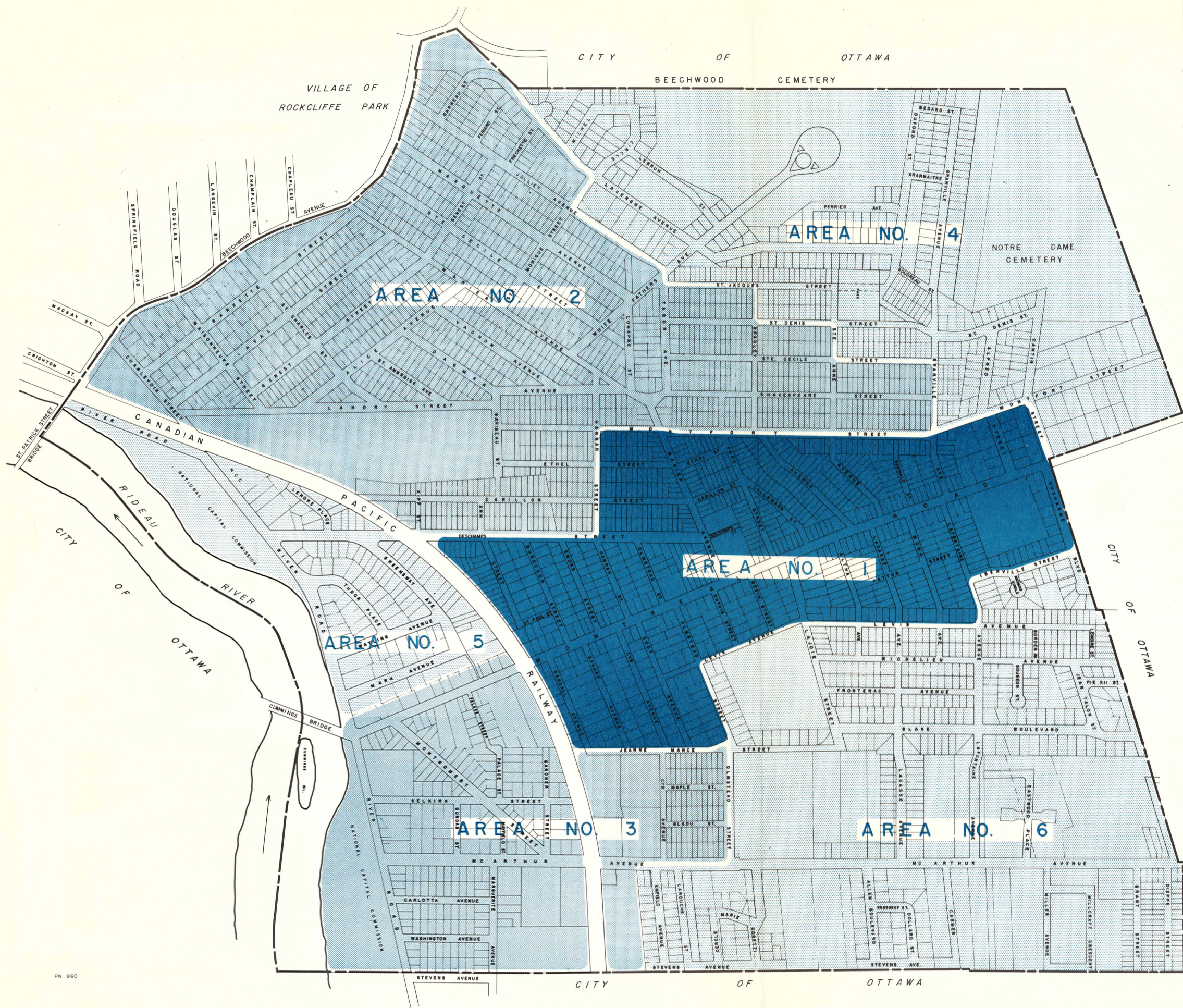
 (1) Note: See Table "Summary of Urban Renewal Areas", page 10.

PROPOSED URBAN RENEWAL AREAS AIRES DEVANT ÊTRE SOUMISES A LA RENOVATION URBAINE

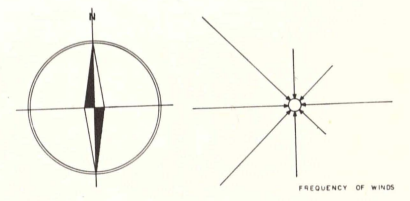
CITY OF EASTVIEW CITÉ D'ESTVIEW

LEGEND LÉGENDE

- BOUNDARY OF THE CITY OF EASTVIEW LIMITE DE LA CITÉ D'ESTVIEW
- CONSERVATION AREA AIRES DE CONSERVATION
- REHABILITATION AREA AIRES DE REHABILITATION
- REDEVELOPMENT AREA AIRES DE REAMENAGEMENT



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1334-2	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965



SCALE IN FEET

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64 ST. CLAIR AVENUE EAST TORONTO

PN 960

The most important reason for selecting Area No. 1 as a Redevelopment Area is to implement the land use proposals contained within the draft Official Plan. Part of Area No. 1, according to the draft Official Plan is designated as the prime pedestrian shopping area while other parts of Area No. 1 are designated for restricted industrial uses, a civic centre and major apartment development. Thus Area No. 1 is, basically, the core of Eastview, and the key area with respect to future assessment. In addition, most of the major road improvements and realignments will be undertaken within Area No. 1 in order to implement the traffic circulation pattern proposed in the draft Official Plan.

(4) REHABILITATION AREAS

Urban Renewal Areas No. 2 and No. 3 have been selected as Rehabilitation Areas. These two areas are generally sound but contain a number of blighted sections.

Area No. 2 covers approximately 173 acres in the north-west part of Eastview, and contains 35% of the total population. The area is predominantly residential with some industrial and commercial development. There are approximately 1,038 residential buildings, of which 90 are considered to be substandard and 94 overcrowded. In addition, 42% of the City's social problems are found in this area.

Area No. 3 consists of approximately 81 acres in the south-west corner of Eastview and contains 1,455 persons or approximately 6% of the total population. Within the area are 23 substandard and 15 overcrowded residential buildings.

(5) CONSERVATION AREAS

Urban Renewal Areas No. 4, No. 5 and No. 6 have been selected as areas requiring only Conservation measures. All three areas contain relatively new residential and institutional buildings, together with a small amount of recent commercial development.

Urban Renewal Areas No. 4, No. 5 and No. 6 combined, contain approximately 323 or 47% of the total area and nearly 40% of the total population. Within these three areas there are only 13 substandard and 15 overcrowded dwellings and the social problems found comprised only 22% of the City's total social problems.

SECTION 2

PROPOSED URBAN RENEWAL AREAS

SUMMARY OF URBAN RENEWAL AREAS

	1	2	3	4	5	6	TOTAL
<u>Area: (Acres)</u>	109.3	173.2	81.1	132.3	39.5	150.8	686.2
% of Total Area	15.9	25.2	11.8	19.3	5.8	22.0	100.0%
<u>Population: (Persons)</u>	4,839	8,782	1,455	3,013	707	6,301	25,097
% of Total Population	19.3	35.0	5.8	12.0	2.8	25.1	100.0%
<u>Residential Buildings:</u>	539	1,038	178	330	89	551	2,725
% of Total Residential Buildings	19.8	38.1	6.5	12.1	3.3	20.2	100.0%
<u>Substandard Residential Buildings:</u>	75	90	23	7	1	5	201
% of Total Substandard Residential Buildings	37.3	44.8	11.4	3.5	0.5	2.5	100.0%
Per 100 Persons	1.5	1.0	1.6	0.2	0.1	0.1	0.8
Per 100 Buildings	13.9	8.7	12.9	2.1	1.1	0.9	7.4
<u>Overcrowded Residential Buildings:</u>	65	94	15	3	-	12	189
% of Total Overcrowded Residential Buildings	34.4	49.7	7.9	1.6	-	6.4	100.0%
Per 100 Persons	1.3	1.1	1.0	0.9	-	0.2	0.7
Per 100 Buildings	12.1	9.1	8.4	0.9	-	2.2	6.8
<u>Social Problems:</u>	667	969	133	133	32	344	2,278
% of Total Social Problems	29.3	42.6	5.8	5.8	1.4	15.1	100.0%
Per 100 Persons	13.8	11.0	9.1	4.4	4.5	5.5	9.1

SECTION 3

PROPOSED URBAN RENEWAL PROGRAMME

(1) GENERAL

The proposed development plan for Eastview is embodied in the draft Official Plan, and any urban renewal programme must function within the aims and scope of the Plan. In the initial stages the proposed programme is relatively rigid, however, in the later stages of clearance and rebuilding the programme should be kept flexible to meet changing economic, social and cultural conditions. For this reason, the Council through its various municipal departments and agencies must keep the programme under continuous review.

(2) ADOPTION OF THE OFFICIAL PLAN

Since the Urban Renewal Programme must function within the framework of the Official Plan, the former cannot be initiated until such time as the general public is in agreement with the aims of the Plan, and Council has adopted and submitted the Plan to the Minister for approval.

(3) REDEVELOPMENT PROGRAMME FOR AREA NO. 1

Once the Official Plan has been submitted to the Minister for approval, the Council can take the initial step in the Redevelopment Programme by making an application to the Minister for the Urban Renewal Scheme. The Urban Renewal Scheme is a detailed study of the social, physical and economic aspects of Area No. 1, (1) and would be used in the preparation of detailed renewal projects, their cost and staging schedules.

To initiate the Urban Renewal Scheme the following procedure is recommended by the Department of Municipal Affairs.

(a) INFORMATION TO ACCOMPANY APPLICATION

The Planning Board, at the request of Council, should prepare the necessary information to accompany the application for the

(1) Note: See Plate No. 2.

Urban Renewal Scheme. This information includes: the scope and purpose of the scheme; the information and data required; the timing of the collection, collation and analysis of such information; the organization of the staff; the timing for each phase and the cost of the Scheme. A more detailed list of the information required is outlined in Appendix 1.

(b) COUNCIL RESOLUTION

Once the estimated costs of the Scheme have been ascertained by the Planning Board, Council should then pass a resolution requesting assistance from the senior levels of government. For Council's information we have included a draft resolution in Appendix 25.

Once the resolution has been passed, the application for approval to carry out the Scheme can then be submitted to the Minister.

The results of such a Scheme will provide Eastview with a detailed stage by stage programme of redevelopment.

(4) A REHABILITATION AND CONSERVATION PROGRAMME

Since some of the remedial action required to rehabilitate an area may also be applicable to a conservation area, a general programme for the remaining urban renewal areas is combined.

(a) Housing Accommodation

Due to the overcrowded housing situation, there is an urgent need for public housing of various forms. A public housing project may form part of the redevelopment projects resulting from the Urban Renewal Scheme of Redevelopment Area No. 1. However, there are a number of pockets of blight within the two rehabilitation areas, which could possibly best be replaced with small public housing schemes. In addition, certain lands may become available for housing purposes because of the relocation of existing industries adjacent to the Canadian Pacific Railway which is to be abandoned.

The Ontario Housing Corporation, as part of its service, will undertake a study of the need and demand for housing for families and elderly citizens, at Council's request. It is recommended, therefore, that Council pass a resolution, at the earliest opportunity, requesting the Ontario Housing Corporation to conduct a housing survey, and submit this request to the Minister of Economics and Development.

(b) Adoption of Occupancy and Maintenance By-law

Many of the problems in Eastview can be attributed to overcrowding and the lack of maintenance of residential buildings. In order to alleviate these two problems, Council may prepare and pass by-laws which provide standards for the maintenance of the physical condition and the occupancy of residential property, but only if the Official Plan includes provisions relating to housing conditions. A model by-law, prepared by the Department of Municipal Affairs, is contained in the Department's publication "A Better Place to Live" released in June, 1962. It is recommended that a similar by-law be prepared by Council.

Once the by-law is passed by Council, it can be submitted to the Ontario Municipal Board for approval in accordance with Section 30a(4) of The Planning Act.

(c) Review Zoning By-law

In order to regulate the use of land and the character, location and use of buildings and structures, in accordance with the proposals contained in the proposed Official Plan, the Planning Board should review the existing zoning by-laws. Because of the proposed land use changes outlined in the Official Plan, this review should begin immediately after Council's adoption of the Official Plan. As a result of the review, any necessary amendments should be prepared by the Planning Board, and submitted to Council for passing.

(d) Municipal Services

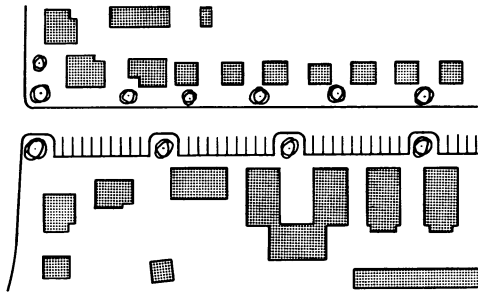
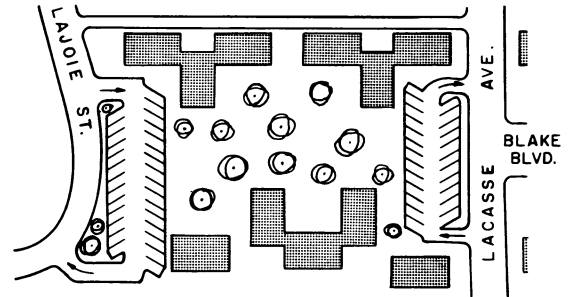
In accordance with the development programme outlined in the proposed Official Plan, a Master Plan for sanitary and storm sewers and a Master Plan for water distribution should be prepared. New sewers and water mains should be constructed only in accordance with their respective Master Plans.

(e) Street Improvements

In many sections of the City, there are a number of streets where the existing pavement covers the entire road allowance, with

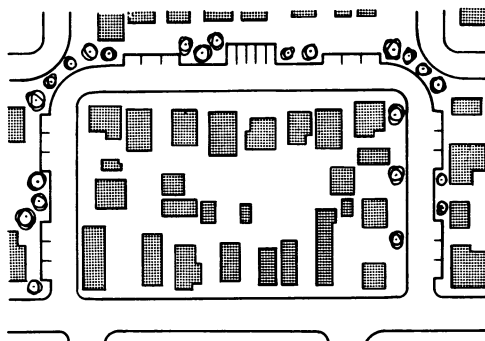
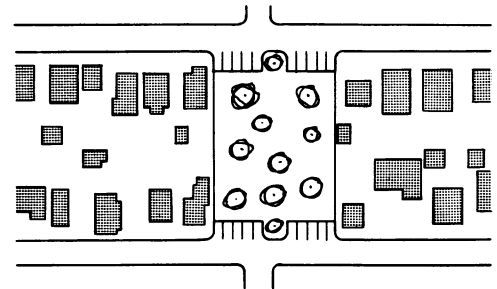
SUGGESTED REHABILITATION METHODS

OFF-STREET PARKING AREA AND PARK AREA PROVIDED BY CLOSING PART OF BLAKE BOULEVARD



STREET PLANTING AREAS TOGETHER WITH OFF-STREET PARKING FACILITIES PROVIDED BY REDUCING WIDTH OF EXISTING PAVEMENT FOR HIGH DENSITY AREA WITH LIMITED OFF-STREET PARKING

SMALL PARKS AND OFF-STREET PARKING FACILITIES PROVIDED ON CLOSED ROAD ALLOWANCE WITH ACQUISITION OF TWO ABUTTING PROPERTIES



LOOP STREETS WITH ADDITIONAL PARKING PROVIDED BY REDUCING PAVEMENT WIDTH AND CLOSING INTERSECTIONS IN AREAS OF MEDIUM DENSITY DWELLINGS ON NARROW LOTS WITH LIMITED PARKING FACILITIES

the exception of the sidewalks. Certain other streets, since they do not serve abutting properties, serve no useful function other than an easement for municipal services. In many areas there are a large number of multiple-family dwellings on narrow lots where additional off-street parking facilities are badly needed. Plate No. 3 illustrates a number of methods which can be used to provide the needed off-street parking and park areas.

In areas where the pavement can be reduced or streets closed or in areas where boulevards exist, a municipal tree planting programme would greatly improve the appearance. Large removable planters can be utilized in areas where no boulevard exists and planting might interfere with snow removal.

(f) Citizen Participation

Any urban renewal programme, without the participation of the citizens of Eastview, will be very ineffective. The preservation of the good areas and the improvement of the other areas depends to a great extent on the collective and voluntary action of many people.

To gain the support of the citizens will require an intensive educational programme by the Planning Board with the co-operation of the Chamber of Commerce, service clubs and parish organizations. The aims of such a programme should be to outline the objectives and the benefits of urban renewal.

PART II
TECHNICAL PLANNING SURVEY AND ANALYSIS

SECTION 1

INTRODUCTION

(1) SCOPE OF THE URBAN RENEWAL STUDY

In order to determine the location and extent of blighted and substandard urban conditions, this Urban Renewal Study includes surveys and analysis of the regional influences, the historical development, and the physical, social and economic aspects of the City of Eastview. The results of the surveys form the basis for the delineation of the urban renewal areas and the development of an urban renewal programme.

(2) METHOD OF SURVEY

The survey was conducted in three phases. The initial phase consisted of a field examination of each parcel of land and of each building. At the same time, the existing land use, external building conditions and general environmental influences were noted on individual survey forms.

The second phase involved an examination of the municipal assessment roll to verify the land utilization and to collect census data on population distribution and density. The tenant/owner ratio, the overcrowded dwellings, the family composition, and age groups were similarly determined.

The third phase of the study involved the collection and examination of pertinent data from the various municipal departments and from other agencies such as the Eastview Fire, Police, Welfare and Public Health Departments, the Ontario Department of Municipal Affairs, the Ontario Department of Public Welfare and the Ontario Housing Corporation.

For analysis purposes and for comparison with data obtained from the Dominion Bureau of Statistics, the collected data was compiled on a lot, block and census tract basis. The analysis also considered information from previous studies undertaken by the City.

SECTION 2

PHYSICAL SETTING

(1) REGIONAL ENVIRONMENT

The City of Eastview, located on the east bank of the Rideau River, forms an integral part of the Ottawa Planning Area and the National Capital Region. The Ottawa Planning Area consists of the City of Ottawa, the City of Eastview, the Village of Rockcliffe Park, the adjacent and surrounding Townships of Nepean and Gloucester, and the three river-front Townships of March, Torbolton and Fitzroy, north-west of Ottawa. The Region, on the other hand, includes the City of Ottawa, the City of Hull and the City of Eastview as well as the surrounding municipalities on both sides of the Ottawa River, and covers an area of approximately 1,800 square miles. The National Capital Region and the Ottawa Planning Area are outlined on Plate No. 1, while the urban municipalities are illustrated on Plate No. 4.

The focal point of the National Capital Region is Parliament Hill, and within the shadow of the Peace Tower is the City of Eastview. The City, although a political entity, is basically a community within a larger community being completely surrounded by the City of Ottawa, except for that small area which abuts the Village of Rockcliffe Park. The future growth and development of Eastview, therefore, is directly related to the growth and development of Ottawa and the National Capital Region.

The centre of Eastview is but a five to ten minute drive from downtown Ottawa along Montreal Road and Rideau Street. Because of the proximity to the core area of Ottawa, a relatively high intensity of land use can be anticipated in Eastview.

(2) LANDSCAPE

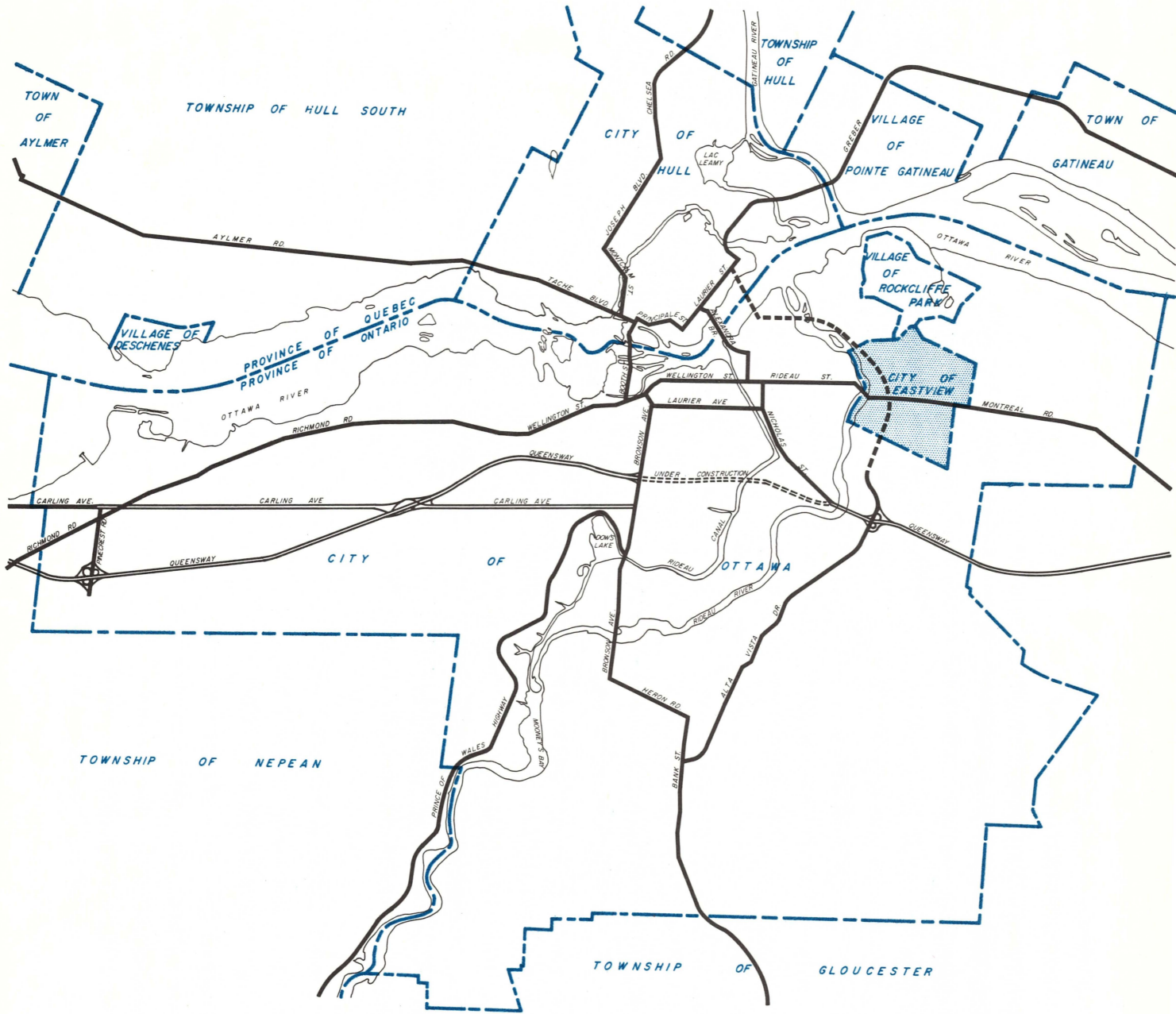
The landscape of Eastview, for the most part, gently slopes toward the western boundary, the Rideau River, which has an elevation of approximately 175 feet above mean sea level. The Sandy Hill district of Ottawa, across from the Rideau River has an elevation of approximately 235 feet, while to the north and north-east the elevations in Ottawa, adjacent to Eastview, range from 220 to 275 feet. The elevations along the southern boundary of Eastview vary from 220 to 230 feet.(1)

All of the land along the Rideau River has been acquired by the National Capital Commission, and is being developed as part of an overall open space and parkway programme. When the landscaping of the parks is completed, these areas will greatly enhance the westerly approach to the City of Eastview.

(1) Source: Topographic Maps of the City of Eastview, National Capital Commission.

CITY OF EASTVIEW
AND ADJACENT MUNICIPALITIES

CITÉ D' EASTVIEW
ET MUNICIPALITES ADJACENTES



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION MAP OF OTTAWA AND ENVIRONS	1962
MUNICIPAL BOUNDARIES	NATIONAL CAPITAL COMMISSION MAP OF OTTAWA AND ENVIRONS	1962
	URBAN RENEWAL REPORT, CITY OF HULL	1962

LEGEND LÉGENDE

- CITY OF EASTVIEW CITÉ D' EASTVIEW
- MUNICIPAL BOUNDARIES LIMITES MUNICIPALES
- PROVINCIAL BOUNDARY FRONTIÈRE PROVINCIALE



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The soils of Eastview consist primarily of sandy or stoney loams, however, there is one belt of organic or muck soils, which is quite significant. The organic or muck soils apparently extend from the north-west to the south-east part of the City, just slightly east of the centre.(1) Data on the exact extent and depth of these soils was not available and should be determined, since these types of soils are relatively unstable. All buildings and structures erected in the area of these soils will require foundations, which penetrate the organic deposits.

(1) Sources: Plan for the National Capital, Atlas annexed to General Report.
Plate No. 5, 1950.
Soil Map of Carleton County, Dominion Department of Agriculture.

SECTION 3

HISTORICAL DEVELOPMENT⁽¹⁾

(1) PERIODS OF GROWTH

The development of the City of Eastview can be conveniently divided into three separate periods: the period prior to 1909, when what is now Eastview was a growing suburban development of Ottawa in Gloucester Township; the period from 1909 to 1945, when Eastview grew to a village and to a town; and the post-war period, when Eastview developed to city status.

(2) JANEVILLE, CLANDEBOYE AND CLARKSTOWN

Until the construction of the Rideau Canal (1826-1832), there was no permanent settlement in Gloucester Township other than at Billings' Bridge. In 1836 Charles Cummings, who had settled on the Russell Road four years earlier, bought the island which now bears his name, in the Rideau River. Cummings built a bridge across the Rideau River, and on the island erected a general store and carriage shop.

Settlement east of the river began to grow, initially, from two nuclei along the Montreal Road. Cummings' Island, later known as Janeville, was centred on the intersection of Montreal and Russell (River) Roads. Further east, in what is now the area around Alfred and Cantin Streets, there was a hamlet known as Clandeboye. Janeville, because of its close proximity to Ottawa became the residential area for well-to-do public servants and Ottawa merchants. North of Janeville, in the area south of Beechwood Avenue, a low income French-Canadian community developed and became known as Clarkstown.

In 1854 the Bytown and Prescott Railway, later a branch line of the Canadian Pacific Railway, passed through Janeville and Clarkstown to its terminus on Sussex Street in Ottawa. Although there were plans to establish a private station for the Governor-General at New Edinburgh north of Clarkstown, no passenger terminal was ever built either there or in Clarkstown or Janeville.

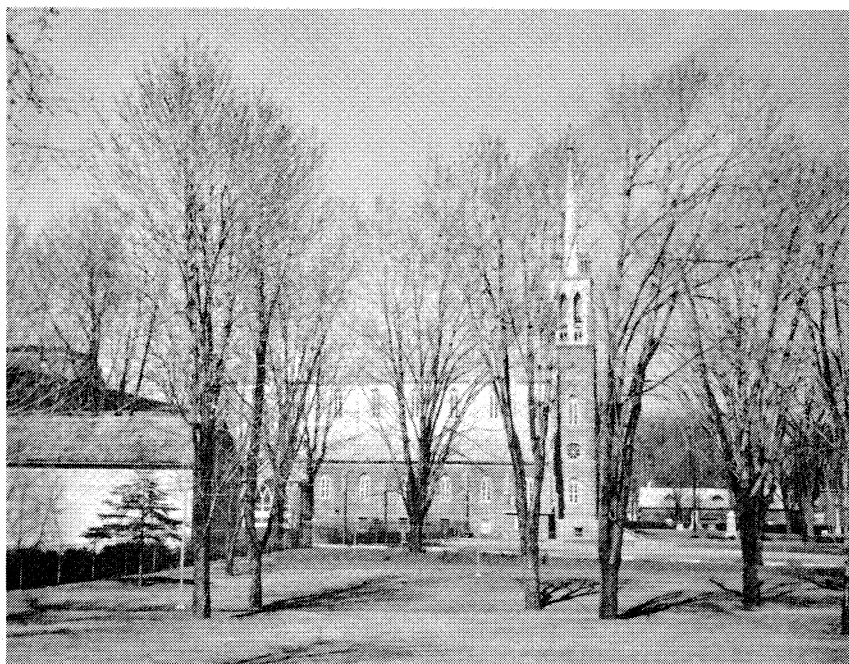
By 1883, the settlement in this part of Gloucester Township was large enough to support two public schools, and a Public School Board was established. The following year a one room frame school was erected, where the J. O. Swerdfager Public School now stands.

In 1887 the corner stones were laid for St. Margaret's Anglican church and Notre-Dame de Lourdes.⁽²⁾ St. Margaret's remained as a missionary church until 1948, when it became a separate parish. Notre-Dame served both English and French Roman Catholics until 1931, when the English language parish of Assumption was founded. In 1908, St. Charles parish was founded to serve the residents of Clarkstown.

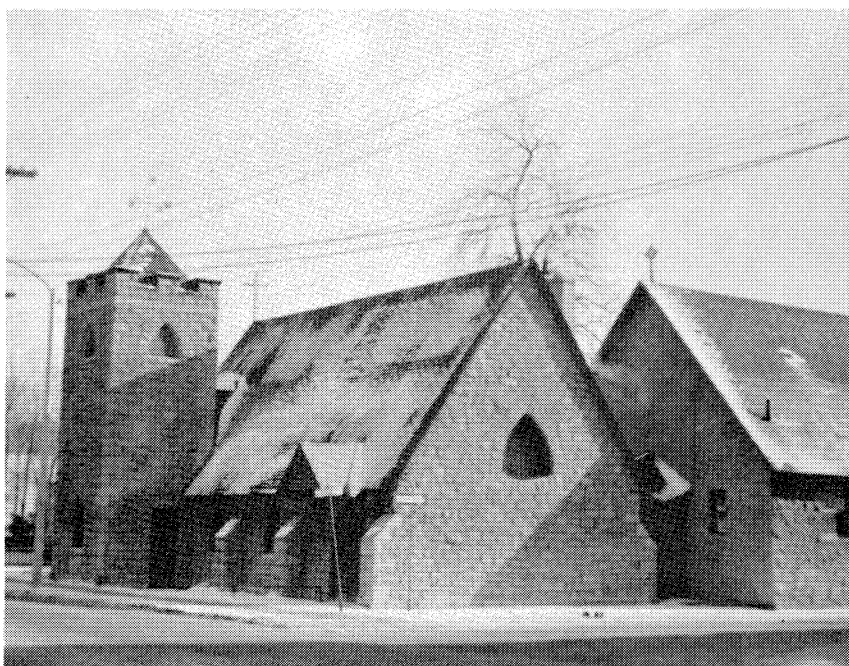
(1) Sources: The History of Eastview, compiled by Phillip Shea, Carleton University 1965, under the director of the Historical Section, National Capital Commission.
Library Records and Files, Ontario Department of Municipal Affairs.
New Historical Atlas of Carleton County, H. Belden and Co., Toronto 1879.

(2) Note: See Plate No. 5.

HISTORIC BUILDINGS



NOTRE DAME DE LOURDES
(1887)



ST. MARGARET'S ANGLICAN CHURCH
(1887)

In December 1888, a Separate School Board was established to serve the Janeville area and the first school was opened the following year on Montreal Road. This school was later acquired by the Municipality, and became the municipal administrative offices.

The founding of Notre-Dame and the new separate school reflected the growing number of French-Canadians moving into the Janeville-Clandeboye-Clarkstown area. Being a rural suburb, this area offered lower taxes and fewer building restrictions than did the City of Ottawa, and as a result many people found it economical to live in this part of the Township and to work in Ottawa. Despite their growth, the hamlets remained as relatively unimportant settlements on the outskirts of Ottawa.

In 1891, a meeting of the area's residents was held at Notre-Dame Church, which resulted in a decision to offer free land to any industry that would locate nearby. Apparently no industry accepted. However, in 1905 the Dominion Bridge Company located an assembly plant beside the railway, north of the Montreal Road.

By 1908, Clandeboye, Janeville and Clarkstown had grown to such an extent, that a petition was drawn up requesting incorporation of the area as a village. Although most of the residents signed the petition, many claim they did not understand what they had done. A counter-petition was raised by some residents who feared incorporation would mean higher taxes.

Despite the opposition, on January 1, 1909, Janeville, Clandeboye and Clarkstown were separated from the Township of Gloucester, and became the Village of Eastview. The name apparently originated from its location relative to the City of Ottawa.

(3) VILLAGE AND TOWN

The first Council was apparently composed entirely of those who had opposed the incorporation, and who still hoped that they could quash the incorporation order in a higher court. Despite their opposition, the Councillors found they now had to run the Village whether they liked it or not. W. R. Cummings was the first Reeve, H. R. Washington was appointed Clerk, and E. S. McGregor was appointed Chief of Police and only constable.

In 1910, the old frame public school was demolished, and a new four room Eastview Public School was built on the same site. The following year all the separate school pupils, except those in the St. Charles parish, moved to the newly built Montfort School on Dupuis Street.

In 1913 Eastview was elevated to town status.

Immediately following World War I and during the early 1920's, there was a considerable population influx into the Town of Eastview. The census of 1921 indicated a total of 5,324 inhabitants,(1) of whom some 3,600

(1) Note: See Appendix 2.

were French speaking. The lack of adequate building by-laws allowed the erection of many poor quality houses, however, a number of substantial homes were built.

In 1919 the first water mains were extended from Ottawa to serve Eastview. Soon afterwards, the City of Ottawa constructed a trunk sewer which passed through Eastview and which eventually came to serve Eastview. The Town also undertook an extensive programme of sewer and water main construction and concrete sidewalks replaced the old boardwalks.

During the depression, Eastview was hit rather hard. Most of the heads of families worked in Ottawa and when times became tough it was found that Ottawa employers preferred to hire residents of Ottawa. Jobs were scarce and many persons were forced to default on their taxes. By 1931, the Town had to have a special Act of the Legislature to authorize it to borrow \$75,000.00 to pay off debts.

By 1932, about one-third of the Town's labour force was "on relief" and the relief payments devoured the Town's meager financial resources. Despite the efforts of the Town, the Provincial Government had to step in and take over the expenses of the relief bill. The Town's financial position was so weak, that the Town was placed under the direct supervision of the Department of Municipal Affairs. Under this arrangement Eastview was sheltered from its creditors but it had to limit expenditures to those that could be met out of current revenue. In addition, no money could be spent without the approval of a supervisor appointed by the Province.

During World War II prosperity returned to Eastview and in November 1944 it was reported that in the two previous years the Town had halved its debenture debt. Although building material shortages hampered any large scale housing projects in the Town, over 3,000 people were added to the population between 1941 and 1946 thus making a total of over 12,000 people.

(4) THE POST-WAR PERIOD

Since its beginning, Eastview had always been forced to send its young people to Ottawa for their secondary school education. However, it became apparent that the rapidly growing community could no longer be adequately served by such an arrangement. In January 1947, the Town established its own High School Board and by September 1949, the new Eastview High School was ready for occupancy. In March 1949, it was announced that 40 apartment buildings with some 320 suites would be erected near McArthur Street. That same year, the Province and the Town signed an agreement to share the cost of repaving Montreal Road.

In an effort to secure land for future expansion, Eastview made an application to annex 500 acres of Gloucester Township. The application was rejected by the Ontario Municipal Board primarily on the grounds that Ottawa could provide the subject area with better services than could Eastview. Thus Eastview became an island surrounded by the City of Ottawa and the Village of Rockcliffe.

Within its confined borders Eastview continued to expand. The population in 1951, shortly after the encirclement, was 13,799 persons and by 1961 the population was approximately 24,555 persons.(1)

Throughout the 1950's, notices like the following continued to appear in the Ottawa papers: "Eastview, bright spot in Capital area construction, 185 homes started in first six months of 1953"; "Fifty more houses for Eastview to the north of Rue St. Jacques"; "Forty-five unit apartment house to be built on Russell Road"; "Around twenty apartments to be built north of Lavergne Boulevard". The Town was quickly filling in largely as a middle income residential community. It was attracting a higher proportion of civil servants than it had previously.

Commercial growth matched that of the residential. In 1956 a survey of the businesses along the Montreal Road showed that their number had tripled in the previous three years: banks, food-stores, supermarkets, hardwares, barbershops, furniture stores as well as many other types of commercial establishments could be found where only a few years before there had been empty space or old frame houses.

Recreation was not forgotten. The Lions Club presented the Town with the fully developed Nault Park in 1957 and two years later the Kiwanis Park was opened.

Despite this expansion, and very regretably, there was little if any planning legislation in effect and as a result, the growth was not planned and went on unchecked.

In March 1958, the Ontario Municipal Board warned the Town of Eastview that the debt was excessive and demanded that Council prepare better estimates of revenues and expenditures. However, a bill for special debentures was given "another chance".

The financial situation appeared to be worse than first anticipated and as the result of two petitions to the Ontario Municipal Board, an audit was ordered. The audit began on June 7, 1960, and six days later the Ontario government ordered a public inquiry. The inquiry found that maladministration and the misappropriation of public funds were the cause of the current debt and accumulated deficits.

During the elections of that year a newly organized Citizens' League ran a full slate of reform candidates and replaced all the previous council members. The Council immediately took on the job of hiring new municipal staff to replace those retiring. New appointments in 1961 included the Clerk, Police Chief, and Fire Chief. The following year the first Town Engineer was appointed.

(1) Note: See Appendix 2.

SECTION 3(4)

HISTORICAL DEVELOPMENT

The new administration literally dug in. A large sewer project, part of which was a joint effort with Ottawa, was started to replace or reinforce the old sewer system and a major road paving programme got underway. At the same time, an application was made to the Ontario Municipal Board for Eastview to be elevated to City status.

On January 1, 1963, with a population of 25,319 persons, Eastview became a City.

SECTION 4

PEOPLE AND THE ECONOMY

(1) GROWTH(1)

In 1911, just prior to the time that Eastview was elevated to a Town, the population was 3,169 persons. For the next 30 years, growth was rather slow and by 1941 the population was only 7,966 persons, an increase of 4,797 persons or approximately 160 persons a year.

In the next 20 years the growth was tremendous. Between 1941 and 1951, the population increased by approximately 73% and between 1951 and 1961, the population increased a further 78% to 24,555 persons.

Since 1961, there has been very limited population growth and the 1964 assessed population stands at 25,097 persons.

(2) VITAL STATISTICS(2)

In the period from 1950 to 1962, there were 10,503 births against 1,419 deaths. Eastview therefore had one of the highest average birth rates and lowest death rates of any municipality in the Province of Ontario. The net result was an average annual natural increase rate of 34.6 persons per 1,000 persons. This rate was more than double the average natural increase rate of 17.1 persons per 1,000 persons for the Province as a whole, between 1950 and 1962.

During the same period there was a total net migratory increase of 3,944 persons. Since 1959 there has been a net migratory decrease each year. Although the vital statistics are as yet not available for 1963 or 1964, according to the assessed population figures, and assuming little if any change in the natural increase, there would appear to be considerable emigration during these two years. In 1963, the net population increase was only 214 but in 1964 there was a net population decrease of 222 all of which means that possibly 690 persons left Eastview in 1963 and 1,100 in 1964. This assumes no change in the rate of natural increase.

(3) ETHNIC ORIGIN AND RELIGIOUS DENOMINATIONS

According to the 1951 Census of Canada, approximately 65.2% of the population of Eastview was of French extraction and approximately 29.9% of British extraction.(3) The 1961 Census of Canada indicated a slight decline in both groups, with 63.3% of the population being of French extraction and 26.4% of British extraction.(4)

(1) Note: See Appendix 2.

(2) Note: See Appendix 3.

(3) Source: Census of Canada, 1951, D.B.S., Volume I, Table 35.

(4) Note: See Appendix 4.

However, since 1961, those of French extraction have increased considerably, while those of British extraction have continued to decline. In 1964, 68.4% of the population was of French extraction while those of British extraction made up only 25.9% of the total population of the City.(1)

In 1961, approximately 79.2% of the population was Roman Catholic, and this percentage remained relatively constant between 1951 and 1961.(2) The only other religious denominations of any size were the Anglicans and the United Church members who, combined, made up approximately 14% of the 1961 population. By 1964, the Roman Catholics had increased to 83.6% of the total population.(1)

(4) HOUSEHOLDS AND FAMILIES

A household is considered as one person or a group of persons occupying one dwelling unit and therefore the number of households equals the number of dwelling units. A family, on the other hand, consists of a husband and wife, with or without children, or one parent with an unmarried child or children living together in the same dwelling unit.

Between 1951 and 1961, the number of dwelling units more than doubled - from 3,190 to 6,555.(3) Since 1961, there has been a further increase, and at the time of the field survey there were approximately 7,101 dwelling units in Eastview. While the number of dwelling units has been steadily increasing, the number of persons per dwelling unit has been declining. In 1951, there were 4.3 persons per dwelling unit, in 1961, 3.7 persons,(3) and in 1964, 3.5 persons per dwelling unit.(4) On the other hand, the number of persons per family increased from 3.5 persons in 1963, to 3.9 persons in 1964.(4)

The 7,101 dwelling units were occupied by 6,207 families and by 894 persons other than those in families.(1) According to the most recent census, 29% of the families have no children, 46% had only one or two children, while 25% had three or more children. Of the total, 6.9% had five children or more. Approximately 80% of the children were 14 years of age and younger, and over 50% of these children were under 6 years of age.(5)

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- (1) Source: Annual Report, Assessment Department, City of Eastview, 1964, page 16.
 (2) Source: Census of Canada, 1951, D.B.S., Volume I, Table 42. See also Appendix 5.
 (3) Note: See Appendix 6.
 (4) Sources: Annual Report, Assessment Department, City of Eastview, 1963, page 16.
Annual Report, Assessment Department, City of Eastview, 1964 page 16.
 (5) Note: See Appendix 7.

(5) AGE GROUPS

Between 1951 and 1961, the population of Eastview increased by 10,756 persons - from 13,799 persons to 24,555 persons. During this decade there was less than a 1% change in any of the major age groups as a percentage of the total population.(1)

Between 1961 and 1964, the population increased by 542 persons, and the only group that changed in excess of 1% was the work force group which increased from 54.9% to 56.1% - just slightly more than 1%.(2)

In 1961, the population of Eastview was a younger population than that of the Province as a whole. There were fewer people in the elementary and secondary school age group but 4% more in the preschool age group. In addition, there were more people in the work force and 4.5% fewer in the senior citizens group.(2)

The Provincial forecast for the Eastern Ontario Economic Region, of which Eastview forms a part, indicated that by 1986 there would be an increase in school and preschool age groups as well as in the senior citizens age group, and a decline in the work force, as compared with 1961.(2) Should the population trends of Eastview generally conform with the Provincial forecasts, there will be a considerable increase in the number of senior citizens, some of who, no doubt, will require public housing.

(6) DENSITY AND DISTRIBUTION

The surveys indicated that 25,097 persons were occupying approximately 413 gross acres of residential land, thus yielding an average residential density of 60.8 persons per gross acre.(3) On an individual block basis the net residential densities ranged from a low of 16.0 to a high of 173.0 persons per net residential acre.(4)

The relatively high densities are due to the fact that 60.8% of the dwelling types are three-family dwellings or apartments on narrow lots.

The distribution of population shown on Plate No. 6 further emphasizes the relatively high residential density with each dot representing approximately 5 persons.

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- (1) Note: See Appendix 8.
 (2) Note: See Appendix 9.
 (3) Note: Gross acre includes adjacent road allowances.
 (4) Note: Net acre does not include road allowances.

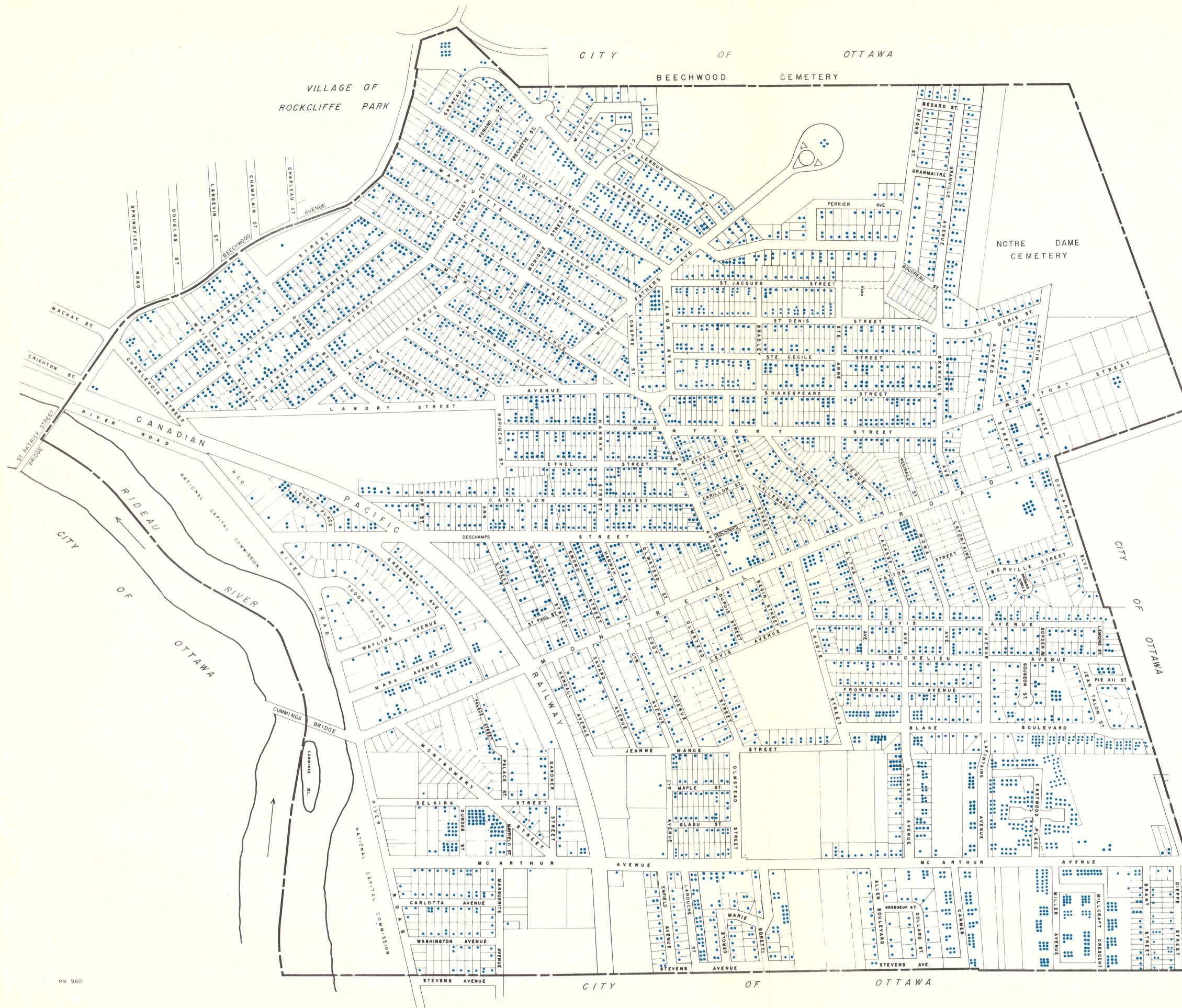
POPULATION DISTRIBUTION REPARTITION DE LA POPULATION

CITY OF EASTVIEW CITÉ D'ESTVIEW

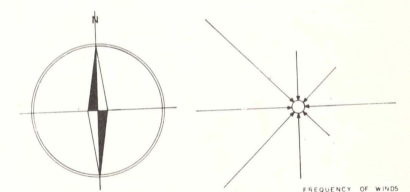
LEGEND LÉGENDE

BOUNDARY OF THE CITY OF EASTVIEW ——— LIMITE DE LA CITÉ D'ESTVIEW

REPRESENTS 5 PERSONS • REPRESENTE 5 PERSONNES



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1334-2	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965
POPULATION	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965



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DWELLING TYPES⁽¹⁾

DWELLING TYPE	NUMBER	UNITS	%
Single-family dwellings	1,262	1,262	17.8
Two-family dwellings	759	1,518	21.3
Three-family dwellings	524	1,572	22.1
Multiple-family dwellings	280)	2,749	38.7
Others ⁽²⁾	62)		
	<u>2,887</u>	<u>7,101</u>	<u>100.0%</u>

(7) EDUCATION

The 1961 Census indicated that 9,741 persons or approximately 40% of the total population were past school age and had less than grade 10 education, and of these, 405 persons had never attended school at all. A total of 4,595 persons past school age have 3 to 5 years of secondary school education and 1,037 have completed one or more years of university.

EDUCATION⁽³⁾

EDUCATION LEVEL	NUMBER	%
Persons of Preschool or School Age		
4 years old and under	3,898	15.9
Attending school	<u>5,284</u>	<u>21.5</u>
	9,182	37.4
Persons Past School Age		
Never attended school	405	1.7
Completed elementary school	5,632	22.9
Completed 1 to 2 years secondary school	<u>3,704</u>	<u>15.1</u>
	9,741	39.7
Completed 3 to 5 years secondary school	4,595	18.7
Completed 1 or more years at university	<u>1,037</u>	<u>4.2</u>
	5,632	22.9
TOTAL	<u>24,555</u>	<u>100.0%</u>

(1) Note: See Appendix 18.

(2) Note: Includes dwellings over stores and in trailers.

(3) Note: See Appendix 10.

(8) OCCUPATIONS AND INCOMES

The 1961 Census of Canada indicated that 9,555 persons or approximately 39% of the total population of 24,555 persons made up the labour force. This percentage remained relatively constant during the ten year period from 1951 to 1961.(1)

Assuming this percentage was applicable in 1964, there would be approximately 9,790 persons in the Eastview labour force. However, in a survey undertaken of all the commercial and industrial firms by the City, it was shown that there were only 2,731 persons employed.(2) This survey made no distinction between employees residing in Eastview and elsewhere, and it can be assumed that a number of persons working in Eastview reside elsewhere. With only 2,731 job opportunities and 9,790 persons in the labour force, this means that approximately 7,000 persons or 72% of the Eastview labour force work outside of Eastview.

The reported labour force incomes for both male and females living in Eastview increased substantially between 1951 and 1961. Nevertheless, the average labour force incomes in 1961 were still below the average for both the City of Ottawa and the Metropolitan area as a whole.(3)

Family incomes, although somewhat higher than labour force incomes and averaging \$5,172.00 per family, were also below the average family income of \$6,228.00 for the City of Ottawa.(3)

In October 1965, it is the intention of the Canadian Pacific Railway to discontinue rail service in Eastview and to abandon its rail line. A number of the industries now dependent on the rail service in all likelihood will relocate outside of Eastview in areas where rail facilities are available. This will further decrease the number of industrial job opportunities within the City.

(9) FUTURE POPULATION

The future population of Eastview, because of the geographical limitation, is primarily dependent upon the land's capacity for higher population densities. The draft Official Plan anticipates two areas of major population density: the high density areas, with approximately 100 dwelling units per net acre; and the low and medium density areas, averaging approximately 25 dwelling units per net acre.(4)

-
- (1) Note: See Appendix 11.
(2) Note: See Appendix 12.
(3) Note: See Appendix 13.
(4) Note: Official Plan being prepared by Professor G. Potvin.
See also Plate No. 22.

The draft Official Plan further indicates that approximately 408 acres are available for low and medium densities, and 54 acres are available for high density residential development. Assuming that 20% of these areas would be used for road allowance, the residential capacity of the land is estimated to be approximately 38,000 persons.

RESIDENTIAL CAPACITY

	LOW AND MEDIUM DENSITY AREAS	HIGH DENSITY AREAS	TOTAL
Gross acreage	408 acres	54 acres	462 acres
Road allowance(20%)	82 acres	11 acres	93 acres
Net acreage	326 acres	43 acres	369 acres
Dwelling units/acre	25	100	
No. of dwelling units	8,150	4,300	12,450
Persons/dwelling unit	3.5 persons	2.2 persons	
Population	28,525 persons	9,460 persons	37,985 persons

The rate of growth, in turn, is dependent on many factors including natural increase, rate of redevelopment and the general rate of growth of the Metropolitan Ottawa Area or the National Capital Region.

During the period from 1941 to 1961, the population of Eastview ranged from 3.5% to 5.7% (averaging approximately 4.7%) of Metropolitan Ottawa's population.

COMPARATIVE POPULATIONS(1)

YEAR	EASTVIEW	OTTAWA METROPOLITAN AREA	EASTVIEW AS % OF METROPOLITAN AREA
1941	7,966	226,290	3.5%
1951	13,799	281,908	4.9
1961	24,555	429,750	5.7
	AVERAGE		4.7%

(1) Sources: Census of Canada, 1951, D.B.S., Bulletin CT-5.
Census of Canada, 1961, D.B.S., Bulletin CT-13.

In 1963, Eastview's population comprised 4.9% of the 510,000 persons living in the National Capital Region.(1)

Due to the fact that Eastview has no land available for new growth, without redevelopment, and because redevelopment is a slow process, it is fair to assume that the population of Eastview as a percentage of the population of the Region will decline. How far this percentage will decline is difficult to ascertain. If the percentage declines to 4.0%, Eastview will reach capacity population sometime around 1990, and if it declines to 3.5%, the City would not reach the capacity population of 38,000 persons until sometime around 1995 - based on the estimated population for the National Capital Region.(1)

When the rates of past population growth were examined and projected to 1990 by four different methods, the results ranged from a low of 32,500 persons to a high of 36,000 persons.(2)

(a) Projection "A"

Projection "A" was based on the assumption that the population of the City of Eastview would increase by an average of 300 persons per year. This increase would be approximately one-third of the average annual increase since 1950 but would be more in line with trends since 1959. Prior to 1959, there were available relatively large, vacant parcels of land but this land supply has been reduced considerably, and the annual population increase has diminished with this decline in available land. New residential development therefore, can only take place through residential replacement and it is anticipated that the net density of such new residential uses will be slightly higher than at present. Projection "A" yields a population of approximately 32,900 persons by 1990.

(b) Projection "B"

Projection "B" was based on the assumption that the population of the City of Eastview would increase by 1.0% annually. The average annual percentage increase between 1950 and 1962 was 5.1%, as compared with 2.3% for the Province as a whole. Since 1962, however, the annual percentage increase has declined considerably.

Because of the limited vacant land area and because as already indicated it is very unlikely that the population of the City will increase at a percentage rate even close to the 1950-1962 average, this Projection therefore assumes a rate below the Provincial rate. Projection "B" yields a population increase of approximately 32,500 persons by 1990.

(1) Source: Statistical Review, National Capital Region, 1964, page 11.
 (2) Note: See Appendix 14.

(c) Projection "C"

Projection "C" was based on the assumption that the average annual natural increase rate would be 22.0 persons per 1,000 persons and the net migratory decrease would be approximately 300 persons. During the period from 1950 to 1962, the natural increase rate in Eastview averaged 34.6 persons per 1,000 persons. The long-range forecast for Canada is a birth rate of 24.2 to 25.6 persons per 1,000 persons.(1) With the death rate in the future remaining at 5.5 persons per 1,000 persons, Eastview would have a natural increase rate of 18.7 to 20.1 persons per 1,000 persons. Projection "C" assumes that the average annual natural increase rate of Eastview will decline and be more in line with the long-range forecasts for Canada as a whole but remain slightly above the Provincial average. It is further assumed that the emigration trend, which has persisted since 1958, will continue. Projection "C" yields a population of approximately 33,800 persons by 1990.

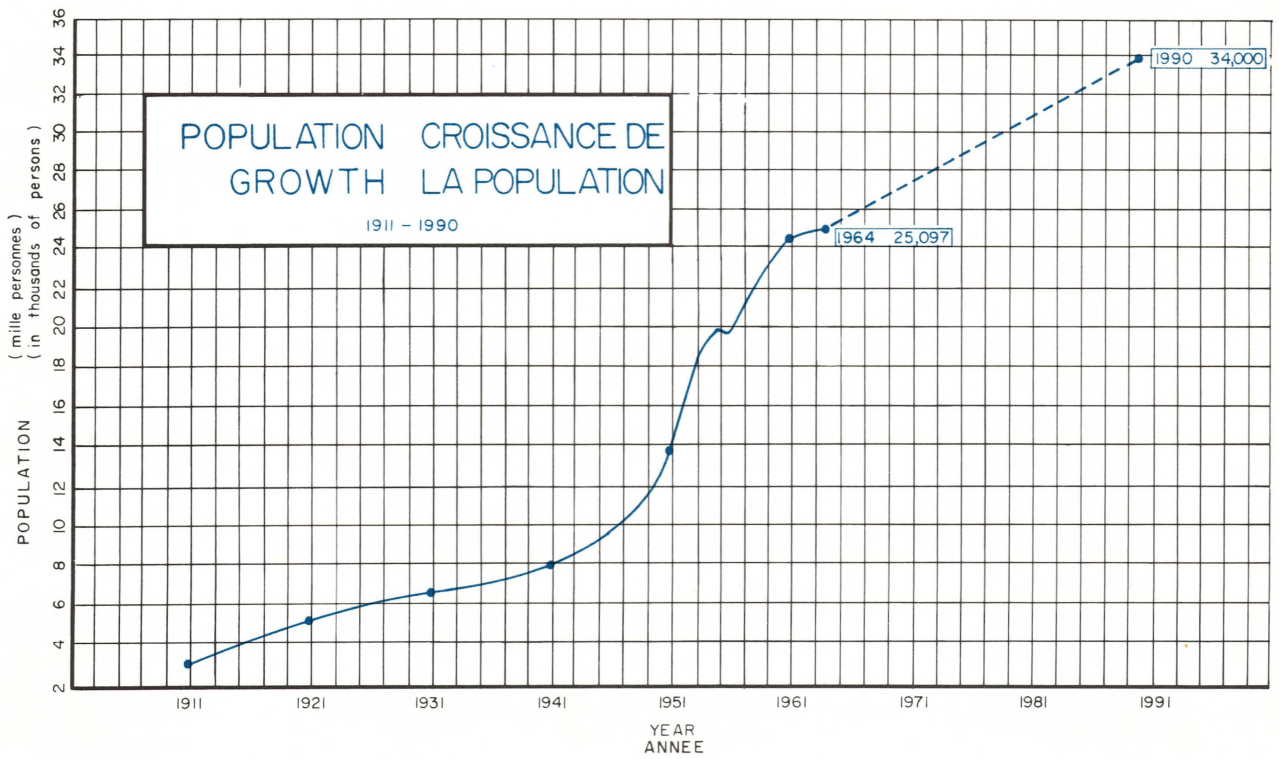
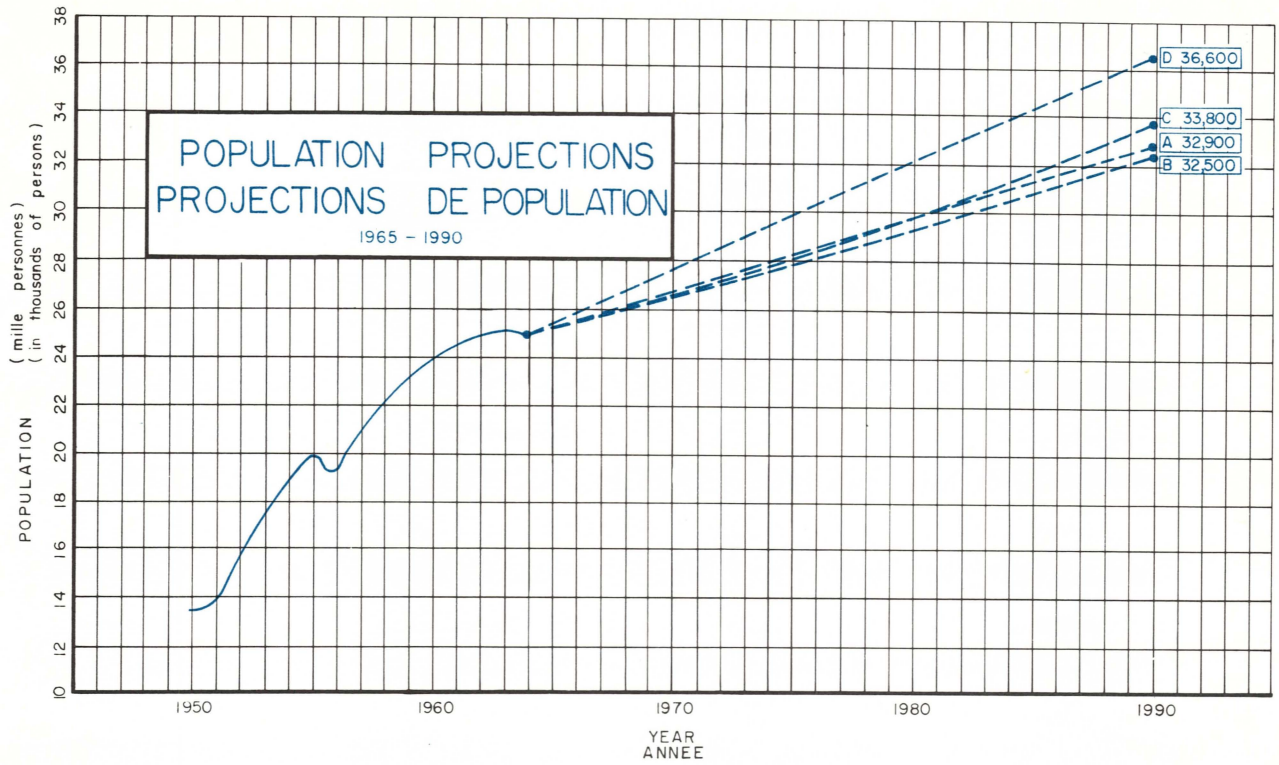
(d) Projection "D"

Projection "D" was based on the assumption that the population of the City of Eastview between 1965 and 1990 would average approximately 0.30% of the population of the Province of Ontario. During the period from 1950 to 1963 the population of Eastview averaged 0.38% of the Provincial total population but it has already reached a peak and begun to decline. Projection "D" yields a population of approximately 36,600 persons by 1990.

The average of projections "A", "B", "C" and "D" is approximately 34,000 persons. This means that if the growth continues as predicted, the population of Eastview by 1990 will be 90% of the ultimate population capacity of the City.

(1) Source: Royal Commission on Canada's Economic Prospects, Final Report, 1958, Queen's Printers, page 102.

CITY OF EASTVIEW CITÉ D' EASTVIEW



SECTION 5

EXISTING LAND USE

(1) LAND USE AREAS

The land areas of Eastview have been classified according to their primary use or function. The existing land uses are shown on Plate No.8 and the total land area devoted to each land use category is tabulated below.

EXISTING LAND USE - 1965⁽¹⁾

<u>MAJOR LAND USE CATEGORY</u>	<u>AREA(2)</u>	<u>PER CENT</u>
Open Space	34.8 acres	4.8%
Residential ⁽³⁾	413.0	57.0
Institutional	118.8	16.3
Commercial	57.8	8.0
Industrial ⁽⁴⁾	55.9	7.7
Vacant	20.3	2.8
Water	24.8	3.4
TOTAL	725.4 acres	100.0%

(a) Open Space

The Open Space or park land area in Eastview is owned for the most part, by the National Capital Commission. The Commission's holdings along the Rideau River amount to 25.3 acres or approximately 73% of the total available park land in Eastview.

According to accepted standards,⁽⁵⁾ Eastview should have a minimum of approximately 10.0 acres of public Open Space for each 1,000 habitants. In other words, to provide the minimum amount of recreational land for the 1964 assessed population, Eastview should have approximately 250 acres of Open Space. Due to the intense land utilization, it would be economically impossible to attempt to provide

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- (1) Source: Field Surveys, Municipal Planning Consultants Co. Ltd., January, 1965. Assessment Department, City of Eastview.
 - (2) Note: Area in gross acres determined by planimeter and includes adjacent road allowances.
 - (3) Note: Includes both low and high density residential uses as shown on Plate No. 8.
 - (4) Note: Includes land occupied by Canadian Pacific Railway right-of-way.
 - (5) Note: See Appendix 15.

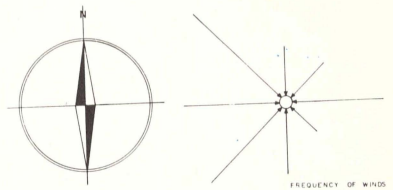
EXISTING LAND USE
USAGES EXISTANTS

CITY OF EASTVIEW
CITÉ D'ESTVIEW

LEGEND
LÉGENDE

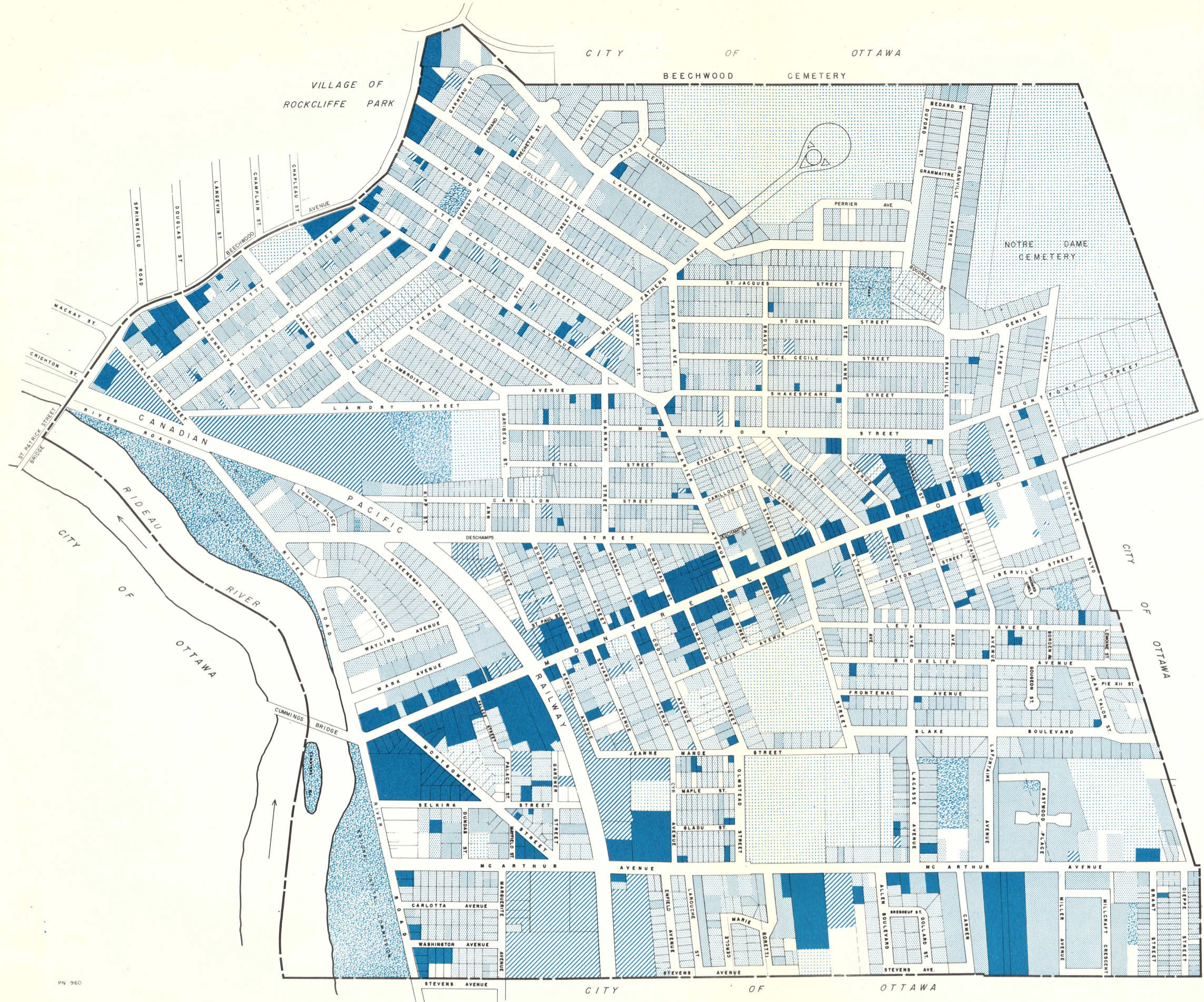
- BOUNDARY OF THE CITY OF EASTVIEW ——— LIMITE DE LA CITÉ D'ESTVIEW
- OPEN SPACE [Pattern] ESPACES LIBRES
- DENSITY RESIDENTIAL LOW [Pattern] DOMICILES FAIBLE DENSITE
- DENSITY RESIDENTIAL HIGH [Pattern] DOMICILES A FORTE DENSITE
- INSTITUTIONAL [Pattern] INSTITUTIONS
- COMMERCIAL [Pattern] COMMERCE ET AFFAIRES
- INDUSTRIAL [Pattern] INDUSTRIES
- VACANT [Pattern] VACANT

SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1334-2	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965
LAND USE	ASSESSMENT ROLLS 1964 FOR 1965 TAXATION, CITY OF EASTVIEW AND FIELD SURVEYS BY MUNICIPAL PLANNING CONSULTANTS CO. LTD.	JAN 1965



SCALE IN FEET
0 100 200 300 400 500 600 800 1000

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TOWN PLANNERS PROFESSIONAL ENGINEERS
64 ST. CLAIR AVENUE EAST TORONTO



PN 960

approximately 215 acres more park land. However, it is reasonable to expect that at least 10% of the total land area of the City or approximately 70 acres could be set aside for Open Space as redevelopment takes place. This would mean that Eastview should provide half again as much park land as at present, or approximately 35 acres, part of which should be in the form of a community park or playfield.

(b) Residential

At the time of survey, there were approximately 2,787 residential and commercial buildings containing 7,101 residential dwelling units and housing 25,097 persons.(1) Although the residential densities varied from block to block, the overall gross residential density was 60.8 persons per acre.

(c) Institutional

The land utilized for institutional purposes such as schools, churches, government, a monastery and cemetery amounted to 118.8 acres with the latter two uses taking up approximately 70 acres.

(i) Separate Elementary Schools(2)

The seven Separate Elementary Schools are under the jurisdiction of two different Separate School Boards. The Roman Catholic Separate School Board (Ward 4) is responsible for the two schools in the north-west part of Eastview, while the Roman Catholic School Board is responsible for the five other schools.

Genest and Beriault schools in Ward 4 share a common school site of 2.9 acres, and the two schools have a total of 40 classrooms with 6 more to be added to Beriault school this year. Ducharme, Claude and Assumption also share a common school site of 7.6 acres and have a total of 49 classrooms. Cadieux school has 21 classrooms on a 1.8 acre site, while Baribeau school has 18 classrooms on a 3.0 acre site. The total site area for all the separate schools is 15.3 acres, while the total site area, based on minimum standards,(3) should be approximately 46.0 acres, or approximately 3 times the existing area. The additional area is necessary to accommodate adequately the present school enrolment.

The 3,722 separate elementary school pupils represent approximately 14.8% of the total 1964 assessed population.

-
- (1) Source: Annual Report, Assessment Department, City of Eastview, March 3, 1965.
Field Surveys, Municipal Planning Consultants Co. Ltd., January 1965.
- (2) Note: See Appendix 16.
- (3) Note: See Appendix 17.

In all cases, it will be economically impossible to enlarge the school sites to the recommended standards, but a certain amount of additional land should be acquired where a school site is located within a redevelopment area. In addition, any school expansion should take place vertically and not by encroachment onto existing school play areas.

(ii) Public Elementary Schools(1)

The two public elementary schools contain a total of 23 classrooms and have an enrolment of 451 pupils. According to the Secretary of the Public School Board, the enrolment has decreased from 710 to 451 during the past 5 years. In part, this reduced enrolment can be explained, as outlined previously by the population decrease among those of British extraction. The J. O. Swerdfager Public School was originally built in 1910 and new classrooms were added in 1952 to give the school 15 classrooms on a 1.5 acre site. The R. E. Wilson school was built in 1955 and has 8 classrooms on 5 acres. This school is the only one in the City with an adequate site area.(2) The 451 public elementary school pupils represent 1.8% of the total population.

(iii) Secondary Schools

The Eastview High School is basically a composite school including technical, academic, commercial and occupational courses. The enrolment includes 257 pupils from outside Eastview however, some of the outside pupils (those from Gloucester Township) will be transferred to other schools next year. The 960 secondary school pupils from Eastview represent 3.8% of the total population. According to the Secretary of the School Board, the school is designed to permit vertical enlargement.

(d) Commercial

The 57.8 acres of land utilized for commercial purposes equates to approximately 2.3 acres for each 1,000 persons. The principle commercial developments have taken place along the three major roads, Montreal Road, Beechwood Avenue and McArthur Avenue, in a somewhat haphazard linear fashion. A great many commercial uses have scattered throughout the predominantly residential areas. The 35 dining rooms, dining lounges, restaurants, hotels and motels licensed under the Liquor Control Board of Ontario(3) indicate the growing importance of the entertainment and accommodation business in Eastview.

(1) Note: See Appendix 16.

(2) Note: See Appendix 17.

(3) Source: Annual Report, City of Eastview, Police Department, 1964.

EXAMPLES OF COMMERCIAL DEVELOPMENT

MONTREAL ROAD LOOKING EAST
FROM THE BUTLER MOTEL SHOWING
LINEAR COMMERCIAL DEVELOPMENT



COAL YARD ADJACENT TO C.P.R.
BRANCH LINE ON NORTH SIDE
OF MONTREAL ROAD. C.P.R. LINE
TO BE ABANDONED IN OCTOBER
1965.

STORAGE AREA OF A LANDSCAPE
CONTRACTOR IN RESIDENTIAL
AREA



FUEL OIL DEALER IN RESIDENTIAL
AREA

(e) Industrial

There were 55.9 acres of industrial land of which 42.6 acres were utilized by industry and 13.3 acres by the Canadian Pacific Railway. It is the intention of the C.P.R. to discontinue service on this line, and the right-of-way is slated to become an arterial road.(1) The major industrial development has occurred adjacent to the Canadian Pacific Railway right-of-way, but smaller industrial uses have scattered throughout the City, particularly in residential areas.

(f) Vacant

There were approximately 20.3 acres of vacant land in various sized parcels scattered throughout the City. One or two of the larger parcels could possibly be utilized for public housing projects.

(2) EXISTING LAND USE PATTERN

The pattern of today's land use is primarily the result of a "laissez-faire" attitude to development in the past. Up until 1962, there were no comprehensive restricted area (zoning) by-laws to regulate the use of land, and the Official Plan, which will guide future development has not been, as yet, approved by Council.

As previously outlined, the majority of commercial development has taken place along the major roads, i.e.- Montreal Road, McArthur Road and Beechwood Avenue. The major industrial development has taken place in close proximity to the Canadian Pacific Railway, while a great many commercial and industrial uses have located in basically residential areas to the detriment of the adjacent residential uses. A great many family or home occupation businesses have grown up within the residential area, ranging from the 'corner grocery store' to ornamental iron works, automobile repair shops, and contractor's offices and yards. All have developed with little, if any, thought to their affect on adjacent properties.

Judging by the land use pattern, Eastview is only a City in name. The road pattern is designed to carry vehicles from Ottawa, through Eastview, to other parts of Ottawa or Rockcliffe Park. The central business district, if it exists at all, is a linear commercial development extending along Montreal Road from City limit to City limit, designed to attract the passing motorist.

(3) FUTURE LAND USE PATTERN

Regardless of the future municipal status of Eastview, be it an independent city, a borough, a part of a metropolitan concept or an integral part of the City of Ottawa, the fact remains that Eastview will continue to

(1) Source: City Engineer, City of Eastview.

be a French-Canadian community. In order to function as a homogeneous community, there must be a reorganization or grouping of the major land use areas, on the basis of land use compatibility.

The retail shopping area should be concentrated in the centre of the community to serve primarily the inhabitants of Eastview. The accommodation and entertainment uses, including motels, hotels, restaurants, lounges, should be grouped into two or three functional areas. The municipal government buildings, including administration, police and fire services as well as additional community facilities such as a library and auditorium should be grouped on the periphery of the central business area to form a focal point of community life.

The abandonment of the Canadian Pacific Railway's service and railway right-of-way, which is slated to become an arterial road, will likely cause a number of the railway-oriented industries to relocate elsewhere in the metropolitan area.

SECTION 6

HOUSING ACCOMMODATION

(1) TYPE OF ACCOMMODATION

Approximately 39.2% of Eastview's dwelling units are located in low density, one and two-family residential buildings while 60.6% of the dwelling units are located in medium or high density triplexes, converted dwellings, apartment buildings or non-residential buildings. There are also 19 families living in trailers.

HOUSING ACCOMMODATION⁽¹⁾

1964

TYPE	BUILDINGS		DWELLING UNITS	
	NO.	%	NO.	%
Single-family	1,262	43.7	1,262	17.8
Two-family	759	26.3	1,518	21.4
Three-family	524	18.2	1,572	22.1
Multiple-family	280	9.7	2,632	37.1
Non-Residential ⁽²⁾	43	1.5	98	1.4
Trailer	19	0.6	19	0.2
TOTAL	2,887	100.0%	7,101	100.0%

According to the 1961 Census, there were a total of 6,555 dwelling units of which 1,386 or 21.2% were single-family dwellings.⁽³⁾ In 1964, however, there were only 1,262 single-family dwelling units, indicating that at least 124 of those units existing in 1961 had been converted to make additional dwelling units. According to the records of the Assessment Department, in 1964, there were a total of 727 residential buildings (25% of the total residential buildings) which were listed as converted residential buildings.

(2) AGE OF DWELLING UNITS⁽⁴⁾

In 1961, 15.4% of the dwelling units in Eastview were more than 45 years old. In addition, 17.3% of the dwellings were between 20 and 45 years old. The majority of these buildings are located in Census Tracts

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- (1) Note: See Appendix 18.
 - (2) Note: Commercial buildings with apartments.
 - (3) Source: Census of Canada, 1961, D.B.S., Bulletin 2.2-1, page 7-2.
 - (4) Note: See Appendix 19.

70 and 72,(1) which form the old area of Eastview originally known as Janeville. The remainder are located in the eastern parts of Census Tracts 73 and 74,(1) which form the area formerly known as Clarkstown.

(3) EXTERNAL BUILDING CONDITION

The external condition of each building in Eastview has been examined and classified as either good, good to fair, fair to poor, or poor, depending on the condition of the foundation, walls, roof, chimney, steps and exterior painting. Plate No. 11 illustrates these classifications.

The results of the survey, as shown on Plate No. 12, indicate that 79 residential buildings or 2.9% of the total residential buildings were classified as poor, while 122 or 4.5% were classified as fair to poor. In addition, there were 24 non-residential buildings which fell into the same two classifications.

EXTERNAL BUILDING CONDITION(2)

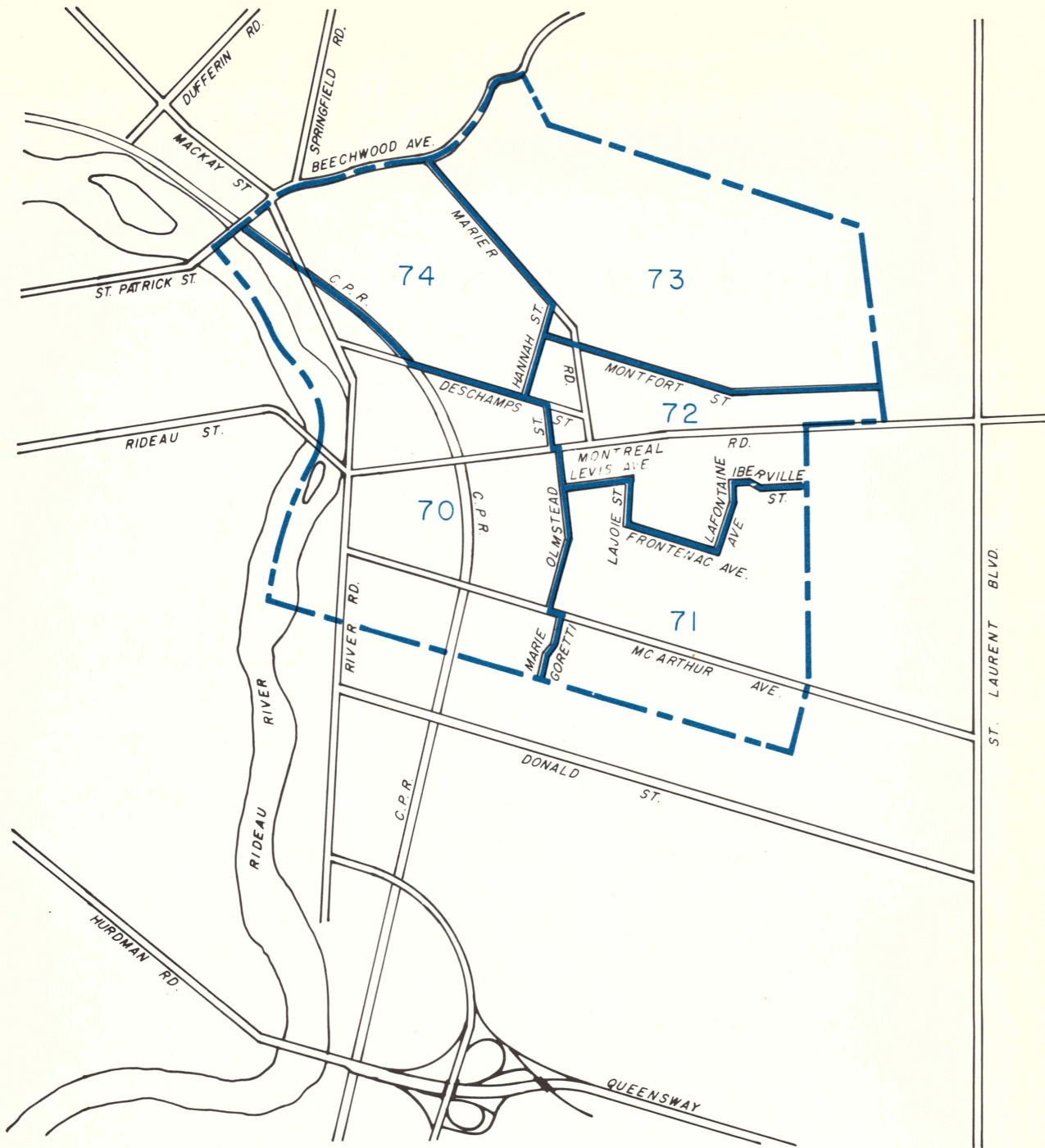
CONDITION	RESIDENTIAL		NON-RESIDENTIAL	
	NO.	%	NO.	%
Good	1,548	56.8%	139	56.7%
Good to Fair	976	35.8	82	33.5
Fair to Poor	122	4.5	4	1.6
Poor	79	2.9	20	8.2
	2,725	100.0%	245	100.0%

The 79 poor and 122 fair to poor residential buildings contained 127 and 228 dwelling units respectively, while the 20 poor non-residential buildings contained 17 dwelling units. The figure of 144 dwelling units in buildings classed as poor is substantiated by the 1961 Census, which indicated that 140 dwelling units, or 2.1% of the City's 6,555 dwelling units, required major repairs. A dwelling unit was classified by the Dominion Bureau of Statistics as one in need of major repair if it was in a seriously run-down or neglected condition and showed one or more major structural deficiencies.(3)

The 1961 Census further indicates that there were 833 dwelling units or 12.7% of the total dwelling units in need of minor repairs.(3)

-
- (1) Note: See Plate No. 10.
 (2) Note: See Appendix 20.
 (3) Note: See Appendix 19.

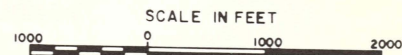
CITY OF EASTVIEW CITÉ D' EASTVIEW
 CENSUS TRACTS SECTEURS DE RECENSEMENT



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	CITY OF OTTAWA MAP BY PLANNING AND WORKS DEPARTMENT	25/7/82
CENSUS TRACTS	INDEX MAP OF CENSUS TRACTS OF THE OTTAWA METROPOLITAN AREA, CENSUS OF CANADA BULLETIN CT-13	1961

LEGEND LÉGENDE

- BOUNDARY OF THE CITY OF EASTVIEW ——— LIMITE DE LA CITÉ D' EASTVIEW
- CENSUS TRACT BOUNDARY ——— LIMITE DES SECTEURS DE RECENSEMENT
- CENSUS TRACT NUMBER 72 NUMERO DE SECTEUR DE RECENSEMENT

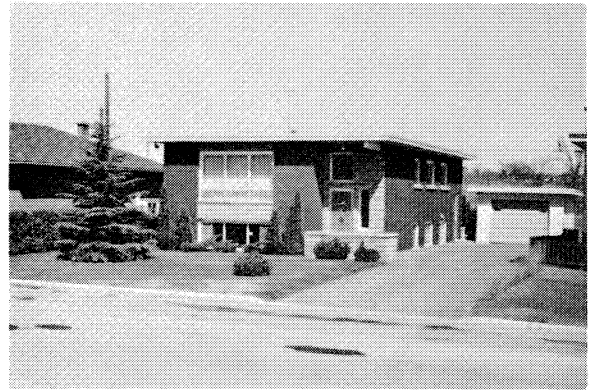


MUNICIPAL PLANNING CONSULTANTS CO. LTD.
 TOWN PLANNERS PROFESSIONAL ENGINEERS
 64 ST. CLAIR AVENUE EAST TORONTO

PLATE NO. 10

EXAMPLES OF EXTERNAL BUILDING CONDITION

BUILDING IN GOOD CONDITION



BUILDING IN FAIR TO GOOD CONDITION

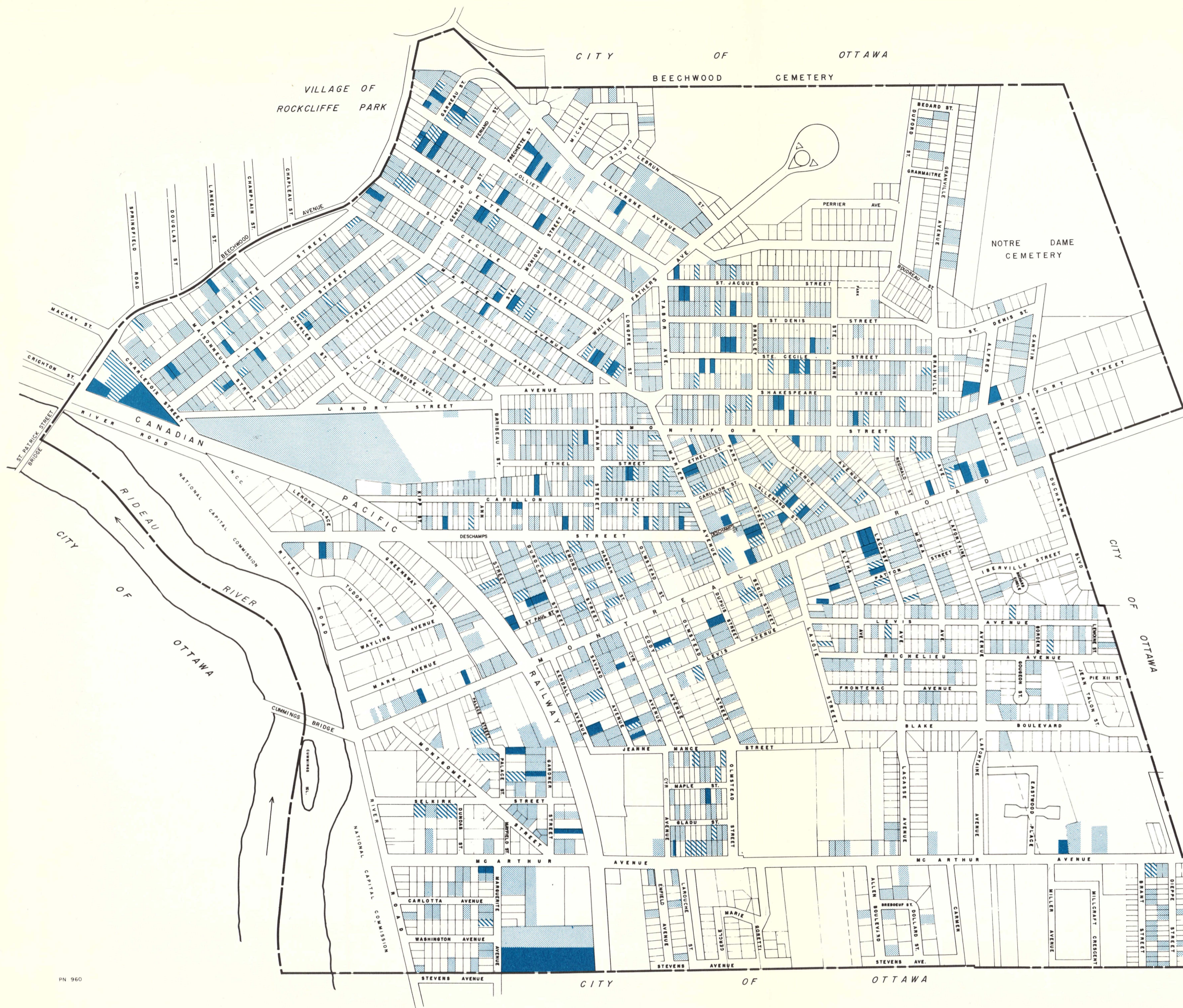
BUILDING IN FAIR TO POOR CONDITION



BUILDING IN POOR CONDITION

EXTERNAL BUILDING CONDITION ETAT EXTERNE DES BÂTIMENTS

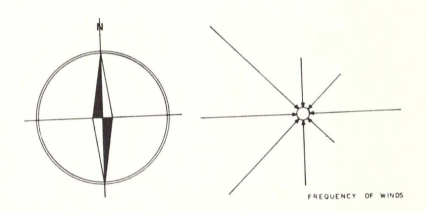
CITY OF EASTVIEW CITÉ D'ESTVIEW



LEGEND LÉGENDE

- BOUNDARY OF THE CITY OF EASTVIEW LIMITE DE LA CITÉ D'ESTVIEW
- GOOD BON
- GOOD TO FAIR BON A PASSABLE
- FAIR TO POOR PASSABLE A PAUVRE
- POOR PAUVRE

SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965
BUILDING CONDITION	FIELD SURVEYS BY MUNICIPAL PLANNING CONSULTANTS CO. LTD.	JAN 1965



SCALE IN FEET
 0 200 400 600 800 1000
 MUNICIPAL PLANNING CONSULTANTS CO. LTD.
 TOWN PLANNERS PROFESSIONAL ENGINEERS
 64 ST. CLAIR AVENUE EAST TORONTO

During the 1965 survey a great many residential buildings were found with a structurally sound main building but with rather poor side or rear additions. For survey purposes, if these structurally unsound portions could be considered as removable under municipal legislation (such as maintenance by-laws), then only the condition of the main building was classified.

(4) RESIDENTIAL OCCUPANCY(1)

The Assessment Rolls of the City indicated that 38.2% of the residential buildings were completely owner occupied while 30.9% of the buildings were owner/tenant occupied and another 30.9% were solely tenant occupied.

The Census of Canada, 1961, found that 4,650 or 71.0% of the dwelling units were tenant occupied, while only 1,905 or 29.0% were owner occupied. The Census also indicated that nearly 57% of the residents had lived in Eastview for a period of only two years or less and that only 13.0% had lived there at the previous Census in 1951.

LENGTH OF OCCUPANCY(2)

PERIOD	NO.	%
Less than 1 year	2,032	31.0%
1 - 2 years	1,692	25.8
3 - 5 years	1,255	19.2
6 -10 years	721	11.0
More than 10 years	855	13.0
TOTAL	6,555	100.0%

(5) OVERCROWDING

For the purpose of this Study, a residential building was considered to be overcrowded if the habitable floor area of the building was less than 100 square feet for each occupant.(3) The habitable floor area is the total floor area of all rooms used or suitable for living purposes, excluding bathrooms, clothes closets and halls. Sunrooms, attic rooms, recreation rooms and basements or portions of basements were only considered as part of the habitable floor area if they were finished or suitable for year-round living quarters.

(1) Note: See Appendix 21.

(2) Source: Census of Canada, 1961, D.B.S., Bulletin 2.2-1, page 12-2.

(3) Source: A Better Place to Live, Final Report, Ontario Department of Municipal Affairs, page 76.

The survey indicated that there were approximately 189 overcrowded residential buildings containing some 419 dwelling units.(1) These 419 dwelling units represent approximately 6% of the total dwelling units in Eastview.

OVERCROWDED DWELLINGS

	CENSUS TRACTS					TOTAL
	70	71	72	73	74	
Residential Buildings	35	8	49	58	39	189
Dwelling Units	69	18	126	114	92	419

Many of the overcrowded buildings result from the conversion of older dwellings into too many dwelling units. By providing adequate public housing and by enforcing a minimum occupancy by-law, the problem of overcrowding could be rectified.

To ascertain the extent and type of new housing accommodation that would be required to provide adequate shelter for persons living in overcrowded conditions, the family composition of the occupants of each overcrowded building has been examined. The results indicated that approximately 229 new dwelling units would be required.

ESTIMATED OVERCROWDED FAMILIES REQUIRING NEW ACCOMMODATION

NO. OF PERSONS IN FAMILY	NO. OF FAMILIES	SUGGESTED ACCOMMODATION
3 or under	42)	1, 2 and 3 bedroom apartments.
4	39)	
5	40)	Row or Maisonette type housing. (3 or more bedrooms)
6	31)	
7	22)	
8	15)	
9	12)	
10 or more	28)	
	229	

(1) Source: Assessment Department, City of Eastview.

A housing study by the Ontario Department of Economics in December 1962, indicated a definite need and demand for public rental housing in Eastview.(1) Almost 60% of those surveyed by the Department responded to their housing questionnaire. Apparently, however, no action has been taken to date to provide housing to satisfy this demand.

(6) SIZE OF DWELLING UNITS

According to the Census of Canada, 1961, the average dwelling unit in Eastview contains 4.3 habitable rooms and 2.0 bedrooms. A bedroom is defined as any room designed and used primarily for sleeping purposes.

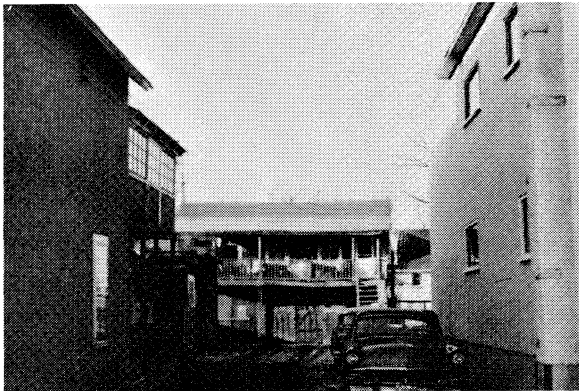
SIZE OF DWELLING UNITS(2)

NO. OF HABITABLE ROOMS (3)	DWELLING UNITS		NO. OF BEDROOMS	DWELLING UNITS	
	NO.	%		NO.	%
1	-	-	1	1,798	27.9
2	276	4.2	2	3,005	46.7
3	1,401	21.4	3	1,319	20.5
4	2,314	35.3	4	321	4.9
5	1,438	21.9	5		
6	674	10.3	6		
7	263	4.0	7		
8)			8		
9)	189(4)	2.9	9		
10+)			10+		
TOTAL DWELLING UNITS				6,443(5)	98.0%
AVERAGE		4.3	2.0		

- (1) Source: Report on the Need and Demand for Public Rental Housing, City of Eastview, Research and Planning Section, Housing Branch, Ontario Department of Economics and Development, 1962, page 7-8.
- (2) Source: Census of Canada, 1961, D.B.S., Volume II, Part 2.
- (3) Note: Habitable room includes bedrooms.
- (4) Note: Assumed: not indicated in Census.
- (5) Note: Assumed that 112 dwelling units do not have bedrooms according to definition.

TYPICAL SUBSTANDARD BUILDINGS

LACK OF FACING ON EXTERIOR WALL, CRACKED FOUNDATION AND DRY ROT IN EXPOSED, UNPAINTED SIDING



DWELLING UNIT OVER GARAGE, NO FOUNDATION, SAGGING ROOF AND DRY ROT IN UNPAINTED EXPOSED SIDING

NO FOUNDATION AND TAR PAPER SIDING



BUILDING LEANING DUE TO CRUMBLING FOUNDATION, SAGGING ROOF, UNPAINTED EXTERIOR AND UNFINISHED ADDITIONS

(7) SUMMARY

There are two general areas of old, substandard and overcrowded housing. These two areas, historically known as Clarkstown and Janeville, are contained in Census Tracts 72, 73 and 74.(1) The three Census Tracts contain 76% of the substandard housing, 76% of the overcrowded dwellings and within these areas 63% of the dwellings were erected prior to 1920.

HOUSING SUMMARY

	CENSUS TRACTS					TOTAL
	70	71	72	73	74	
Total Residential Buildings	481	405	472	864	503	2,725
% of Total	17.6%	14.9%	17.3%	31.7%	18.5%	100.0%
Old Residential Buildings(2)	362	40	302	126	183	1,013
% of Total Residential Buildings	75.3%	9.9%	64.0%	14.6%	36.4%	35.7%
Owner/Tenant Occupancy	106	76	159	330	171	842
Owner/Tenant Occupancy as % of Total	22.0%	18.8%	33.7%	38.2%	34.0%	30.9%
Tenant Occupancy	152	142	151	244	153	842
Tenant Occupancy as % of Total	31.6%	35.1%	32.0%	28.2%	30.4%	30.9%
Substandard Residential Building(3)	44	3	57	67	30	201
Substandard Residential Building as % of Total	9.2%	0.7%	12.1%	7.8%	6.0%	7.4%
Overcrowded Residential Buildings	35	8	49	58	39	189
% of Total	7.3%	2.0%	10.4%	6.7%	7.8%	6.9%

(1) Note: See Plate No. 10.

(2) Note: Includes only buildings erected prior to 1920.

(3) Note: Includes building classified as poor or fair-to-poor.

SECTION 7

TRANSPORTATION

(1) RAILWAY

At the time of the Study, Eastview's freight service was provided by a Canadian Pacific branch line. However, as mentioned earlier in this Report, the Board of Transport Commissioners has ruled that rail service will be discontinued on this line. The abandonment of rail service will directly effect a number of industries adjacent to the branch line. In particular, the industries directly concerned are Betcherman Iron and Metal Co. Ltd., Dominion Bridge Co. Ltd., Capital Meat Co. Ltd., National Grocers Co. Ltd., and a number of coal and fuel oil distributors. It is anticipated that with the loss of rail service, the industries and coal and fuel oil distributors will be forced to relocate their operations outside the City of Eastview.

(2) MAJOR ROADS

Due to its geographic location as a municipality within a larger municipality, the functions of the major roads within Eastview are directly related to their functions on an area rather than municipal basis. The Plan of Roads in the Official Plan of the Ottawa Planning Area proposes that the C.P.R. right-of-way become an extension of Alta Vista Drive. This road is proposed as a primary arterial, with a width of 100 feet and with access in Eastview limited to the intersections at Montreal Road and Beechwood Avenue. These interchanges are, however, subject to the findings of the Ottawa/Hull Area Transportation Study which is now in progress. In addition, the Plan of Roads designates Montreal Road as a secondary arterial, with a proposed width of 86 feet, and Beechwood Avenue as a major collector road, with a proposed width of 66 feet.

(3) LOCAL ROADS

At the present time, McArthur Road together with Montreal Road and Beechwood Avenue serve as east-west collectors or arterial roads. There is, however, in Eastview, no road intersecting with Montreal Road that can adequately handle the internal traffic flow in a north-south direction with the exception of the River Road on the western boundary along the Rideau River. Vehicular traffic wishing to go from Beechwood Avenue to McArthur Avenue is forced to use Marier Avenue, Hanna Street and Olmstead Street or other combinations, all of which involve turning movements on Montreal Road.

The provision of an adequate north-south collector road system will involve major road improvements and in some places road relocation.

EXAMPLES OF POOR STREET FURNITURE

HYDRO POLES IN PARKING LANE
CREATE TRAFFIC HAZARD, INCREASE
PROBLEMS OF SNOW REMOVAL AND
GIVE AN UNSIGHTLY APPEARANCE
TO STREET



PAVEMENT WIDENED IN EXCESS OF
NEED LEAVING NO SPACE FOR
STREET PLANTING

LACK OF SIDEWALKS FORCES
PEDESTRIANS INCLUDING SCHOOL
CHILDREN ONTO TRAVELLED
PORTION OF ROAD



FRONT YARDS PAVED FROM EDGE
OF ROAD TO BUILDING LINE, NO
BOULEVARD

A number of the local streets, such as Blake Boulevard and Montfort Street, have been widened and paved to four lanes, possibly in excess of the need. In doing so, the boulevards have been eliminated, thus removing any possibility of scenic plantings. In some instances where local streets have been widened to carry the traffic load, the hydro-electric poles have been left within the paved portion of the road. In addition, there are a number of streets where there are no buildings fronting onto the street. These could be closed and used for either public open space or public off-street parking.

All these matters should be given serious consideration in any rehabilitation or redevelopment plan.

SECTION 8

MUNICIPAL SERVICES

(1) WATER SUPPLY AND DISTRIBUTION

The water supply for the City of Eastview is purchased entirely from the City of Ottawa and consequently Eastview has no treatment, pumping or storage facilities of its own. The supply of water is guaranteed by Ottawa, except in the case of a major breakdown in the supply system. No difficulties are anticipated in supplying an increase in demand as a result of any redevelopment.

Eastview distributes the water through its own system which consists of cast-iron trunk and local mains, under the supervision of the City Engineer.

The trunk main system connects to the Ottawa system at the four meter points indicated on Plate No. 16. A 12 inch diameter main loops from the meter station near St. Patrick's Bridge, along Barrette Street, Marier Road and Montreal Road to a meter station near Cummings' Bridge. A 10 inch diameter main on Beechwood connects to the loop at Barrette Street and extends to the meter station near Beechwood Road.(1) A 12 and 8 inch diameter main extends eastward on Montreal Road from Marier Road to the eastern boundary, while a 6 inch main extends from Montreal Road along Montgomery Street and McArthur Avenue, to the meter stations near Dieppe Street.(2)

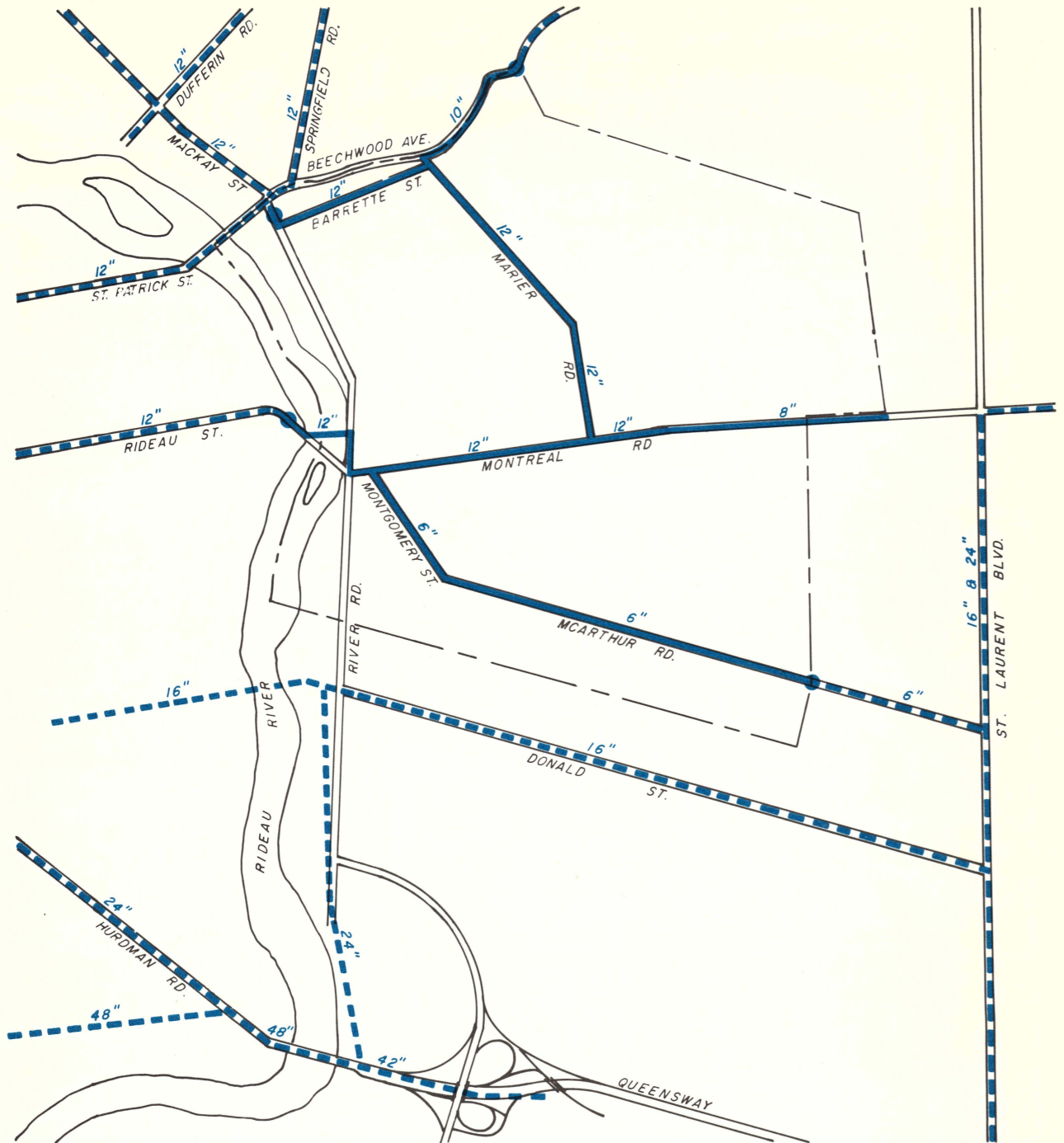
The local distribution system consists essentially of 6 inch diameter mains servicing local streets. There are, however, some sections of 4 inch, 5 inch and 8 inch diameter mains, although they represent only a small proportion of the total local system.(3)

At the present time the Eastview distribution system is adequate for normal consumption but not adequate for fire demand or periods of peak domestic demand.(4) The capacity of the system is limited by the lack of trunk mains into the northerly and easterly portions of the City, and by the large number of dead-end mains throughout the system. Some construction work has been carried out recently to eliminate a number of inefficient dead-end mains but considerably more work is required.

The average water consumption in Eastview, in 1963, was 1.2 million gallons per day or 47 gallons per capita per day. The relatively low water consumption in Eastview is due mainly to the residential nature of the City, and to the limited commercial and industrial demand.

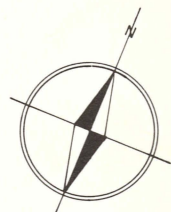
-
- (1) Source: City of Ottawa, Water Works Department.
 - (2) Source: Report on Eastview, Canadian Underwriters' Association, 1956.
 - (3) Source: Annual Report of Municipal Statistics, 1963, Ontario Department of Municipal Affairs.
 - (4) Source: Annual Report, Eastview Fire Department, 1964.

CITY OF EASTVIEW CITÉ D' EASTVIEW
 TRUNK WATER SUPPLY SYSTEM SYSTÈME PRINCIPAL D'AUQUEDUC



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	CITY OF OTTAWA MAP BY PLANNING AND WORKS DEPARTMENT	25/7/62
WATER SUPPLY SYSTEM	CITY OF OTTAWA WATER WORKS DEPARTMENT MAP NO. 850	1/1/65
	CANADIAN UNDERWRITERS ASSOCIATION REPORT ON EASTVIEW	DEC./56

- LEGEND LÉGENDE
- BOUNDARY OF THE CITY OF EASTVIEW --- LIMITE DE LA CITÉ D' EASTVIEW
- CITY OF EASTVIEW TRUNK WATERMAIN — TUYAU D'AQUEDUC PRINCIPAL -CITÉ D' EASTVIEW
- CITY OF OTTAWA TRUNK WATERMAIN - - - TUYAU D'AQUEDUC PRINCIPAL -CITÉ D' OTTAWA
- METER ● COMPTEUR



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PLATE NO. 16

Any increase in water demand as a result of redevelopment would involve extensive improvements to the water distribution system. These improvements would include the elimination of dead-end mains and mains under 6 inches in diameter and the construction of larger mains in some areas. In addition, the extension of the trunk main on Montreal Road eastward to connect with the Ottawa system at St. Laurent Boulevard would be required.

(2) SANITARY SEWER SYSTEM

The City of Eastview has no sewage treatment facilities of its own. The sewage treatment and major trunk sewers are provided by the City of Ottawa. The sewage from Eastview flows from the local trunk system into the City of Ottawa's Rideau River Collector Sewer which conveys it to the Outfall Sewer and thence to the Sewage Treatment Plant at Green Creek,(1) as shown on Plate No. 17. At the present time, the Collector Sewer is adequate for the flow, but is reported to be approaching capacity due to increasing development in its drainage area.(2)

Eastview is divided into seven drainage areas each served by a trunk sewer connected to the Rideau River Collector Sewer. The trunk sewers range from 12 to 30 inches in diameter, while the majority of the local street sewers are 9 inches in diameter.(2)

In addition to carrying the sanitary flow, the western part of the sanitary sewer system also carries the storm water run-off. This combined portion of the system does not appear to have adequate capacity for carrying both the run-off from major storms and the normal sanitary flow.

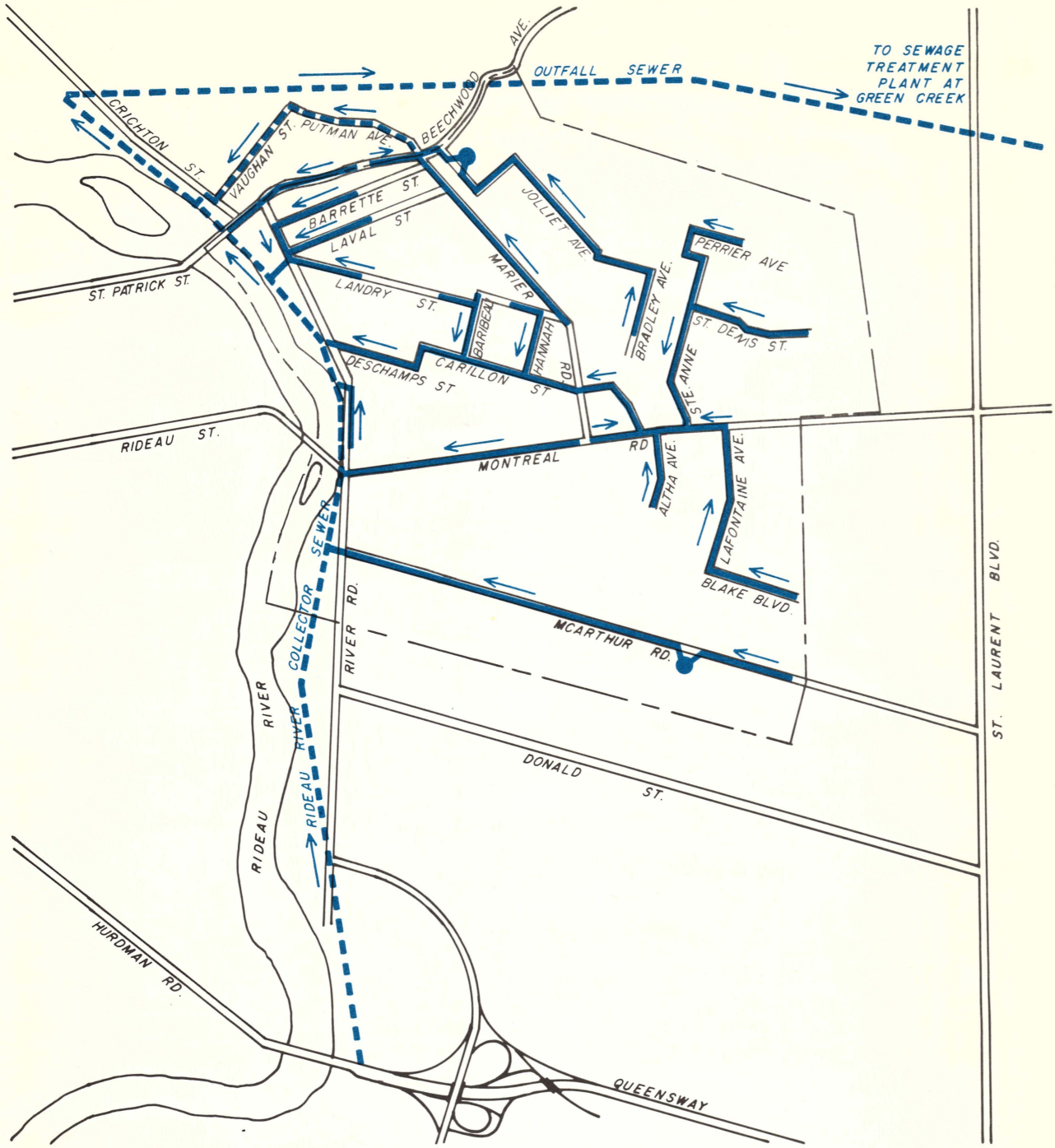
It is unlikely that the existing sewer system would have sufficient capacity to service any redevelopment which would increase the flow. In order to handle any increase in effluent, it would appear that it will be necessary to separate the sanitary and storm flows in the western part of Eastview to permit a larger portion of the sanitary sewage to enter the Rideau River Collector. If the increase in flow is sufficient, it may be necessary to construct an additional collector sewer to connect the various local trunk sewers in Eastview directly to the Outfall Sewer and thus bypass the Rideau River Collector Sewer.

(3) STORM DRAINAGE

As previously discussed, the western portion of the City is served by a combined sanitary and storm sewer system. The northerly and easterly sections of the City are served by a separate storm sewer system, which forms part of the recently constructed Ottawa-Eastview Storm Sewer project that carries storm flow to the Ottawa River.(2)

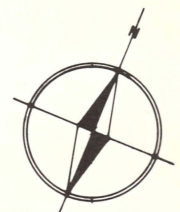
(1) Source: Plan of Drainage Areas, DeLew Cather & Co. of Canada Ltd., 1958.
 (2) Source: City Engineer, City of Eastview.

CITY OF EASTVIEW CITÉ D' EASTVIEW
 TRUNK SANITARY SEWER SYSTEM RÉSEAU PRINCIPAL D'EGOUTS SANITAIRES



SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	CITY OF OTTAWA MAP BY PLANNING AND WORKS DEPARTMENT	25/7/82
SANITARY SEWER SYSTEM	CITY ENGINEER CITY OF EASTVIEW	JAN/85
	OTTAWA SEWERAGE SCHEME BY DE LEUW CATHÉ & CO. OF CAN. LTD.	JUNE/56

- | | |
|----------------------------------|---|
| LEGEND | LÉGENDE |
| BOUNDARY OF THE CITY OF EASTVIEW | --- LIMITE DE LA CITÉ D' EASTVIEW |
| CITY OF EASTVIEW TRUNK SEWER | — EGOUT PRINCIPAL -CITÉ D' EASTVIEW |
| CITY OF OTTAWA TRUNK SEWER | - - - EGOUT PRINCIPAL -CITÉ D' EASTVIEW |
| DIRECTION OF FLOW | ← DIRECTION DE L' EGOUTTEMENT |
| SEWAGE PUMPING STATION | ● POSTE DE POMPAGE DES EGOUTS |



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PLATE NO. 17

The combined sewer system is inadequate to serve any redevelopment and to provide adequate drainage separate storm sewers will be required in the western portion of the City.

(4) MUNICIPAL GOVERNMENT ADMINISTRATION

All the administrative units of the City of Eastview together with the Fire and Police Departments are located in the City Hall and its appendages. The original building was built as a school in 1889 and purchased by the City in 1915 for \$5,000.00. Since that time, the building has seen a number of alterations and renovations and at the present time space is at a premium. The present structure completely occupies the site and there is no space available for either employee or public off-street parking.

Most of the municipal departments have inadequate space to function properly, and have no space for expansion. The ground floor is occupied by the Clerk's Department, Treasurer's Department, Police Department, Fire Department and Council Chamber. The second floor is occupied by the Assessment Department, the Engineering and Planning Departments and the Mayor's office. In their annual reports to Council, both the Police and the Fire Department emphasized the urgent need for additional space.(1)

The Public Health Department occupies an adjoining building while the Welfare Department is located in quarters on the opposite side of Montreal Road.

There is no public library and no public auditorium in Eastview. The Post Office is located in a renovated theatre just west of the City Hall.

In accordance with the proposals contained within the draft Official Plan, it is intended that a Civic Centre be developed in the general area of the existing City Hall and Post Office. Any redevelopment programme in this area should provide sufficient space for a new City Hall, Fire and Police services, a public library and possibly an auditorium, as well as space for any Provincial or Dominion Government agencies such as the Post Office.

(5) MUNICIPAL HOUSEKEEPING

The first visual impression of any area is normally the most remembered. To a prospective resident or developer, the first impression of Eastview would possibly be the lack of open space and greenery, the result of a lack of civic pride in aesthetics.

(1) Sources: Annual Report, Police Department, City of Eastview, 1964.
Annual Report, Fire Department, City of Eastview, 1964.

CITY HALL



CITY HALL SHOWING LOCATION
OF FIRE HALL AT LEFT



CITY HALL SHOWING LOCATION
OF POLICE STATION AND PUBLIC
HEALTH DEPARTMENT AT RIGHT

In most of the older parts of the City there are few if any boulevards and where they do exist, they are utilized for off-street parking. In many cases, asphalt has replaced the so-called drudgery of lawn maintenance. In other instances the road pavement width was found to be in excess of the need and no space was available for planting.

Montreal Road, at times, seems to be one large disposal area for paper, potato chip cartons and other debris casually tossed by pedestrian and motorist alike. The lanes and alleys behind the stores and shops and the yards of many of the dwellings contained an accumulation of rubbish, junk and wrecked automobiles.

Many of the commercial buildings, as well as residential buildings require cleaning and painting.

Eastview would take on a completely different appearance with a little effort by each and every citizen to clean up and paint up. Where necessary, municipal legislation should be enacted and enforced.

SECTION 9

FIRE CALLS

During the period from January 1, 1961 to December 31, 1964, the Eastview Fire Department responded to a total of 988 fire calls of which 501 or 51.5% were calls to residential buildings. Plate No. 19 indicates only the residential fires.

RESIDENTIAL FIRES⁽¹⁾

1961 - 1964

<u>TYPE OF CALL</u>	<u>TOTAL</u>	<u>PER CENT</u>
Space Heaters and Stove	98	19.6%
Oil or Gas Furnace	75	15.0
Electrical	153	30.5
Sheds, Garage, Rubbish	49	9.8
General and Other	<u>126</u>	<u>25.1</u>
<u>TOTAL</u>	<u>501</u>	<u>100.0%</u>

According to the 1961 Census, there were in Eastview, 586 dwelling units or 8.9% of the total, which used either a stove or a space heater as the principal source of heating.⁽²⁾ According to the records of the Fire Department, the 586 stoves or space heaters caused at least 19.6% of the residential fires and possibly more. Some of the wall and chimney fires, which are listed in the table under "General and Other" could possibly be attributed to stoves or space heaters.

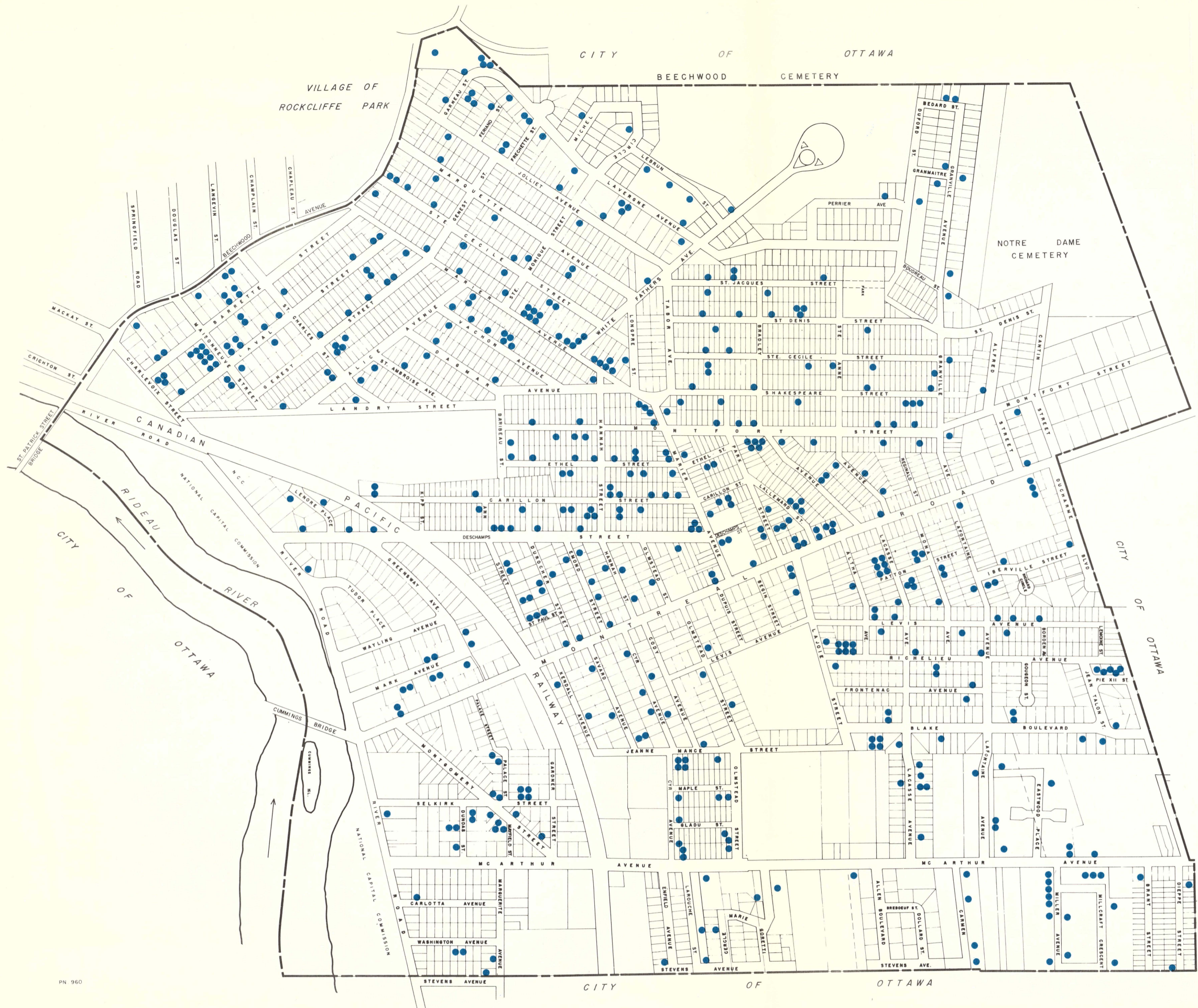
The fires in sheds, garages and rubbish piles, 9.8% of the total residential fires, can be directly attributed to poor housekeeping habits.

Since 1959, there has been a definite decline in the number of new dwelling units completed in Eastview and therefore one might possibly expect a decline in the number of residential fire calls, however, this has not been the case.

At the time of the 1961 Census there were a total of 6,555 dwelling units of all types in Eastview. Between June 30, 1961 and December 31, 1964, there were 315 new dwelling units completed, making a total of 6,870 dwelling units. However, the survey indicated a total of 7,101 dwelling units as of December 31, 1964, showing that there had been since the 1961 Census, 352 dwelling units made by converting existing dwelling units.

(1) Note: See Appendix 22.

(2) Source: Census of Canada, 1961, D.B.S., Bulletin 2.2-4, page 47-2.



RESIDENTIAL FIRES INCENDIES AUX BÂTIMENTS DOMICILIAIRES

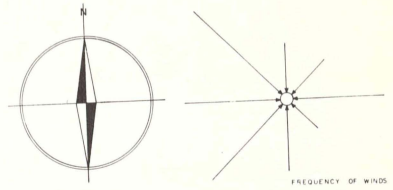
CITY OF EASTVIEW CITÉ D'ESTVIEW

LEGEND LÉGENDE

BOUNDARY OF THE CITY OF EASTVIEW --- LIMITE DE LA CITÉ D'ESTVIEW

EACH DOT REPRESENTS ONE RESIDENTIAL FIRE 1961-1964
 CHAQUE POINT REPRÉSENTE UN INCENDIE 1961-1964

SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1334-2	16-6-56
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965
RESIDENTIAL FIRES	FIRE DEPARTMENT, CITY OF EASTVIEW	MAR 1965



SCALE IN FEET
 0 100 200 300 400 500 600 700 800 900 1000

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PLATE NO. 19

DWELLING UNIT COMPLETIONS

YEAR	DWELLING UNIT COMPLETIONS(1)	RESIDENTIAL FIRE CALLS(2)
1959	323	-
1960	203	121
1961	209	154
1962	97	86
1963	49	132
1964	59	129

It would thus appear that one of the prime reasons for residential fire calls not decreasing is the large number of residential dwelling units created by conversion.

COST OF FIRE PROTECTION

YEAR	FIRE CALLS(3)			OPERATING COSTS(4)	APPROXIMATE COSTS PER FIRE CALL
	RESIDENTIAL	OTHER	TOTAL		
1962	86	90	176	\$ 72,548.00	\$ 412.00
1963	132	112	244	91,208.00	373.00
1964	129	145	274	100,795.00	368.00
	347	347	694	\$264,551.00	\$ 381.00

During the three year period 1962 to 1964, the average cost per fire call was \$375.00. Assuming this to be an average for the period 1961 to 1964, then the 153 fires attributed to stoves, space heaters and poor housekeeping amounted to approximately \$57,375.00.

-
- (1) Source: New Residential Construction, Dominion Bureau of Statistics monthly publications for years 1959, 1960, 1961, 1962, 1963 and 1964. Statistics do not include conversions.
- (2) Source: Fire Department, City of Eastview.
- (3) Note: See Appendix 21.
- (4) Source: Treasurer, City of Eastview.

SECTION 10

SOCIAL CONDITIONS

(1) GENERAL

Residential areas, in any urban municipality, containing old, run-down or neglected buildings, overcrowded living quarters, mixed and conflicting land uses, insufficient playgrounds and open space, inadequate municipal services and utilities, tend to attract the less fortunate members of society with their below average incomes. These people who cannot afford a better standard of housing or environment are forced into overcrowded, substandard housing. A great many of the people attracted to these blighted areas are ones who are unemployed or welfare recipients, people receiving assistance for various family problems, and those who have become involved with the police or juvenile authorities.

The social survey of Eastview included a study of the location of the residences of those persons on the rolls of the Welfare Department, the Public Health Department, as well as those who had been charged under the Criminal Code or in the Juvenile and Family Court.

(2) WELFARE

During the past five years from 1960 to 1964, there were a total of 1,408 families or individuals who received welfare assistance. When the average number of monthly welfare recipients was examined, a relatively steady increase in number was noted. In 1962, the average number of monthly welfare recipients was 572 persons. This increased to 766 persons in 1963 and 797 persons in 1964.(1)

In December 1963, the number of monthly welfare recipients was 847 or 3.4% of the assessed population. The following year, in December 1964, the monthly number had declined to 779 or 3.1% of the assessed population which had also declined. (1) According to the records of the Ontario Department of Public Welfare, the large number of welfare recipients won Eastview the unenviable position, in December 1963, of having the third highest percentage of population on welfare in the Province. In December 1964, the decline, as noted above, placed Eastview in fourth position.(2)

The Ontario Department of Public Welfare, each month, publishes a list of the "Forty Largest Accounts". This list not only shows a municipality's rating among the top 40 municipalities, but also a municipality's position among municipalities of similar size. The City of Eastview is within Group III, which contains municipalities with populations between 10,000 and 39,999 persons. In December 1963 and December 1964 Eastview rated highest in its group.

(1) Note: See Appendix 23.

(2) Source: Percentage of Population and Numbers in Receipt of General Welfare Assistance December 1964 over December 1963 (Forty Largest Accounts), Ontario Department of Public Welfare, December 1964.

When people, who have recently moved to Eastview are granted welfare assistance, the costs are 'charged back' to the municipality in which they previously resided. In December 1964, 35% of the welfare recipients were being 'charged back' to other municipalities and this was an increase over the previous year.(1) In 1963, there was an average of 54 families per month whose welfare assistance was being 'charged back' to other municipalities and 38 families or 70.4% of the total were from Ottawa. In 1964, there were 62 families of which 47% or 75.9% were from Ottawa.(2)

Many of these people, whether displaced by public or private agencies or personal preference, were attracted to Eastview because they could find accommodation which they could afford. Much of this accommodation is substandard because of the lack of maintenance and occupancy by-laws and the inadequacy of the existing zoning legislation to regulate conversions and basement apartments. A definite correlation was found between poor and fair to poor dwellings, overcrowded residential buildings and welfare recipients.

(3) MULTIPROBLEM FAMILIES

Multiproblem families are those families which have one or more physical, emotional or mental health problems and possibly one or more social or financial problems. Because of the nature of the problem, the Eastview Public Health Department plays a major role. Many of the families assisted by the Department are also families which are welfare recipients. In addition, many of the same family names appear in the records of the Police Department or Children's Aid Society.

In 1964, there were 72 multiproblem families receiving assistance from the Eastview Public Health Department,(3) while the Children's Aid Society assisted 98 families.

As with the welfare problems, many of the families receiving assistance from the Public Health Department or families with which the Children's Aid Society became involved, lived in substandard residential accommodation.

(4) INCIDENCE OF CRIMES

Between 1961 and 1964 the population of Eastview increased from 24,555 persons to 25,097 persons or approximately 2.2%. During the same period the number of persons charged with offences under the criminal code increased by 19%.(4)

-
- (1) Source: Welfare Department, City of Eastview, Annual Reports, 1963 and 1964.
 (2) Note: See Appendix 24.
 (3) Source: Public Health Department, City of Eastview.
 (4) Source: Police Department, City of Eastview, Annual Report.

When the addresses of those charged under the criminal code or in the Juvenile and Family Court were examined, there was a very definite correlation with areas of inadequate housing.

(5) COST OF PROVIDING SOCIAL SERVICES

In 1962, the total social service costs for Eastview were \$385,624.61, for a population of 25,105 persons. In 1964, the social service costs were \$657,567.46 or 70% greater than in 1962, but the population had declined from 25,105 persons to 25,097 persons.

SOCIAL SERVICE COSTS

	1962		1963		1964	
	AMOUNT	%	AMOUNT	%	AMOUNT	%
Public Health	\$ 27,600.89	7.2	\$ 58,751.36	9.8	\$ 60,126.30	9.2
Welfare	188,989.94	49.0	330,615.71	55.3	361,029.80	54.9
Police	96,485.83	25.0	117,186.41	19.6	135,616.04	20.6
Fire	72,547.95	18.8	91,208.31	15.3	100,795.32	15.3
Total	\$385,624.61	100.0%	\$597,761.79	100.0%	\$657,567.46	100.0%
Assessed Population (Persons)	25,105		25,319		25,097	

Much of the increase in costs is due primarily to the improvement of police and fire services. Since 1962, the staff of the police force has increased from 15 to 24, while that of the fire department has increased from 12 to 19 men. Welfare however, has been the major cost. In 1962, welfare was 49.0% of the total social service cost, while in 1964 it amounted to 54.9%. Welfare costs themselves increased by 91%, from \$188,989.94 to \$361,029.80.

(5) SUMMARY

When the social problems were examined on a block and census tract basis, the majority of the problems were found to be in the older areas of Eastview known historically as Janeville and Clarkstown. Janeville is the general area astride Montreal Road, from the C.P.R. branch line to Lafontaine Avenue between Montfort Street and Jean Mance Street - Blake Boulevard. Clarkstown is basically the north-west part of Eastview. Janeville includes all of Census Tract 72 and parts of Census Tracts 70 and 74, while Clarkstown includes part of Census Tracts 73 and 74. (1) Census Tract 71 and parts of Census Tracts 70 and 73 were found to be relatively free of most of the social problems. Census Tract 72, which only contains 16.7% of the population, had 24.5% of the social problems.

(1) Note: See Plate No. 10.

SUMMARY OF SOCIAL PROBLEMS
BY CENSUS TRACTS

SOCIAL PROBLEMS	CENSUS TRACTS					TOTAL
	70	71	72	73	74	
Substandard Housing ⁽¹⁾	44	3	57	67	30	201
Overcrowded Residential Buildings ⁽²⁾	35	8	49	58	39	189
Welfare Recipients ⁽³⁾	194	152	337	406	319	1,408
Multiproblem Families ⁽⁴⁾	23	15	34	54	23	149
Incidence of Crime ⁽⁵⁾	49	35	55	44	31	214
	<u>345</u>	<u>213</u>	<u>532</u>	<u>629</u>	<u>442</u>	<u>2,161</u>
% of Total	16.0%	9.9%	24.6%	29.1%	20.4%	100.0%
Residential Buildings	481	405	472	864	503	2,725
% of Total	17.6%	14.9%	17.3%	31.7%	18.5%	100.0%
Dwelling Units	1,215	1,680	1,085	1,945	1,176	7,101
% of Total	17.1%	23.6%	15.3%	27.4%	16.6%	100.0%
Number of Persons	3,922	5,240	4,185	7,524	4,226	25,097
% of Total	15.6%	20.9%	16.7%	30.0%	16.8%	100.0%

- (1) Note: Includes those buildings classified from external appearances as fair to poor, or poor.
- (2) Note: Residential buildings with less than 100 square feet of habitable floor area per person.
- (3) Note: For period 1960 to 1964.
- (4) Note: For 1964 only.
- (5) Note: For period 1961 to 1964.

SECTION 11

MUNICIPAL PLANNING AND DEVELOPMENT LEGISLATION

(1) OFFICIAL PLAN

At the time of this Study, the City of Eastview did not have an Official Plan. A new Official Plan however, was in the final stages of preparation and it is anticipated that this Plan will be recommended to Council by the Planning Board early in the summer of 1965. The proposals contained in the draft Official Plan have been taken into consideration during this Urban Renewal Study.

(2) RESTRICTED AREA (ZONING) BY-LAWS⁽¹⁾

Between 1952 and 1961 the City Council passed approximately seven separate restricted area by-laws, covering small portions of the City. These by-laws were primarily land use by-laws which limited development in the affected areas to single-family dwellings or public and institutional buildings. Some of the areas were subsequently amended to allow various commercial uses. These by-laws only restricted the use of lands in certain areas and contained no provisions with respect to yards, parking, etc.

In October 1961, the City Council passed By-law No. 1233, which was a comprehensive restricted area (zoning) by-law, and repealed all the previous restricted area by-laws. After two Ontario Municipal Board hearings and certain amending by-laws, By-law No. 1233 was approved by the Board on June 7, 1962. Up until this time, except for the few limited land use restrictions, there were no proper land use or zoning regulations to control development.

Since June 7, 1962, By-law No. 1233 has been amended nine times and most of the amendments have involved land use changes. Amending By-law No. 1299 created two new residential zones, and included regulations for converted dwellings within the two new zones.

At such time as By-law No. 1233 is amended to implement the proposals contained within the new Official Plan, certain additional amendments should be given consideration. Except as amended by By-law No. 1299, By-law No. 1233 does not contain adequate provisions for regulating the conversion of existing dwellings. Many of the problems of overcrowding could have been eliminated if adequate provisions had been contained in the present by-laws.

In addition, the term "yards" should be clearly defined, and the use of front, side and rear yards clearly outlined in the by-law. Most municipalities define yards as "open space between a building or structure and a lot line which space is open, uncovered and unoccupied" except for

(1) Source: Records and Files, Ontario Department of Municipal Affairs.
Records and Files, Ontario Municipal Board.

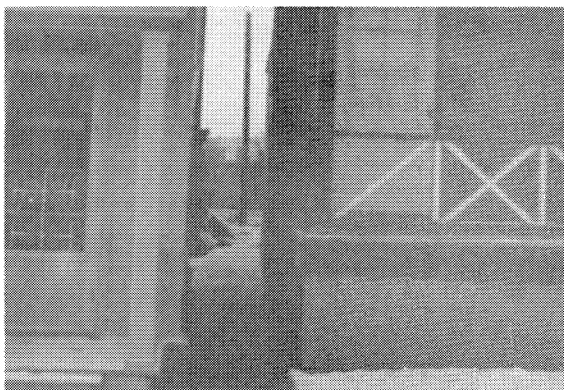
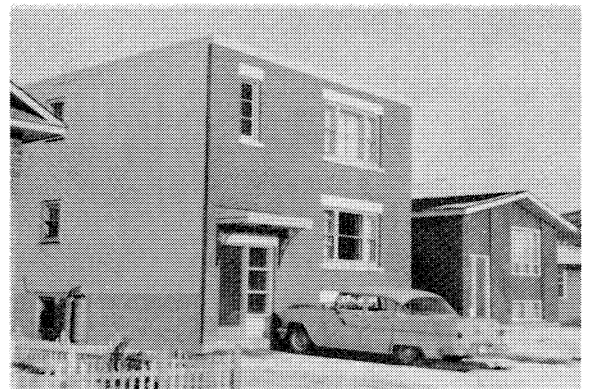
EXAMPLES OF THE USE OF YARDS

REAR YARD USED FOR STORAGE OF OLD AUTO BODIES AND OTHER JUNK



SIDE YARD USED FOR STORAGE OF OLD AUTO BODIES AND PARKING, CHILDREN HAVE TO WALK ON TRAVELLED PORTION OF ROAD

UNSIGHTLY PARKING ON FRONT LAWN CAN BE ELIMINATED WITH PROPER YARD PROVISION IN ZONING BY-LAW



YARD USED FOR BUILDING RATHER THAN OPEN SPACE TO PROVIDE SUFFICIENT LIGHT AND AIR

certain permitted uses such as a garage. The enforcement of such a provision would eliminate much of the unsightly junk, rubbish, lumber and car bodies now occupying many of the yards in the City. The enforcement of minimum yard sizes would also prevent, in many instances, a great number of the unsightly appendages to existing dwellings.

(3) MAINTENANCE AND OCCUPANCY BY-LAWS

Until such time as the Official Plan is approved by the Minister of Municipal Affairs, the City is unable to pass a maintenance or occupancy by-law. Section 30(a) of The Planning Act provides that where an official plan of a municipality includes provisions relating to housing conditions, the Council is authorized to pass by-laws prescribing standards for the maintenance and occupancy of residential property and for requiring residential property below prescribed standards to be repaired and maintained in compliance with the standards.

A maintenance and occupancy by-law and its strict enforcement would eradicate many of the problems of substandard and overcrowded housing.

(4) BUILDING BY-LAWS

In 1961, it was found that the existing building by-laws were inadequate to regulate the new development, and in September 25, 1961, the City Council adopted the National Building Code of Canada (1960), by By-law No. 1230. Since the National Building Code is amended from time to time, By-law No. 1230 should be amended to adopt any amendments to the National Building Code - where applicable.

SECTION 12

MUNICIPAL ASSESSMENT AND DEBT

(1) ASSESSED LAND VALUES⁽¹⁾

Plate No. 21 illustrates the basic rate of assessment per foot frontage.⁽²⁾ The highest basic rate, as shown in solid colour, is found along Montreal Road, the main commercial area.

When the basic rates were compared with the existing land use and the existing zoning legislation, there appeared to be some inconsistencies. A number of existing zoned commercial and industrial uses surrounded by basically residential areas have the same basic rate of land assessment as the residential uses. Since the land is zoned to permit commercial or industrial uses a higher land value is established and therefore such land should have a higher basic rate of assessment.

The land on both sides of Montreal Road for its entire length, with the exception of four small parcels, is zoned for General Commercial Uses. It would seem, therefore, that in any given block the basic rate per foot frontage should be generally the same. This apparently is not the case, according to Plate No. 21.

The Assessment Department indicated that during 1965 a general reassessment would be undertaken. This reassessment will probably eliminate the apparent inconsistencies.

(2) TAXABLE ASSESSMENT

The ratio of residential assessment to commercial-industrial assessment emphasizes the fact that Eastview is primarily a residential community.

TAXABLE ASSESSMENT⁽³⁾

YEAR	RESIDENTIAL		COMMERCIAL-INDUSTRIAL		TOTAL ASSESSMENT
	AMOUNT	PER CENT	AMOUNT	PER CENT	
1962	\$19,979,685.	70.4%	\$8,392,040.	29.6%	\$28,371,725.
1963	\$20,631,460.	69.9%	\$8,871,280.	30.1%	\$29,502,740
1964	\$20,801,910.	69.6%	\$9,084,165.	30.4%	\$29,886,075.

(1) Source: Assessment Department, City of Eastview.

(2) Note: Foot frontage is defined as one lineal foot of frontage 100 feet in depth.

(3) Source: Annual Reports, Assessment Department, City of Eastview, 1963, 1964.

For some urban municipalities it is sometimes considered desirable that at least 40% of the taxable assessment be commercial and industrial assessment. As indicated by the above table the taxable commercial-industrial assessment has increased slightly in recent years, however, it still remains at approximately 30% of the total taxable assessment.

(3) MUNICIPAL DEBT

The municipal debt to be serviced by taxation in 1965 is as follows:

MUNICIPAL DEBT(1)

<u>TYPE OF DEBT</u>		
Debentures Issued	\$1,385,074.	
Debentures Assumed from Other Municipalities	<u>1,318,733.</u>	
Total Debenture Debt		\$2,703,807.
Temporary Bank Loans	\$ 30,000.	
Other Liabilities	<u>943,256.</u>	
Total Municipal Debt		973,256.
Debenture Debt Recoverable		
Debentures Assumed by Other Municipalities	- nil	
Utilities	- nil	
Total Debt to be Serviced by Taxation		<u>\$3,677,063.</u>

It has been indicated by the Department of Municipal Affairs, that the amount of municipal debt to be serviced by taxation should not exceed 20 to 25% of the total equalized assessment. When it does exceed 20%, it has been the recent practise of the Ontario Municipal Board to request a five year capital budget for examination prior to their approval of additional debentures.

In 1963, the annual assessment check made by the assessors of the Department of Municipal Affairs indicated an equalization factor of 93.756 for Eastview.(2) In other words, the total taxable assessment of Eastview was only 93.756% of what it would be if it were assessed according to Provincial standards.

-
- (1) Source: Auditor's Report, City of Eastview, 1964.
Assessment Branch, Ontario Department of Municipal Affairs.
- (2) Source: Assessment Equalization Factors of the Municipalities of Ontario Based on 1963 Assessment on Which 1964 Taxes were Levied, Ontario Department of Municipal Affairs, Assessment Branch, December 1964.

Unfortunately, the equalization factors based on 1964 assessment are not yet available. However, since there was no general reassessment in 1964, this figure would remain relatively unchanged. Therefore, in order to equalize the 1964 taxable assessment the 1963 equalization factor is assumed as the 1964 factor. The total taxable (equalized) assessment for the City of Eastview is calculated to be approximately \$31,876,430.

The amount of municipal debt to be serviced by taxation as a ratio of the total taxable (equalized) assessment is calculated to be:

$$\frac{\$3,677,063.}{31,876,430.} \times 100\% = 11.5\%$$

With the present assessment, the City could safely debenture an additional \$2,000,000. some of which could be applied to urban redevelopment projects. However, it must be remembered that with the abandonment of the Canadian Pacific Railway branch line, and because of the possible relocation of a number of industries, there will be a reduction in commercial and industrial assessment and any additional municipal debt will place a financial burden on the residents, until such time as new assessment is realized through a redevelopment programme.

PART III
FUTURE DEVELOPMENT

SECTION 1

PROPOSED LAND USE PLAN

In May 1964, the Department of Municipal Affairs commissioned a study to enquire into and report upon the inter-municipal relations and regional problems affecting the various municipalities in the County of Carleton, including the City of Ottawa and the City of Eastview. It is anticipated that this study may provide a background of information and analysis to allow the Department and the municipalities concerned to make changes where necessary to improve the local government institutions.(1)

Regardless of the outcome of the governmental studies, in order that Eastview may function as a homogeneous community within a larger urban area, there is a definite need for a reorganization of existing basic land use functions within the existing municipal boundaries.

The Proposed Land Use Plan, Plate No. 22, which forms part of the draft Official Plan of the City of Eastview provides for the development of a community centre astride Montreal Road, containing a Civic Centre and a pedestrian shopping area.(2) The Civic Centre may contain a new City Hall, a police and fire station, a public health clinic, a library, a post office and possibly a public auditorium. The pedestrian shopping area, in essence, will be a community shopping centre catering to the needs of the people of Eastview.

On either end of the community centre, the draft Official Plan envisages the development of two accommodation-entertainment areas consisting of motels, hotels, restaurants and nightclubs, which would cater to the entire region as well as to the tourist visiting the Capital.

To the north and south of the community centre the draft Plan proposes high rise apartment development.

In addition to the community pedestrian-oriented retail shopping area, the draft Plan recognizes the three motorized shopping centres located on Montreal Road, Beechwood Avenue and McArthur Avenue which serve the adjacent residential areas and the passing motorist.

-
- (1) Source: Ottawa, Eastview and Carleton Local Government Review, Report on Research Findings, M. V. Jones and Associates, February 1965, Chapter 1.
- (2) Note: Official Plan being prepared by Professor G. Potvin.

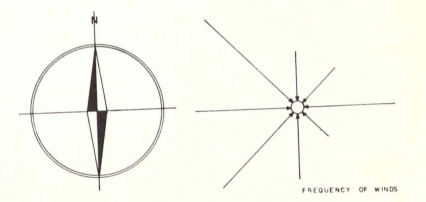
PROPOSED LAND USE PLAN / USAGES PROPOSES DU TERRITOIRE

CITY OF EASTVIEW / CITÉ D'ESTVIEW

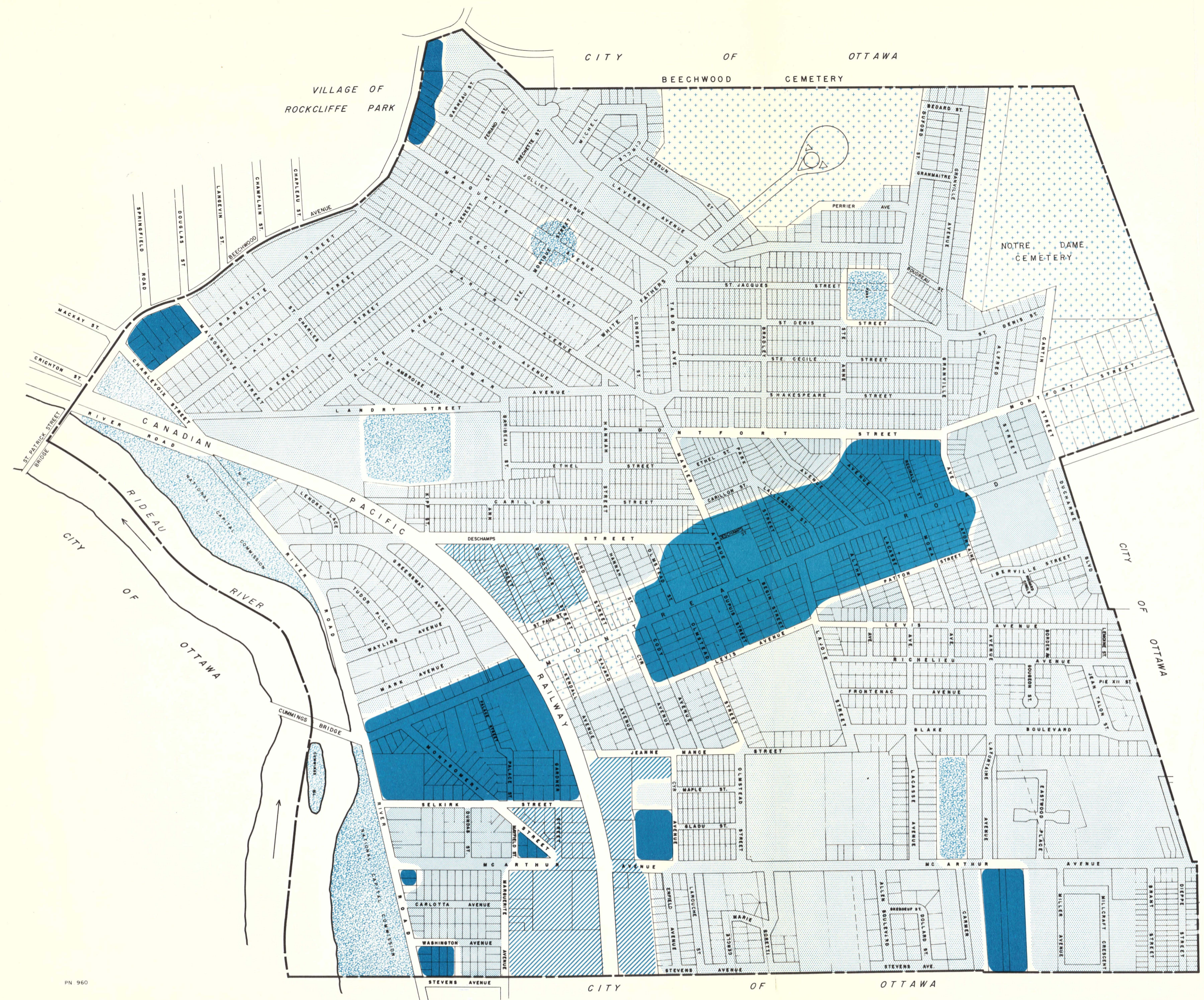
LEGEND / LÉGENDE

- BOUNDARY OF THE CITY OF EASTVIEW / LIMITE DE LA CITÉ D'ESTVIEW
- OPEN SPACE / ESPACES LIBRES
- LOW AND MEDIUM DENSITY RESIDENTIAL / DOMICILES A DENSITE FAIBLE ET MOYENNE
- HIGH DENSITY RESIDENTIAL / DOMICILES A FORTE DENSITE
- INSTITUTIONAL / INSTITUTIONS
- COMMERCIAL / COMMERCE ET AFFAIRES
- INDUSTRIAL / INDUSTRIES

SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1354-2	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN. 1965
PROPOSED LAND USE	DRAFT OFFICIAL PLAN PROPOSALS	1965



MUNICIPAL PLANNING CONSULTANTS CO. LTD.
TOWN PLANNERS PROFESSIONAL ENGINEERS
64 ST. CLAIR AVENUE EAST TORONTO



PN 960

SECTION 2

PROPOSED ROADS PLAN

At the present time there is no direct north-south route within Eastview. To alleviate this problem the Proposed Roads Plan, Plate No. 23, which forms part of the draft Official Plan, envisages a minor collector road system. This system would utilize Marier Avenue, Olmstead Street and Lacasse Avenue. The central ring road will form an integral part of the pedestrian retail shopping area previously outlined.

Montreal Road, formerly Highway No. 17, now acts as an alternate route from the Queensway to downtown Ottawa and links the areas of Ottawa which surround Eastview. Beechwood Avenue is a boundary road between Ottawa, Rockcliffe Village Park and Eastview, while the new proposed limited access road will eventually connect the eastern part of Ottawa and Eastview with the City of Hull.

Certain major roads, such as Montreal Road, will require some widening while a number of the proposed minor collector roads will require major reconstruction or relocation.

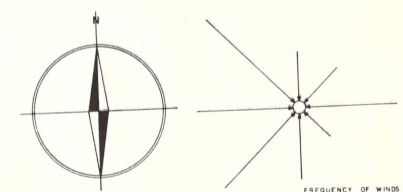
PROPOSED ROADS PLAN CARTE DE PROJETS DE RUES ET DE ROUTES

CITY OF EASTVIEW CITÉ D'ESTVIEW

LEGEND LÉGENDE

- BOUNDARY OF THE CITY OF EASTVIEW LIMITE DE LA CITÉ D'ESTVIEW
- PRIMARY ARTERIAL ROAD ARTERE PRINCIPALE
- SECONDARY ARTERIAL ROAD ARTERE SECONDAIRE
- MAJOR COLLECTOR ROAD ROUTE COLLECTRICE PRINCIPALE
- MINOR COLLECTOR ROAD ROUTE COLLECTRICE SECONDAIRE
- PROPOSED INTERCHANGE PROJET D'INTERSECTION CONTRÔLÉE

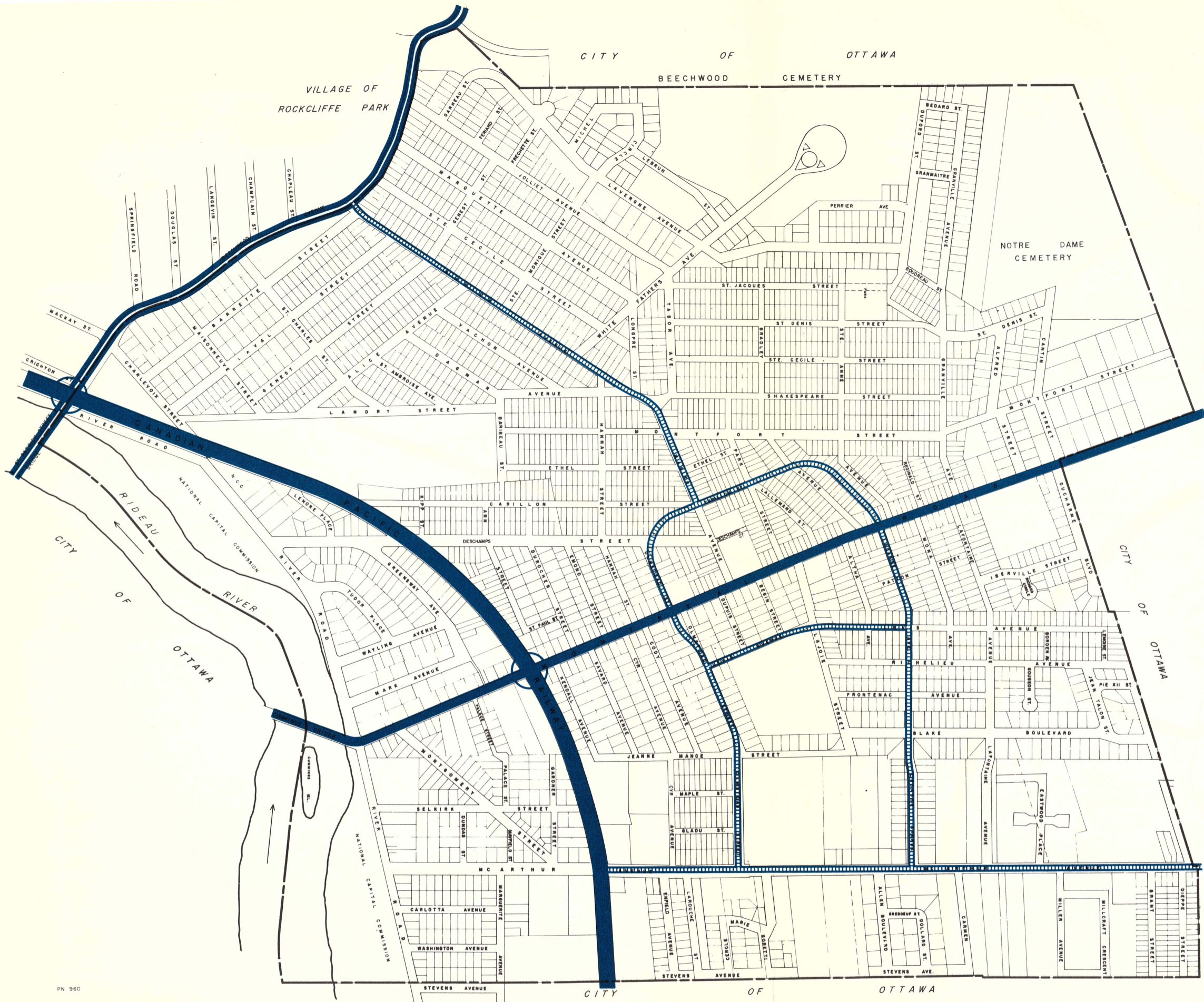
SOURCES OF INFORMATION		
DESCRIPTION	SOURCE	DATE
BASE MAP	NATIONAL CAPITAL COMMISSION DRAWING NO. 1354-2	16-6-59
BOUNDARY	ASSESSMENT DEPARTMENT, CITY OF EASTVIEW	JAN 1965
MINOR COLLECTOR	MUNICIPAL PLANNING CONSULTANTS CO., LTD.	MAY 1965
ALL OTHER PROPOSALS	PLAN OF ROADS AMENDMENT NO. 20 OFFICIAL PLAN OF THE CITY OF OTTAWA PLANNING AREA	JAN 1963



SCALE IN FEET

MUNICIPAL PLANNING CONSULTANTS CO. LTD.
TOWN PLANNERS PROFESSIONAL ENGINEERS
64 ST. CLAIR AVENUE EAST TORONTO

PLATE NO. 23



SECTION 3

FUTURE HOUSING REQUIREMENTS

In order to accommodate the anticipated ultimate population of 38,000 persons it was estimated that a total of 12,450 dwelling units would be required.(1) At the present time there are 7,101 dwellings of which 756 will be replaced due to the urban renewal programme. In addition it was estimated that 215 existing single-family dwellings would be replaced by medium density residential dwellings. This means that a total of 6,320 new dwelling units will be required to accommodate the anticipated population of 38,000 persons.

FUTURE HOUSING REQUIREMENTS

	DWELLING TYPES			TOTAL
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	
Housing Required to Accommodate Ultimate Population of 38,000 persons	800	7,350	4,300	12,450
Total Existing Housing	1,281(2)	3,188(3)	2,632	7,101
Existing Housing to be Replaced				
Redevelopment Area	201	315	24	540
Substandard Housing(4)	65	151	-	216
Existing Housing Less Housing to be Replaced	1,015	2,722	2,608	6,345
Future Housing Needs(5)	(6)	4,628	1,692	6,320

-
- (1) Note: See Part II Section 4(9).
 - (2) Note: Includes dwelling units in trailers.
 - (3) Note: Includes two and three-family dwellings and dwelling units in non-residential buildings.
 - (4) Note: Includes poor and fair to poor dwelling units not in Redevelopment Area.
 - (5) Note: Includes 229 dwellings required immediately to rehouse families living in overcrowded conditions.
 - (6) Note: 215 single-family units to be redeveloped to higher density uses.

APPENDICES

APPENDIX 1

EXAMPLE OF INFORMATION REQUIRED TO ACCOMPANY
APPLICATION TO UNDERTAKE AN URBAN RENEWAL SCHEME⁽¹⁾

(TO BE SUBMITTED IN QUADRUPLICATE)

1. SCOPE AND PURPOSE

- (a) General statement of scope and purpose of scheme, i.e. to undertake a detailed study of the planning aspects of the central area of the City of Eastview.
- (b) Identification of the scope and purpose in more detail, i.e.
 - (i) in accordance with the official plan;
 - (ii) determining the best uses of land relative to each other so that future development may meet the needs of the community;
 - (iii) preparing all the detailed information required in urban-renewal scheme;
 - (iv) preparing and issuing facts as the studies proceed in order to promote general understanding and participation by the public.

2. INFORMATION REQUIRED AND METHOD OF COLLATION

- (i) Indicate what data is required, what exists already in records, how the data will be assembled, and how long this part of the programme will take.
- (ii) Indicate how the analysis of the data will be made, by whom and how long.
- (iii) Indicate the length of time required to write the report, prepare maps and plans, and prepare the report for publication.

3. ORGANIZATION

- (a) Direction of Urban Renewal Scheme:-
 - (i) Eastview Planning Board,
 - (ii) Advisory Committee composed of representatives of City, Department of Municipal Affairs, Central Mortgage and Housing Corporation - to generally guide, advise and receive final report.
- (b) Supervision:-
Planning director (or whoever else decided upon).
- (c) Staff:-
 - (i) number - temporary and permanent,
- sources
 - (ii) kind - i.e. special aspects of study, and
 - (iii) consultants.

(1) Source: Urban Renewal in Ontario, Ontario Department of Municipal Affairs, 1964, page 24-25.

APPENDIX 1 (continued)

- (d) Participation by other City Departments and Boards, i.e. buildings, public works, assessment, welfare, housing, parks, libraries, traffic, police, fire, school boards, board of health, etc.
- (e) Participation by private agencies and citizen groups:-
 - (i) welfare councils and agencies,
 - (ii) Community Planning Association of Canada,
 - (iii) professional groups, and
 - (iv) others.

4. TIMING

- (a) Period required for each phase of programme:-
 - (i) background studies,
 - (ii) assembly of available data,
 - (iii) field work,
 - (iv) preliminary collation of findings,
 - (v) further field work and analysis, and
 - (vi) preparation and publication of report.
- (b) Total time.

5. BUDGET

- (a) Staff:-
 - (i) full time, and
 - (ii) part time.
- (b) Equipment, supplies, maps, etc.
- (c) Travelling expenses,
- (d) Consultants' fees,
- (e) Publication costs plus number of copies of report to be printed.
- (f) Contingency,
- (g) Total.

6. FINANCING

- (a) Total estimated cost:-
 - (i) Federal share,
 - (ii) Provincial share,
 - (iii) City (area) share - Member municipality shares.

APPENDIX 2
 POPULATION GROWTH
 1871 - 1961⁽¹⁾

CENSUS YEAR	NUMBER OF PERSONS	
	CITY OF EASTVIEW	TOWNSHIP OF GLOUCESTER
1871	-	4,785
1881	-	6,254
1891	-	6,823
1901	-	7,778
1911	3,169	7,075
1921	5,324	8,397
1931	6,686	8,412
1941	7,966	9,871
1951	13,799	6,473 ⁽²⁾
1961	24,555	18,301
1964	25,097 ⁽³⁾	

(1) Source: Census of Canada, 1951,
 Census of Canada, 1961, Table 6-41.

(2) Note: Part of Gloucester Township annexed to City
 of Ottawa in 1950.

(3) Source: Annual Report, Assessment Department, City
 of Eastview, 1964.

APPENDIX 3
VITAL STATISTICS - CITY OF EASTVIEW
1949 - 1964

YEAR	BIRTHS (1)		DEATHS (1)		NATURAL INCREASE		NET MIGRATORY INCREASE	NET POPULATION INCREASE	POPULATION (1)	
	NO.	RATE	NO.	RATE	NO.	RATE			ASSESSED	CENSUS
1949	-	-	-	-	-	-	-	-	12,077	-
1950	477	35.0	87	6.4	390	28.6	1,151	1,541	13,618	-
1951	492	35.7	80	5.8	412	29.9	- 231	181		13,799
1952	563	35.3	87	5.5	476	29.8	1,658	2,134	15,933	
1953	637	37.0	83	4.8	554	32.2	710	1,264	17,197	
1954	654	35.5	92	5.0	562	30.5	683	1,245	18,442	
1955	750	37.3	111	5.5	639	31.8	1,037	1,676	20,118	
1956	839	43.5	119	6.2	720	37.3	-1,555	- 835		19,283
1957	943	44.6	104	4.9	839	39.7	1,035	1,874	21,157	
1958	975	43.6	134	6.0	841	37.6	349	1,190	22,347	
1959	1,051	45.6	124	5.4	927	40.2	- 223	704	23,051	
1960	1,068	45.0	114	4.8	954	40.2	- 255	699	23,750	
1961	1,031	42.0	151	6.1	880	35.9	- 75	805		24,555
1962	1,023	40.7	133	5.3	890	35.4	- 340	550	25,105	
1963								214(2)	25,319	
1964								- 226(2)	25,097	
TOTAL		10,503		1,419		9,084		3,944	13,028	
AVERAGE				40.1		5.5		34.6	1,002	

(1) Source: Vital Statistics Province of Ontario, Annual Publications.
(2) Note: Not included in total net population increase.

(66)

APPENDIX 4
 POPULATION BY ETHNIC GROUP AND SEX
 1961⁽¹⁾

	MALE	FEMALE	TOTAL	%
British Isles	3,203	3,287	6,490	26.4
French	7,734	7,813	15,547	63.3
Austrian	23	26	49	0.2
Czech and Slovak	20	12	32	0.1
Finnish	12	8	20	0.1
German	295	270	565	2.3
Hungarian	43	33	76	0.3
Italian	100	77	177	0.7
Jewish	51	51	102	0.4
Netherlands	115	130	245	1.0
Polish	94	95	189	0.8
Russian	38	38	76	0.3
Scandinavian	81	96	177	0.7
Ukranian	63	55	118	0.5
Other European	172	146	318	1.3
Chinese	16	12	28	0.1
Japanese	22	12	34	0.2
Other Asiatic	37	29	66	0.3
Indian and Eskimo	13	11	24	0.1
Negro	1	1	2	-
Other and not stated	108	112	220	0.9
TOTAL	12,241	12,314	24,555	100.0%

(1) Source: Census of Canada, 1961, Bulletin 1.2-5, pages 38-3 and 38-4.

APPENDIX 5
 POPULATION BY RELIGIOUS DENOMINATIONS ⁽¹⁾
 1961

	MALE	FEMALE	TOTAL	%
Adventist	2	2	4	
Anglican	873	926	1,799	7.3
Baptist	145	160	305	
Christian Reformed	3	4	7	
Christian Science	2	7	9	
Churches of Christ Disciples	1	2	3	
Confucian or Buddhist	11	4	15	
Greek Orthodox	29	28	57	(2)
Jehovah's Witnesses	8	21	29	
Jewish	104	108	212	
Lutheran	165	165	330	
Mennonite	2	-	2	
Mormon	4	4	8	
Pentecostal	16	15	31	
Presbyterian	206	190	396	
Roman Catholic	9,690	9,691	19,381	79.0
Salvation Army	13	14	27	
Ukrainian Catholic	28	29	57	
United Church	799	845	1,644	6.7
Other	140	99	239	
TOTAL	12,241	12,341	24,555	100.0%

(1) Source: Census of Canada, 1961, D.B.S., Bulletin 1.2-6.

(2) Note: All other denominations total 7.0% of total.

APPENDIX 6

HOUSEHOLDS BY PERSONS

NUMBER OF PERSONS IN HOUSEHOLD	1951 ⁽¹⁾		1961 ⁽²⁾	
	NO.	%	NO.	%
1	63	2.0	371	5.7
2 - 3	1,261	39.5	3,097	47.2
4 - 5	1,151	36.1	2,134	32.6
6 - 9	633	19.8	879	13.4
10 +	82	2.6	74	1.1
TOTAL	3,190	100.0%	6,555	100.0%
Average no. of persons per household	4.3		3.7	

HOUSEHOLDS BY FAMILIES

NUMBER OF FAMILIES IN HOUSEHOLDS	1951 ⁽¹⁾		1961 ⁽²⁾	
	NO.	%	NO.	%
0	120	3.7	587	8.9
1	2,806	88.0	5,834	89.0
2 +	264	8.3	134	2.1
TOTAL	3,190	100.0%	6,555	100.0%
Households with lodgers	356		435	

(1) Source: Census of Canada, 1951, D.B.S., Bulletin CT-5, Ottawa, page 10-11.

(2) Source: Census of Canada, 1961, D.B.S., Bulletin CT-13, Ottawa, page 12-13.

APPENDIX 7

FAMILIES

BY NUMBER OF CHILDREN

CHILDREN	1951(1)		1961(2)	
	NO.	%	NO.	%
0	915	27.3	1,768	29.0
1 - 2	1,533	45.7	2,818	46.1
3 - 4	642	19.1	1,099	18.0
5 +	264	7.9	424	6.9
TOTAL	3,354	100.0%	6,109	100.0%

AGES OF CHILDREN(2)

AGE GROUP	1961	
	NO.	%
Under 6 years	4,415	42.7
7 - 14 years	3,874	37.5
15 - 18 years	1,222	11.8
19 - 24 years	827	8.0
TOTAL	10,338	100.0%

(1) Source: Census of Canada, 1951, D.B.S., Bulletin CT-5, pages 10 and 11.

(2) Source: Census of Canada, 1961, D.B.S., Bulletin CT-13, pages 12 and 13.

APPENDIX 8

POPULATION BY AGE GROUP

AGE GROUP	1951(1)		1961(2)		INCREASE/DECREASE(-)	
	NUMBER	%	NUMBER	%	NUMBER	%
PRESCHOOL						
0 - 4	2,204	16.0%	3,898	15.9%	1,694	-0.1%
ELEMENTARY SCHOOL						
5 - 9	1,518	11.0	2,424	9.9	906	-1.1
10 -14	1,111	8.1	2,064	8.4	953	0.3
	<u>2,629</u>	<u>19.1</u>	<u>4,488</u>	<u>18.3</u>	<u>1,859</u>	<u>-0.8</u>
SECONDARY SCHOOL						
15 -19	927	6.7	1,776	7.2	849	0.5
WORK FORCE						
20 -24	1,203	8.7	2,718	11.1	1,515	2.4
25 -34	2,800	20.3	4,614	18.7	1,814	-1.6
35 -44	1,851	13.4	2,938	11.9	1,087	-1.5
45 -54	990	7.2	2,078	8.5	1,088	1.3
55 -64	680	4.9	1,146	4.7	466	0.2
	<u>7,524</u>	<u>54.5</u>	<u>13,494</u>	<u>54.9</u>	<u>5,970</u>	<u>0.4</u>
SENIOR CITIZENS						
65 -69	198	1.4	387	1.6	189	0.2
70 and over	317	2.3	512	2.1	195	-0.2
	<u>515</u>	<u>3.7</u>	<u>899</u>	<u>3.7</u>	<u>384</u>	<u>0</u>
TOTAL	13,799	100.0%	24,555	100.0%	10,756	0

(1) Source: Census of Canada, 1951, D.B.S., Volume I, Table 23-41.

(2) Source: Census of Canada, 1961, D.B.S., Volume I, Part II, Table 23-3.

APPENDIX 9
POPULATION BY AGE GROUP
EASTVIEW AND ONTARIO

AGE GROUP	EASTVIEW 1961 (1)		ONTARIO 1961 (2)		EASTVIEW 1964 (3)		ONTARIO 1986 (4)	
	NO.	%	NO.	%	NO.	%	NO.	%
PRESCHOOL 0 - 4	3,898	15.9	11.9		3,793	15.1	13.3	
ELEMENTARY SCHOOL 5 -14	4,488	18.3	20.3		4,501	18.0	21.4	
SECONDARY SCHOOL 15 -19	1,776	7.2	7.0		1,908	7.6	8.3	
WORK FORCE 20 -64	13,494	54.9	52.6		14,063	56.0	47.8	
SENIOR CITIZENS 64 and over	899	3.7	8.2		832	3.3	9.2	
TOTAL	24,555	100.0%	100.0%		25,097	100.0%	100.0%	

- (1) Source: Census of Canada, 1961, D.B.S., Volume I, Part II, Table 23-3.
(2) Source: Census of Canada, 1961, D.B.S., Volume I, Part II, Table 22-12.
(3) Source: Annual Report, Assessment Department, City of Eastview, 1964, Page 15.
(4) Source: Population Projection by Age Groups and by Economic Region, Ontario Department of Economics and Development, 1964.

APPENDIX 10
 EDUCATION LEVEL(1)
 1961

	CENSUS TRACTS					TOTAL	%
	70	71	72	73	74		
Attending School							
Elementary	585	719	806	1,175	710	3,995	16.3
Secondary	142	229	223	251	208	1,053	4.3
University	40	33	34	99	30	236	.9
TOTAL	767	981	1,063	1,525	948	5,284	21.5
Not Attending School							
Children 4 and under	516	899	672	1,177	634	3,898	15.9
No education	70	50	81	140	64	405	1.7
Elementary							
1 or more years	960	680	1,228	1,617	1,147	5,632	22.9
Secondary							
1 to 2 years	537	876	626	967	698	3,704	15.1
3 to 5 years	763	1,434	568	1,142	688	4,595	18.7
University							
1 or more years	313	336	115	185	88	1,037	4.2
TOTAL	3,159	4,275	3,290	5,228	3,319	19,271	78.5
						24,555	100.0%

(1) Source: Census of Canada, 1961, D.B.S., Bulletin CT-13, page 7.

APPENDIX 11
EMPLOYMENT BY OCCUPATION
1951 - 1961

GROUPS	1951(1)			1961(2)		
	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL
Managerial	353	23	376	606	68	674
Professional	335	62	397	863	324	1,187
Clerical	539	569	1,108	1,083	1,588	2,671
Primary	44	1	45	52	1	53
Manufacturing and Construction	984	75	1,059	1,581	98	1,679
Transportation	368	47	415	569	79	648
Commercial and Financial	239	147	386	411	190	601
Service	834	410	1,244	1,119	583	1,702
Labourers	274	13	287	328	12	340
	3,970	1,347	5,317	6,612	2,943	9,555
TOTAL POPULATION	6,929	6,870	13,799	12,241	12,314	24,555
EMPLOYMENT AS % OF POPULATION	57.3%	19.6%	38.5%	54.0%	23.9%	38.9%

(1) Source: Census of Canada, 1951, D.B.S., Bulletin CT-5, Ottawa, pages 14-15.

(2) Source: Census of Canada, 1961, D.B.S., Bulletin CT-13, Ottawa, pages 18-19.

APPENDIX 12
 EMPLOYMENT BY BUSINESS(1)
 1964

LAND USE	MALE	FEMALE	TOTAL
Retail	382	376	758
Wholesale	167	23	190
Services			
Professional	85	76	161
Financial	96	52	148
Industrial	294	71	365
Hotel and Restaurant	242	124	366
Warehousing	4	6	10
Institution	44	170	214
Government	191	46	237
Auto Sales and Service	134	2	136
Manufacturing	139	7	146
TOTAL	1,778	953	2,731

(1) Source: Survey undertaken by Planning Department, City of Eastview, 1964.

APPENDIX 13

LABOUR FORCE INCOMES

AMOUNT	1951(1)		1961(2)	
	MALE	FEMALE	MALE	FEMALE
Under \$1,000	229	307	242	432
\$ 1,000 - \$1,999	1,080	617	372	571
\$ 2,000 - \$2,999	1,403	170	913	892
\$ 3,000 - \$3,999	481	17	1,528	648
\$ 4,000 - \$5,999))	2,417	272
\$ 6,000 - \$9,999)	259) 3	580)
\$10,000 and over))	44) 35
TOTAL	3,452	1,114	6,096	2,850
AVERAGE				
Eastview	\$2,244	\$1,406	\$3,913	\$2,406
Ottawa City	\$2,368	\$1,550	\$4,651	\$2,573
Ottawa Metro Area	\$2,297	\$1,457	\$4,407	\$2,451

FAMILY INCOMES(3)

AMOUNT	HEADS OF FAMILIES	FAMILIES
Under \$2,000	332	195
\$ 2,000 - \$2,999	618	395
\$ 3,000 - \$3,999	1,321	861
\$ 4,000 - \$4,999	1,518	1,204
\$ 5,000 - \$5,999	705	768
\$ 6,000 - \$6,999	294	633
\$ 7,000 - \$9,999	225	800
\$10,000 and over	41	167
AVERAGE		
Eastview	\$4,121	\$5,172
Ottawa City	\$5,165	\$6,228
Ottawa Metro Area	\$4,877	\$5,877
Ontario	\$4,400	\$5,274

- (1) Source: Census of Canada, 1951, D.B.S., Bulletin CT-5.
(2) Source: Census of Canada, 1961, D.B.S., Volume III, Part 3, page 13-15, and page 13-16.
(3) Source: Census of Canada, 1961, D.B.S., Volume II, Part I, page 85-2.

APPENDIX 14

POPULATION PROJECTIONS

1965 to 1990

YEAR	ASSESSED POP'N	ANNUAL INCREASE	PERCENT INCREASE	NATURAL INCREASE RATE	NET MIGRATORY INCREASE	ONT.(2) POP'N	EASTVIEW AS A % OF ONT. POP'N
1949	12,077						
1950	13,618	1,541	12.8	28.6	1,151		
1951	13,799(1)	181	1.3	29.9	- 231	4,325,503	0.32
1952	15,933	2,134	15.2	29.8	1,658	4,490,096	0.35
1953	17,197	1,264	7.9	32.2	710	4,648,008	0.37
1954	18,442	1,245	7.2	30.5	683	4,841,887	0.38
1955	20,118	1,676	9.1	31.8	1,037	5,013,324	0.40
1956	19,283(1)	- 835	- 4.1	37.3	-1,555	5,130,947	0.37
1957	21,157	1,874	9.7	39.7	1,035	5,319,699	0.40
1958	22,347	1,190	5.5	37.6	349	5,504,083	0.40
1959	23,051	704	3.2	40.2	- 223	5,682,338	0.40
1960	23,750	699	3.0	40.2	- 255	5,808,746	0.41
1961	24,555(1)	805	3.4	35.9	- 75	5,928,372	0.41
1962	25,105	550	2.2	35.4	- 340	6,046,923	0.41
1963	25,319	214	0.9			6,191,279	0.41
1964	25,097	- 222	- 0.9			6,342,497	0.40
ANNUAL AVERAGE		868	5.1	34.6	303		0.38
PROVINCIAL AVERAGE			2.3	16.7			
FIGURES USED FOR PROJECTIONS 1965-1990		300	1.0	22.0	- 300		0.30
		Projection "A" based on increase of 300 persons per year.	Projection "B" based on increase of 1.0% per year.	Projection "C" based on natural increase of 22.0 persons per 1,000 persons plus a net migratory decrease of 300 persons per year.		Projection "D" based on the City of Eastview as an average of 0.30% of the population of the Province of Ontario.	
PROJECTED 1990 POPULATION		32,900	32,500	33,800		12,220,000(3)	36,600

(1) Note: Census population figures as used in Vital Statistics.

(2) Source: Ontario Department of Municipal Affairs.

(3) Source: Population Projection by Department of Economics and Development to 1986, projected to 1990 by Municipal Planning Consultants Co. Ltd.

APPENDIX 15

RECOMMENDED OPEN SPACE STANDARDS (1)

(1) NEIGHBOURHOOD PLAYGROUNDS

Neighbourhood playgrounds, consisting of 1.25 acres of table land per 1,000 persons, include facilities for active recreation for all age groups but special emphasis is placed on family groups and small children. The playgrounds serve an area 1/4 mile in radius and wherever possible should be centrally located in the neighbourhood and may form part of a school yard.

(2) NEIGHBOURHOOD PARKS

Neighbourhood parks, consisting of 2.50 acres of valley or table land per 1,000 persons, provide facilities for quiet relaxation and should include benches and landscaped area. The parks serve all age groups within an area 1/4 mile in radius and can be used as a buffer strip between residential and non-residential uses or as part of a combined park and playground.

(3) COMMUNITY PLAYFIELDS

Community playfields, consisting of 1.25 acres of table land per 1,000 persons, are designed to provide active recreational facilities, primarily for the age groups from 15 years of age and older, within a service area from 1/2 to 1 mile in radius.

(4) COMMUNITY PARKS

Community parks, similar to neighbourhood parks but consisting of 5.0 acres of valley or table land, are designed to provide passive recreation facilities with scenic walkways, picnic facilities and landscaped area. The Community parks, like the playfields, are designed to serve an area from 1/2 to 1 mile in radius.

(5) SUMMARY

The total amount of Open Space recommended for any municipality is 10.0 acres per 1,000 persons.

Neighbourhood playgrounds	- 1.25 acres/1,000 persons
Neighbourhood parks	- 2.50 acres/1,000 persons
Community playfields	- 1.25 acres/1,000 persons
Community parks	- <u>5.00 acres/1,000 persons</u>
TOTAL	10.00 acres/1,000 persons

(6) REGIONAL PARKS

In a municipality where natural scenic areas exist and can be utilized as conservation areas, forest preserves, or nature trails, or where regional athletic facilities such as baseball parks or fairgrounds are required it is recommended that these lands be set aside in addition to the above mentioned Open Space areas to provide additional recreational facilities for the region. The recommended standard for Regional parks is 10.0 acres per 1,000 persons.

-
- (1) Source: G. D. Butler, Standards for Municipal Recreation Areas, National Recreation Association, New York, N.Y.
Standards for Playgrounds and Playfields, National Recreation Association, New York, N. Y.

APPENDIX 16
SCHOOL STATISTICS⁽¹⁾
1964 - 1965

SCHOOL	SITE AREA		CLASS-	ENROL-	CAPACITY	ENROLMENT AS A % OF CAPACITY
	EXISTING	SUGGESTED(2)	ROOMS	MENT		
SEPARATE ELEMENTARY						
Genest(3))	2.9	14.0	20	600	700	86%
Berriault(3))			26(5)	600	910	66
Cadieux	1.8	7.0	21	710	735	97
Baribeau	3.0	6.0	18	479	576	83
Ducharme(4)	3.7	7.0	21	556	672	83
Claude(4)	1.4	6.0	12	370	420	88
Assumption(4)	2.5	6.0	16	407	512	80
	15.3	46.0	134	3,722	4,525	83%
PUBLIC ELEMENTARY						
J. O. Swerdfager	1.5	6.0	15	279	450	62%
R.E. Wilson	5.0	4.0	8	172	250	69
	6.5	10.0	23	451	700	64%
SECONDARY						
Eastview High School	11.0	17.0	46	1,217(6)	1,270	96%

- (1) Source: Mrs. Godin, Secretary, Roman Catholic School Board (Ward 4).
Gerard Metivier, Secretary, Roman Catholic School Board.
W. C. Gillette, Secretary, Eastview Public School Board.
Henri Renaud, Secretary, Eastview High School Board.
- (2) Source: See Appendix 17.
- (3) Note: School buildings on combined site.
- (4) Note: School buildings on combined site.
- (5) Note: Includes six classrooms to be constructed this year.
- (6) Note: Includes 257 pupils from outside Eastview.

APPENDIX 17

RECOMMENDED SCHOOL STANDARDS(1)

(1) Average number of elementary and secondary school pupils per classroom is 35.

(2) Area of Elementary School Site:

1 to 3 classrooms - 2 acres

4 to 6 classrooms - 3 acres

7 to 9 classrooms - 4 acres

10 to 11 classrooms - 5 acres

12 to 18 classrooms - 6 acres

19 to 23 classrooms - 7 acres

(3) Area of Secondary School Site:

1 to 12 classrooms - 7 acres

12 to 18 classrooms - 9 acres

19 to 23 classrooms - 11 acres

24 to 29 classrooms - 13 acres

30 to 43 classrooms - 15 acres

(1) Source: Suggestions for Layouts and Construction of Schools in Ontario, Ontario Department of Education, 1955, Items 200, 201, 300 and 302.

APPENDIX 18

RESIDENTIAL BUILDINGS CLASSIFICATION

1964

BUILDING OCCUPANCY	CENSUS TRACTS						TOTAL
	70	71	72	73	74		
Single-Family Dwellings	No.	365	203	187	303	204	1,262
	%	61.0	50.1	36.6	34.9	40.3	43.7
Two-Family Dwellings	No.	117	55	152	299	136	759
	%	19.6	13.6	29.8	34.5	26.9	26.3
Three-Family Dwellings(1)	No.	62	38	110	187	127	524
	%	10.4	9.4	21.5	21.6	25.1	18.1
Multiple-Family Dwellings(2)	No.	37	109	23	75	36	280
	%	6.2	26.9	4.5	8.7	7.1	9.7
Dwellings in Non- Residential Bldgs.(3)	No.	17	-	20	3	3	43
	%	2.8	-	3.9	0.3	0.6	1.5
Trailers	No.	-	-	19	-	-	19
	%	-	-	3.7	-	-	0.7
TOTAL	No.	598	405	511	867	506	2,887
		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

- (1) Note: Includes triplex dwellings and converted dwellings containing three dwelling units.
- (2) Note: Includes apartment buildings and converted dwellings containing more than three dwelling units.
- (3) Note: Includes commercial and institutional buildings containing a total of 98 dwelling units. Residential buildings containing commercial uses are classified in the other classifications.

APPENDIX 19

AGE OF DWELLING UNITS

1961(1)

PERIOD OF CONSTRUCTION	CENSUS TRACT					TOTAL	%
	70	71	72	73	74		
Before 1920	362	40(2)	302	126	183	1,013	13.4
1920 - 1945	-	-	-	-	-	1,133	17.3
1945 - 1961	615	1,464	496	1,270	564	4,409	67.3
TOTAL						6,555	100.0%

CONDITION OF DWELLING UNITS

1961(1)

CONDITION	NUMBER	PER CENT
Good	5,582	85.2
Need Minor Repair	833	12.7
Need Major Repair	140	2.1
TOTAL	6,555	100.0%

(1) Source: Census of Canada, 1961, Bulletin CT-13, page 12-13 and Bulletin 2.2-1, page 17-2.

(2) Note: Estimated. Not given in Census.

APPENDIX 20

EXTERNAL BUILDING CONDITION⁽¹⁾

1964

RESIDENTIAL BUILDINGS

BUILDING CONDITION		CENSUS TRACTS					TOTAL
		70	71	72	73	74	
Good	No.	287	322	224	474	241	1,548
	%	59.7	79.5	47.5	54.8	47.9	56.8
Good to Fair	No.	150	80	191	323	232	976
	%	31.2	19.8	40.4	37.4	46.1	35.8
Fair to Poor	No.	32	3	40	30	17	122
	%	6.6	0.7	8.5	3.5	3.4	4.5
Poor	No.	12	-	17	37	13	79
	%	2.5	-	3.6	4.3	2.6	2.9
TOTAL	No.	481	405	472	864	503	2,725

NON-RESIDENTIAL BUILDINGS

BUILDING CONDITION		CENSUS TRACTS					TOTAL
		70	71	72	73	74	
Good	No.	58	15	33	14	19	139
	%	57.5	93.8	57.9	45.2	47.5	56.8
Good to Fair	No.	37	-	17	14	14	82
	%	36.6	-	29.8	45.2	35.0	33.4
Fair to Poor	No.	1	-	1	1	1	4
	%	1.0	-	1.8	3.2	2.5	1.6
Poor	No.	5	1	6	2	6	20
	%	4.9	6.2	10.5	6.4	15.0	8.2
TOTAL	No.	101	16	57	31	40	245

(1) Source: Field Survey, Municipal Planning Consultants Co. Ltd., January, 1965.

APPENDIX 21

RESIDENTIAL BUILDING OCCUPANCY
1965(1)

TYPE OF OCCUPANCY		CENSUS TRACTS					TOTAL
		70	71	72	73	74	
Owner Occupied	No.	223	187	162	290	179	1,041
	%	46.4	46.2	34.3	33.6	35.6	38.2
Owner/Tenant Occupied	No.	106	76	159	330	171	842
	%	22.0	18.8	33.7	38.2	34.0	30.9
Tenant Occupied	No.	152	142	151	244	153	842
	%	31.6	35.0	32.0	28.2	30.4	30.9
TOTAL	No.	481	405	472	864	503	2,725

RESIDENTIAL DWELLING UNIT OCCUPANCY
1961(2)

TYPE OF OCCUPANCY		CENSUS TRACTS					TOTAL
		70	71	72	73	74	
Owner Occupied	No.	354	219	393	543	396	1,905
	%	31.0	13.9	36.6	32.8	35.7	29.0
Tenant Occupied	No.	787	1,354	682	1,113	714	4,650
	%	69.0	86.1	63.4	67.2	64.3	71.0
TOTAL	No.	1,141	1,573	1,075	1,656	1,110	6,555

(1) Source: Assessment Roll, City of Eastview, 1964 Assessment for 1965 Taxation.

(2) Source: Census of Canada, 1961, Bulletin CT-13, page 12-13.

APPENDIX 22

FIRE CALLS

1961 - 1964(1)

TYPE OF TYPE OF FIRE CALL	YEAR				TOTAL	PER CENT
	1961	1962	1963	1964		
Residential						
Space Heaters or Stoves	32	14	30	22	98	19.6
Oil or Gas Furnace	23	16	16	20	75	15.0
Electrical(2)	48	24	39	42	153	30.5
Sheds, Garage Rubbish	19	7	13	10	49	9.8
General and Other(3)	32	25	34	35	126	25.1
TOTAL RESIDENTIAL	154	86	132	129	501	100.0%
PER CENT OF TOTAL FIRE CALLS	55.2	48.9	54.1	47.1	51.5	
Non Residential	32	30	29	40	131	27.8
Other - Cars, Grass	52	30	42	57	181	38.3
Emergencies	9	2	16	19	46	9.7
False Alarms	32	28	25	29	114	24.2
TOTAL	125	90	112	145	472	100.0%
PER CENT TOTAL FIRE CALLS	44.8	51.1	45.9	52.9	48.5	
TOTAL FIRE CALLS	279	176	244	274	973	

(1) Source: Eastview Fire Department.

(2) Note: Includes electrical fires involving wiring, fuse box, stoves, and other electrical appliances.

(3) Note: Includes general house fires, walls, furniture, chimney and smell of gas or smoke.

APPENDIX 23

DIRECT RELIEF PAYMENTS⁽¹⁾

1962 to 1964

MONTH	1962		1963		1964	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT
Jan.	570	\$13,484.59	806	\$19,460.31	859	\$21,015.32
Feb.	563	13,204.48	877	20,553.11	846	20,837.61
Mar.	567	12,887.35	961	22,221.81	857	20,651.04
Apr.	587	13,633.73	922	22,440.11	872	20,792.25
May	569	13,239.08	749	18,456.56	792	18,596.12
June	541	12,462.47	692	16,878.74	720	18,976.56
July	531	13,381.01	647	16,101.94	747	19,439.28
Aug.	518	13,032.54	722	17,767.87	727	18,136.98
Sept.	545	13,318.09	638	15,642.87	831	18,980.04
Oct.	536	13,654.91	614	15,067.69	775	19,317.36
Nov.	620	15,334.11	711	16,259.30	757	19,195.99
Dec.	718	18,345.47	847	20,824.37	779	20,313.63
TOTAL		\$165,977.83		\$221,674.68		\$236,252.18
AVERAGE	572	\$13,831.48	766	\$18,472.89	797	\$19,687.68

(1) Source: Welfare Department, City of Eastview, Annual Reports.

APPENDIX 24

WELFARE CHARGE BACKS(1)

TO OTHER MUNICIPALITIES

MONTH	TOTAL	1963			1964			1965		
		TO OTTAWA	OTTAWA AS % OF TOTAL	TOTAL	TO OTTAWA	OTTAWA AS % OF TOTAL	TOTAL	TO OTTAWA	OTTAWA AS % OF TOTAL	
Jan.	56	38	67.9	64	47	73.4	72	50	69.4	
Feb.	55	37	67.3	69	51	73.9	74	50	67.6	
Mar.	64	43	67.2	70	52	74.9	68	51	75.0	
Apr.	58	43	74.1	73	56	76.7				
May	53	37	69.8	63	51	80.9				
June	46	35	76.1	66	53	80.3				
July	45	34	75.6	62	49	79.0				
Aug.	53	37	69.8	60	49	81.7				
Sept.	55	39	70.9	57	44	77.2				
Oct.	51	39	76.5	56	39	69.6				
Nov.	49	37	75.5	50	34	68.0				
Dec.	58	42	72.4	57	41	71.9				
AVERAGE	54	38	71.9	62	47	75.6	71(2)	50(2)	70.7(2)	

(1) Source: Welfare Department, City of Eastview.

(2) Note: Up to March 31, 1965.

APPENDIX 25

DRAFT COUNCIL RESOLUTION FOR AN URBAN RENEWAL SCHEME

"WHEREAS there is an urgent need for the preparation of an urban renewal scheme for that area in the City of Eastview, shown edged in red on the map attached hereto as Schedule "A", (map delineating Urban Renewal Area No. 1 to be attached to resolution), in order to determine the detailed urban renewal proposals for the area; and

WHEREAS it is provided by section 23A of the National Housing Act, 1954, that the Central Mortgage and Housing Corporation may, with the approval of the Governor in Council, enter into an agreement with any province or municipality whereby the corporation will contribute one-half of the cost of the preparation of an urban renewal scheme, including the cost of all economic, social and engineering research and planning necessary therefor; and

WHEREAS the Government of Ontario may, under section 22 of The Planning Act, now contribute up to 50% of the municipality's share of the cost of the preparation of detailed urban renewal area studies; and

WHEREAS it is estimated that the cost of such a study will be \$ _____, of which amount the Central Mortgage and Housing Corporation would contribute \$ _____, the Government of Ontario \$ _____;

NOW THEREFORE, the Council of the Corporation of Eastview resolves as follows:-

1. That the Planning Board be authorized to prepare and submit, through the Clerk of the City of Eastview, to the Minister of Municipal Affairs and to the Central Mortgage and Housing Corporation a detailed submission containing an itemized estimate of the cost of the scheme along with particulars of the study programme;
2. That the scheme be conducted by, or under the immediate supervision of the Planning Board, in order that it may be related to the Official Plan of the City of Eastview;
3. That an application be made to the Minister of Municipal Affairs for approval to carry out such a scheme;
4. That an application be made to the Minister of Municipal Affairs, pursuant to section 22 of The Planning Act, for financial aid in the amount of \$ _____ for the purpose of preparing a detailed urban renewal scheme in the City of Eastview. The foregoing amount represents 25% of the cost of this study, the total cost to be \$ _____;

APPENDIX 25 (Continued)

5. That the Minister of Municipal Affairs be advised of the City of Eastview's intention to make application to the Central Mortgage and Housing Corporation for financial aid to prepare an urban renewal scheme, and of the nature of this scheme, and that he be requested to arrange approval to the making of such an application and such a study; and
6. That an application be made to the Central Mortgage and Housing Corporation, pursuant to section 23A of the National Housing Act, 1954, for financial aid in the amount of \$_____, for the purpose of preparing an urban renewal scheme. The foregoing amount represents 50% of the costs of this scheme, the total cost to be \$_____."