

## EXECUTIVE SUMMARY

This report examines neighbourhood revitalization via a case study of the Glebe, one of Ottawa's century-old inner-city neighbourhoods. The two main purposes of the report are to determine if the Glebe followed traditional neighbourhood evolution patterns and, if so or if not, why; and to describe what policies or initiatives allowed and encouraged the Glebe to revitalize.

In reviewing traditional neighbourhood evolution patterns, the report examines three broad factors that guide neighbourhood evolution: ecological, economic and policy/planning factors. The two sets of ecology-based theories are "Neighbourhood Life-Cycle" theories and "Filtering and Succession" theories. In addition, two economic theories and ten policy/planning initiatives are outlined.

Using the above factors as a backdrop, the report outlines and highlights the changes that have occurred within the Glebe. By reviewing the Glebe's history, its evolving land uses and a number of statistical variables at the census tract level, the Glebe case study demonstrates that the Glebe reached a peak in residential desirability during the 1950s, deteriorated through the 1960s and 1970s and revitalized through the 1980s and 1990s. This last stage was most influenced by economic and policy/planning factors.

Noteworthy reasons for the Glebe's revitalization were: its convenient mix of amenities; its abundance of heritage and architecturally significant structures; its attractive physical setting; its surrounding municipality's market interventions; its comprehensive planning; and, its vocal and outspoken community association. Based on the Glebe's experience with revitalization, the report outlines ten specific lessons learned and, for each, suggests a set of policies.

In concluding, the report highlights that planners have the necessary tools to successfully revitalize inner-city or downtown neighbourhoods. Nonetheless, the report also cautions that the use of certain tools may have equity and equality implications. On top of undertaking the multitude of initiatives designed to revitalize inner-city and downtown neighbourhoods, planners should also concentrate on planning and designing neighbourhoods that, in the future, will require the least amount possible of economic and policy/planning intervention to successfully revitalize.