

# HERON GATE

## MASTER PLAN

### OTTAWA

City of Ottawa Urban Design Review Panel  
MARCH 5, 2021



**hazelview**  
INVESTMENTS

**DIALOG**<sup>®</sup>

**The Stirling Group**  
*Development Initiatives*



# PRESENTATION OVERVIEW

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Urban Context

Process

Master Plan Development

Concept Plan



An aerial photograph of a suburban neighborhood, overlaid with a dark blue filter. The image shows a grid of streets, numerous houses with lawns, and some larger commercial or institutional buildings. A prominent school building with a large parking lot is visible in the lower center. The text 'URBAN CONTEXT' is centered over the image in a large, white, sans-serif font.

# URBAN CONTEXT



# Context – City





# Context - Parks & Open Space





# Context - Land Uses





# Site Context





## Context - Setting the stage: HG7 (completed Summer 2020)



View of HG7 looking south east from intersection of Heron Road and Sandalwood Drive



An aerial photograph of a suburban neighborhood, overlaid with a dark blue filter. The image shows a grid of streets, numerous houses with varying rooflines, and some larger commercial or institutional buildings. A prominent school building with a large parking lot is visible in the lower center. The word "PROCESS" is centered in the image in a large, white, sans-serif font.

# PROCESS



# Heron Gate Master Plan Process:

## PRE- APPLICATION PHASE

2016-2020

**Heron Gate 7  
Development  
Completed  
Summer 2020**

Development  
Review and Approval  
Process /  
Construction Process

Early  
2018

**Master Plan  
Start up and  
Community  
Visioning  
Sessions**

Public Open House – Jan 23, 2018  
Public Visioning Session – Feb 24, 2018  
Public Visioning Session – Apr 7, 2018  
Carleton Studio Reviews – Oct-Dec 2018  
HG Residents Meeting - Dec 6, 2018

Late  
2018

**Concept Plan  
Development  
& Study  
Initiation**

Jan-July  
2019

**Concept Plan  
& Technical  
Studies  
Application  
Submitted**

Public Open House  
Feb 11, 2019  
HG Residents Meeting  
Feb 12, 2019  
Public Open House  
March 25, 2019  
HG Residents Meeting  
March 26, 2019  
April 5, 2019 UDRP  
Informal Review  
July 11, 2019 UDRP  
Focused Session

## POST APPLICATION PHASE

2019 - 2021

**Municipal Review Process:  
Technical Review & Response  
UDRP Formal Review  
Public Information Session**

Discussions with Staff to resolve technical  
issues – on-going  
Consultation with Councillor to solidify  
Social Contract – on-going  
UDRP Formal Review – March 2021  
Public Information Session(s) -March 2021  
Planning Committee – May 2021  
City Council – June 2021

**We are here**

**Work program**

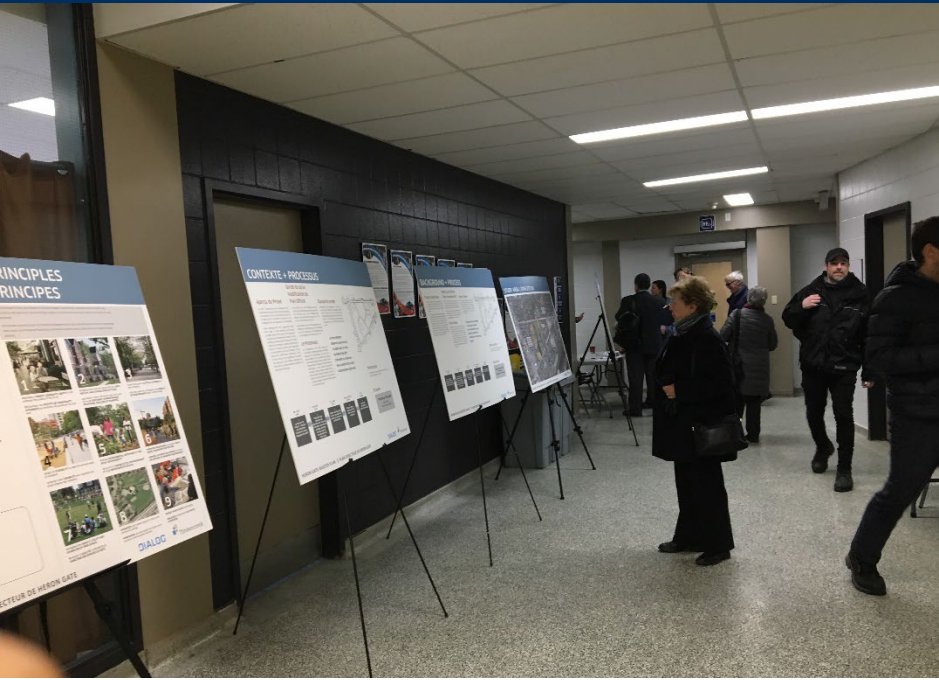


# Public Engagement (2016 – Ongoing)





# Public Engagement (2016 – Ongoing)





# Urban Design Review Panel

April 5, 2019

Urban Design  
Review Panel

**Informal Review**

July 11, 2019

Urban Design  
Review Panel

**Focused Session**







An aerial photograph of a suburban neighborhood, overlaid with a dark blue filter. The image shows a grid of streets, numerous houses with lawns, and a large school building with a playground in the upper left. The text "MASTER PLAN DEVELOPMENT" is centered in white, bold, sans-serif capital letters.

# MASTER PLAN DEVELOPMENT



## **VISION:**

“Heron Gate will be a complete, vibrant and sustainable community that enhances the quality of life for residents while harmonizing with surrounding communities.”



# Planning Principles



1  
A vibrant community identity



2  
Safe, healthy and diverse



3  
Focal points & places of gathering



4  
Flexibility to meet the diverse needs.



5  
Sustainability and social responsibility.



6  
Prioritize pedestrians and multi-modal transportation



7  
Quality open spaces.



8  
Harmonize with community setting.



9  
Engage stakeholders meaningfully.



# Built Form Concept Development



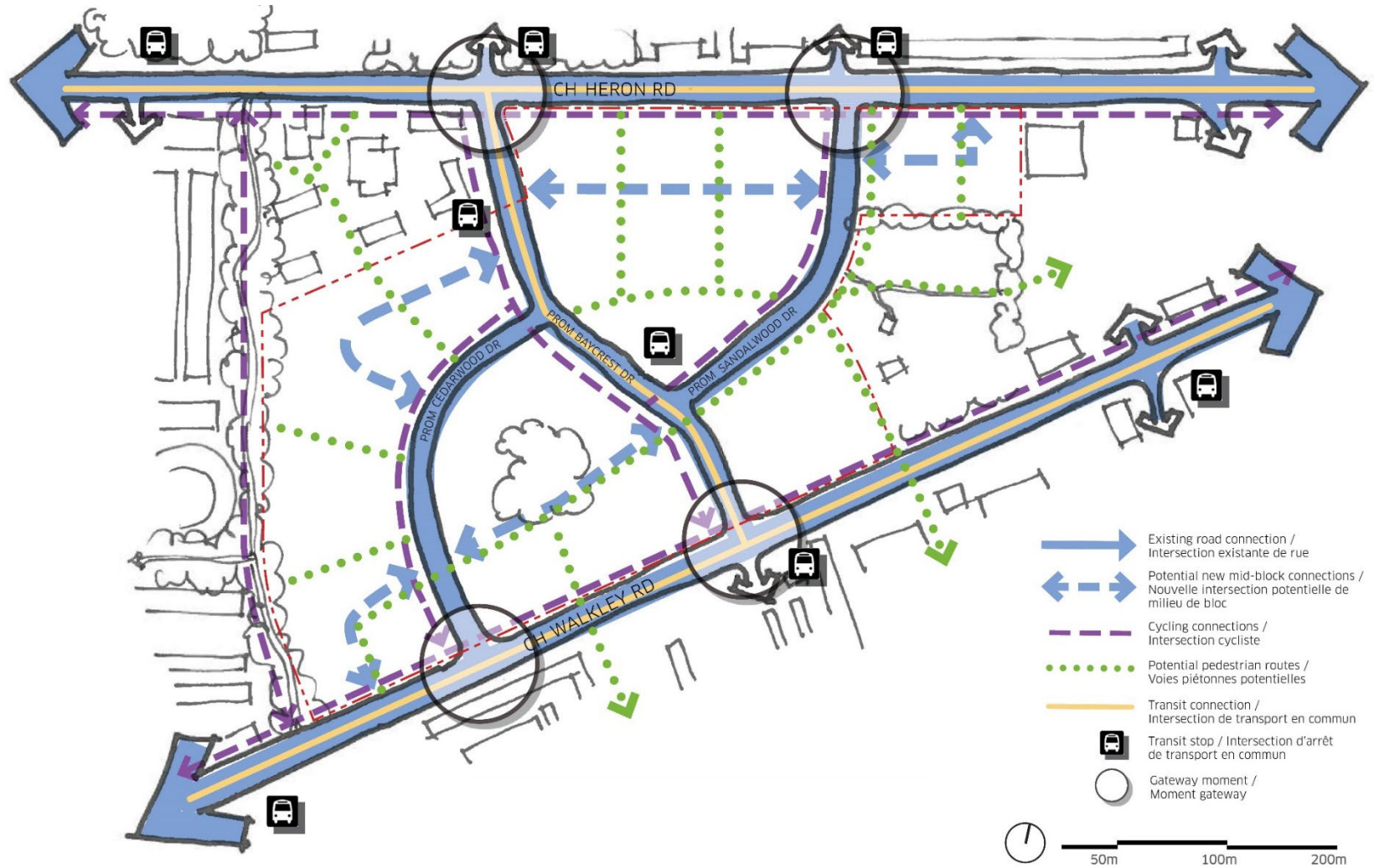


# Open Space Concept Development





# Transportation Concept Development







# CONCEPT PLAN + BUILT FORM



# UDRP Informal and Focused Session

Panel Supports	Comments
<ul style="list-style-type: none"><li>• Central Park</li><li>• Retention of Existing Towers</li><li>• Live Work Units</li><li>• Completed Community Concept</li><li>• Connectivity</li><li>• Height in Centre of Plan</li><li>• Mix of Housing Typologies</li></ul>	<ul style="list-style-type: none"><li>• Infill Street Related Lower Density Housing In front of Existing Towers</li><li>• Central Market / Community Gardens Area</li><li>• CPTED Principles to Existing Towers Through Detail Design</li><li>• Opportunities to Further Active Street Frontages</li><li>• Block Sizes</li><li>• ROW sizes (narrower is better)</li><li>• Important to Phase the Plan</li><li>• Lower Height in Proximity to Heron Road</li><li>• Tower Separation</li><li>• Towers as Gateway Features</li><li>• Clear, Measurable Sustainability Benchmarks</li><li>• Buildings to Frame Street Edges</li><li>• Back of House of Building Fronting onto Central Park</li><li>• Removal of Building in Central Park and Transfer Density to “Green Wedge”</li></ul>



# Concept Plan



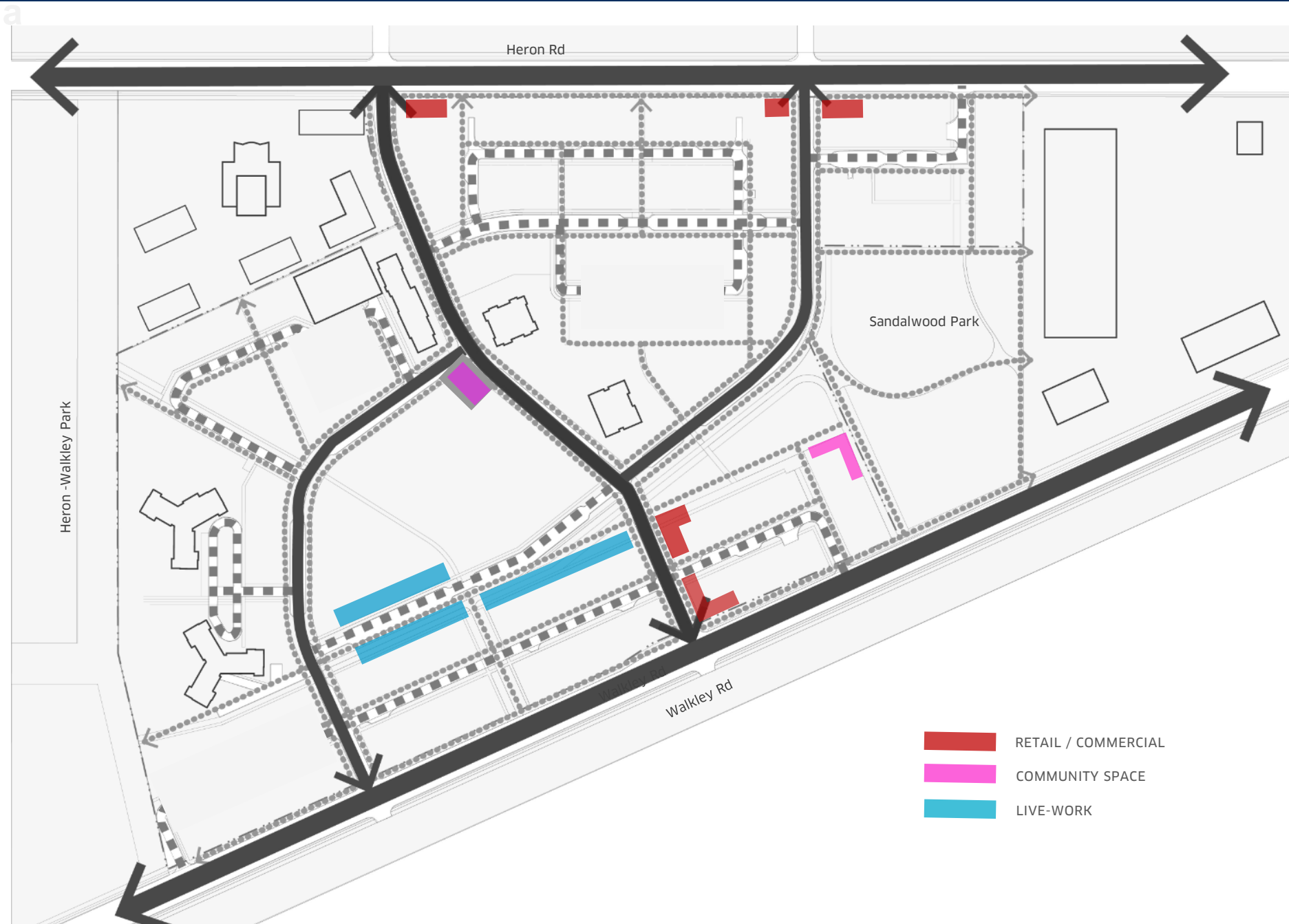


# Concept Plan – Block Pattern





# Concept Plan – Building Frontages/uses at grade





# Built Form - Density and Building Heights Approach

a



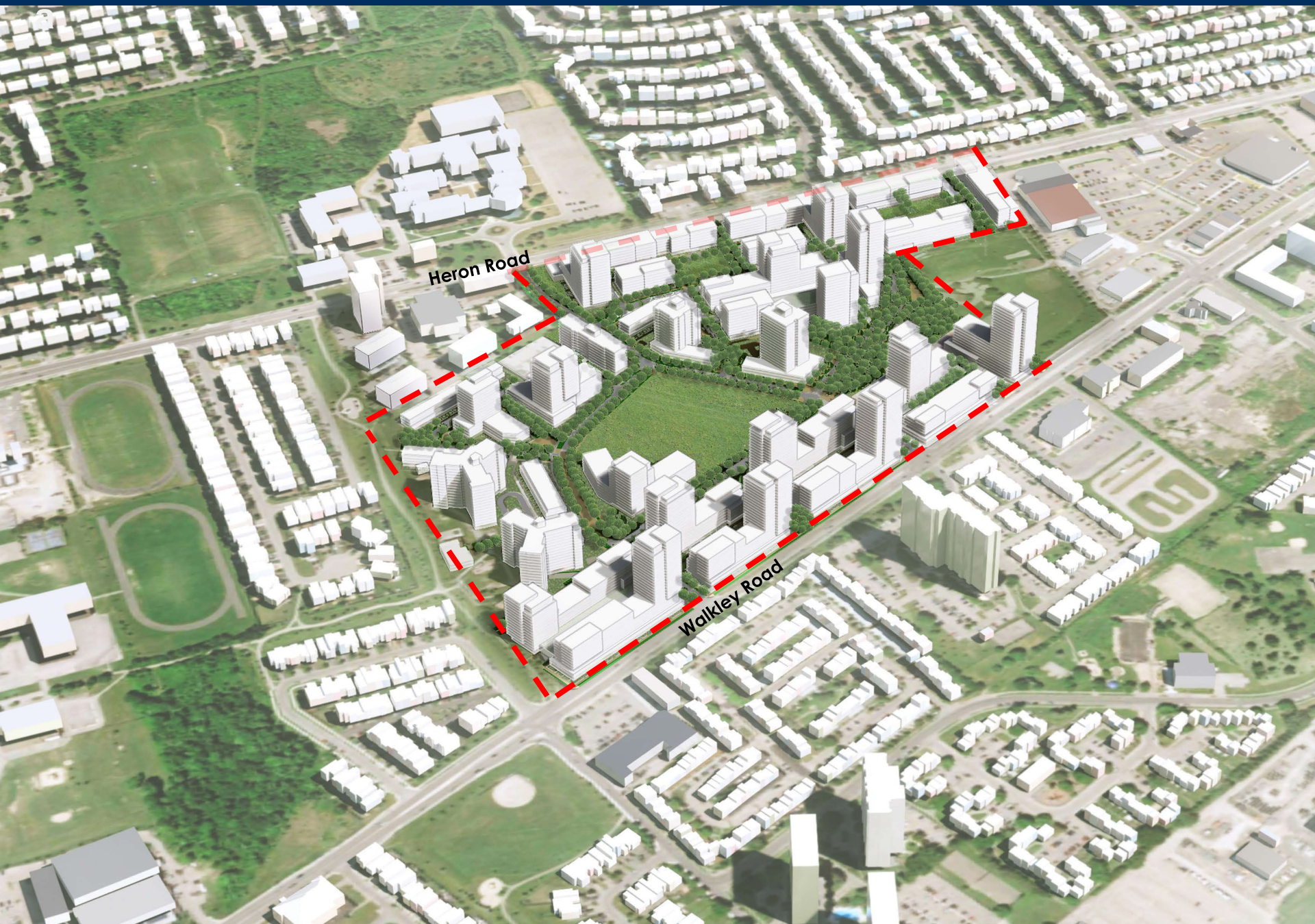


# Built Form - Density and Building Heights Approach





# Concept Plan – View from south



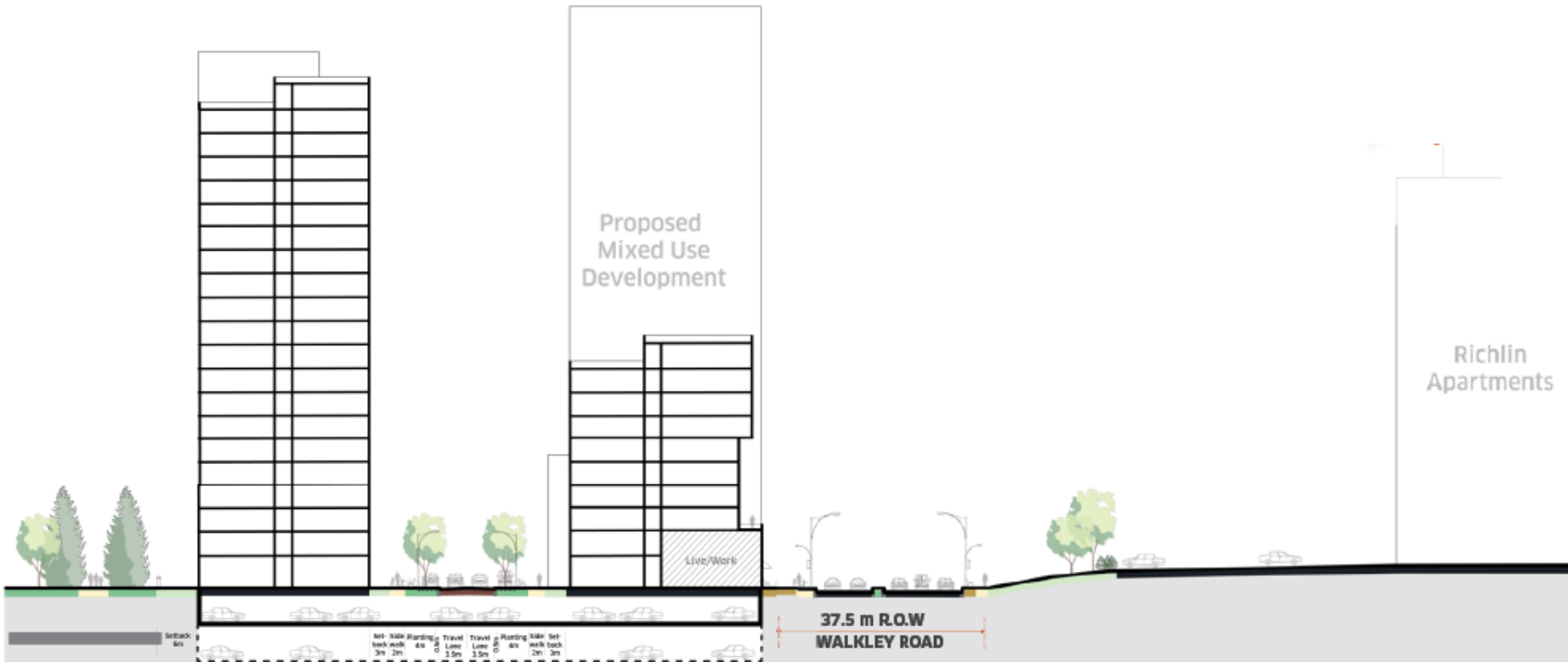


# Concept Plan – View from south





# Built Form – Cross section at Walkley Road

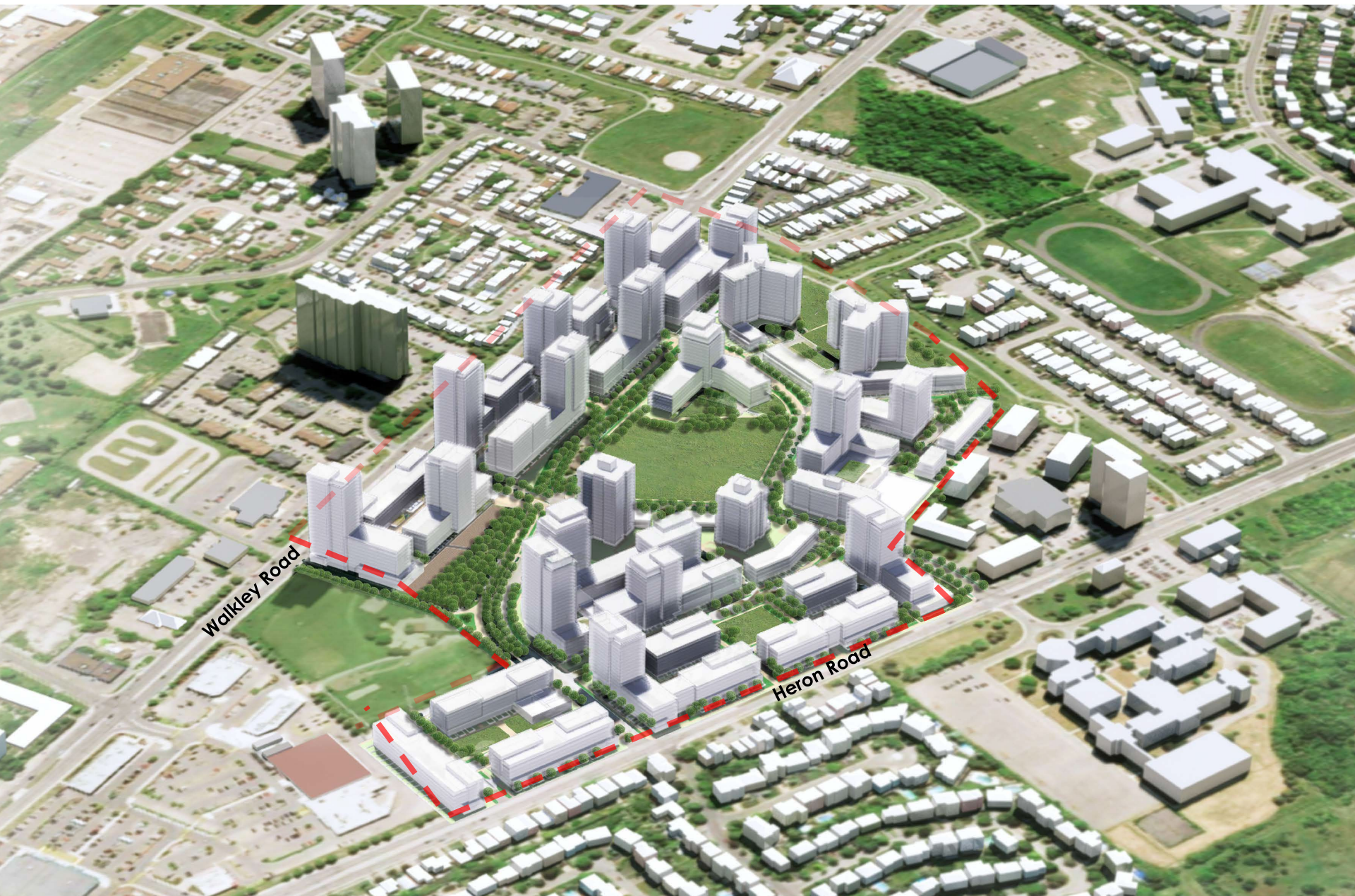


Cross section looking east



# Concept Plan – View from north

a





## Built Form – Perspective at Heron Road



View along Heron Road



An aerial photograph of a suburban neighborhood, overlaid with a dark blue tint. The image shows a grid of streets, numerous houses, and some larger commercial or industrial buildings. A prominent feature is a large, open, undeveloped area in the center-right, which appears to be a field or a large lot. The text "OPEN SPACE" is centered over this area in a large, white, sans-serif font.

OPEN SPACE



# Concept Plan Development – Open Space Big Moves





# Open Spaces & Green Connections





# Open Space – Built form relationship



View looking south west over the north parkette



## Open Space – Built form relationship



View looking north across Sandalwood Park from Walkley Road

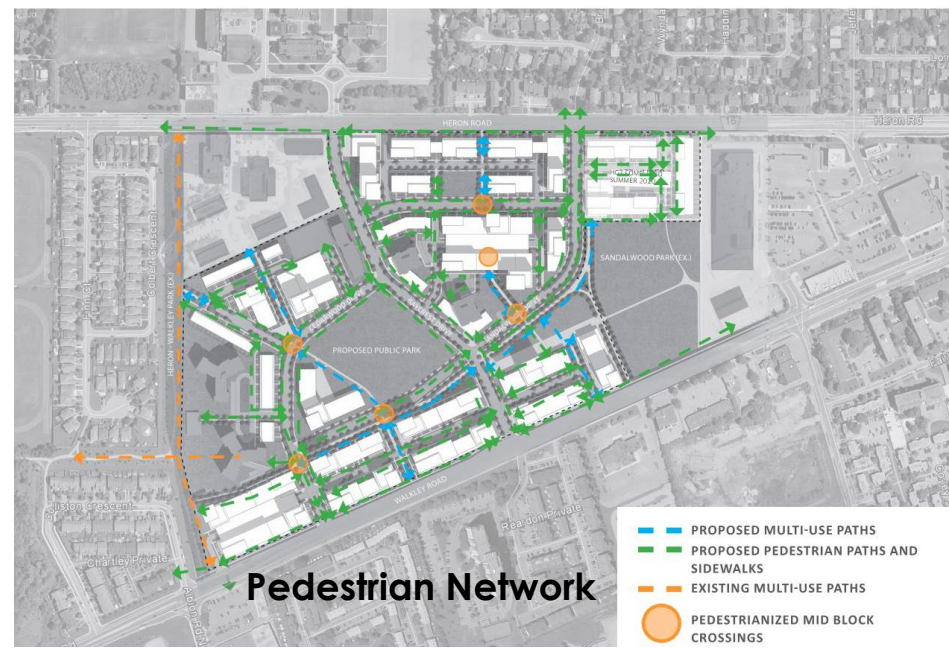
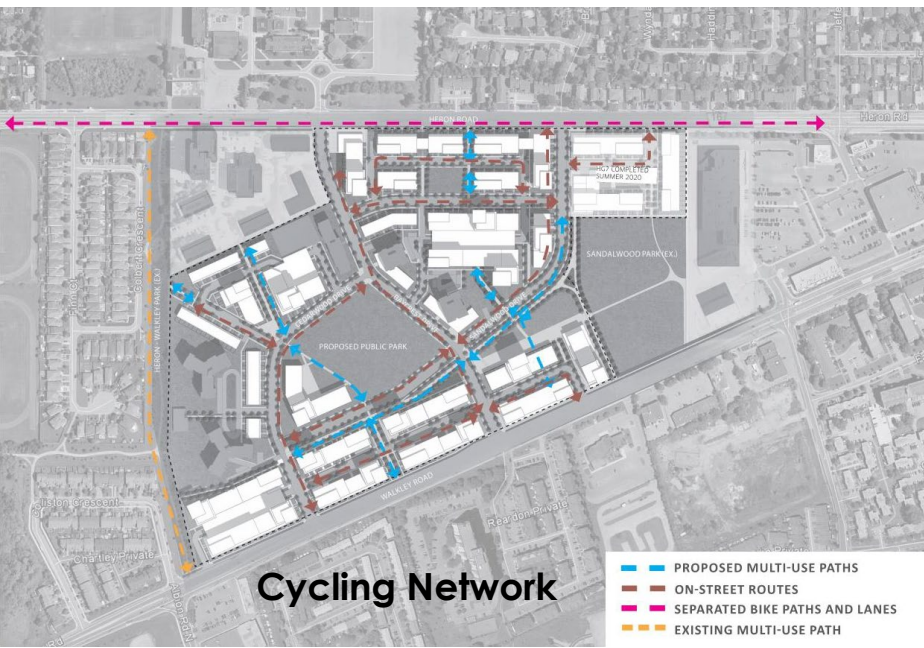
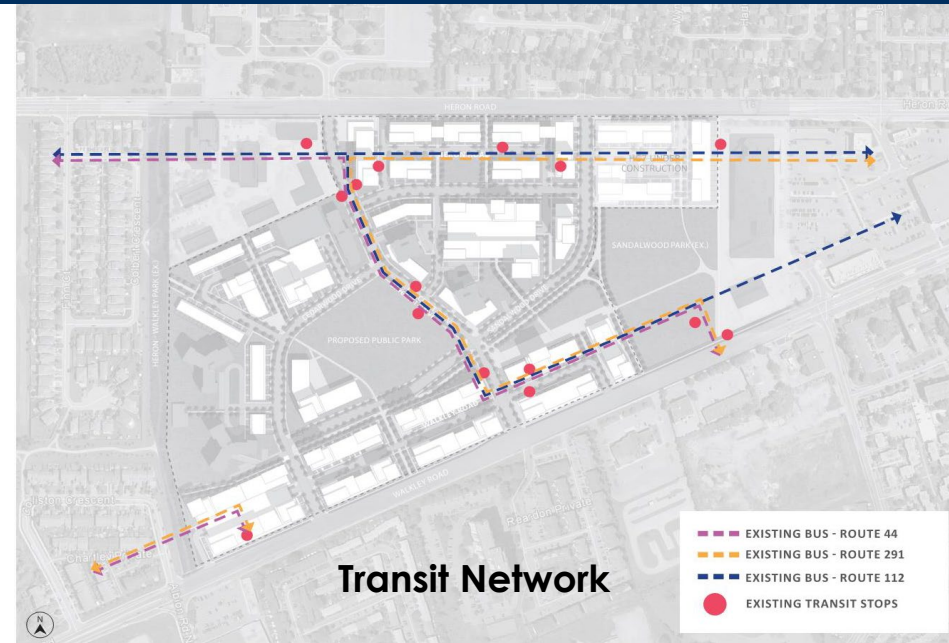
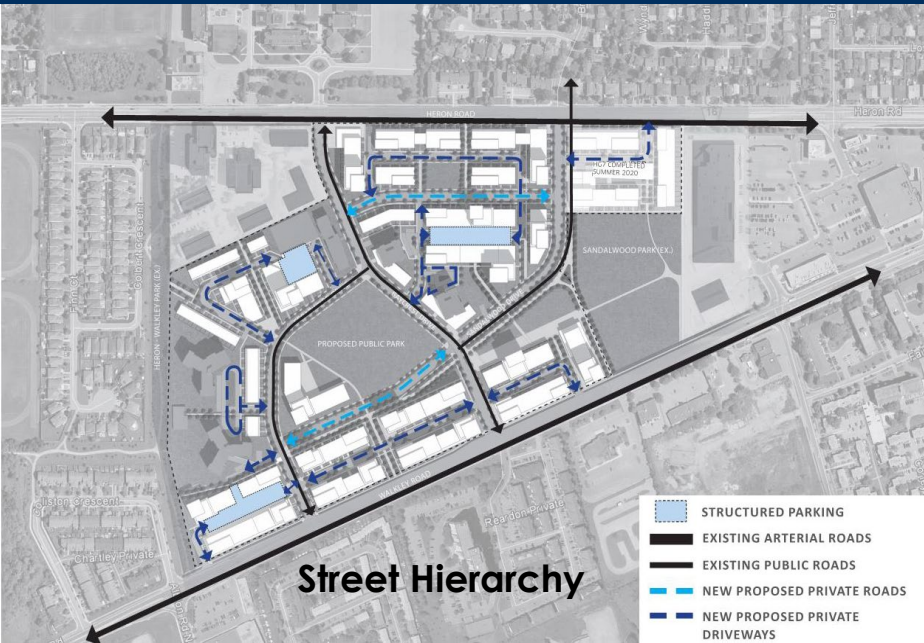


An aerial photograph of a suburban neighborhood, overlaid with a dark blue tint. The image shows a grid of streets, numerous houses with visible roofs, and some larger commercial or institutional buildings. A prominent school building with a large parking lot is visible in the lower center. The word "MOVEMENT" is centered in white, bold, sans-serif capital letters.

# MOVEMENT

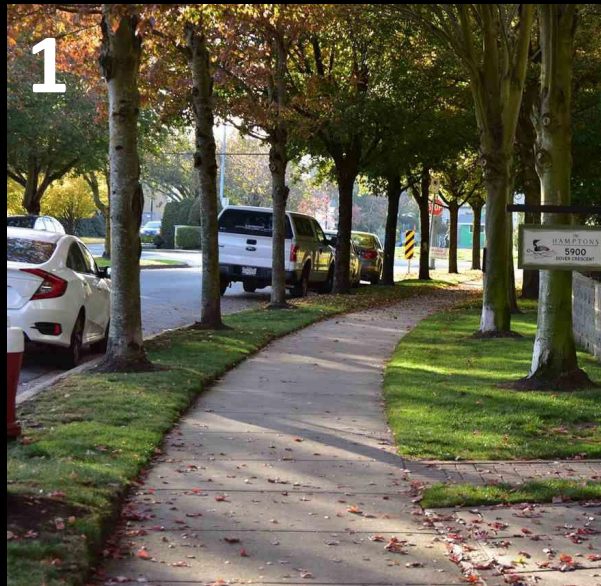


# Concept Plan –Circulation Network

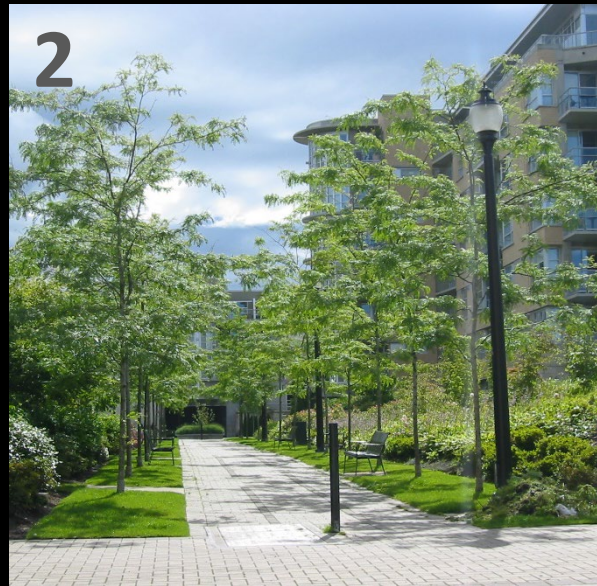




# Movement – Pedestrian, Vehicular and Cycling



Tree lined sidewalks



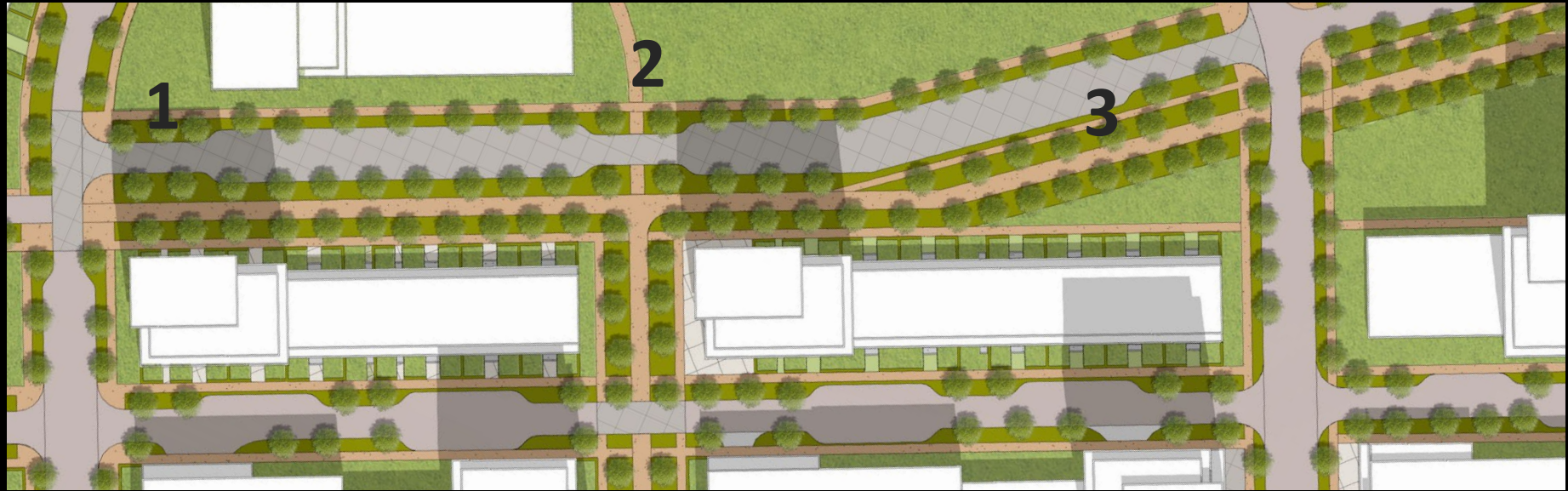
Mid-block connections



Mid-block crossings



# Movement – Pedestrian, Vehicular and Cycling



Curb bump-outs



Multi-use paths



On-street parking



An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent blue filter. The image shows a grid of streets, numerous houses with varying rooflines, and several large open fields or parks. A prominent road runs horizontally across the middle of the frame. The overall scene is a typical suburban landscape.

# Thank you !

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