

Draft

1495 Heron Road

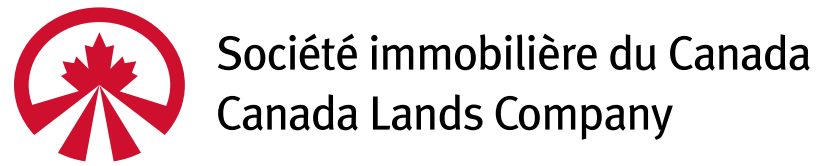
Master Plan

Winter 2022



Canada Lands Company
Société immobilière du Canada

Document prepared by



Canada Lands Company recognizes that the City of Ottawa is located on the traditional territory of the Algonquin Anishinaabe people who have lived on this land for millennia. We extend our respect to all First Nations, Inuit and Métis people for their valuable past and present contributions to these lands. We also recognize and respect the cultural diversity that First Nations, Inuit, Métis people bring to the City of Ottawa.

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CHAPTER 1		CHAPTER 4		CHAPTER 8		APPENDIX I	
Introduction	6	Public Engagement Process	34	Development Typologies	69	Mobility Analysis and Strategy	94
Mandate	7	Public Engagement Reach	35	Street Typologies	70		
Content of report	9	Synthesized Results	36	Open Space Typologies	73	APPENDIX II	
CHAPTER 2		CHAPTER 5		CHAPTER 9		Geotech Analysis	95
Existing Conditions and Gap Overview	10	Concept Plan	38	Heritage Conservation Strategy Overview	79	APPENDIX III	
Contextual analysis	11	Vision Statement	39	Introduction	80	Heritage Character Analysis and Heritage Conservation Strategy	96
Demographic Overview	15	Guiding Principles	40	Conservation of Heritage Character	82		
Site analysis	16	Iterative Design Process	41	Rationale for Retention and Selective Removals	85		
Land Use Policy and Development	18	Design Elements	42	New Construction	86		
Market Analysis	21	Proposed Concept	44	Interpretation	87		
Infrastructure	22	CHAPTER 6		CHAPTER 10			
Opportunities and Constraints Matrix	24	Design Approaches	47	Implementation Strategy	88		
Recommendations	25	Conservation of Heritage Approach	48	Implementation Strategy	89		
CHAPTER 3		Landscape Approach	49	Draft Plan of Subdivision	90		
Heritage Analysis Overview	26	Urban Design Approach	58	Zoning Amendment	91		
Introduction	27	CHAPTER 7		Land Division and Joint Ownership	92		
Historical Overview	28	Development Plan	65	Abutting Future Development	92		
Themes and Historic Context	30	Development Plan	66	Commemoration	92		
Heritage Character of the Campanile Campus	31	Development Program	67	Project Phasing	93		
Assessment of Existing Conditions	32	School site	68				
Adaptive Reuse Analysis	33						

Chapter 1.

Introduction

The introduction chapter provides a context for the project as a master plan. The components of the document are also presented.

1.1

Mandate

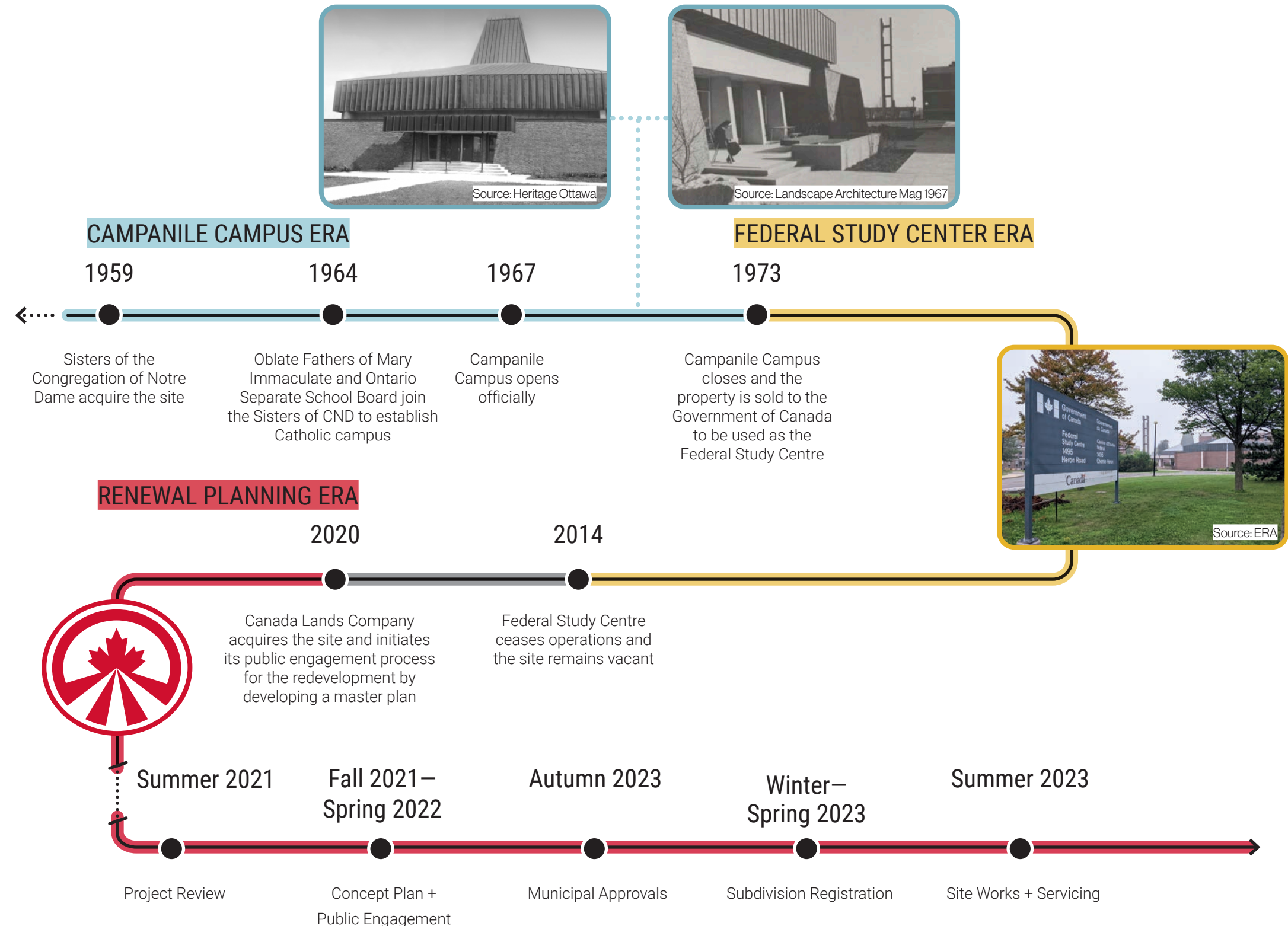
In the early summer of 2021, Canada Lands began the creation of a master plan to reimagine 1495 Heron Road as a mixed-use community that connects history to the future, surrounding neighbourhoods to each other, and green space to urban life. This plan was developed with ongoing community input.

Canada Lands Company, a federal Crown corporation, has a mandate to transform former Government of Canada properties and reintegrate them into local communities while ensuring their long-term sustainability and viability. It acquired the 1495 Heron Road site from Public Services and Procurement Canada in 2020 after the land was declared surplus. The 18-acre (7.3-hectare) site consists of 12 buildings, which account for almost 219,000 square feet (20,346 square metres).

The property is in Alta Vista Ward and is close to retail services, transit, parkland, and green space areas. The site is bound to the south by Heron Road, to the North by Parkland and Wren's Way, to the west by the former St. Patrick High School and Orlando Park, and to the east by the Guildwood Estates neighbourhood. Its exterior includes ample surface parking and two tennis courts.

The site was originally designed and developed by the Sisters of the Congregation of Notre Dame in the 1960s, and then purchased by the Government of Canada in 1973 to be used as the Federal Study Centre.

Canada Lands retained Stantec as the planning consultant to lead the master planning process. The Stantec team includes ERA Architects, responsible for the site's heritage analysis, and PACE Public Affairs & Community Engagement leading the project's engagement process.



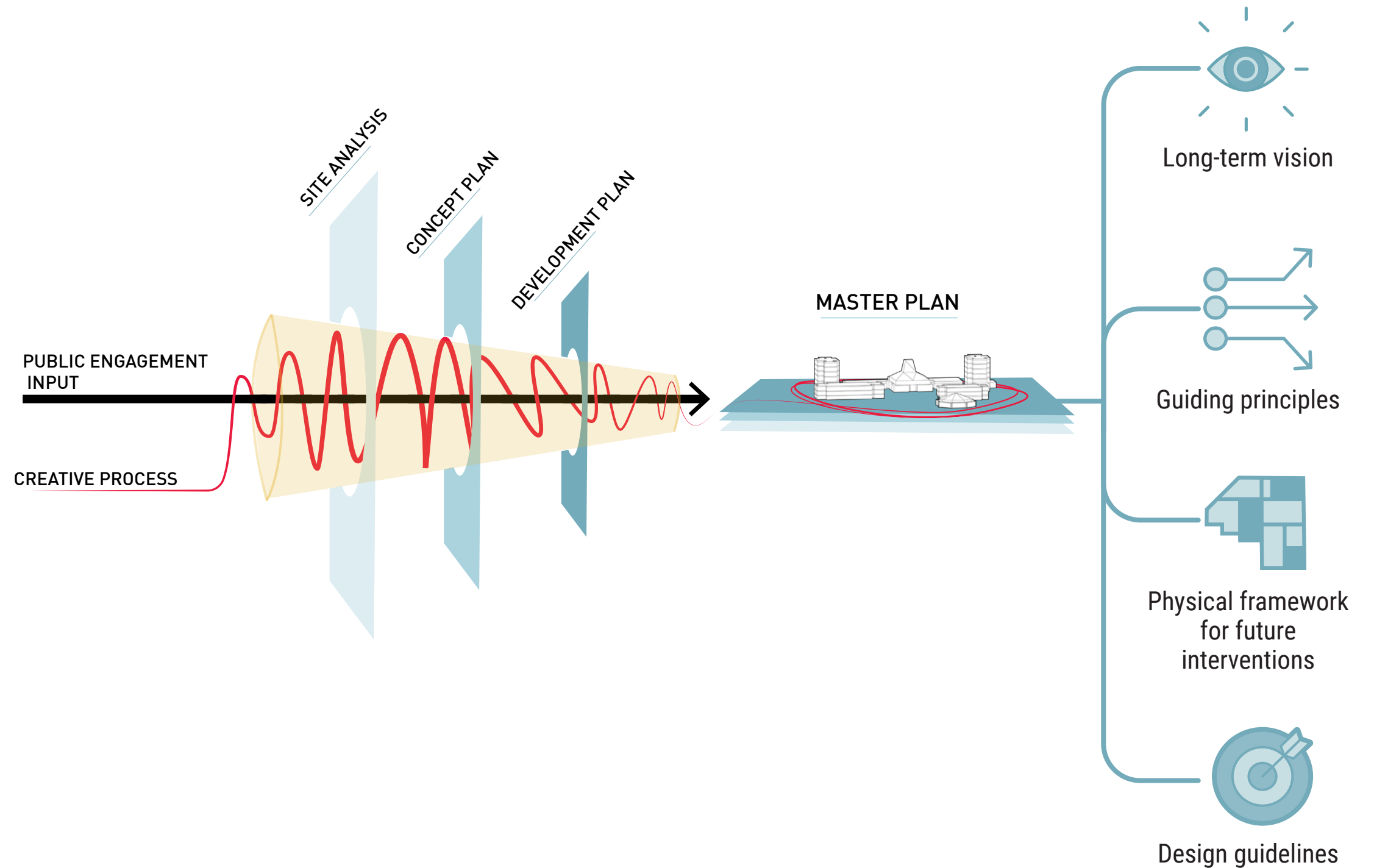
What is a Master Plan?

A Master Plan is planning document that guides the development of a site for the next 5 to 15 years. It is a dynamic framework that establishes a concerted vision for the site and guidelines for its development.

This document provides a high-level perspective on the upcoming transformation. It specifically addresses the physical and spatial design of future development to ensure consistency. The Master Plan aims to align land use, land subdivision, infrastructure and building projects with the local character and uniqueness of the site.

It is an aspirational tool that determines priorities as well as strategies. However, it must be dynamic and flexible to opportunities that may emerge during the implementation of the Master Plan and that are consistent with the principles and values of the Plan.

Similarly, an update of the Master Plan may be required over time to assess progress and adapt to new market realities.



1.2 Content of report

This Master Plan is organized into 10 chapters. It presents the approach taken to develop the Master Plan as a whole.

- 1 This first chapter explains the mandate of Canada Lands Company and what the Master Plan represents for the future of the site.
- 2 The second chapter outlines the Existing Conditions and Gaps report which examines the local regional context, site conditions, planning framework, market analysis results and many other elements that influence the design approach.
- 3 The third chapter summarizes the heritage analysis conducted by ERA. It discusses the history of the site and the themes that influenced the design of 1495 Heron Road. These are reflected in the characteristic elements that make the site unique. The chapter also explores the condition of the buildings and landscape, as well as their potential for adaptive reuse.
- 4 The fourth chapter summarizes the public participation process that was undertaken as part of the Master Plan. Several activities were undertaken at various points in the process to gather input and ideas from as many interested parties as possible. The chapter also provides a summary of the different outcomes of this process, namely the ideas that were most frequently raised.
- 5 The fifth chapter sets out the future vision for 1495 Heron Road. It presents the guiding principles that were identified by the community during the initial public participation activities and that have guided the design of the site. The chapter also illustrates the iterative process that led to the proposed concept and its design elements.
- 6 The sixth chapter looks at the three main approaches that make up the proposed concept: heritage, landscape and urban design. The intentions of each of these approaches are explained and the development orientations are detailed.
- 7 The seventh chapter outlines the development program in terms of new buildings, open spaces and streets, as well as the projected acreage and new residential units. The question of the school site is also explored whether or not this land is occupied by the school use.
- 8 The eighth chapter presents the detailed design of the public realm and publicly accessible spaces, namely streets and open spaces according to their different typologies. The chapter also outlines the proposed height parameters.
- 9 The ninth chapter focuses on conservation strategies for the proposed development. It explores the character elements retained and conserved, the rationale for retention and demolition, and the guidelines for new construction and for the interpretation program.
- 10 The tenth and final chapter addresses the implementation elements of the Master Plan, specifically the proposed subdivision plan, suggested phasing, proposed changes to the planning and regulatory framework.

Chapter 2.

Existing Conditions and Gap Overview

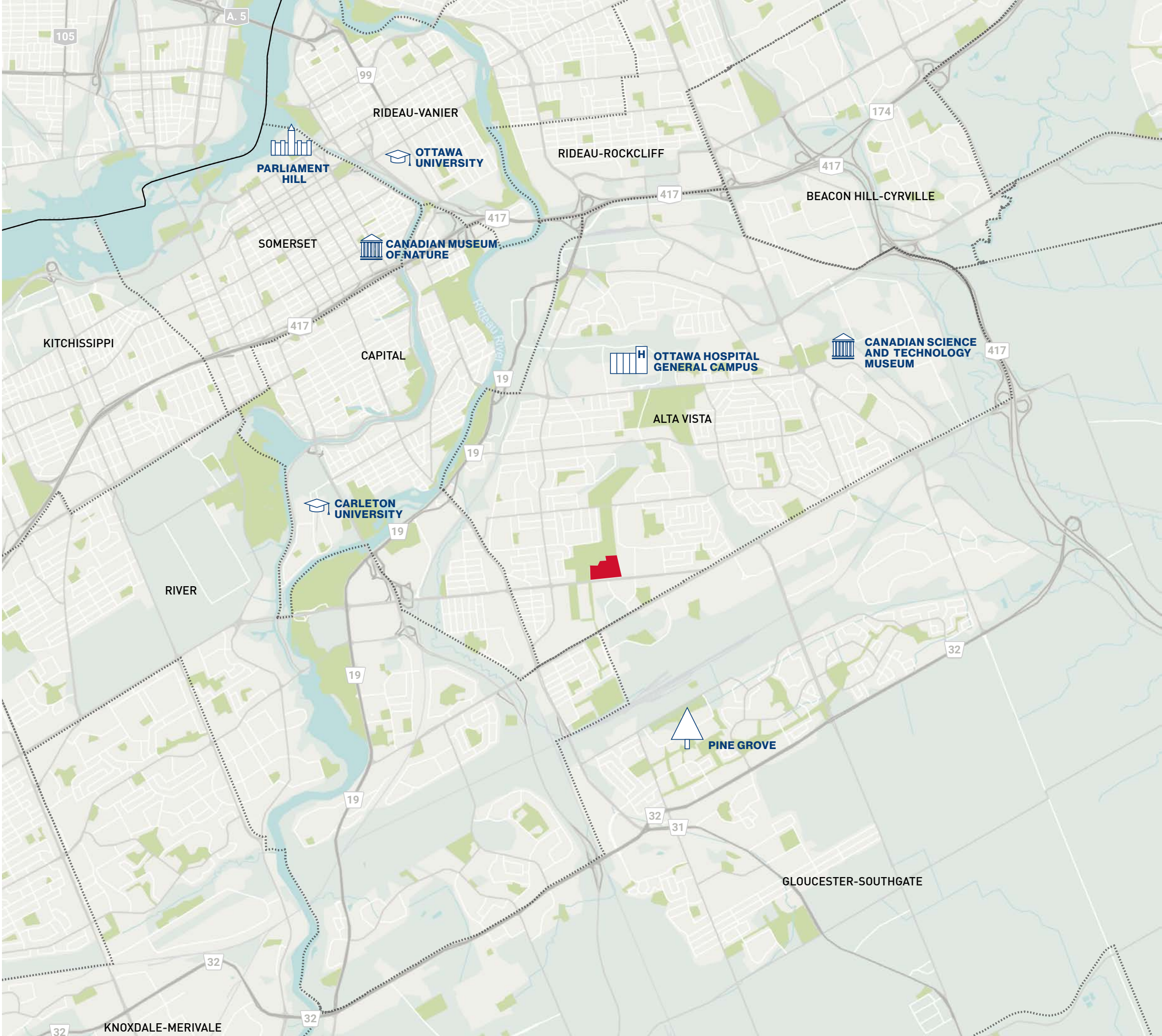
The existing conditions constitute the entire contextual analysis of the site. Analysis of the geometry of the streets and open spaces adjacent to the site is presented, in addition to the demographic analysis. A detailed analysis of the site also identifies its potential for future development.

Contextual analysis

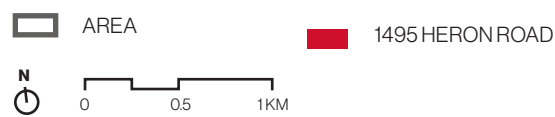
Regional Context

The site is located within the City of Ottawa approximately six kilometres southeast of Parliament Hill and the City's central business district. It is located within the Greenbelt, in Ward 18—Alta Vista.

The property is located within the Alta Vista area of the City. This area was formerly the Gloucester Township, and became part of City Ottawa in January of 1950 when City annexed areas of land south, east, and west of original city boundaries. Alta Vista named due to location on a rise above the Rideau River, giving it a higher elevation than the rest of Ottawa.



PLAN 1. REGIONAL SITE LOCATION



Local Context

The site is at the convergence of three Ottawa South neighbourhoods: Alta Vista, Guildwood Estates, and Heron Gate. Despite abutting many homes within the Guildwood Estates neighbourhood, the site is currently disconnected from all three surrounding neighbourhoods with physical features separating the site and limited pedestrian or street access.

Alta Vista includes a large swath of predominantly residential communities. The area comprises multiple neighbourhood units—each with a distinctive character. The property is located within this neighbourhood.

The Guildwood Estates neighbourhood was developed with a mixture of one to two-storey residential dwellings including detached, semi-detached, and townhouse dwellings.

The Heron Gate neighbourhood was developed as a higher density community of apartment and townhouse dwellings.



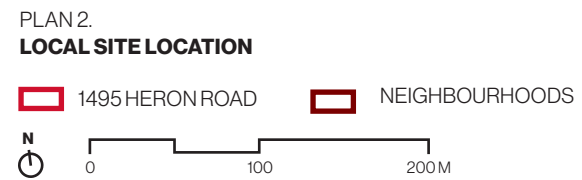
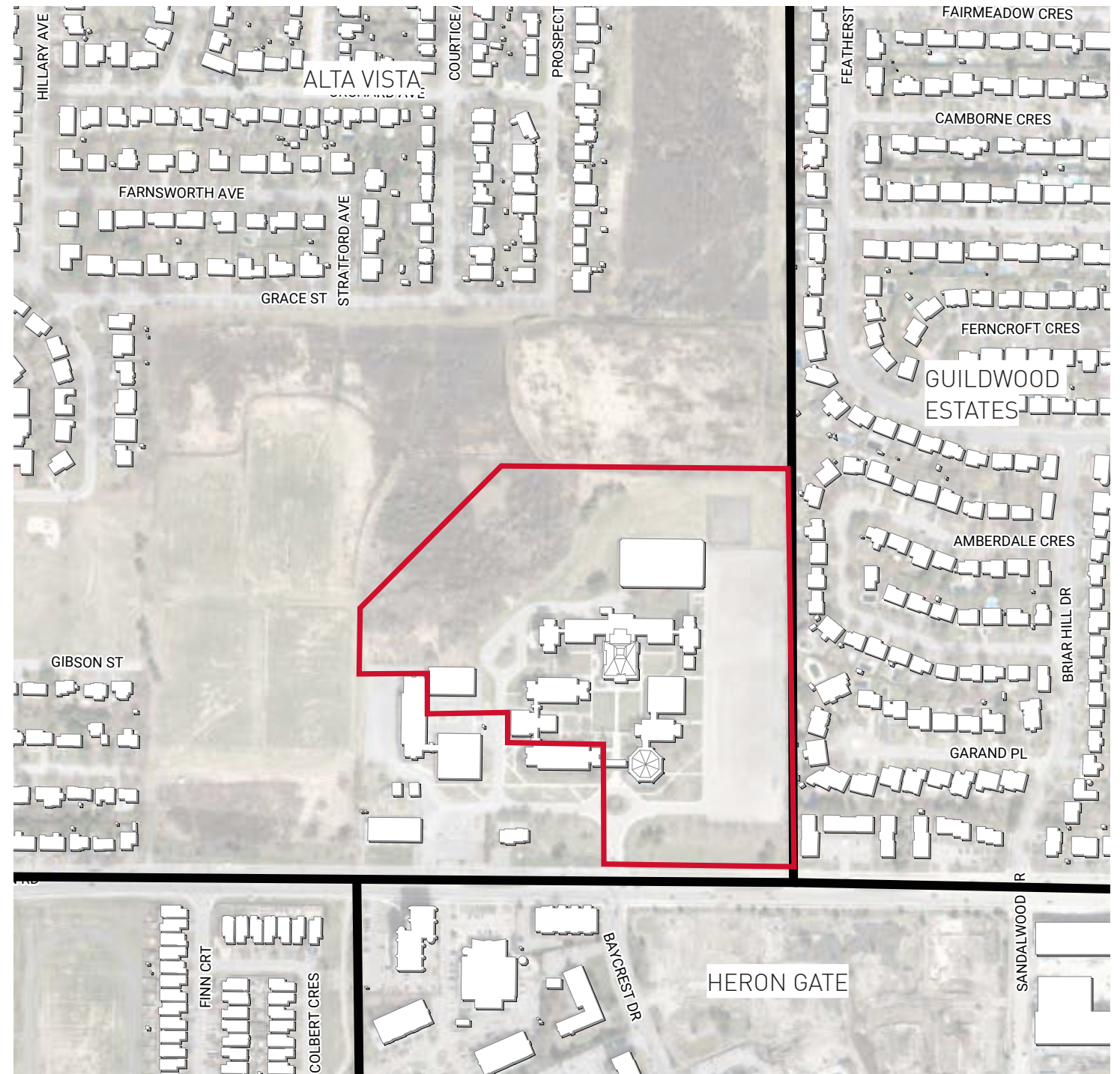
ALTA VISTA NEIGHBOURHOOD
Source: Google Earth



GUILDWOOD ESTATES NEIGHBOURHOOD
Source: Google Earth



HERON GATE NEIGHBOURHOOD
Source: Google Earth



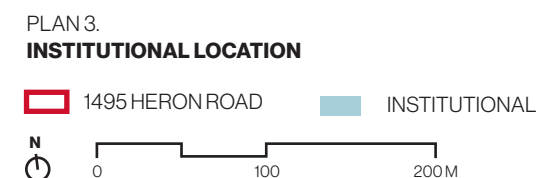
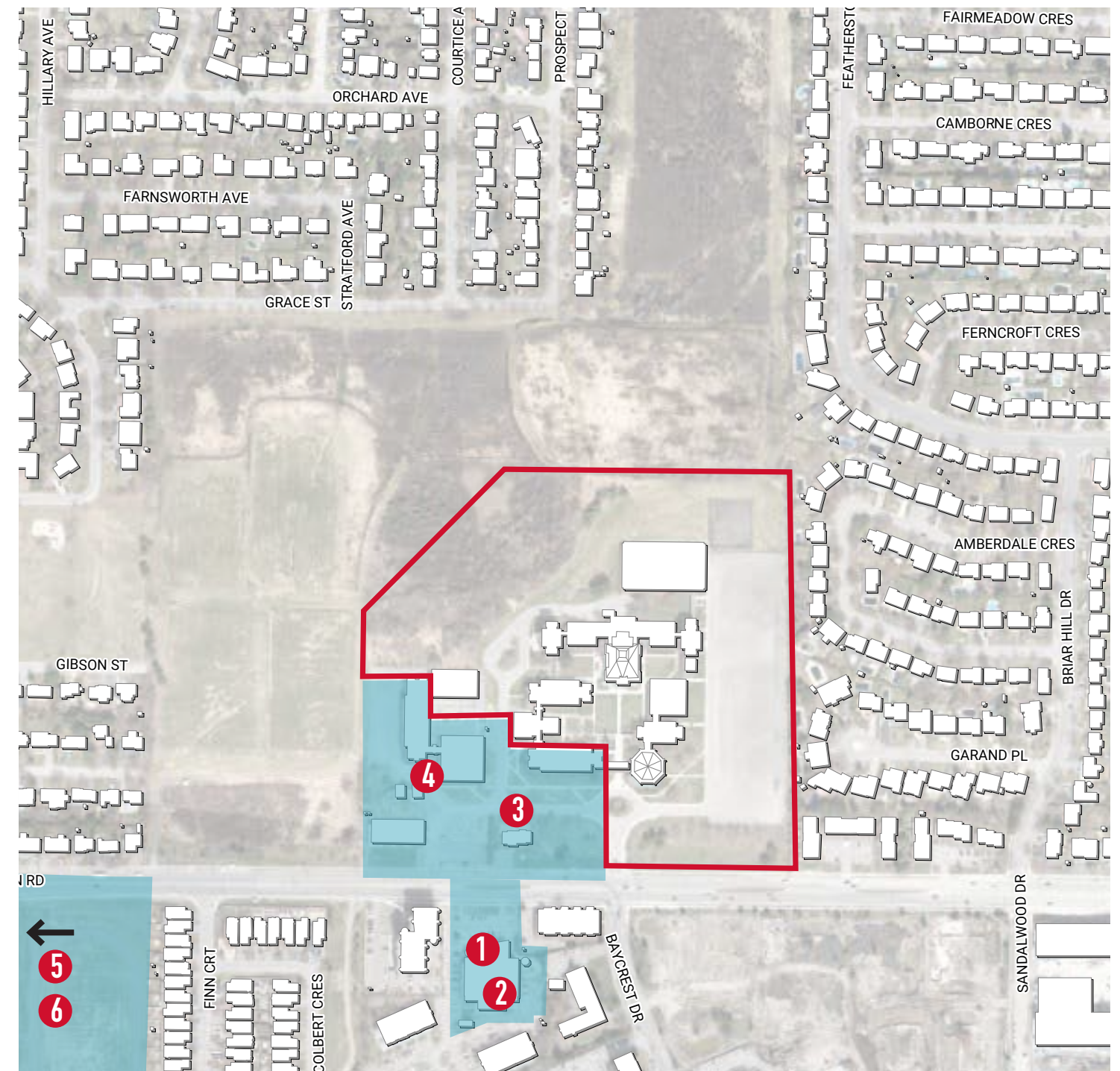
Commercial and Institutional services

The neighbourhood's commercial component is concentrated along Walkley Road with the largest commercial centre being Heron Gate Mall. There are smaller scale commercial uses found on Bank Street to the west, and to the east is the Ottawa Business Park.

Institutional services consist mainly of schools for all age groups adjacent to the site and nearby. There is a community centre catering to various needs.



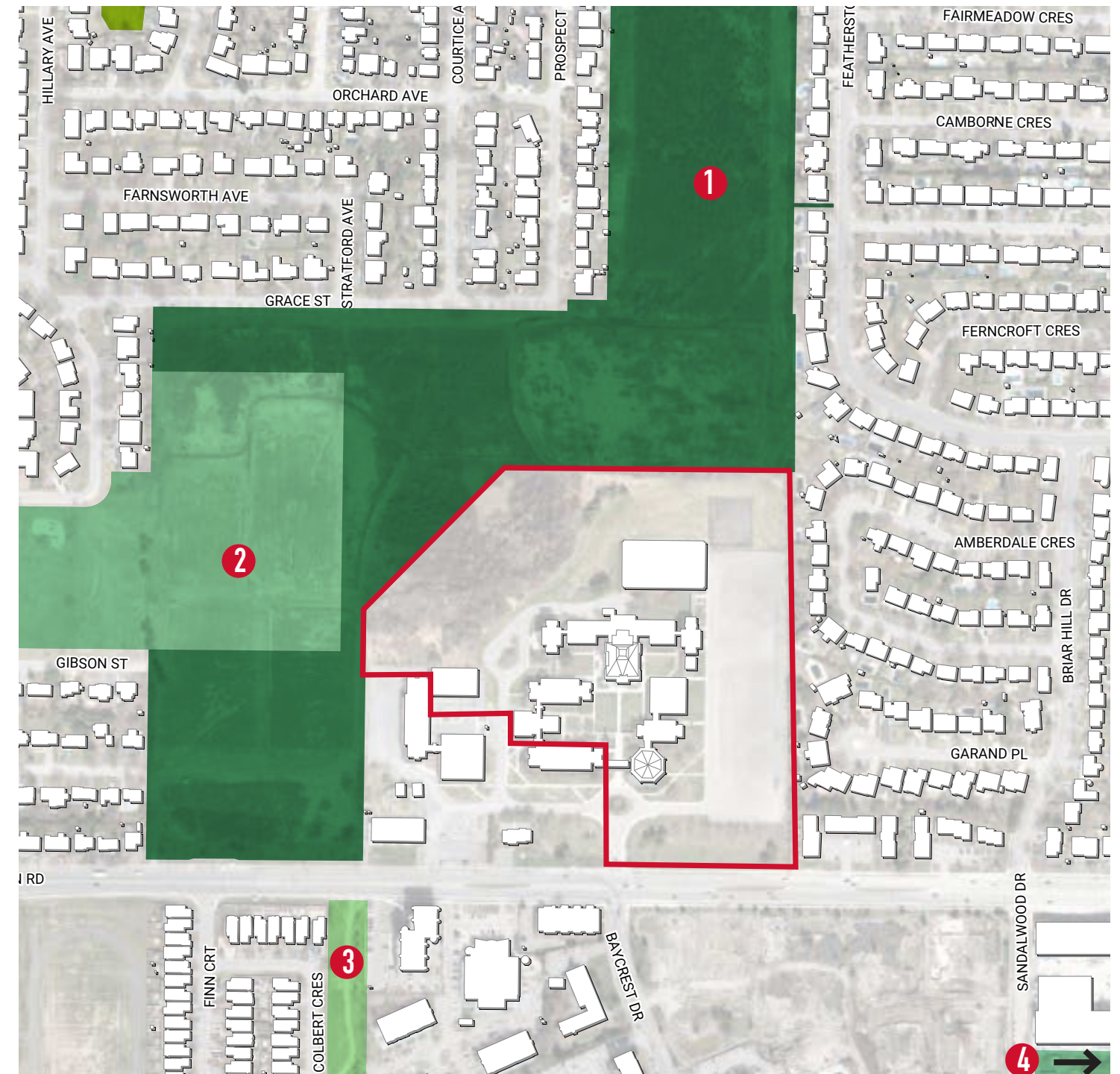
- 1 Heron Road Community and Seniors Centre
- 2 Heron Emergency Food Centre
- 3 Hilda Jayewardenaramaya Buddhist Monastery
- 4 Queen of the Angels Adult School/St. Patrick's Middle School
- 5 St. Patrick's High School
- 6 Ridgemont High School



Parks and Open Spaces

The parks in the Alta Vista area are interconnected. The site is located at the junction of two large green spaces: Wren's Way and Orlando Park. The parks offer a diversified program: playgrounds, sports courts and open space for free activities.

- 1 Wren's Way: commemoration of Women's Royal Canadian Naval Service (WRCNS), a naturalized open space corridor with several established information walking trails connection Kilborn Avenue in the north to Orlando Park in the south.
- 2 Orlando Park: used for active recreation, including play structures for children and sports courts. The remainder of the park consists of treed parkland.
- 3 Heron-Walkley Park: used for active recreation. There is a multi-use pathway throughout the park connecting it from Walkley Road to Heron Road, and to adjacent residential neighbourhoods. It includes play structures for children.
- 4 Sandalwood Park: the active park provides a number of community amenities including basketball courts, outdoor skating rink, playgrounds, sports fields and unmaintained ball diamonds.



PLAN 4.
PARKS AND GREEN SPACES LOCATION

1495 HERON ROAD PARKS AND GREEN SPACES

N
0 100 200M

2.2

Demographic Overview

In general, the north side of Heron Road is predominately affluent, adult-oriented, white and non-immigrant compared to the south which is low-income, family-oriented, racialized and immigrant-based.

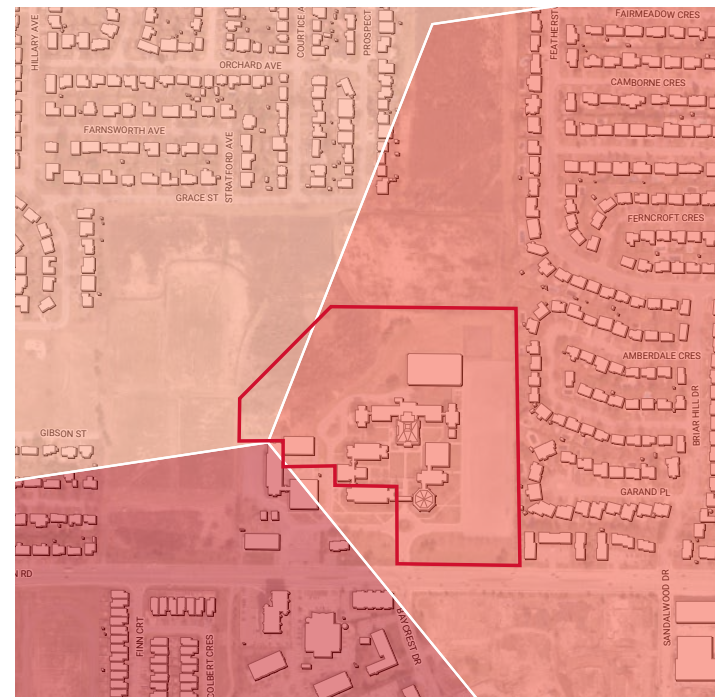
The property is located in an area characterized by varied socioeconomic context, with Heron Road serving as a general divide.

- > Average income (individual total): north side (DAs on Heron Road from Alta Vista to Jefferson Street [3])—\$74k
- > Average income (individual total): south side (DAs on Heron Road from Alta Vista to Walkley Road [4])—\$27k
- > Over 20% of households on the south side of Heron are tenants in subsidized housing; around 50% are “rent poor”; low number of “house poor” households on the north side.
- > North side has higher proportions of single and duplex dwelling; south side is more mid- and high-rise.
- > South side has more households that are renting compared to the north
- > North side is made of more boomers than millennials; south side is opposite.
- > More visible minorities on the south side compared to north (70% vs. 20%)

Average age: 46 years

Characteristics of households

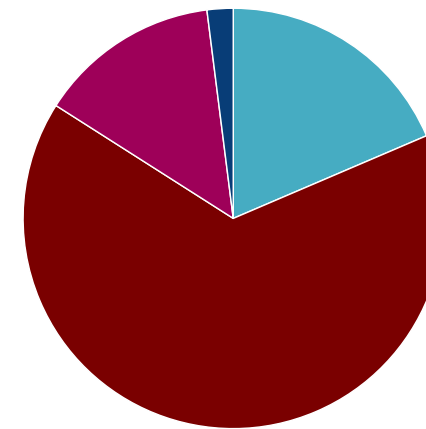
- > with children: 34.0%
- > without children: 51.3%
- > Single parent household: 26.5%



PLAN 5.
POPULATION (2016)

 1495 HERON ROAD	 2,000 - 4,000
 500 - 200	 4,000 - 8,000

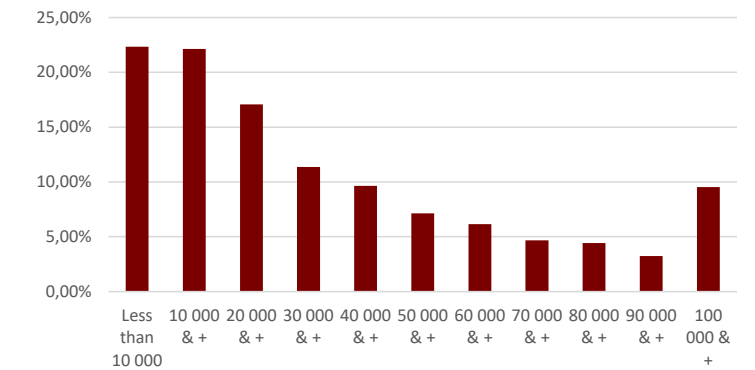
Source: LocalPop 2016, Anagraph Geometric Data Viewer



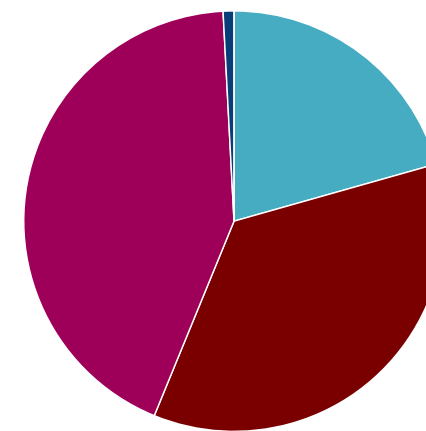
POPULATION BY AGE GROUP

 0-14YEARS	 15-64YEARS
 65 YEARS AND OLDER	 85 YEARS AND OLDER

Source : Statistique Canada, Recensement de la population de 2016



TOTAL INCOME AFTER TAXES IN 2015
Source: Statistique Canada, Recensement de la population de 2016



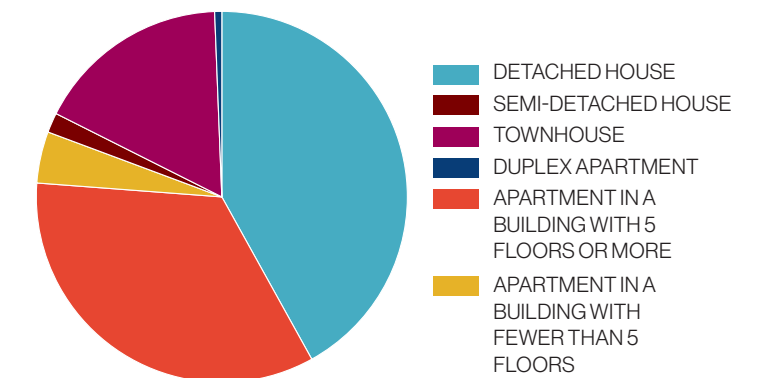
COUNTRY OF ORIGIN IMMIGRATION: 47.3%

 AMERICAS	 EUROPE
 AFRICA	 ASIA

Source: Statistique Canada, Recensement de la population de 2016

Private households by tenure

- > Owner: 63.7%
- > Tenant: 55.7%



HOUSING CHARACTERISTICS
Source : Statistique Canada, Recensement de la population de 2016

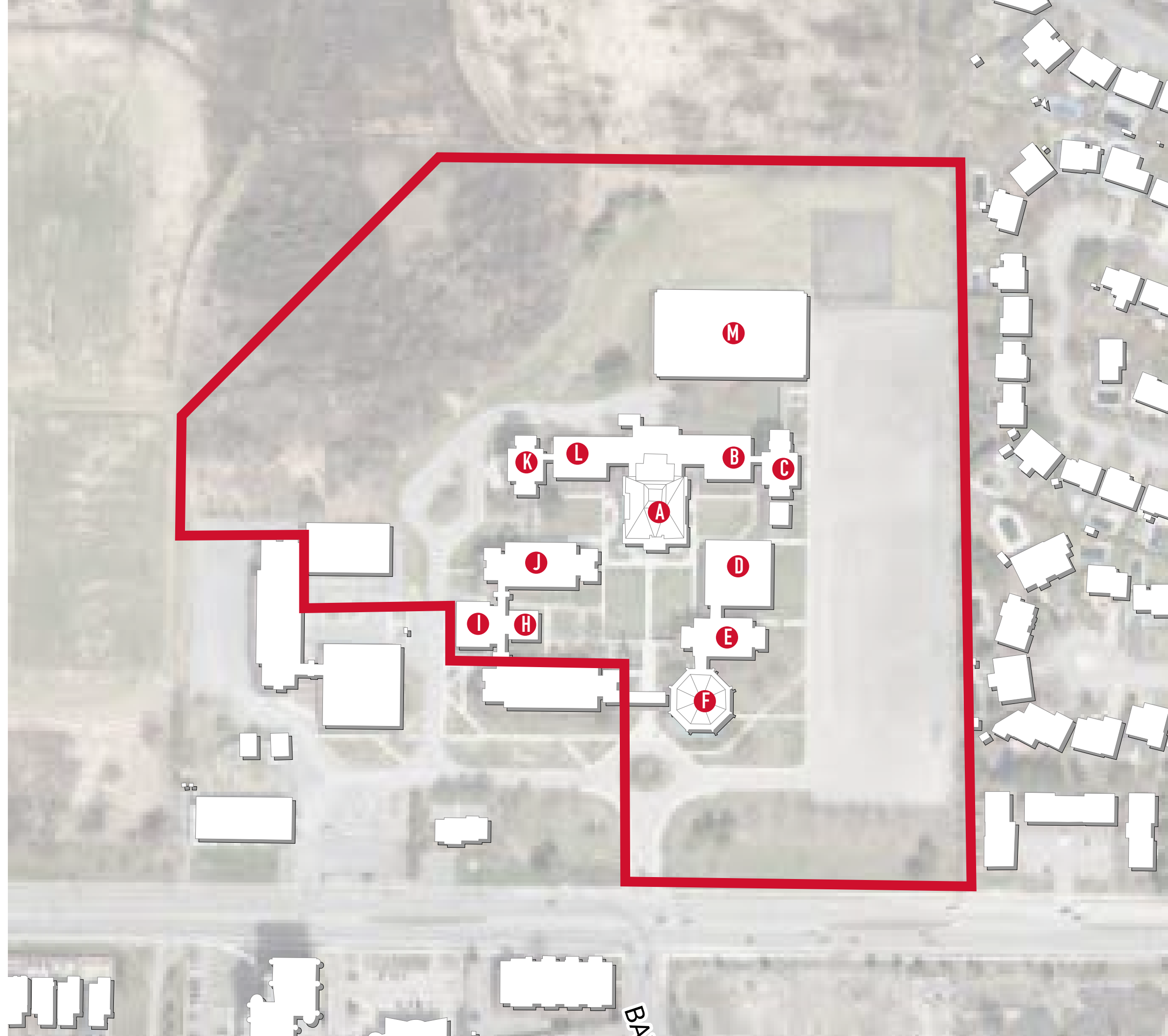
Site analysis

Existing Buildings

Development on the property consists of 12 linked multi-storey buildings. The buildings A-C and K-L are built in 1963, D to J in 1963–1965 and M in 1975.

ORIGINAL FUNCTION	LATEST FUNCTION
A Chapel	Meeting Room
B Classrooms and halls for novices	Classroom space
C Residential tower for novices	Dormitory and office space
D Girls gymnasium	Gymnasium
E Dormitory for girls	Vacant space
F Theatre	Auditorium
H Administrative building	Vacant space
I Library	Storage space
J School	Conference/meeting rooms
K Residential tower for nuns	Unknown
L Classroom space for nuns	Storage space
M Office and classroom space	Office and classroom space

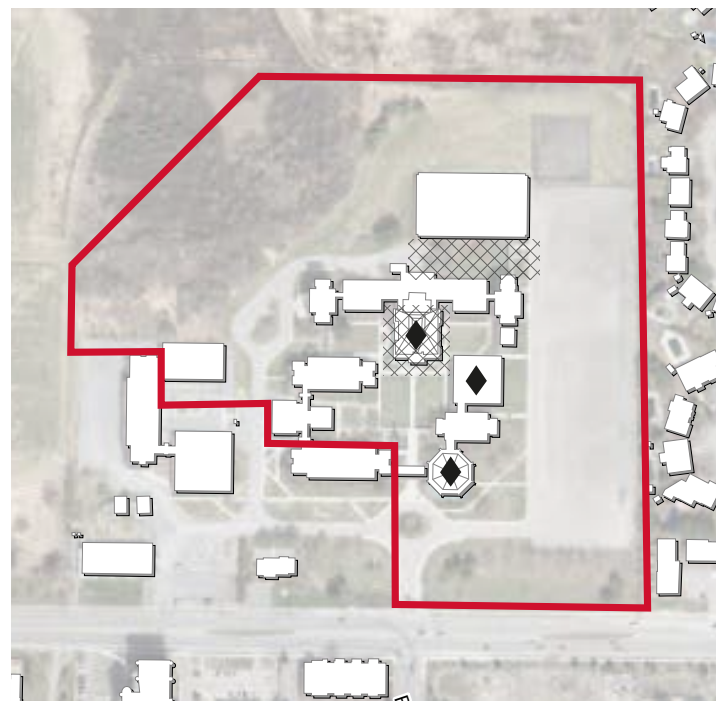
PLAN 6.
EXISTING BUILDINGS
 N
 0 25 50M
 16 | 1495 Heron Road



Environmental Contamination

Asbestos is present on the exterior rooftop duct work of Pavilion A, and on the air handling units and duct work in the mechanical rooms of Pavilions A, D, and F. It has also been reported that lighting ballasts containing PCBs are existing on the property.

There are two areas of potential environmental concern where there is petroleum hydrocarbon-related contamination in the soil and groundwater onsite.

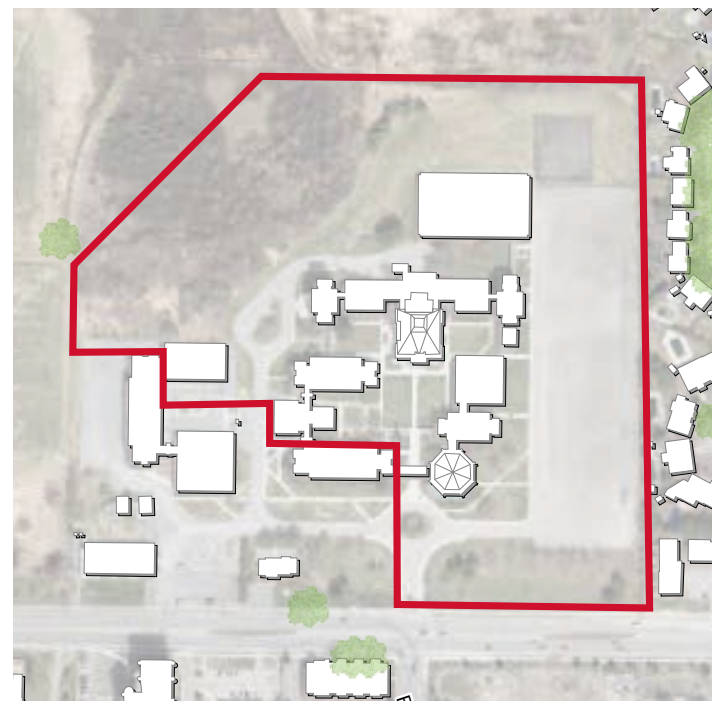


PLAN 7.
CONTAMINATION LOCATION
 1495 HERON ROAD ◆ ASBESTOS
 POTENTIAL OF PETROLEUM HYDROCARBON

Natural Features

The area in which the site is situated consists of glacial deposits comprised of sandy and silty plain till. The site is located approximately 2 km southeast of the Rideau River, which has regulations set out by the Rideau Valley Conservation Authority.

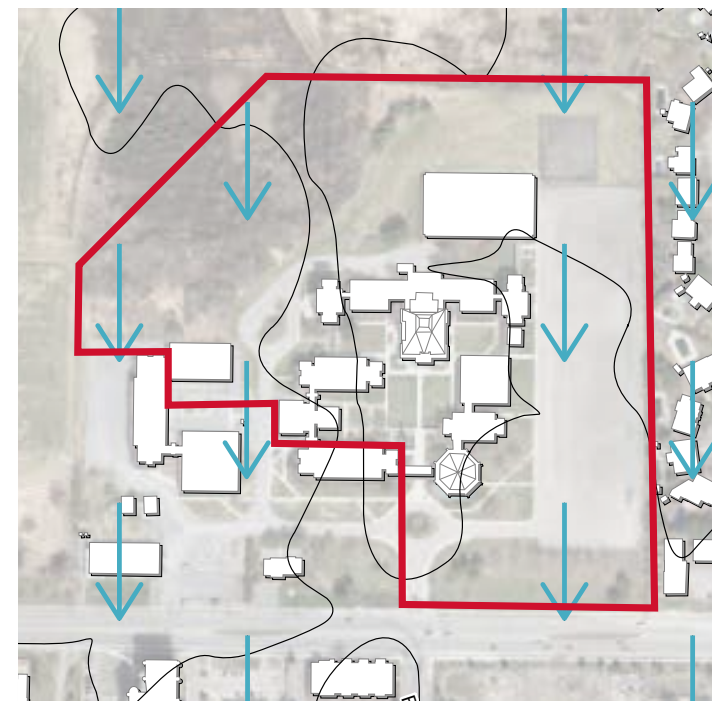
The property is located in the Inner Urban Area and covered by the Tree Protection By-law.



PLAN 8.
TREES LOCATION
 1495 HERON ROAD TREES

Topography and Drainage

The site and surrounding properties generally slope towards the south, at approximately 96 metres above sea level. Local topography of the slopes towards the south.



PLAN 9.
TOPOGRAPHY
 1495 HERON ROAD — CONTOUR LINES
 WATER FLOW

2.4

Land Use Policy and Development

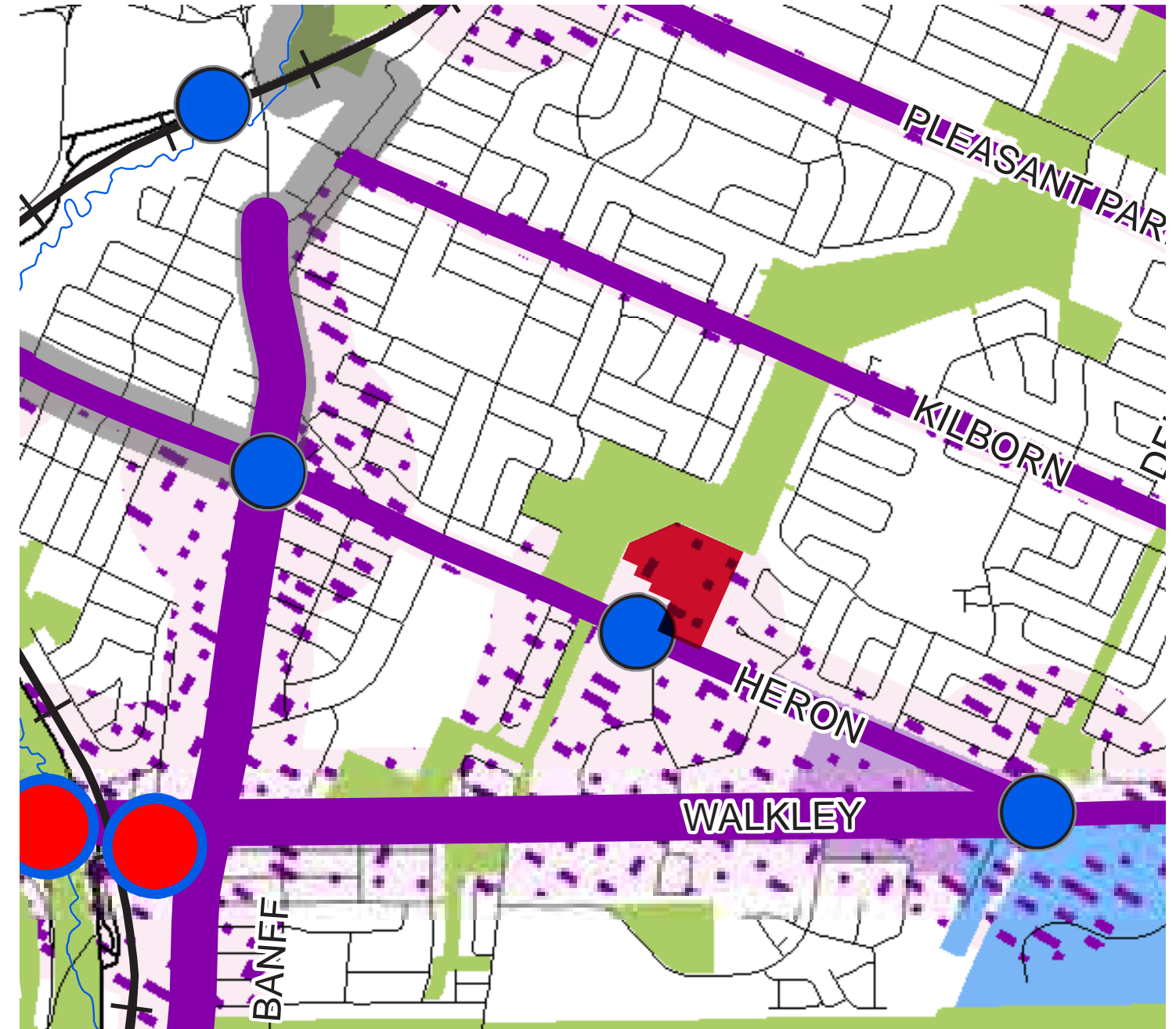
Official Plan

Adopted in 2021, Ottawa's new Official Plan is the most important planning document that will guide the city's development for the next 25 years.

1495 Heron Road is within the General Urban Area designation in the City of Ottawa's Official Plan. The General Urban Area designation permits a broad range of land uses including office, retail and residential. The property is located within the Outer Urban Transect, and is designated Minor Corridor for a maximum depth of 120 metres from the centreline of Heron Road. The Minor Corridor designation permits a range of land uses including low-rise mixed-use buildings. The Neighbourhood designation with the Evolving Overlay permits low-rise residential development.



OUTER URBAN TRANSECT
Source: City of Ottawa, OP



PLAN 10.
OFFICIAL PLAN—OUTER URBAN TRANSECT
Source: City of Ottawa, OP

- 1495 HERON ROAD
- OUTER URBAN TRANSECT POLICY AREA
- MINOR CORRIDOR DESIGNATION
- MAIN STREET CORRIDOR DESIGNATION
- EVOLVING NEIGHBOURHOOD OVERLAY
- TRANSIT WAY STATION
- TRANSFER STATION

Zoning

Under the Comprehensive Zoning By-law, the property is zoned as I1A [366] H (21). This Minor Institutional zoning permits a range of community, institutional and emergency service uses. The property is also subjected to a site-specific zoning exception [366] permitting use as “an equestrian facility, training centre with related office space and dormitories.” The height restriction for the site is set at 21 metres or approximately 6 storeys. Heron Road is a designated Arterial Road.

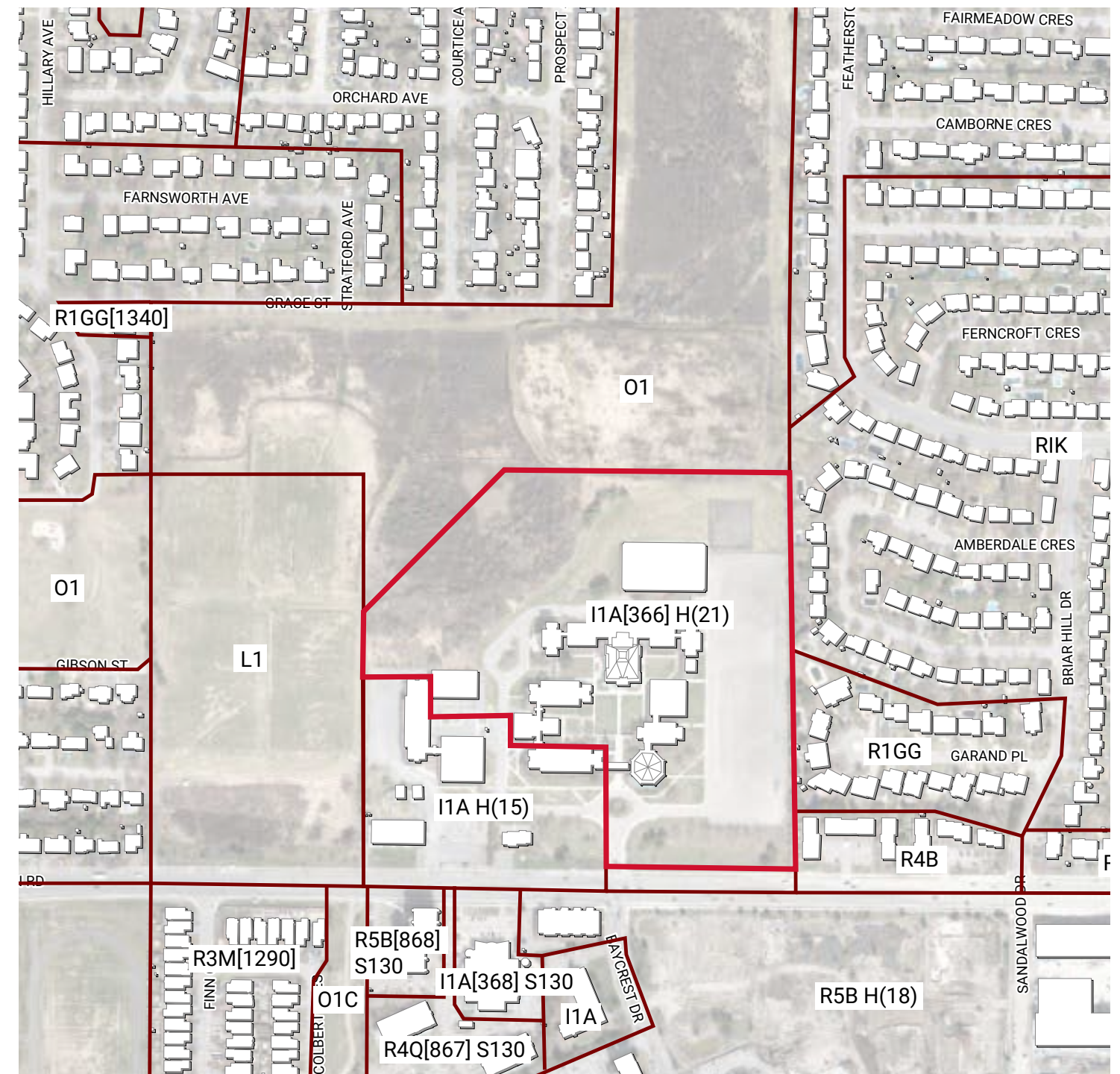
CLC anticipates that the redevelopment of the site will require a zoning by-law amendment to change the use of the site from minor institutional zone to residential zone that will allow for redevelopment that incorporates a variety of residential dwellings styles and ancillary commercial uses.

Zoning Information

- › Minimum Lot Width: 15 m
- › Minimum Lot Area: 400m²
- › Minimum Front Yard Setback: 3 m
- › Minimum Rear Yard Setback: 4.5 m
- › Minimum Interior Side Yard Setback: 7.5 m
- › Minimum Corner Side Yard Setback: 4.5 m
- › Maximum Height: 21 m

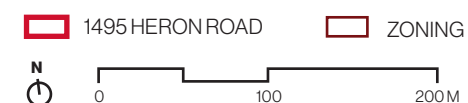
Permitted Uses

- › Community centre
- › Day care
- › Emergency service
- › Group home
- › Library
- › Museum
- › Municipal service centre
- › Dwelling, Park
- › Place of assembly
- › Place of worship
- › Recreational and athletic facility
- › Residential care facility
- › Retail food store (limited to a farmers' market)
- › Retirement home
- › Rooming house
- › School
- › Shelter
- › Sports arena
- › Training centre
- › Urban agriculture



PLAN 11.

INSTITUTIONAL LOCATION



Surrounding Development Proposals

The Heron Gate Redevelopment consists of five blocks developed with a range of predominantly residential and mixed-use buildings with a large central park. The vision is to enhance the quality of life for different generations while harmonizing with surrounding communities.

The development area is bound by Heron Road to the north, Sandalwood Park and Heron Gate Mall to the east, Walkley Road to the south and the Heron Gate Community Centre and residential neighbourhood to the west.

The developer, Hazelview Investments, proposed to retain several apartment buildings and build new residential buildings on the remainder of the site.

The new buildings will range from two to 25 storeys and contain approximately 6,400 (new and existing) units at full build out, including proposed commercial uses at grade along Walkley and Heron Road. A 1.5-hectare public park is also proposed for the centre of the site and will be connected to the existing Sandalwood Park and Heron-Walkley Park by pathways.



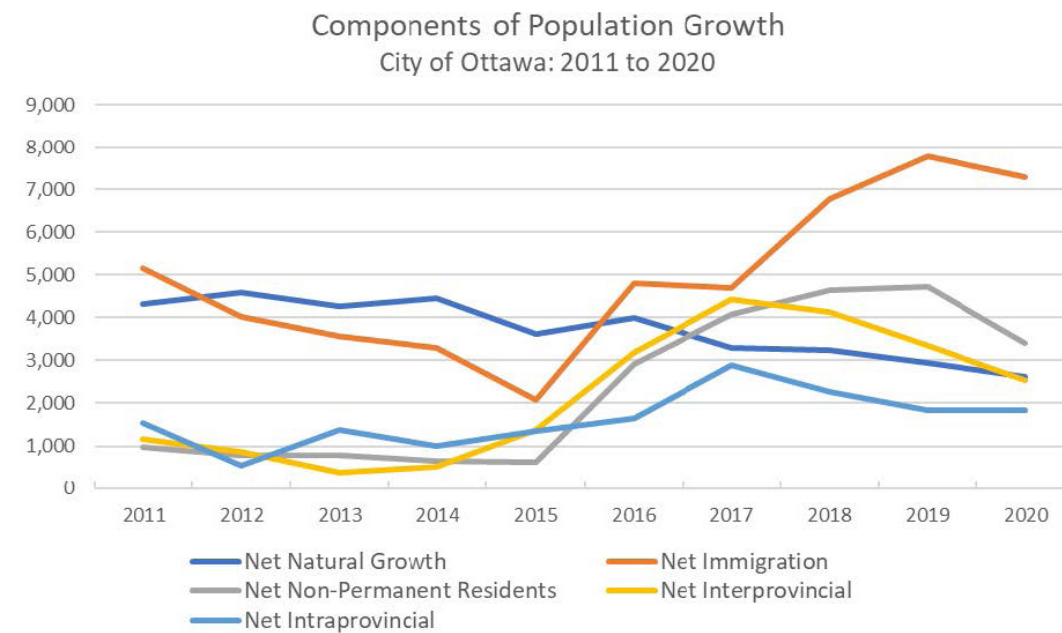
2.5 Market Analysis

The Market Review and Analysis raise the residential and non-residential development opportunities uses for 1495 Heron Road. The site offers a good opportunity for a new mixed-use development. Its near major employment sources and could provide a more affordable alternative to central neighbourhoods developments of Ottawa.

Ottawa has a growing population, needing a significant amount of new housing to accommodate future population growth. Ottawa’s population growth rate is higher than average than other Ontarian cities as a result of immigration, non-permanent resident and young adults. The city as a fluid population mainly due to the presence of the Federal government and tech sector attracting temporary employees.

Estimates from 2016 indicate that about 131,000 new housing units would be required to accommodate the new population between 2014 and 2036. The forecasted building typology is as follows: 36% single and semi-detached dwellings, 28% townhouse dwellings, and 36% apartments.

With the new Official Plan, the City of Ottawa is encouraging new “missing middle” built forms, such as stacked townhouses. This type of building typology is expected to increase as they can provide a more affordable alternative to other ground-oriented units, such as single detached dwellings and are an alternative to condominiums. In addition, this type of townhouse allows a higher density of development.



COMPONENTS OF POPULATION GROWTH IN THE CITY OF OTTAWA BETWEEN 2011 AND 2020
Source: Statistics Canada



HOUSING STARTS IN THE CITY OF OTTAWA BETWEEN 2001 AND 2020
Source: CMHC Housing Portal



RENDERING OF 360 CONDOS IN WATERRIDGE VILLAGE — A POTENTIAL COMPARABLE FOR THE SUBJECT SITE
Source: condodork.com



STACKED TOWNHOUSES AT WATERRIDGE VILLAGE
Source: rew.ca

2.6

Infrastructure

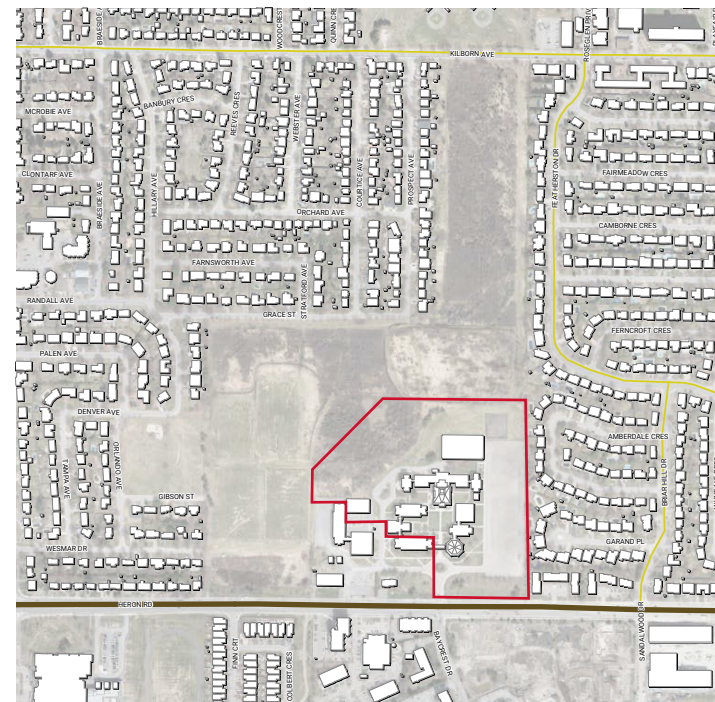
Transportation and Mobility

The site is enclosed by the presence of green spaces, its only access is via Heron Road. There is a diversified east-west transit service on Heron Road by bus and projected Bus Rapid Transit (BRT). The closest north-south transit is via the Alta Vista Parkway.

Heron's Walkley Park is a potential space to create a north-south connection between Heron Road and Kilborn Ave for pedestrians and cyclists.

ROADS

The property fronts onto Heron Road, which is an east-west four-lane arterial roadway. Approximately one kilometre east from the site is the arterial road Walkley Road. Arterial roads function as major public and infrastructure corridors and carry large volumes of traffic over long distances. At the intersection south of the site is Baycrest Drive, and to the east of the site is Briar Hill Drive. Both these streets are collector roads, which serve to connect communities and distribute traffic between the arterial system and local road system.

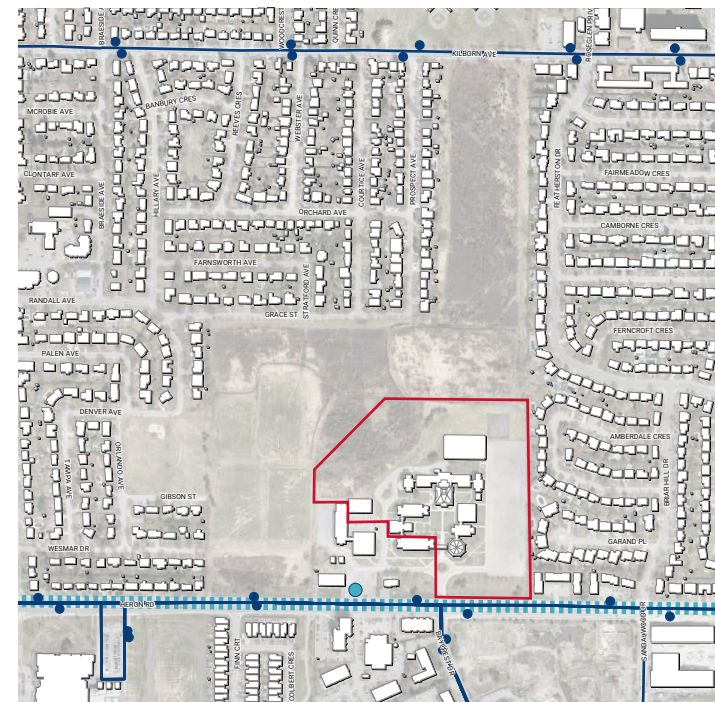


PLAN 13. ROAD HIERARCHY
 1495 HERON ROAD (ARTERIAL)
 COLLECTOR
 LOCAL STREET

TRANSIT

Heron Road is identified as a Bus Rapid Transit (BRT) corridor on Schedule D of the Official Plan. Heron Station, which connects the BRT to rail, is located about 2.5 km west of the property. Local bus routes provide access between the site and Heron Station. Heron Station houses the Line 2 rail service, and is currently closed for construction of Stage 2 of the LRT system.

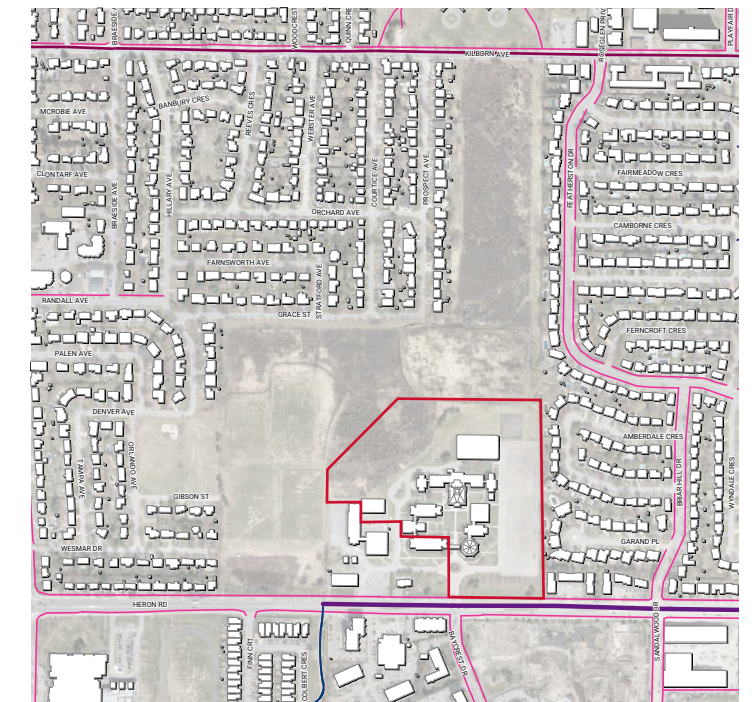
There are two bus stops in close proximity to the property. The stop at Heron Road and Baycrest Drive is located directly adjacent to the property, and services the bus routes 44, 46, 140, and 689 westbound, and the bus routes 140 and 291 eastbound.



PLAN 14. TRANSIT NETWORK
 1495 HERON ROAD
 BRT STOP (PROJECTED)
 BUS STOP
 BUS NETWORK
 BRT-CORRIDOR (PROJECTED)

PEDESTRIAN AND CYCLING FACILITIES

Heron Road is well serviced by pedestrian sidewalk routes, a separated bicycle lane, and is identified on Schedule C of the City of Ottawa's Official Plan as a Cross-Town Bikeway. There is a multi-use pathway in the abutting Orlando Park that connects through local parks and major green spaces, serving as active transportation connections through neighbourhoods. Located south of the property is Heron's Walkley Park, which is a leisure amenity with pedestrian and cycling routes.



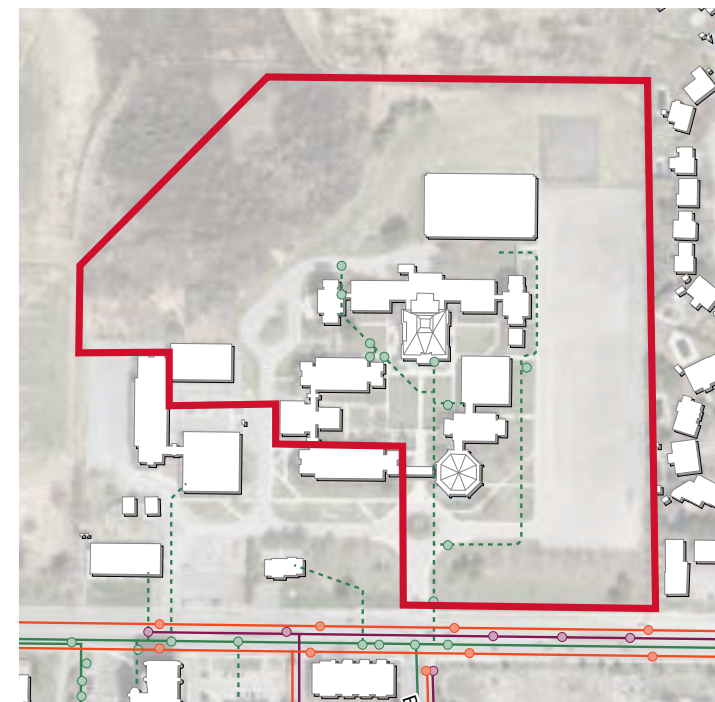
PLAN 15. PEDESTRIAN AND CYCLING NETWORK
 1495 HERON ROAD
 BIKE LANE
 CYCLE TRACK
 MULTI-USE PATH
 PEDESTRIAN NETWORK

Municipal Servicing

The City of Ottawa has noted that there is a wastewater servicing constraint in the area due to limited sanitary capacity in the existing City sanitary sewer within Heron Road and the downstream system. The current system cannot support any planned intensification within the drainage area without significant improvement. The City is reviewing the issue and the extent of capacity upgrades required.

EXISTING PRIVATE SERVICING

The existing buildings, access roads and parking areas at 1485 and 1495 Heron Road are serviced by a network of private storm sewers and private sanitary sewers discharging to the municipal collection systems within Heron Road. The existing campus and adjacent school board property is also serviced by a private water distribution system and service connections fed by the municipal infrastructure within Heron Road. Private fire hydrants service the campus.



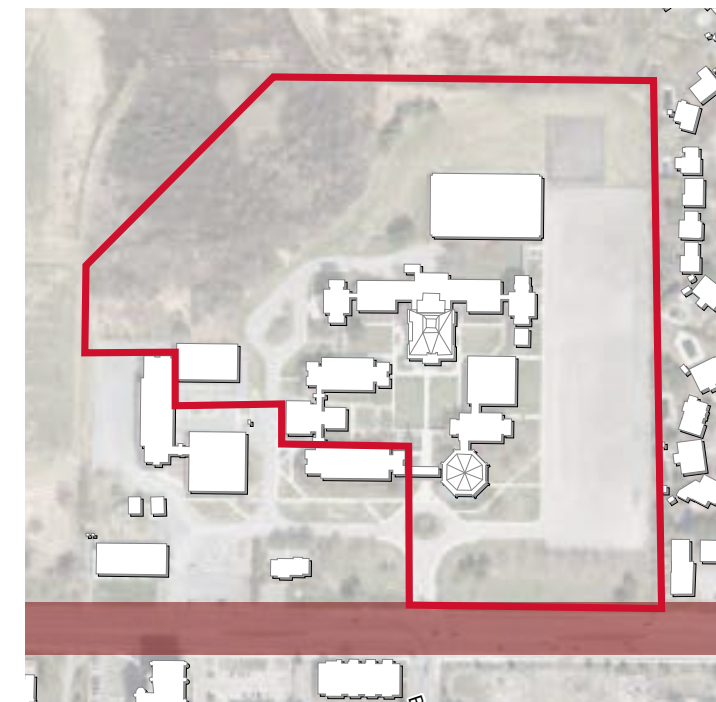
PLAN 16.
EXISTING SERVICING LOCATION

1495 HERON ROAD	SANITARY SEWER
STORM SEWER	SANITARY SEWER MANHOLE
STORM SEWER MANHOLE	WATERMAIN
	WATERMAIN VALVE

PUBLIC UTILITIES

Electrical (Hydro Ottawa), gas (Enbridge Gas), telecommunications (Rogers and Bell) infrastructure exist within the Heron Road right-of-way.

In order for the utilities to confirm whether any upgrades to trunk gas and electrical infrastructure are required, further loading modelling will be required.








PLAN 17.
PUBLIC UTILITY INFRASTRUCTURE LOCATION

1495 HERON ROAD	UTILITY INFRASTRUCTURE LOCATION
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2.8

Opportunities and Constraints Matrix

OPPORTUNITIES	CONSTRAINTS
 PARKS AND GREEN SPACE	
<p>The property is in close proximity to a number of parks which allow for active and passive recreation for current and future residents in the area.</p>	
<p>Large open spaces to north and west provide opportunities for views and landscape integration with the new community.</p>	
<p>Provide connections between the site and existing parks and multi-use pathways that are adjacent to the site to expand the network of green spaces in the area.</p>	
 INFRASTRUCTURE	
<p>The property abuts a planned Bus Rapid Transit corridor and is close to the Heron LRT Station. The property is well serviced by transit, which can support future residents of the property.</p>	<p>Lack of sanitary sewer capacity in the current municipal system to service the future redevelopment. System upgrades will be required to support the intensification.</p>
<p>The property is located by different active transportation routes (pedestrian sidewalk routes, separated bicycle lane), which provides residents with additional options for transportation.</p>	
 SITE LOCATION	
<p>The property is close to many neighbourhood amenities (schools, commercial and institutional services, parks) to support future residents of the area.</p>	<p>1.5 hectares along the northwestern part of the property might be non-developable, as it is a wooded area. An environmental assessment would be required to determine the status of the wooded area.</p>
<p>The large frontage on Heron Road gives the opportunity for a street-oriented design. Street oriented commercial units would be inviting for pedestrians and passers-by.</p>	<p>Low-rise residential uses exist to the east of the property. Building height will likely have to step down close to the eastern edge of the property to provide a transition.</p>
 LAND USE POLICY	
<p>The General Urban Area designation permits a broad range of land uses (e.g.: office, retail, residential) , which allows the site to support a range of uses to support residents and the surrounding community.</p>	<p>The General Urban Area designation mostly restricts development to a low-rise (up to 4 storey) built form. Some policies indicate that additional building height may be permitted where the existing zoning allows for it. Current zoning (Minor Institutional, Subzone A) does not permit residential uses. The property can be rezoned to allow for residential uses.</p>
 MARKET ANALYSIS	
<p>Growing population translates to increased housing demand, which indicates that residential units on the property would be viable.</p>	

Recommendations

The study area presents an exceptional opportunity to develop a new community that combines heritage buildings, adaptive reuse, and a mix of commercial, residential and institutional uses arranged in a more compact and urban built form.

The site is part of an evolving context that is transitioning to more urban built forms. Proposed infrastructure, like the bus rapid transit corridor along Heron Road, supports non-vehicular mobility and provides additional mobility options to and from the site to support both existing and future residents of the area.

Transition is likely to be a challenge due to the existing low-rise context of the surrounding area, however this site can move towards the higher-density targets of the New Official Plan policies and provide services to the surrounding community. This transition can be mitigated through thoughtful site design, height transitions, and consulting with the community.

RECOMMENDATIONS

- › Robust community engagement and transparency will be essential to managing community expectations and building buy-in.
- › Infrastructure capacity may pose a challenge to project phasing and timelines.
- › Transition from car-centric mobility to a more balanced multimodal approach is likely to raise community concerns due to entrenched mobility choices and lack of commitment from City on development of planned higher-priority transit.
- › Improving non-vehicular connectivity within and surrounding the study area will be required to achieve modal split.
- › Further assessment of abutting open spaces to identify features, constraints, and opportunities to connect study area to open spaces and explore opportunities for community building through open space improvements that benefit the new and established communities.
- › Initiate field work and investigation of undeveloped lands and abutting open space early in the process. Seasonality of investigations and provide project team with information on features.
- › Transition from the site to existing residential uses to the east should be considered in detail.
- › Engage school boards early in concept development and include in design process.
- › Investigation of existing building conditions and their configuration are essential to determine viable adaptive reuse possibilities. If these constraints limit the types of uses opportunities should be explored to engage external organizations which could make use of these spaces.
- › Explore partnership opportunities with community service organizations—public, private, and not-for profit to create community services spaces.
- › Discuss with the City to confirm the overall policy context in terms of building heights, and if a Site specific Official Plan Amendment is warranted.

Chapter 3.

Heritage Analysis Overview

**The historical analysis of the site allows us to see the phases of its development.
This analysis allows us to identify elements that should be highlighted in the
conceptualization of the site.**

3.1

Introduction

The Heritage Character Analysis provides an overview of the functional, cultural, and physical patterns that shaped the growth and evolution of the Campanile Campus. It is intended to help understand heritage-related constraints and opportunities, as well as inform the redevelopment approach.

ERA Architects Inc. ("ERA") has been engaged as heritage consultants with the Canada Lands Company ("CLC") and the project redevelopment team for the property located at 1495 Heron Road in the City of Ottawa (the "site"), also referred to as the Campanile Campus. A brief overview of the Heritage Character is provided in this section, with more detailed information available in Appendix III.

ERA has reviewed the site's current heritage status, visited the site to review existing conditions, and conducted background research. The Heritage Character Analysis provides an overview of the functional, cultural, and physical patterns that shaped the growth and evolution of the Campanile Campus. It provides a high-level historical overview, historic context in the form of themes and guiding ideas for the site and describes the heritage character of the Campanile Campus. The following section also includes a condition assessment and analysis of the site's adaptive reuse potential.

The Heritage Character Analysis is intended to help CLC and the project team understand heritage-related constraints and opportunities, as well as inform the redevelopment approach.

SITE DESCRIPTION

The Campanile Campus features include twelve buildings (buildings A, B, C, D, E, F, H, I, J, K, L, M)¹. The original campus boundary extended beyond the site to include adjacent lands to the southwest.

Two of the buildings on the site, M and N, were constructed at later dates and are not considered part of the original campus.

Beyond the project boundary, building G and 1 to 4 were historically connected to the campus, with buildings 3 and 4 existing prior to the development of the campus.

The buildings on the site are organized into three legible groupings—religious, communities, and academics—organized around quadrangles.



(Google Maps 2021, annotated by ERA)
PLAN 18.

ERAS OF DEVELOPMENT	ACADEMIC CLUSTER 2	E DORMITORY	K CONVENT—RESIDENCE FOR NUNS
ORIGINAL CAMPANILE CAMPUS BOUNDARY	BUILDINGS PREDATING THE CAMPUS	F AUDITORIUM/THEATRE	L CONVENT COMMUNITY
CURRENT PROJECT BOUNDARY	LATER ADDITIONS	G ST. PATRICK'S ELEMENTARY SCHOOL	M POST CNR ADDITIONS
COMPLEX FOR NUNS AND NOVITIATES	A CHAPEL	H ADMINISTRATIVE BUILDING	1 ST. PATRICK'S HIGH SCHOOL
COMMUNITY CLUSTER	B NOVITIATE COMMUNITY	I LIBRARY	2 ST. PATRICK'S GYMNASIUM
ACADEMIC CLUSTER 1	C NOVITIATE RESIDENCE AND CHAPEL	J CONVENT OF NOTRE DAME SCHOOL	3 QUEEN OF ANGELS RCSSB SCHOOL
	D GIRLS' GYMNASIUM		4 THE FORMER C.J. HERON

¹ Building N is on the site but is not a CLC building. It is owned by the school board and will be removed from the property once the lease expires.

Historical Overview

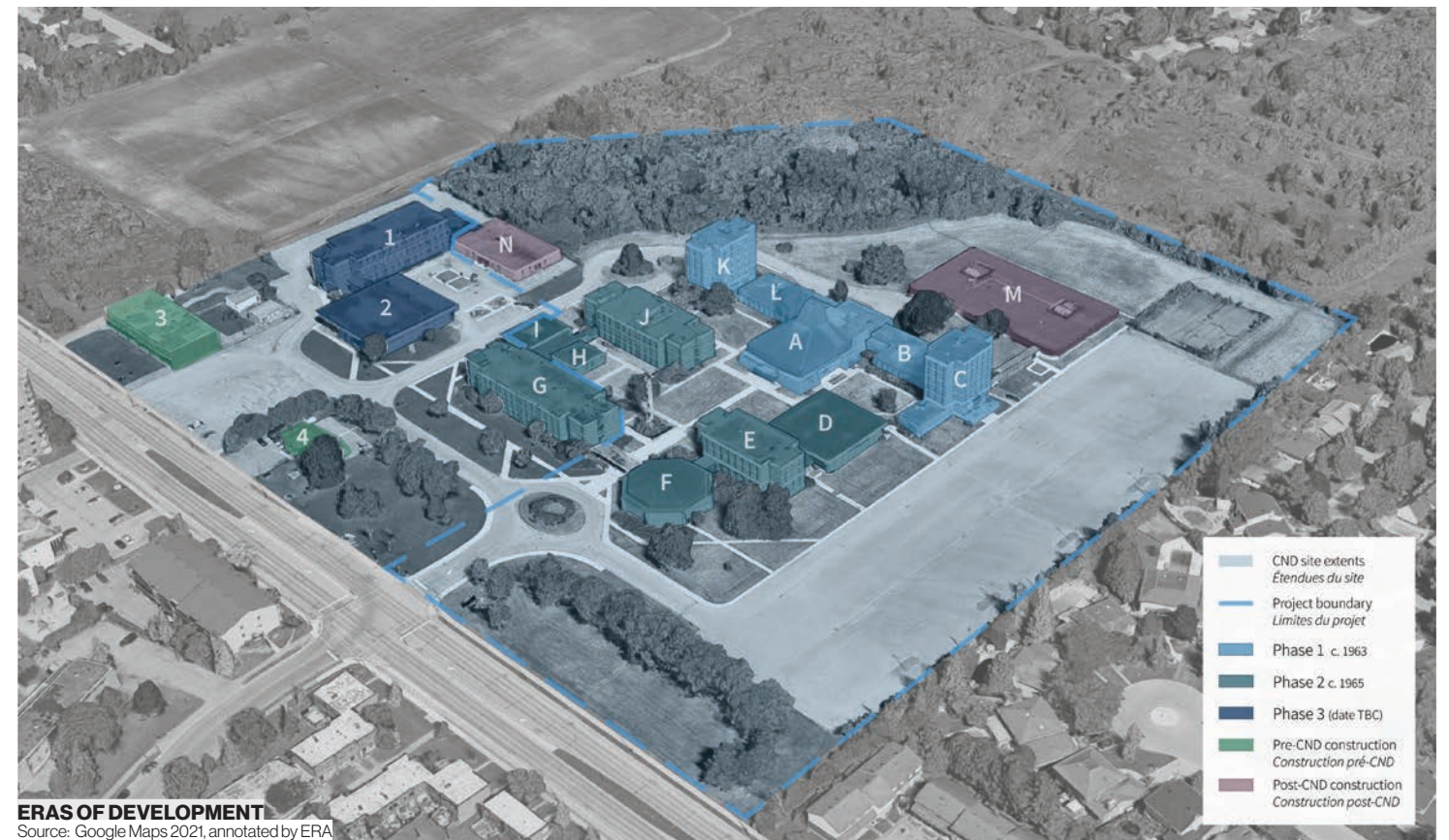
The Campanile Campus was the product of a collaboration between the Sisters of the Congregation of Notre Dame, the Oblate Fathers of Mary Immaculate, and the Ontario Separate School Board in the 1960s to provide Catholic-based secondary school education. It was the result of a collaborative design process including architect Tim Murray, landscape architect Peter Coe, and multidisciplinary artist Gerald Trottier. The Campanile Campus operated for only a short time and the site has now become vacant. The master plan marks a new phase in 1495 Heron Road.

The area now known as eastern Ontario has been home to Indigenous peoples since time immemorial. Indigenous cultures are intricately intertwined with the lands known today as Canada. Situated in the City of Ottawa, the site is built on the unceded and traditional territory of the Algonquin Anishnabe.

The site and its surrounding context include layered urban and suburban forms reflecting various eras of Ottawa's development. The completion of the Billings Bridge and Rideau Canal in the 1830s led to the growth of settlements in the Township of Gloucester, on the periphery of Ottawa. The area was originally characterized by agricultural and light industrial uses. In the early twentieth century, subdivision plans for housing development marked a change towards residential use. The area known as Alta Vista emerged. In 1950, development catalyzed the annexation of parts of the Township by the City of Ottawa.

In 1959, a religious order called the Soeurs de la Congregation de Notre Dame (referred to in English as the Sisters of the Congregation of Notre Dame) purchased the site to replace their former school and convent. The Sisters' intention was to create a campus environment that would accommodate new pedagogical approaches to education in Ontario, an expansion of modern learning facilities, and an increased student population. Their decision to locate to the Alta Vista area was in direct response to the growing Catholic population in the emerging residential communities. In 1964, the Sisters pooled their resources with the Oblate Fathers of Mary Immaculate and the Ontario Separate School Board to establish what is called the Campanile Campus to provide Catholic-based secondary school education.

Most of the buildings on the site were built in the 1960s in two phases. Phase one included buildings in the religious cluster built in circa 1963, and phase two included buildings in the community and academic clusters built in circa 1965. The campus was designed by architect Tim Murray. The campus landscape was designed by the landscape architectural firm Coe, Fodchuk & Holubowich, with Peter J. Coe as the project's principal landscape architect. The Chapel's site-specific metal sculpture was created by multidisciplinary artist Gerald Trottier. The architect conceived the Campanile Campus as a self-contained campus in which quadrangles or courtyards function as the principal organizing feature of its asymmetrical layout with the chapel and its copper roof occupying a prominent position. The buildings are modernist in both their architectural vocabulary and construction methods, as well as in their primarily orthogonal massing and asymmetrical layout. Sister St. David-Marie served as a liaison between the order and the architect and advocated strongly for the acceptance of contemporary architectural ideas. Post-war trends in the design of modern campuses and churches influenced the development of the Campanile Campus. The Campanile Campus officially opened in 1967.



ERAS OF DEVELOPMENT
Source: Google Maps 2021, annotated by ERA

In 1973, the Campanile Campus ceased to provide secondary education when the Ottawa Board of Education phased out grades 11 to 13 at Campus schools. Due to financial pressures, the campus closed and the property was sold to the Government of Canada to be used as a federal training centre known as the Federal Study Centre.

In 2014, approximately 40 years later, the site was declared surplus and became vacant. In July 2020, CLC acquired the property from Public Services and Procurement Canada ("PSPC") and, with the help of the community, is developing a master plan to guide its redevelopment marking a new phase in 1495 Heron Road.

3.2

Eras of Development

The buildings that exist within the site today speak to the following eras of development:

INDIGENOUS PAST, PRESENT, AND FUTURE

The site is located on unceded Algonquin Anishnabe territory. The project team recognizes the Algonquin Peoples as the stewards of these lands—in the past, in the present, and in the future.



PHASE II: Construction of Community Cluster: D, E, F And the Academic Cluster: G, H, I, J

Land to the east of the proposed campus is leased to the Oblate Fathers for the construction of St. Patrick's High School and athletic field

1966 Construction of St. Patrick's College High School (1, 2, N)

EARLY SETTLEMENT



1792 Township of Gloucester surveyed

1830 Infrastructure development: Billings Bridge

1832 Infrastructure development: Rideau Canal

1834



GROWTH OF TOWNSHIP

1900 Light industrial and agricultural uses

RESIDENTIAL BUILD-OUT

Early subdivision plans of long-term farming settlements

City of Ottawa's annexation of Alta Vista



CAMPANILE CAMPUS



1950 Subdivision plans for tract housing driven by private developers and larger residential developments by the Central Mortgage and Housing Corporation

1959 Sisters of the Congregation of Notre Dame purchase Part of Lot 20 in the Junction Gore

1962 Tim Murray is awarded the commission

1963 Peter Coe is hired by Tim Murray. Iterative design consultation with the Sisters of the Congregation of Notre Dame
PHASE I: Construction of Religious Cluster: A, B, C, K, L

FEDERAL STUDY CENTRE



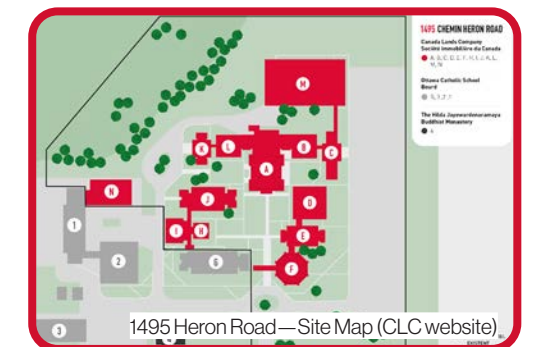
1973 Public Works Canada purchases the site

1975 Construction of building M

2014 Site declared surplus Site becomes vacant

PRESENT: VACANCY

2020 CLC acquires property from PSPC



Themes and Historic Context

Various themes were identified that characterize the Campanile Campus, including human-centred late modernist design, a cohesive and collaborative campus, and education within the community.

The Heritage Character Analysis provides for an understanding of the patterns that shaped the evolution of the campus. The following themes were identified which characterize the Campanile Campus and represent guiding ideas that shaped it.

HUMAN-CENTRED LATE MODERNIST DESIGN

The Campanile Campus reflects multiple tenets of Late Modernism in Canada, including architectural and urban planning currents in the 1960s. It was a period in which architects made ideological connections between post-war social, democratic value and the architectural forms that would support a new vision for society. The influence of the International Style is reflected in its design, which was a prevalent architectural trend in Canada between the 1940s and 1970s. The style is characterized by rationality and axial symmetry, repetitive modular forms, and the lack of ornamentation. The architectural expression of the Campanile Campus forgoes the rigidity and formalism of the International Style, emphasizing instead a human-centred design approach. The buildings' angular edges are softened by their material palette. The interplay between spatial relationships such as building planes pushed inwards and outwards as well as the buildings' horizontal massing lightened by a continuous band of fenestration between stories provide visual interest at the pedestrian scale.

A COHESIVE AND COLLABORATIVE CAMPUS

The Campanile Campus is a contemporary interpretation of the traditional college campus approach and the product of a collaborative design process. The traditional college concept—connected buildings and functional blocks arranged around a quadrangle—was interpreted through a modern lens. The approach is less rigid, less formal, and places an emphasis on community or public spaces. The Campus uses a modular organizing structure in which distinct, functionally related groupings of buildings are organized around a series of courtyards. They are interconnected through pedestrian walkways and building relationships as well as visually through a unified material palette and architectural vocabulary. The visual coherence of the site is the result of a multi-disciplinary design process between the client, the architect, and the landscape architect. The collaboration resulted in a clear sense of place as established by the relationship of the built form and landscape design, a unified architectural vocabulary and material palette, the use of a site-specific art program, and its network of connecting pedestrian walkways among others.

EDUCATION WITHIN COMMUNITY

Throughout its history, the Campanile Campus has functioned as an educational facility, enabling the continuation of learning opportunities to meet contemporary and community needs. The campus is an expression of new educational ideals of the period—less rigid, with less obtrusive supervision, and responsive to changes in pedagogy and curriculum. The self-contained campus was multifunctional, co-shared and co-managed by three communities. The campus's adaptable design accommodated a new use as a government training centre in 1973, when Public Works Canada purchased the site to address the language training and other upgrading skill sets for its growing public service sector. There may also be an opportunity to explore the theme of Indigenous presence. However, this would require further consultation with Indigenous stakeholders to be developed.



EXTERIOR VIEW OF THE CAMPUS IN 1965
Source: Archives Congrégation de Notre-Dame - Montréal, Hans Blohm

3.4 Heritage Character of the Campanile Campus

There are various notable elements of the campus that convey its value and that are important to conserve its heritage value. Preliminary attributes include attributes that apply to the campus as a whole, attributes of the landscape, and attributes of the buildings.

Following our understanding of the themes and patterns that characterize the site, we developed an understanding of the nature and degree of the contribution of individual buildings and landscape elements. We developed a list of preliminary attributes, which are notable elements of the campus that convey its value and that are important to conserve its heritage value. These attributes are preliminary in nature, pending a potential future Part IV designation of the site by the City of Ottawa.

Attributes were divided into three categories: those that apply to the campus as a whole, those that apply to the landscape, and those that apply to buildings.

Both the City of Ottawa and community stakeholders have identified elements that appear to make the most significant contributions and which are priorities for conservation. For example, we've heard that priorities for conservation include the Chapel, Theatre, entrance canopy, bell tower, and intimate exterior space.

ATTRIBUTES OF THE ENSEMBLE:

- › The **visual coherence** of the campus, for example found in the geometry and materials used;
- › The **integration of built form and landscapes**;
- › The **functional arrangement** of buildings and open spaces;
- › **Key views** within and across the campus, such as the views towards the Chapel;
- › The intimate **pedestrian scale** throughout the campus; and
- › **Contrasts and variations** which create visual interest.
- › The sense of an **intimate, pedestrian scale** throughout the campus provided by buildings and open spaces.

ATTRIBUTES OF THE LANDSCAPE:

- › The **variations of open space** including the different courtyards, intimate brick screened areas and walkways;
- › **Variations in topography**, for example there are raised courtyards and sunken planters; and
- › **Landscape features**, notably the Campanile bell tower and the entrance canopy which defines the main access.

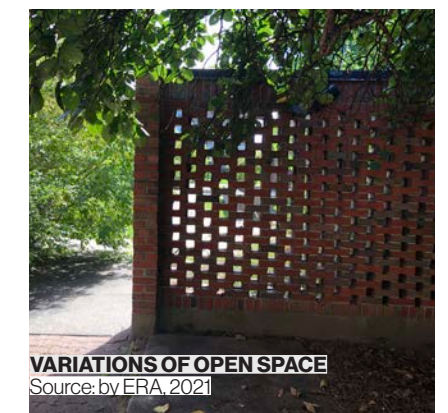
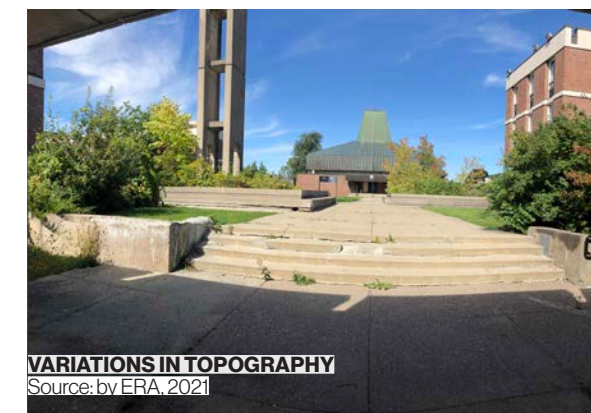
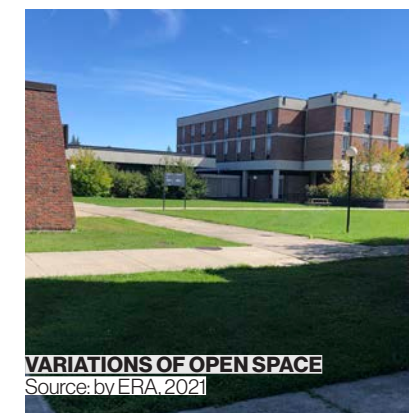
ATTRIBUTES OF THE BUILDINGS:

- › The use of good quality **materials**, including rough red brick, concrete, and copper;
- › A modernist **architectural vocabulary**, such as the expression of structural planes through concrete banding elements and limited ornamentation; and
- › Individual **building features**, such the copper roof of the Chapel and theatre.

Attributes of the ensemble:



Attributes of the landscape:



Attributes of the buildings:



3.5

Assessment of Existing Conditions

Buildings on the site were found to be generally in good condition, with some evidence of moisture infiltration, mould and designated substances. Buildings H and I were found to be in poor condition. With landscape elements, the design generally remains legible although many built elements in the landscape have deteriorated, some original plantings have been removed, and some plantings have changed over time. Upgrades will be needed to bring the buildings and landscape to current standards.

To understand existing conditions of the buildings and landscape, ERA conducted visual inspection of the site's exterior condition from grades and some interior review, reviewed prior Building Condition reports, and reviewed archival drawings of the site.

The buildings on the site are generally in fair condition. The reinforced concrete structures and brick cladding are generally still serving the buildings well and in serviceable condition, with localized areas of deterioration. Copper throughout the campus appears to be in serviceable condition, and several roofs have been replaced relatively recently. Interior finishes have generally outlived their useful life or had moisture exposure, except for a few high-quality materials which should be assessed for continued use. Evidence of moisture infiltration was observed in select instances but does not appear to be prevalent across the campus. The exceptions are buildings H and I, which have considerable moisture damage and evidence of mould; the advanced level of deterioration may prohibit their rehabilitation.

A Building Condition Report was completed for the campus in 2005 which notes upgrades necessary to bring the buildings up to contemporary standards, including addressing building code deficiencies, meeting barrier-free accessibility requirements, as well as mechanical, electrical, and seismic upgrades. The report references a Designated Substances Report from 2000 which noted the presence of certain designated substances on the site which may pose health risks. The report recommends further testing prior to renovation or demolition of elements that may contain designated substances. Vacancies of the buildings have introduced conditions that were not a part of the 2005 study. These include vandalism, moisture infiltration, presence of rodents, and in some buildings, the effects of no longer being heated. Mould is a significant issue not addressed in the 2005 document. Sources of moisture and extent of mould growth should be further investigated before planning appropriate rehabilitation approaches for affected buildings.

In general, the landscape design is legible and has not experienced major interventions. However, deterioration and changes over time are evident. Much of the site is overgrown. In some instances, the level of growth or change to plantings may have been anticipated and desired, such as trees maturing over time. Other instances, such as overgrowth of shrubs or the proliferation of non-deliberate plantings, are unintentional and undermine heritage features of the site. Impacts include the disruption of sight lines, obscurement of buildings and courtyards, and the reduction of daylight to areas of the campus. The original landscape design also included deep sunken planters. Presently, these are so filled with foliage that their depth is no longer apparent. Some original plantings have been removed.



3.6

Adaptive Reuse Analysis

There are both challenges and opportunities for adaptive reuse of the buildings on the site. Each building was designed for its original intended function, which may make introducing new functions difficult. They require upgrades to meet current standards and may in some cases become less efficient with upgrades. With certain buildings deterioration may make their reuse much more challenging. Despite challenges, the site offers ample reuse potential given its robust structures and anticipated continued lifespans. The reuse of the existing buildings may also yield environmental sustainability benefits.

The site offers many opportunities for adaptive reuse, along with a wide range of challenges.

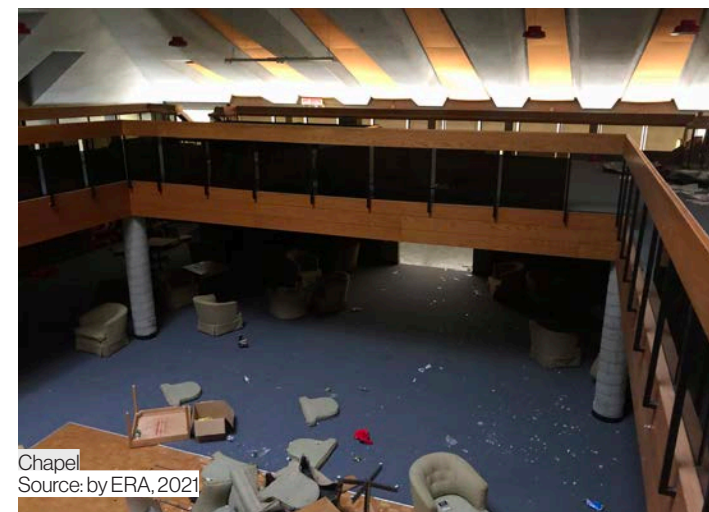
Each building on the campus was carefully designed for its original intended functions, and in certain cases this may make introducing new programming more challenging. While designed to serve as a multifaceted, religious educational facility, the site was later converted to a government training facility for civil servants and remained in active use in that capacity for several decades. The buildings also require extensive upgrades to meet contemporary standards. Building code deficiencies, barrier-free accessibility, mechanical and electrical upgrades, seismic upgrades, and remediation of hazardous and designated substances all need to be considered.



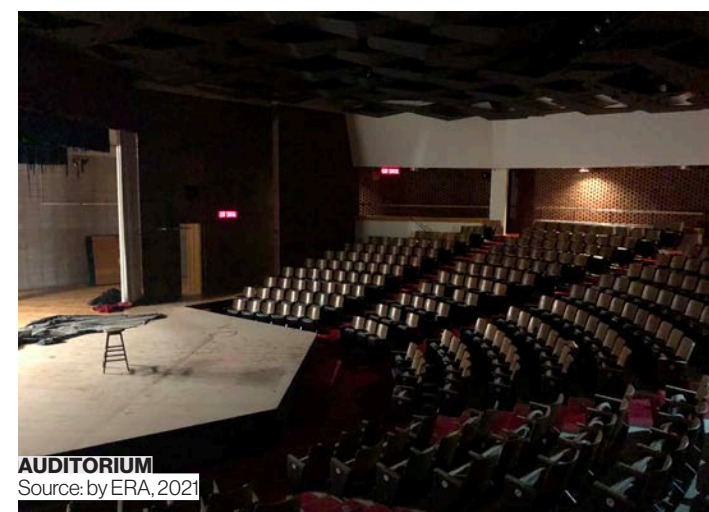
CHAPEL
Source: by ERA, 2021



CAFETERIA
Source: by ERA, 2021



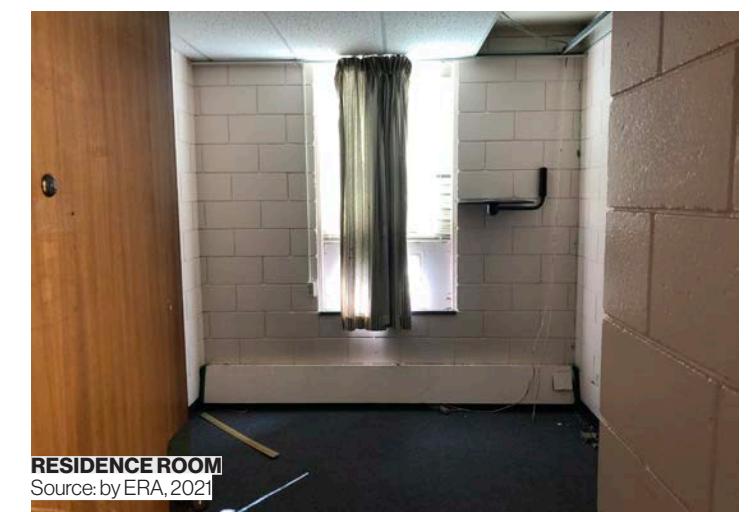
Chapel
Source: by ERA, 2021



AUDITORIUM
Source: by ERA, 2021



UNDERGROUND CORRIDOR
Source: by ERA, 2021



RESIDENCE ROOM
Source: by ERA, 2021

The buildings, as designed, are not efficiently laid out; in some cases, they will become less efficient once new programs are introduced and contemporary upgrades are completed. For example, areas for building cores and circulation may need to be expanded to accommodate new building systems and barrier-free paths of travel. With certain buildings, most notably buildings H and I, deterioration may make rehabilitation much more challenging.

Despite challenges, the site offers ample reuse potential given its robust structures and anticipated continued lifespans. Beyond supporting heritage value, the reuse of the existing buildings where possible may also yield environmental sustainability benefits.

Chapter 4.

Public Engagement Process

This chapter outlines the process that was followed for the various public consultations. The conclusion analysis ensure that the public's priorities align with the site design.

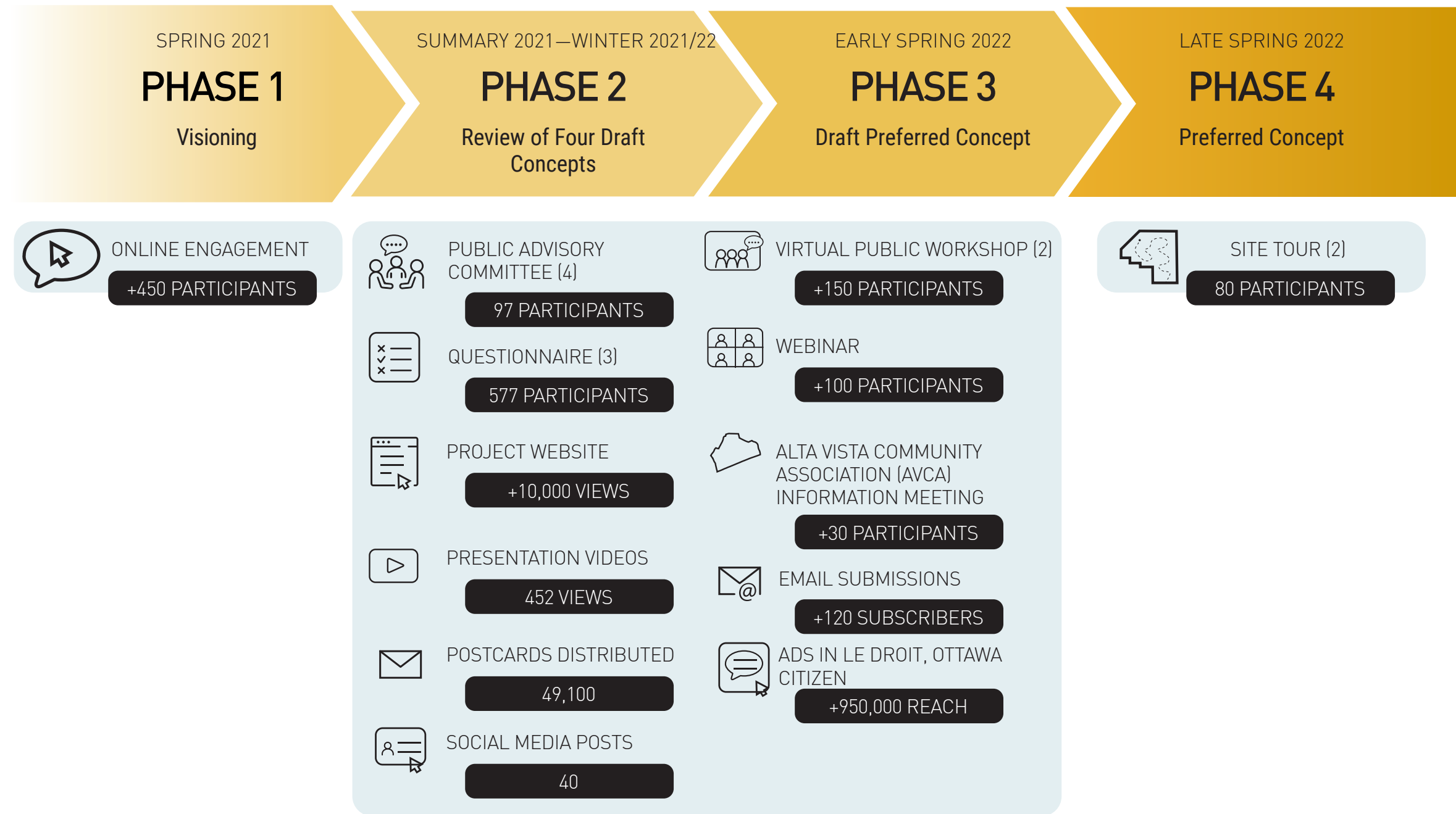
4.1

Public Engagement Reach

The engagement process for 1495 Heron Road was held over the period of March 2021 to early June 2022. Broadly, the objective was to get members of the public and community stakeholders to react to and share their thoughts on various ideas for how to reimagine 1495 Heron Road as a vibrant mixed-use community.

ENGAGEMENT ACTIVITIES

- › A project website
- › Public Advisory Committee (PAC)
- › Online Discussion Forum and Visioning exercise in Phase 1
- › Virtual Workshop in Phase 2—technical presentation + facilitated discussions in 15 breakout rooms
- › Virtual Webinar at Phase 3—technical presentation + moderated Q&A
- › Videos (video 1; video 2) in Phases 2 and 3
- › Online questionnaires in Phases 2 and 3
- › Community meeting organized and hosted by the Alta Vista Community Association (AVCA)
- › Open public house and site tour in 1495 Heron in Phase 4
- › Ongoing communications and promotion of opportunities to provide input



4.2

Synthesized Results

All input received during all four phases of the engagement process was received and helped inform the Project Team in their decision-making.

In summary, there is strong support that 1495 Heron Road be redeveloped as a vibrant low and mid-rise mixed-use community that respects the site’s significant heritage features and integrates with the surrounding green space and parks. There is also solid support for affordable housing. Support was not unanimous, with a small minority of residents from the adjacent Guildwood Estates demanding lower heights, a lower overall density of housing units, and a wider buffer between their homes and any new development.

Phase 1

Participants at phase 1 identified five key themes for the site. These themes served as the core principles that guided and informed the development of the four draft concepts that were presented at Phase 2 of the engagement process:

- › Sustainability and Open Space
- › Commemoration, Heritage and Building Preservation
- › Mid-Rise Residential Development
- › Community Amenities
- › Affordability

Phase 2

Comments provided at Phase 2 on four draft concepts helped inform the development of the draft Preferred Concept that was publicly released at Phase 3. The concept includes several features to address concerns expressed during the earlier stages of engagement, in particular those of some of the Guildwood Estates residents living adjacent to the site, for example:

- › New low-rise buildings will be away from the site’s eastern boundary
- › Creating a generous buffer between new development and existing homes (between 30 metres to 40-metre transition between building fronts where existing zoning provisions only require 16 metres)
- › Opting to build a dry creek (the “blue/green corridor”) as a retention corridor for stormwater management, instead of a water pond. The landscaped corridor will double as a linear park
- › Dedicating school space for a new school in the site’s northwestern corner, away from existing residential in the east
- › Enhancing the interaction between new development in the north and Wren’s Way.

Phase 3

For the most part, participants expressed strong support for the draft Preferred Concept. In an online questionnaire from Phase 3, respondents expressed a very high degree of support for the concept, with the majority or near majority consistently selecting “agree”—the highest degree of support available out of five options—for each of 13 statements presented to them about various aspects of the concept. The questionnaire showed that a baseline of approximately 10 per cent of respondents (one in 10) selected “disagree”—the lowest indicator of support—for all 13 statements.



Key themes through all phases



HERITAGE CONSERVATION

Heritage conservation was a prominent theme. There was very strong support for the Preferred Concept and its approach to conserving most of the site's existing buildings. A small minority of participants questioned the potential heritage value of the campus buildings.



MIXED-USE, AFFORDABLE HOUSING, DENSITY, AND BUILDING HEIGHTS

. There was continued support for a mixed-use community, and the need to plan for affordable housing. Many participants believed that the concept struck a good balance between many varied interests and unique considerations for this site. Some participants, in particular those living adjacent to the site's eastern boundary, expressed concerns with density and building heights.



GREENSPACE AND THE BLUE-GREEN CORRIDOR

There were many comments made about the need to protect or build-in more green space. A few participants expressed a liking for the proposed park and open space in the north and how it interacted with and improved connections to Wren's Way. Many participants expressed support for the blue/green corridor along the site's north and east boundaries.



COMMUNITY BENEFITS

There were several suggestions about the types of amenities that might be appropriate for the site. These included a community centre, childcare services, community space (such as an art gallery), gardening space, and sports infrastructure.



CLC HERON RD INFO EVENT
Source: ERA, 2021



CLC HERON RD INFO EVENT
Source: ERA, 2021



CLC HERON RD INFO EVENT
Source: ERA, 2021



CLC HERON RD INFO EVENT
Source: ERA, 2021

The City of Ottawa will initiate its own statutory consultations as part of its eventual review of Canada Lands' development application for 1495 Heron Road.

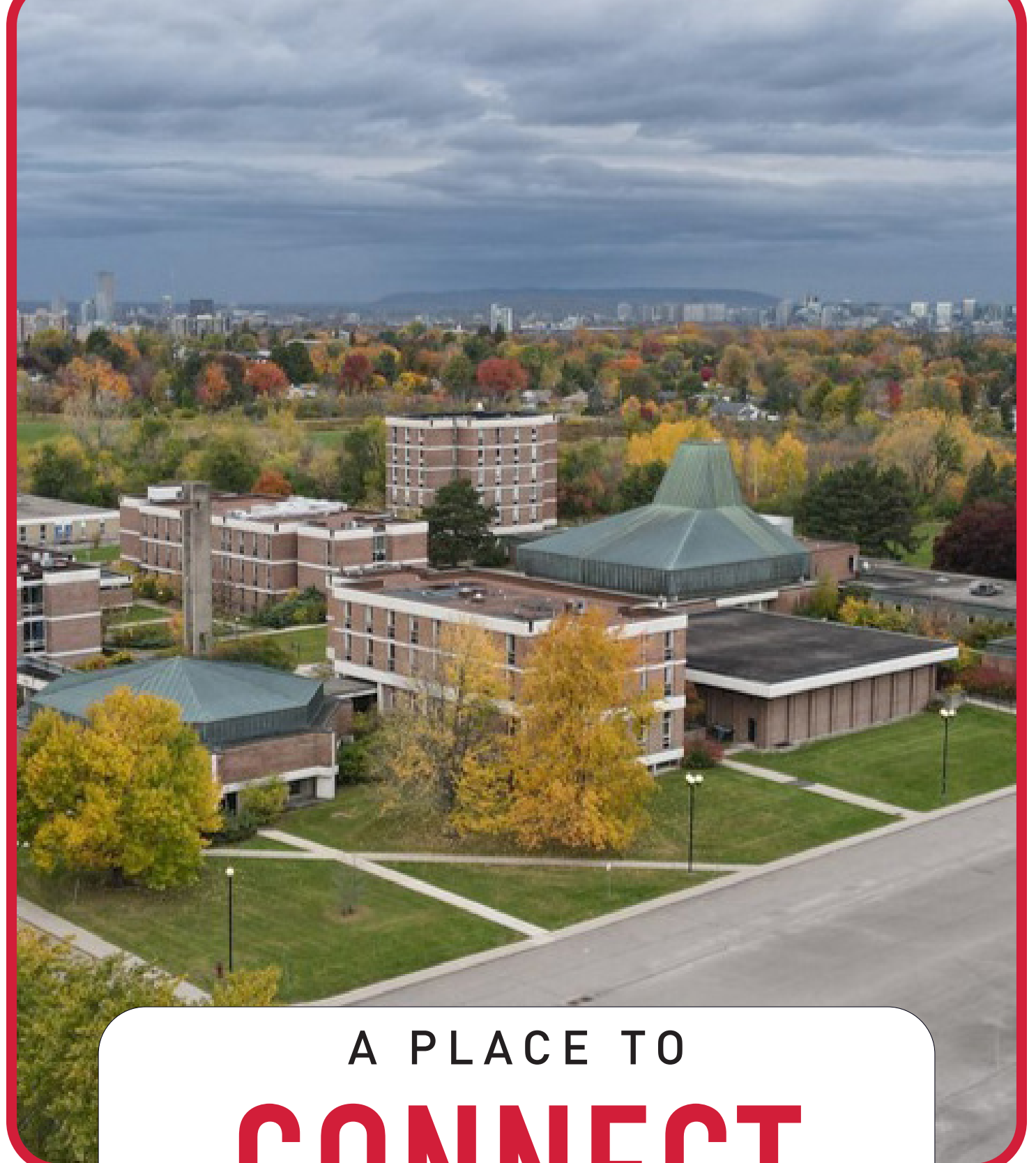
Chapter 5.

Concept Plan

This chapter presents the overall vision for the development of the site. Using guiding principles, an iterative design process led to a proposed design that highlights six design elements.

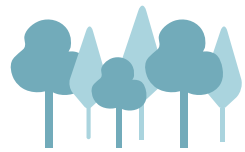
5.1 Vision Statement

Embracing aspirational societal goals of yesterday and today, the future of 1495 Heron is one that prioritizes **human-centric design** in a **cohesive campus** that promotes collaborative experiences, **conserves the past** in unique ways and accommodates a **variety of living, working, learning and recreating environments** for existing and future residents of the Alta Vista community.



A PLACE TO
CONNECT
1495 HERON ROAD

5.2 Guiding Principles

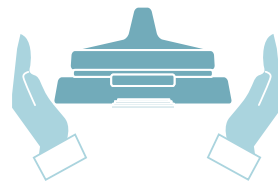


Sustainability / Open space

1495 Heron Road is surrounded by open space. The project looks at how the site can more formally connect to these spaces and aims to ensure that the open spaces developed within 1495 Heron Road complement and are compatible with those around it. In addition, the project seeks to apply best practices in sustainable construction and design, including the rehabilitation of existing buildings to reduce the carbon footprint of the development.



MADISON STREET PARK



Heritage conservation

1495 Heron Road has a unique history that has shaped its legacy today. Heritage conservation is, naturally, at the core of the project. The project explores ways in which existing buildings can be revived and adapted to current needs while retaining the attributes that contribute to its character.



DISTILLERY DISTRICT, TORONTO



Mid-rise community

In response to Ottawa's housing challenges and Heron Road potential transformation into a major transit corridor, 1495 Heron Road was identified as a mid-rise community. In other words, it is not a neighbourhood of detached single-family homes or typical downtown density, but rather an in-between area with compact, mid-rise buildings. Complementary to the housing and living environments located in Alta Vista, it aspires to offer a variety of housing types for households of all sizes and incomes.



WATERIDGE VILLAGE MID-RISE RESIDENTIAL

Source: Q4 Architects



Community amenities

The development of a new residential neighbourhood provides opportunities for the creation of community amenities. Community amenities are useful infrastructure for the greater collectivity, which extend beyond the boundaries of the new neighbourhood. These can be cultural, sports, health, education, public services, etc. The project examines opportunities to provide community amenities that are compatible with the dominant residential uses and the existing built environment.



VIBRANT MIXED-USE PUBLIC PLACE, AUSTIN, TX



Affordability

In the light of increasingly challenging homeownership and an increasingly unaffordable rental market, housing affordability is a priority emphasized by the community and is an integral part of the project guidelines. The project hopes to attract a mixed population through a variety of housing types adapted to different budgets and needs.



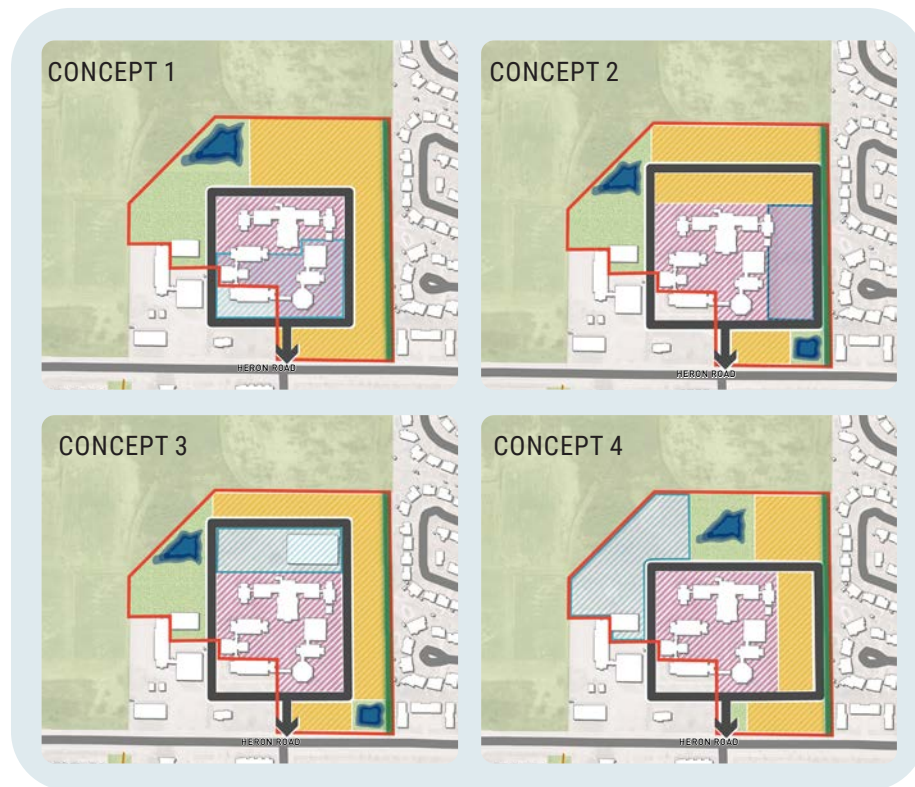
CARLINGTON COMMUNITY HOUSING, OTTAWA

Source: GSV Architects

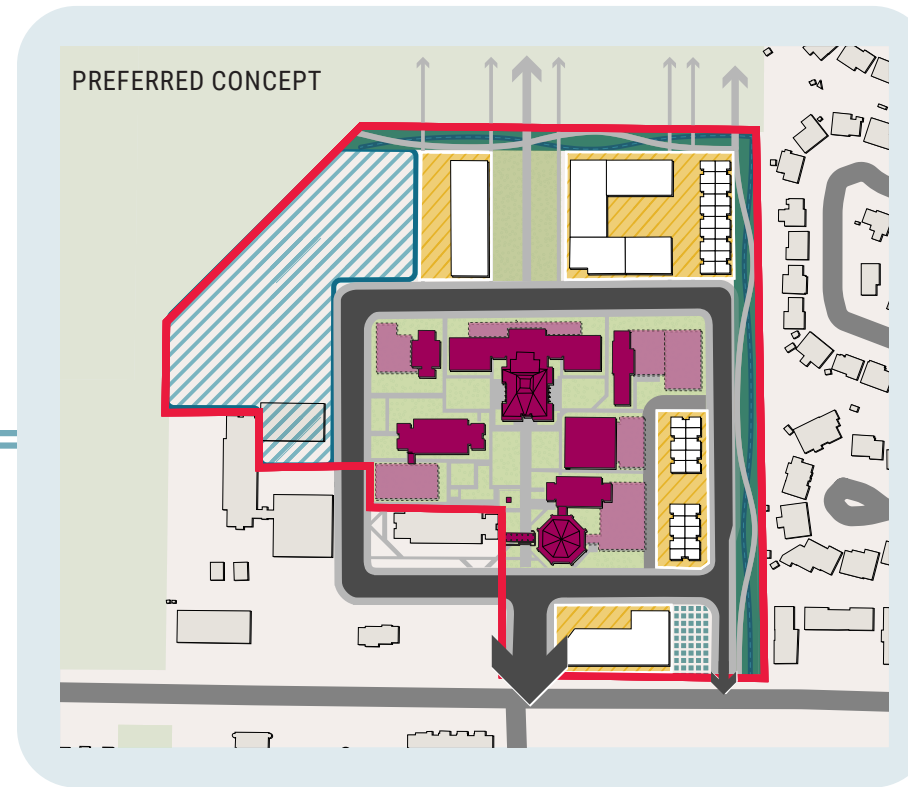
5.3

Iterative Design Process

The design exercise that led to the proposed concept followed an iterative process. Several versions of the concept were developed and refined in response to comments, ideas and perspectives from the general public, stakeholders involved in the project and the collaborators who formed the multidisciplinary project team. A final version distills all of this input.



Four initial concepts were developed to test different spatial organizations of the project. They express in a schematic way the main territorial components playing a structuring role in terms of planning for the project, namely the school site, heritage conservation, redevelopment areas and stormwater management areas. These are concepts to be interpreted at a high level.



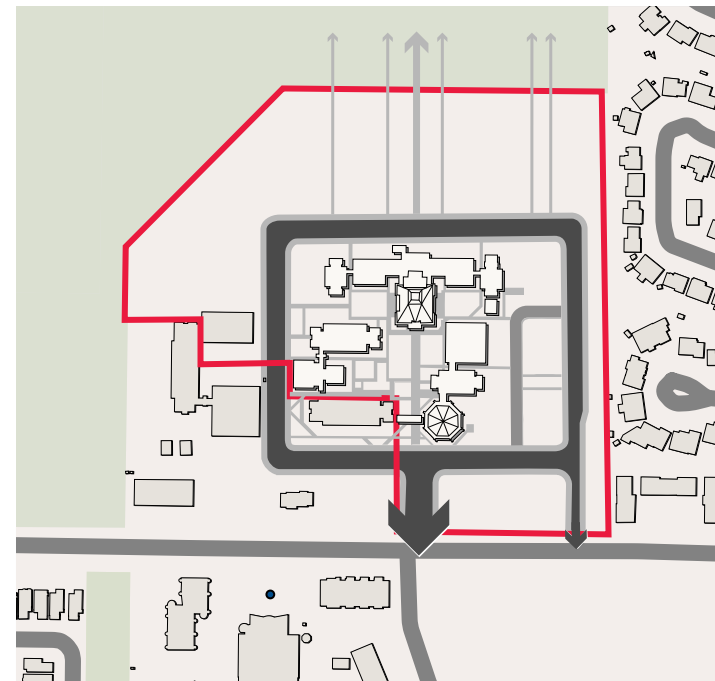
Based on the initial 4 concepts and community feedback, a preferred concept was developed. This concept further details the exact location of possible land uses, the existing buildings retained and their potential additions, the location of open spaces and their general layout. The preferred concept also presents the desired height, scale and massing of the future buildings. This preferred concept has been refined resulting in the proposed final Master Plan concept.

FINAL PROPOSED CONCEPT

5.4 Design Elements



Roads and pathways



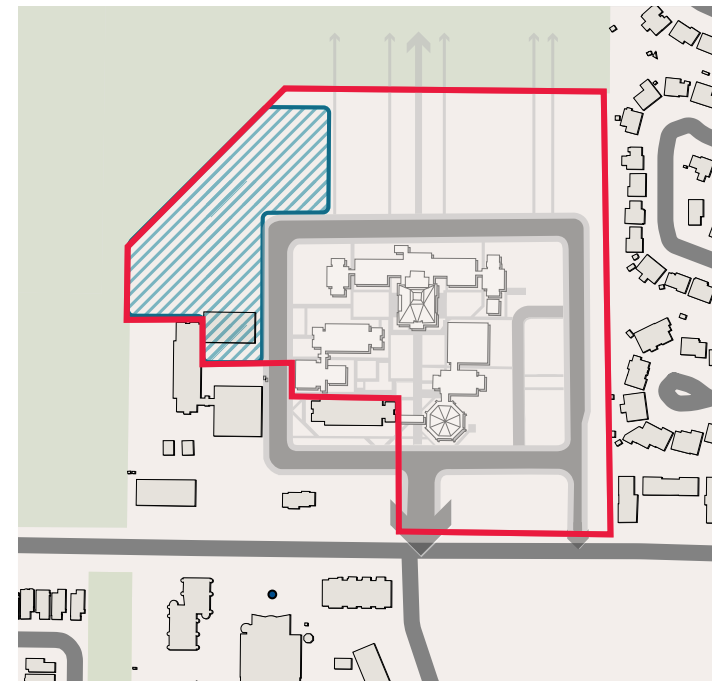
PLAN 19.
ROAD AND PATHWAYS COMPONENT

- ← PROPOSED PUBLIC ROAD
- PATHWAYS & SIDEWALKS
- PRIVATE LANE

A public street serves the site and connects with two accesses to Heron Road. This street follows a rectangular layout in an east-west direction. Pedestrian trails also run through the site and connect to the surrounding trail system in Parkland and Wren's Way.



School



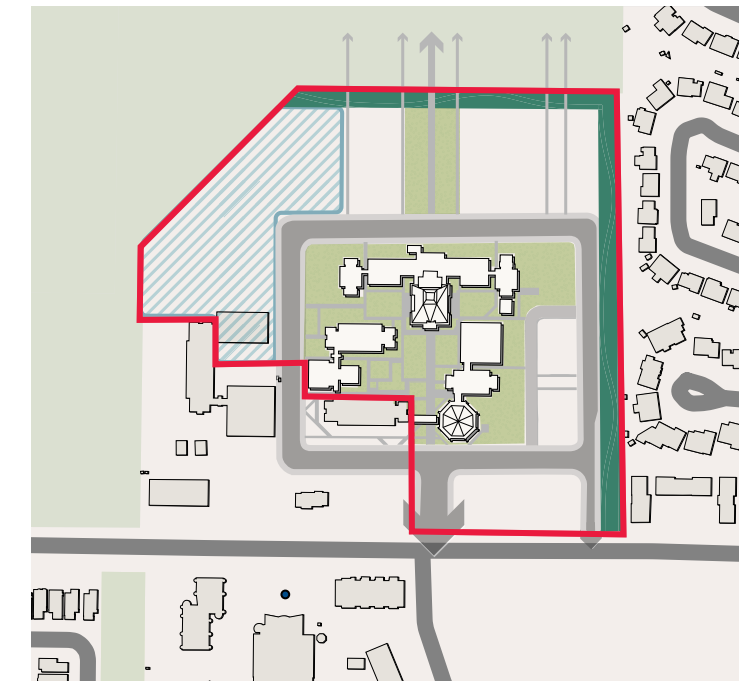
PLAN 20.
SCHOOL COMPONENT

- ▨ SCHOOL AREA

To the west of the site is the location of an elementary school administered by Conseil des écoles publiques de l'Est de l'Ontario (CEPEO). Located adjacent to St. Patrick's School, this site is attractive because of potential synergies between the two schools, such as the sharing of a school bus drop-off area. The development of the school site is not outlined, as it is the responsibility of CEPEO to design it. Conversations with the school board are ongoing.



Open Space



PLAN 21.
OPEN SPACE COMPONENT

- OPEN SPACE
- BLUE-GREEN CORRIDOR

Several open spaces make up the site in 1495 Heron Road. At its centre is the heritage campus courtyard, whose objective is to rehabilitate it and make it a gathering place accessible to all and adapted to the new dynamics of the neighbourhood. A new neighbourhood park is also planned to the north of the site to meet the needs of the community, such as play modules and recreational areas. Other public spaces punctuate the site and create a variety of atmospheres, from lively to intimate, natural to urban.

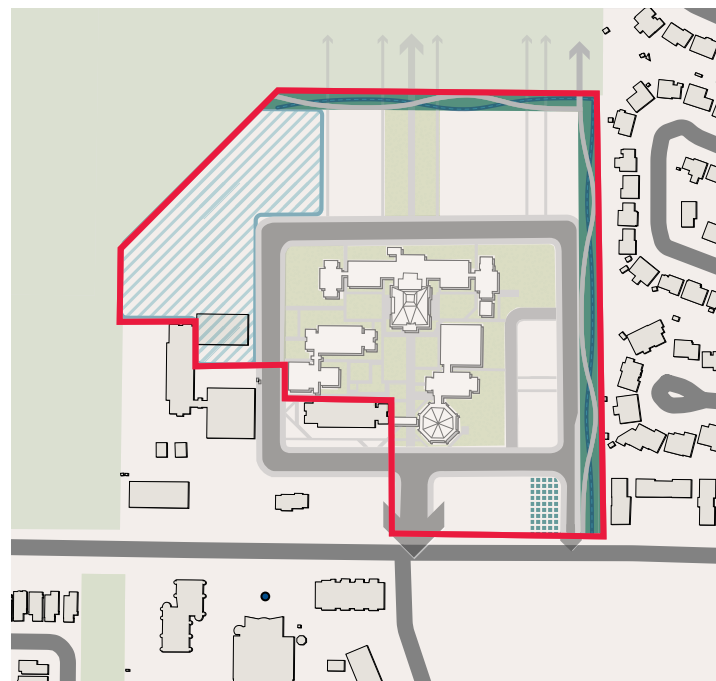
1495 Heron Road is reimagined as a vibrant mixed-use community with many green and open spaces, framed by a beautiful and natural blue-green corridor along the east and north.

Nearly all of the heritage buildings are rehabilitated and reused, and new buildings are arranged to maintain various views to the historic chapel—highlighting the site's heritage campus feel. Space for a potential new elementary school has been set aside next to St. Patrick's school, and a mix of low- and mid-rise housing types are built throughout to meet the needs of many different people with varying incomes, such as families, young professionals, and seniors.

1495 Heron Road has become a place that connects history with the future, surrounding neighbourhoods with one another, and green space with urban living.



Stormwater



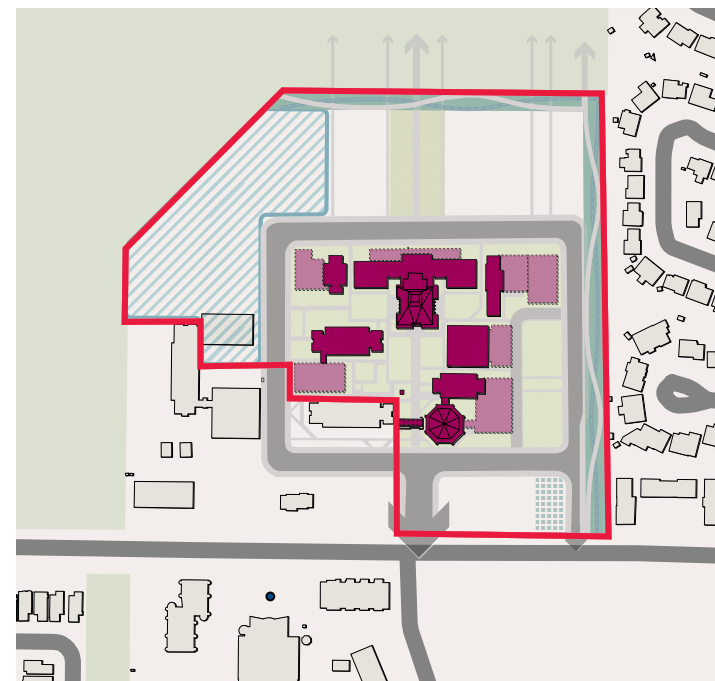
PLAN 22.
STORMWATER COMPONENT

- BLUE-GREEN CORRIDOR
- STORMWATER INFRASTRUCTURE UNDERGROUND

A blue-green corridor that will follow the eastern and northern boundaries of the site is planned for the stormwater management. This linear park includes a dry creek that loads with water during heavy rains. This creek follows a meandering path and is associated with a multi-use trail. This landscaped corridor creates a transition to the adjacent Guildwood Estate neighbourhood and preserves the natural setting of Wren's way, while creating new connections to the trail system. An additional underground stormwater management infrastructure is planned along Heron Road and allows for the development of the ground space into public space.



Heritage



PLAN 23.
HERITAGE COMPONENT

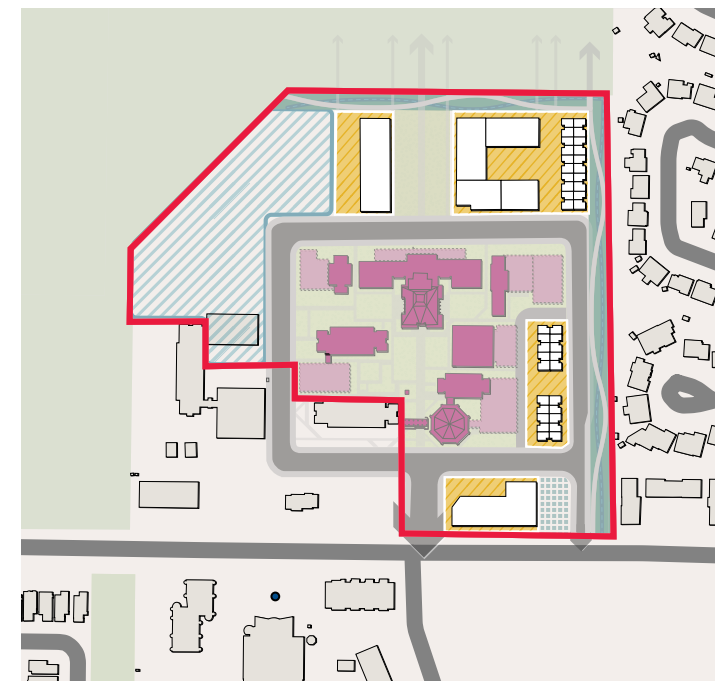
- ADAPTATIVE REUSE OF EXISTING BUILDING
- POTENTIAL ADDITION

Nine of the 12 existing buildings on the heritage campus are being retained and repurposed for new uses. The character of the site is being retained and sensitively renewed to ensure that the site retains its uniqueness.

The buildings will require significant work to adapt them to new uses other than those for which they were designed. Several extensions are planned to enhance the conversion potential of these buildings. The principles of compatibility, subordination and distinction between contemporary additions and existing buildings are essential.



Built Form



PLAN 24.
BUILT FORM COMPONENT

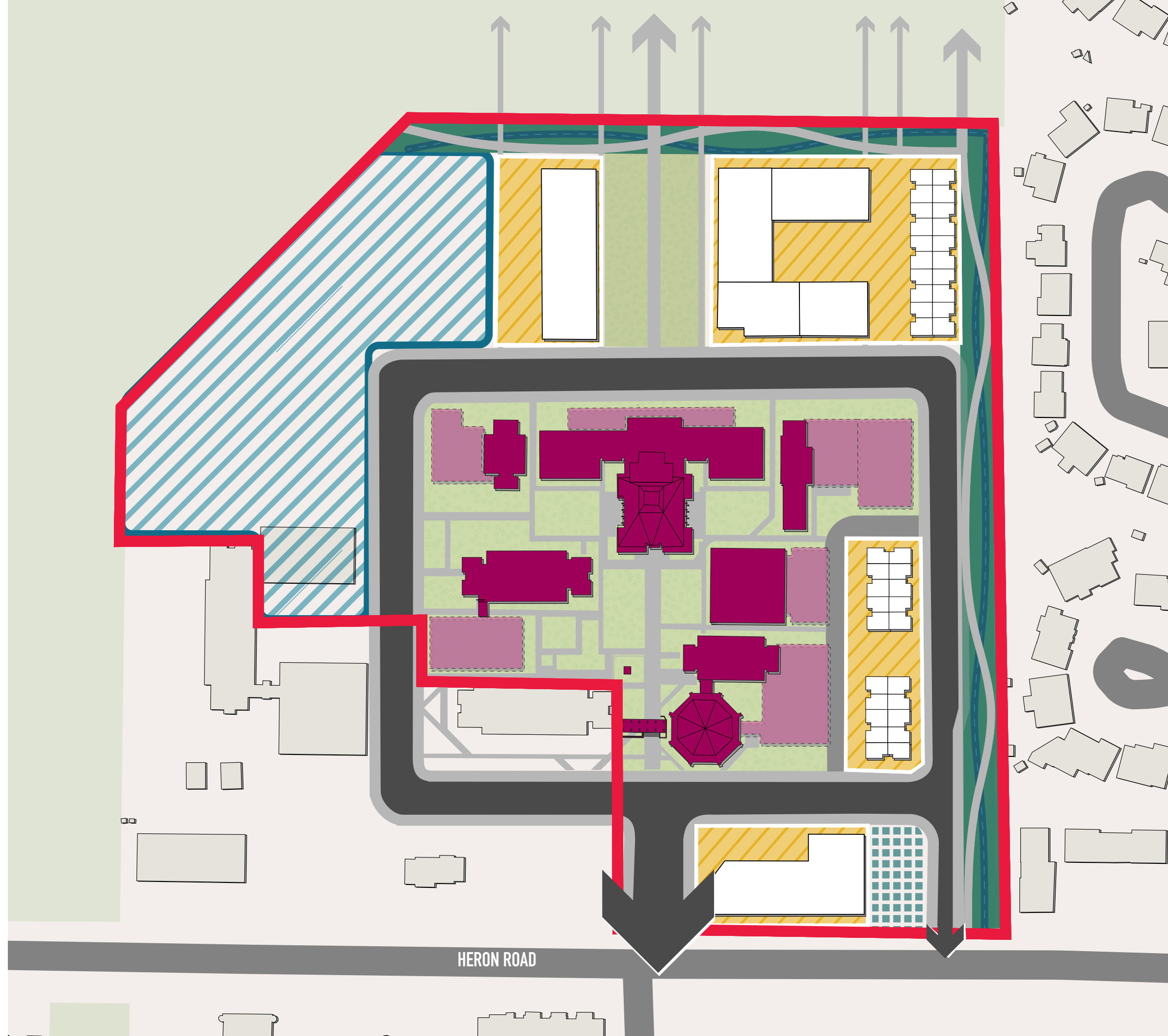
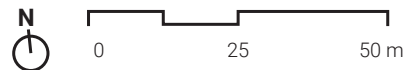
- REDEVELOPMENT AREA
- POTENTIAL NEW BUILDING FOOTPRINT

In addition to the conversion of existing buildings and their extensions, the site includes new redevelopment areas. A mixed-use building with commercial space and residential units on the upper floors is planned along Heron Road, an arterial road where transit will be a key feature. To the east of the site, near the Guildwood Estate, lower height buildings are planned to provide a smooth transition. Heights increase towards the north and west of the site and take the form of apartment buildings. The buildings are arranged to preserve a 360° view of the chapel. In addition, a variety of housing types are proposed to meet different needs.

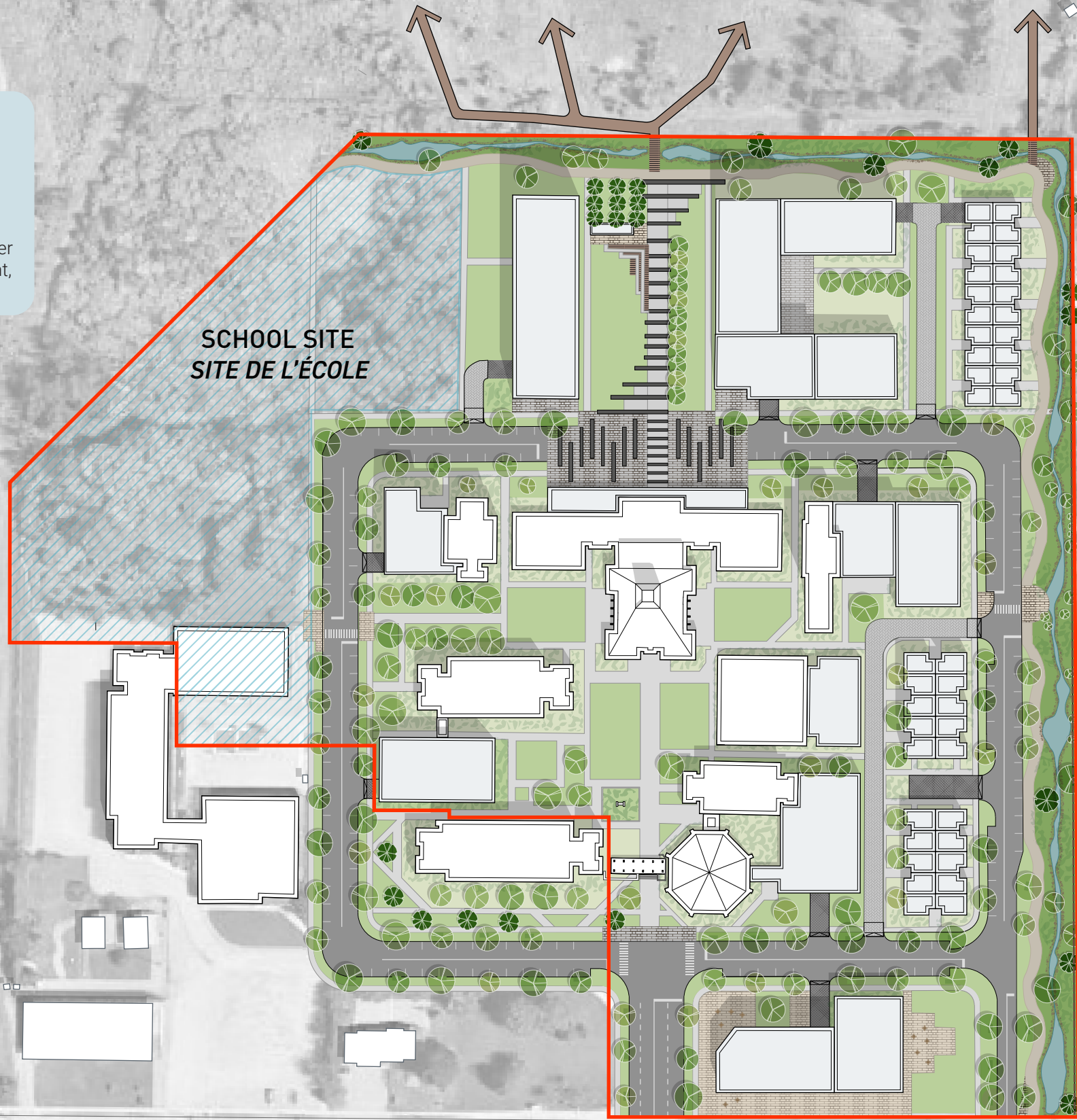
5.5 Proposed Concept

PLAN 25.
PREFERRED CONCEPT

- ← PROPOSED PUBLIC ROAD
- PRIVATE LANE
- PATHWAYS & SIDEWALKS
- ▨ SCHOOL AREA
- OPEN SPACE
- ▨ BLUE-GREEN CORRIDOR
- ▨ STORMWATER INFRASTRUCTURE UNDERGROUND
- ▨ ADAPTATIVE REUSE OF EXISTING BUILDING
- ▨ POTENTIAL EXTENSION
- ▨ REDEVELOPMENT AREA
- POTENTIAL NEW BUILDING FOOTPRINT



NOTE: The development plan represents a vision and is presented as an indication. The layout and design of building footprints and open spaces are not definitive and will evolve as real estate projects are developed. These will be evaluated based on their application of the vision and principles identified in the Master Plan, with a specific focus on creating a vibrant, human-scale residential neighbourhood.



SCHOOL SITE
SITE DE L'ÉCOLE

HERON ROAD





BIRD'S EYE VIEW OF THE ENTIRE PROPOSED CONCEPT
NOTE: This graphic rendering is proposed as an indication. Changes may occur.

Chapter 6.

Design Approaches

In this chapter, design approaches to heritage, landscape and urban design are presented. Each approach has its own vision and design principles.

6.1 Conservation of Heritage Approach

Conservation strategies to protect the cultural heritage value of the site while allowing it to evolve are based on a methodological step-by-step approach based on:

- › Heritage character and preliminary attributes
- › Construction and existing conditions
- › Analysis of potential for adaptive reuse/proposed uses
- › Community and stakeholder priorities
- › Heritage conservation priorities and parameters
- › Heritage impact analysis

Described in further details in chapter 9, proposed heritage conservation approaches are specific to the:

- › Ensemble
- › Landscape elements
- › Buildings



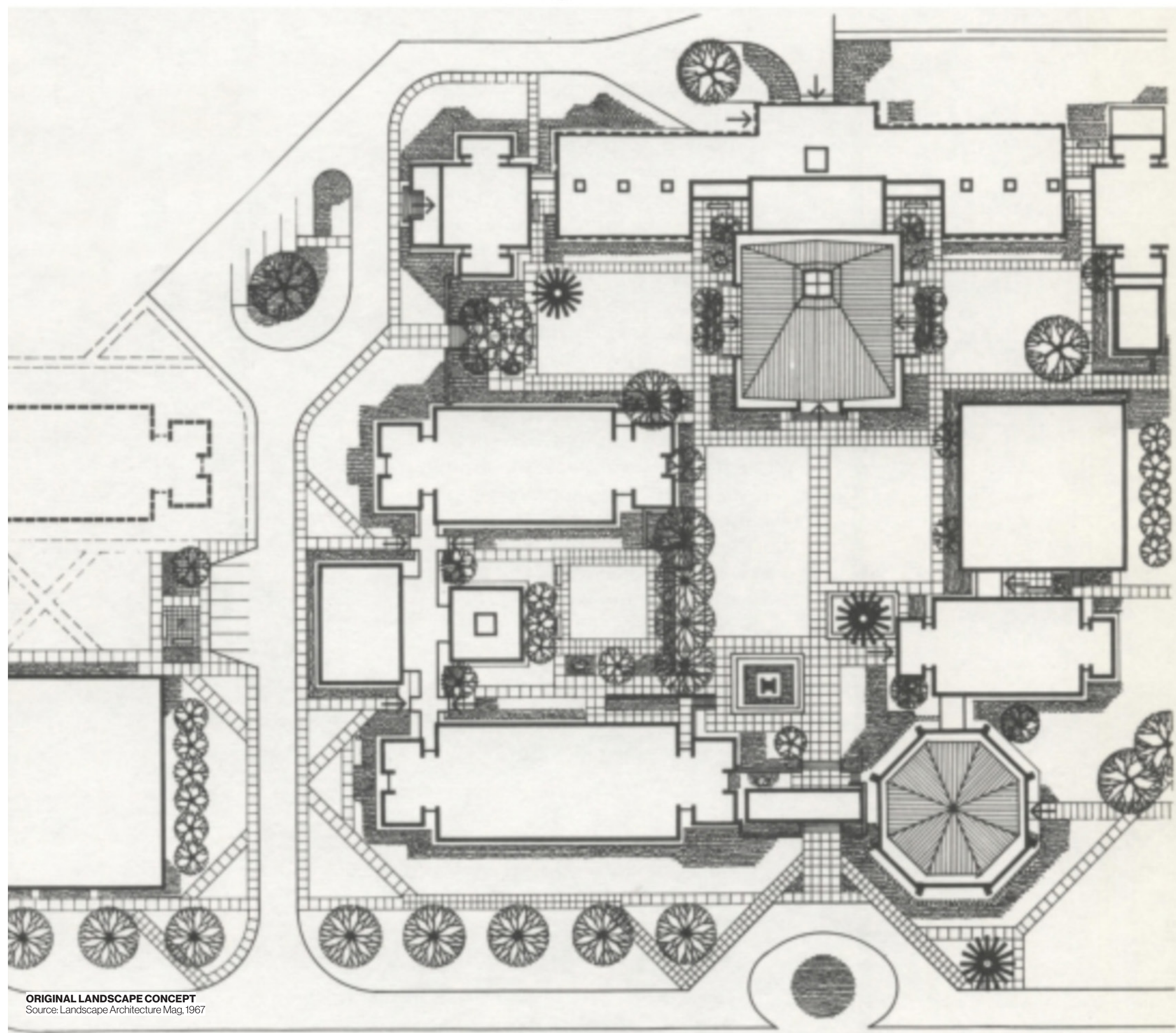
EXTERIOR VIEW OF THE CAMPUS IN 1965
Source: Archives Congrégation de Notre-Dame - Montréal, Hans Blohm

Landscape Approach

As the Master Plan is being developed in parallel with the City of Ottawa's Official Plan update, the landscape approaches described below were proposed to guide future development on the site.

They will further define landscape design to achieve the vision and planning principles of the Master Plan. They also provide a means of evaluating future development proposals and amendments. Proposed landscape approaches are:

- › Heritage landscape renewal
- › Continuous and engaging parks and open spaces
- › Streets as public spaces
- › Integrating sustainable design and Low Impact Development (LID)



ORIGINAL LANDSCAPE CONCEPT
Source: Landscape Architecture Mag, 1967

Heritage Landscape Renewal

Original landscape design developed in 1963 was the result of the influence of the modern era and a prevalent architectural trend in Canada between the 1940s and 1970s. Reflected in landscape design are strong axial symmetry, repetitive forms and shape, and the limited use of ornamental landscape materials.

The structure of two intersecting axes, the north-south axis and the west-east axis, the central courtyard and a series of open courtyards in various scale, a network of woven pedestrian pathways, and a broad range of pedestrian spaces are the principal legacy of the original landscape design.

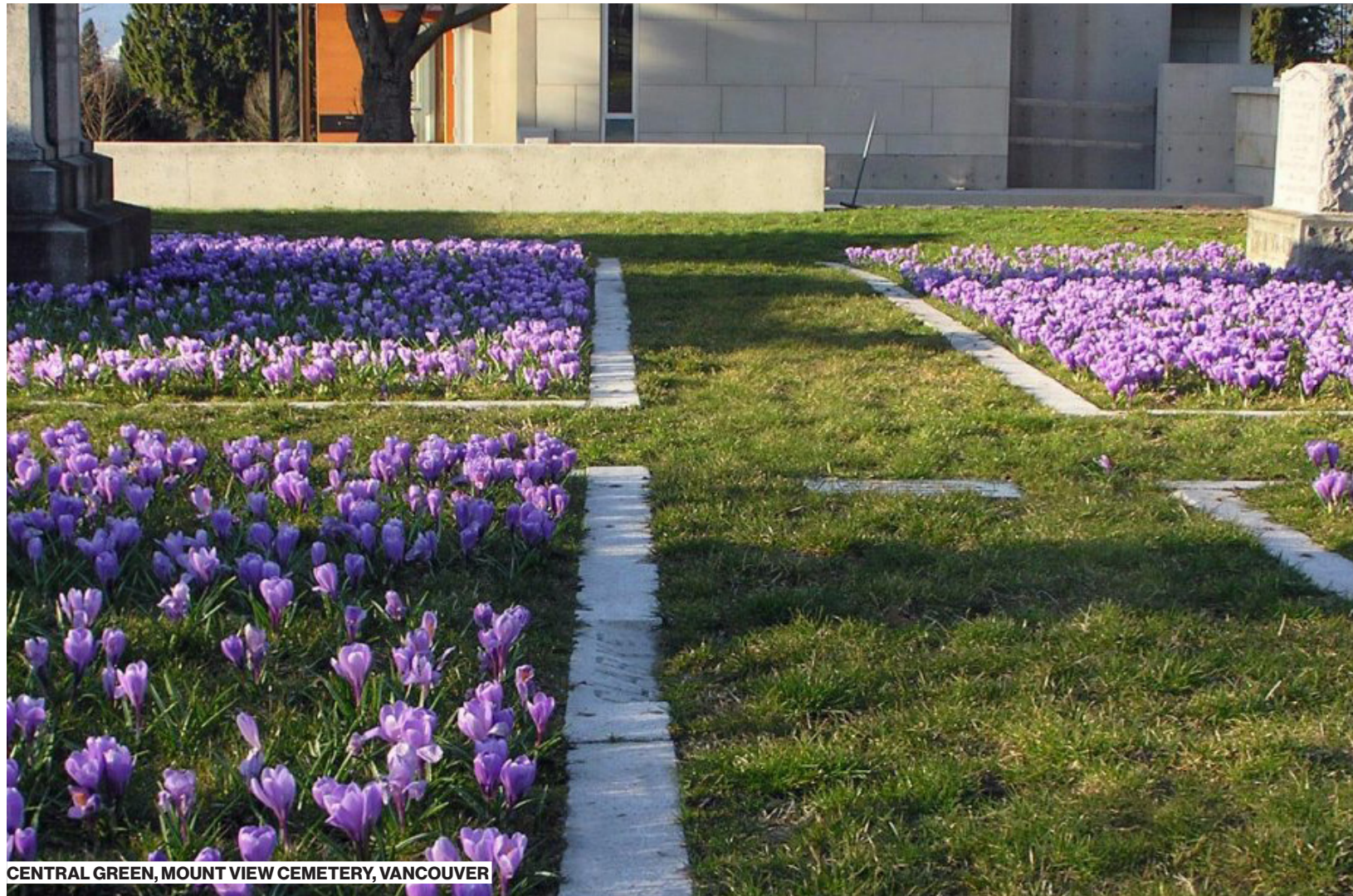
Heritage Landscape Renewal emphasizes the development and expansion of the original landscaping throughout the site and for future development by providing opportunities for community connectivity, social gatherings and outdoor activities.

LANDSCAPE CONSERVATION PRINCIPLES:

- › Conserve the form and character of the original landscape design as a cohesive and collaborative campus
- › Carefully and thoughtfully introduce new landscape design elements and contemporary touches
- › Provide universal access and upgrade it to the current standards to accommodate user of all ages and abilities
- › Elaborate and expand the principles of the heritage landscape design into the creation of open space and landscape design of the future development.



6.2



6.2

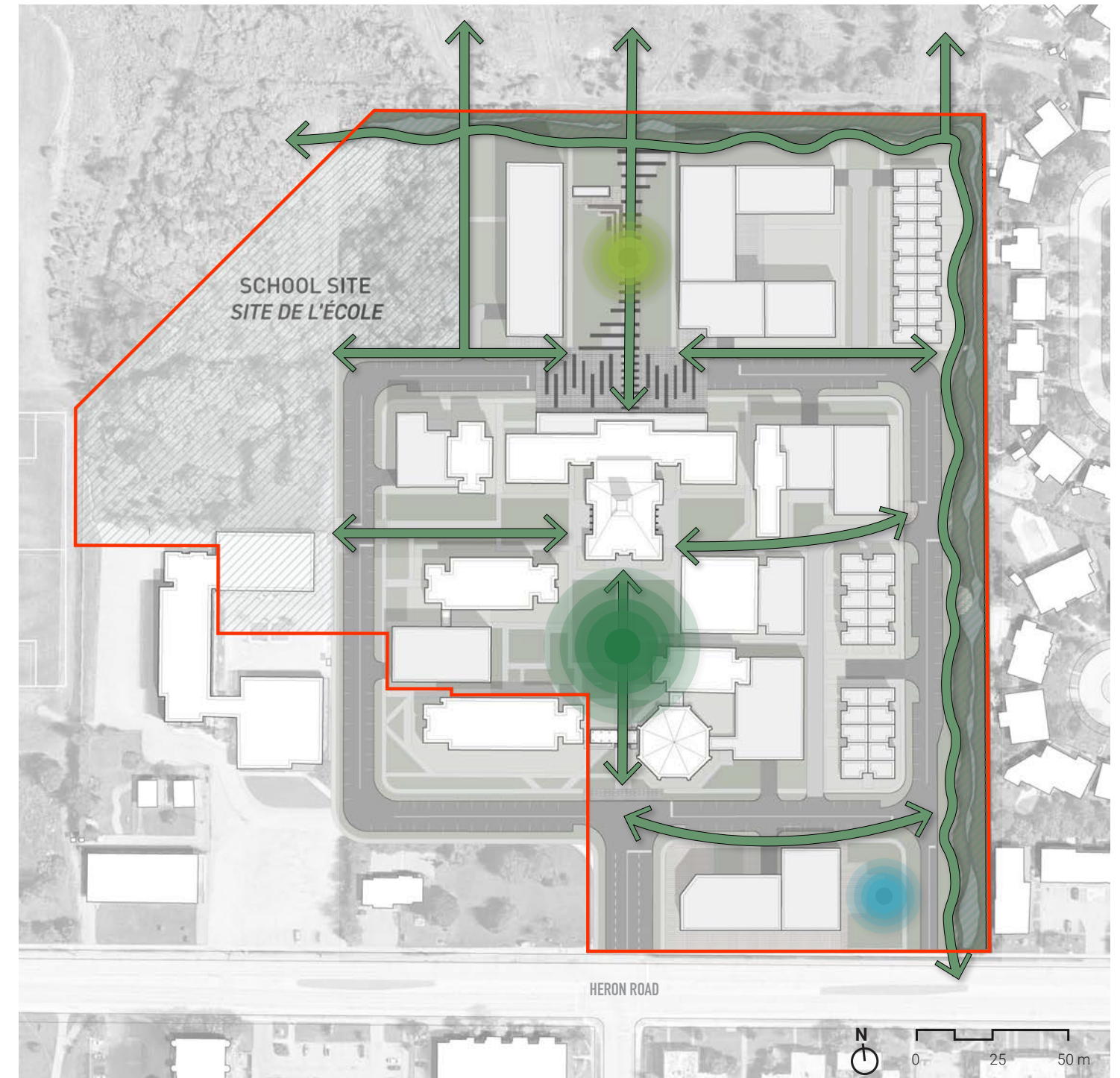
Continuous and engaging parks and open space

An integrated and diverse network of parks and open spaces, including a neighbourhood park, plazas, smaller parkettes, and landscaped comers, supports an active lifestyle and contribute well-being of the future community.

Future development should evolve to create continuous and engaging parks and open spaces. These public spaces should accommodate a wide range of active and passive uses as well as should provide various recreational opportunities at all times of the day, in all seasons, and for people of all ages and abilities.

OPEN SPACE NETWORK PRINCIPLES:

- › Create an integrated network of parks and open spaces reflecting natural settings and fitting to neighbouring context
- › Create unique yet flexible parks and open spaces to accommodate a wide range of active and passive uses
- › Create parks and open space for unique neighbourhood experiences and programing to promote sense of community and ownership
- › Make parks and open spaces accessible for users of all ages and abilities to meet universal design standards.
- › Provide parks and open spaces adaptative to all seasons and weather conditions
- › Apply best practices for sustainability in the design of park and open spaces to increase climate resilience
- › Create safe parks and open spaces applying CPTED principles, maintaining views from the streets and the adjacent buildings, and providing pedestrian scale lights



PLAN 27.
PROPOSED OPEN SPACE NETWORK

CENTRAL COURTYARD
 NORTHERN PARK
 HERON ROAD PLAZA
 PRIMARY PEDESTRIAN NETWORK TO OPEN SPACES

6.2



MEKEL PARK CAMPUS, DELFT
UNIVERSITY OF TECHNOLOGY, MECANOO



COURDIMANCHE PLAYGROUND, FRANCE



YANNAN AVENUE HIGHWAY ADAPTATION, CHINA



PLACE DES CANOTIERS, QUEBEC CITY



MEKEL PARK CAMPUS, DELFT
UNIVERSITY OF TECHNOLOGY, MECANOO



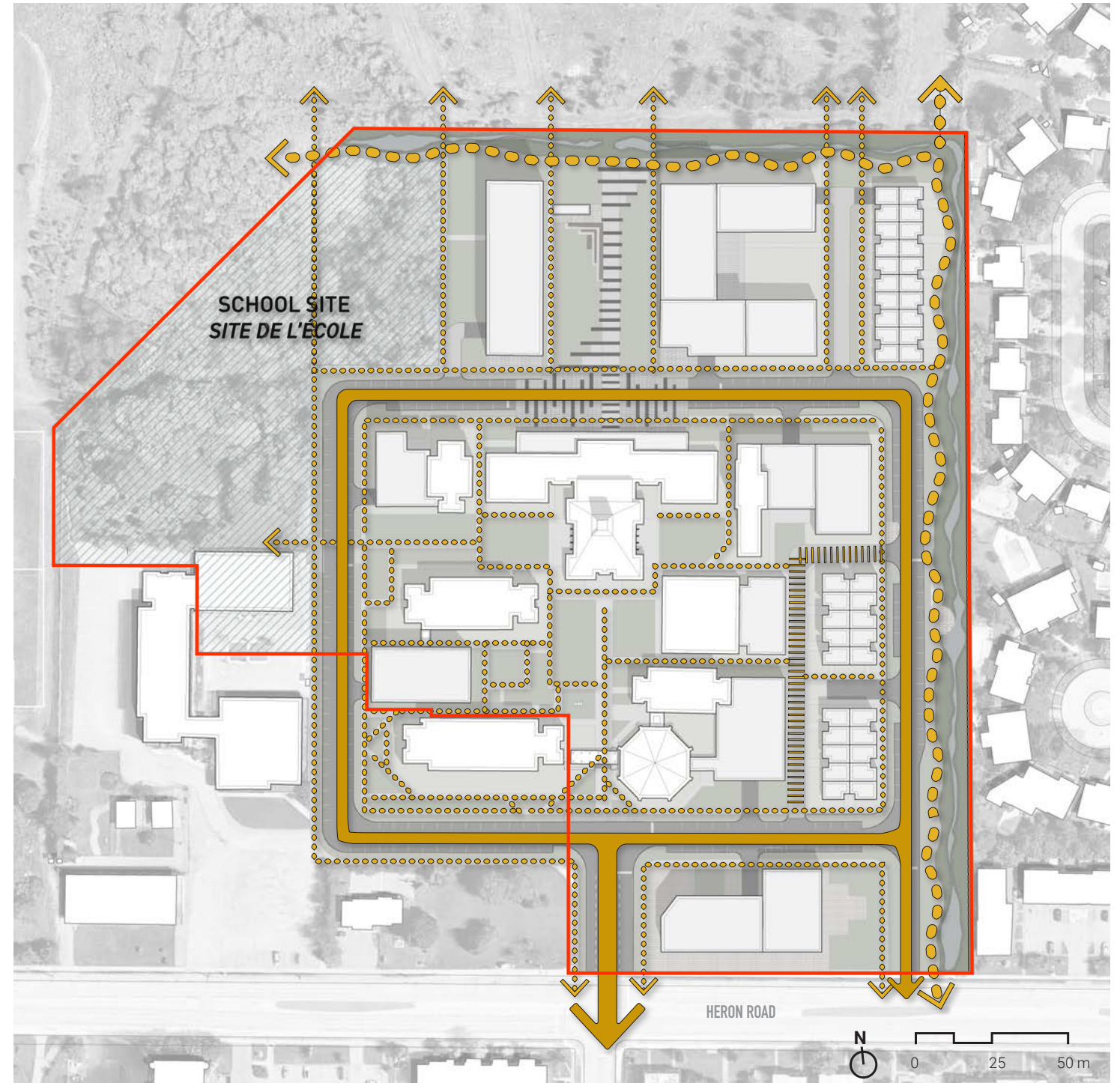
PARC DU COSSY, SWITZERLAND

Street as Public Spaces

A well-connected network of streets and pathways, including the main street, the shared street, woonerfs, laneways, mews, and the multi-use path, promotes connectivity and supports active transportation of the future development. In addition, a continuous line of trees, attractive landscape, and site furniture along the streets and pathways complete the streetscape creating vibrancy throughout the day and night, and encourage people to gather, socialize, and interact in the public realm.

STREETSCAPE PRINCIPLES:

- › Create complete streets for all users and modes of traffic-ensuring safety and convenience of all users
- › Link the streets to other pathways and connections to create a continuous network of movements and increase connectivity
- › Make the streets as public places inviting people to interact and providing safe environment
- › Promote large tree canopy and landscape beautification and provide a range of pedestrian spaces along the streets and pathways
- › Make the streets adoptive and transformable for unique programming and street events
- › Provide streetscape adaptive to all seasons and weather conditions.

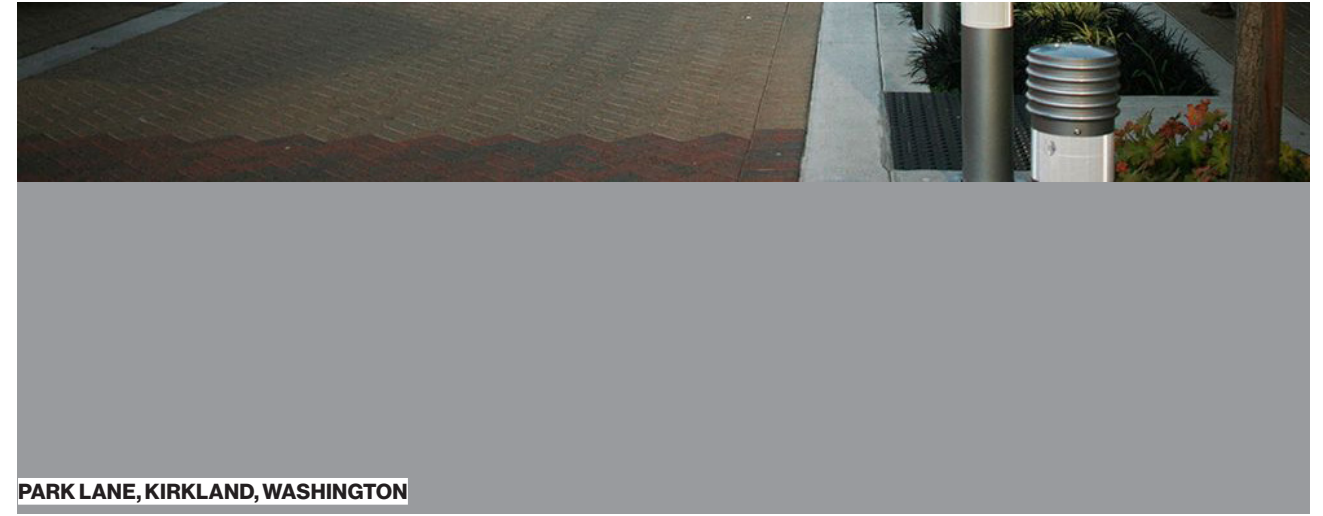
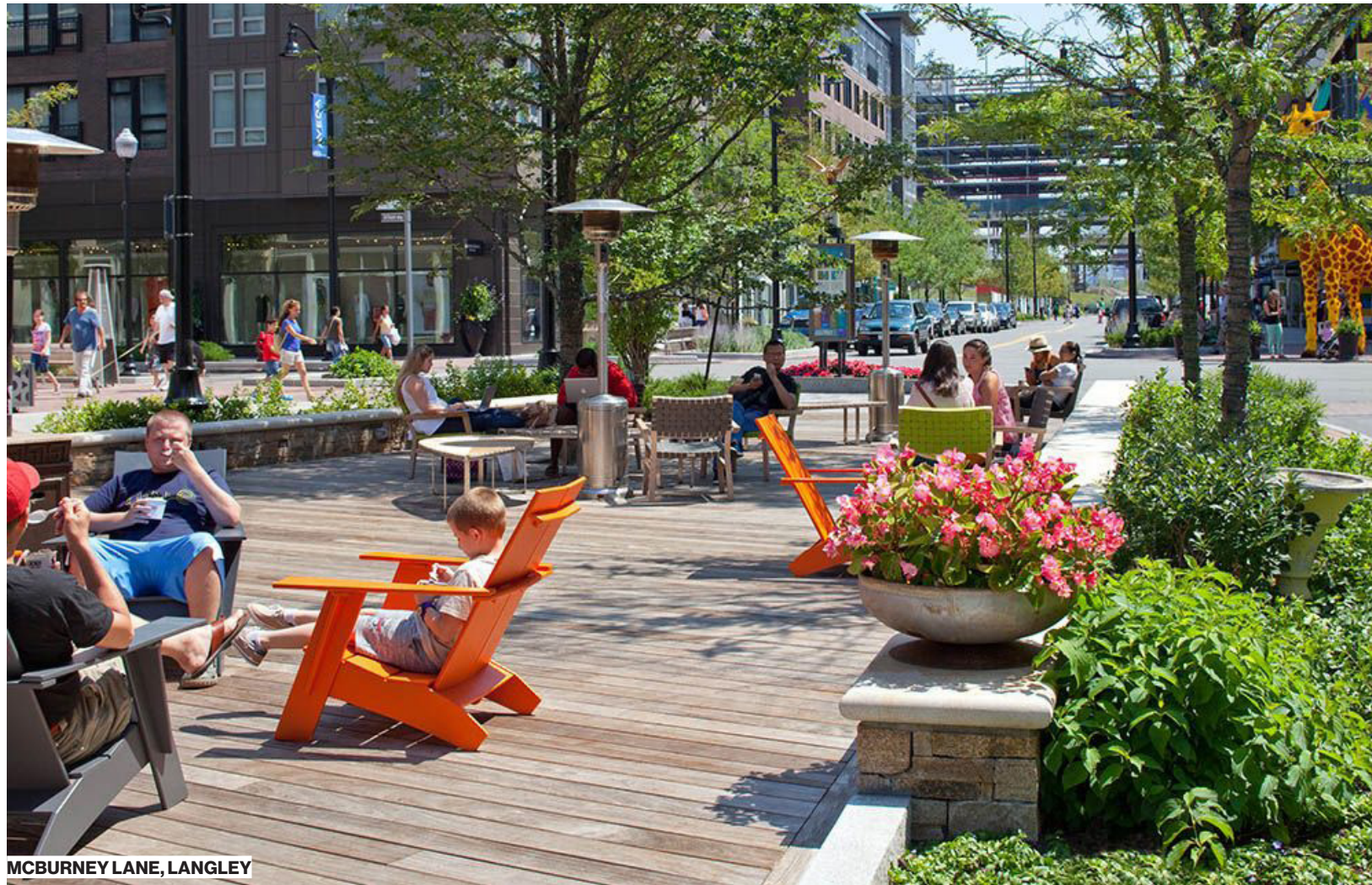


PLAN 28.

PROPOSED NEW CONNECTIONS

- ➔ VEHICULAR CONNECTION
- ➔ PRIMARY PEDESTRIAN CONNECTION
- |||| SHARED VEHICULAR/ PEDESTRIAN CONNECTION
- ➔ SECONDARY PEDESTRIAN CONNECTION

6.2



6.2

Integrated sustainable design and low-impact development (LID)

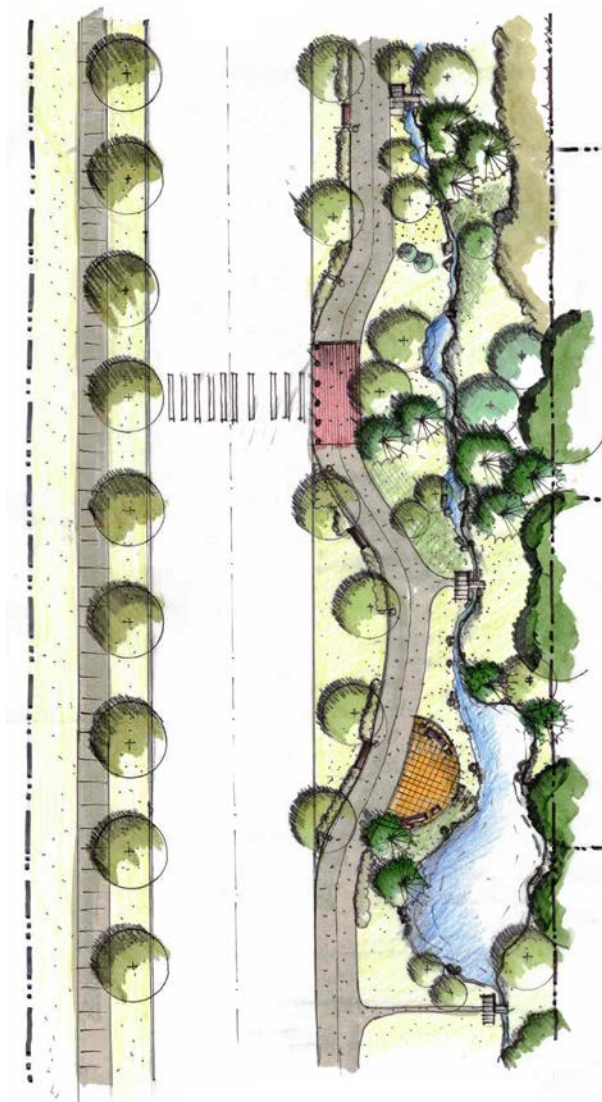
It is the landscape approach to create built environment working with nature by preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage. With this landscape approach, the implementation of integrated sustainable design and Low-Impact Development (LID) strategies are explored to reduce long-term maintenance cost and impact on the nature. Landscape design throughout the site and for the future development should promote climate resilience and mitigate urban heat, wind, flooding, etc.

The design approach in the site-specific context is blue-green corridor as a form of green infrastructure.

The blue-green corridor is a linear open space, a network for humans and wildlife to move around, and a mix of aesthetic and functional landscape elements including a multi-use path, trees, natural landscaping, and stormwater facilities such as dry creeks and ponds.

SUSTAINABLE LANDSCAPE PRINCIPLES:

- > Integrate stormwater management practices throughout the whole site, not only in one area
- > Where appropriate, integrate green infrastructure such as rain gardens, vegetated swales, soil cells, etc. as public landscape amenities
- > Utilize permeable paving materials and minimize the use of impermeable hardscape surfaces
- > Where possible, existing trees within the site should be preserved and protected as development expands
- > Utilize indigenous native and drought-tolerant plant materials to reinforce biodiversity and natural landscapes



BLUE-GREEN CORRIDOR CONCEPT



6.2



RAIN GARDENS AND DRY CREEK



AVIATOR AVENUE, ABBOTSFORD AIRPORT, ABBOTSFORD



KANAKA CREEK INTERPRETATIVE CENTRE, MAPLE RIDGE



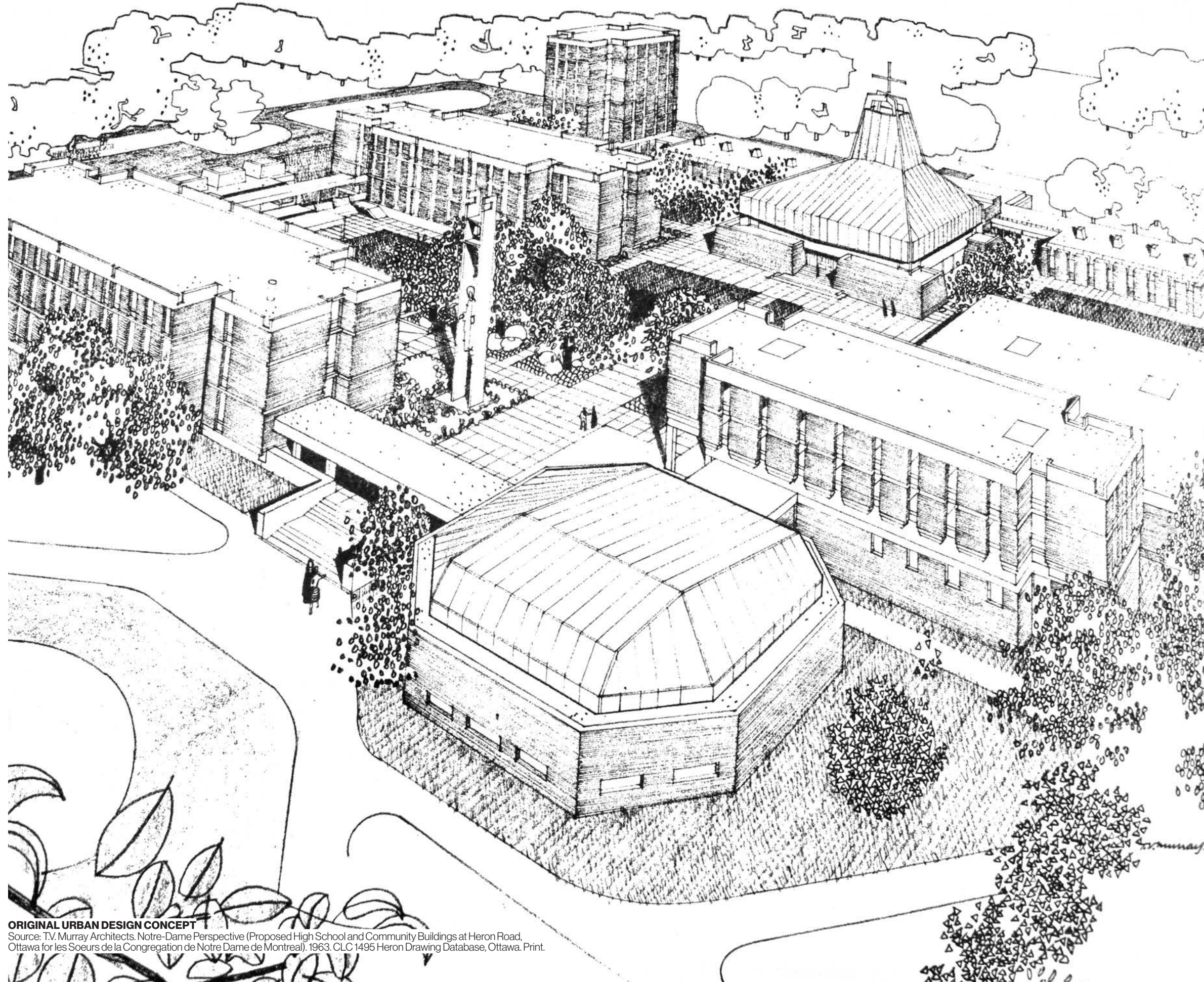
CREEKWAY PARK, VANCOUVER

Urban Design Approach

Several intentions guide the urban design approach of the master plan. These will be detailed in design guidelines that will be followed in the development plan.

The urban design approaches are:

- › Flexible land use framework
- › Variation of heights to preserve key views
- › Variation of heights to optimize the sunlight impact
- › A generous transition to ensure a harmonious cohabitation

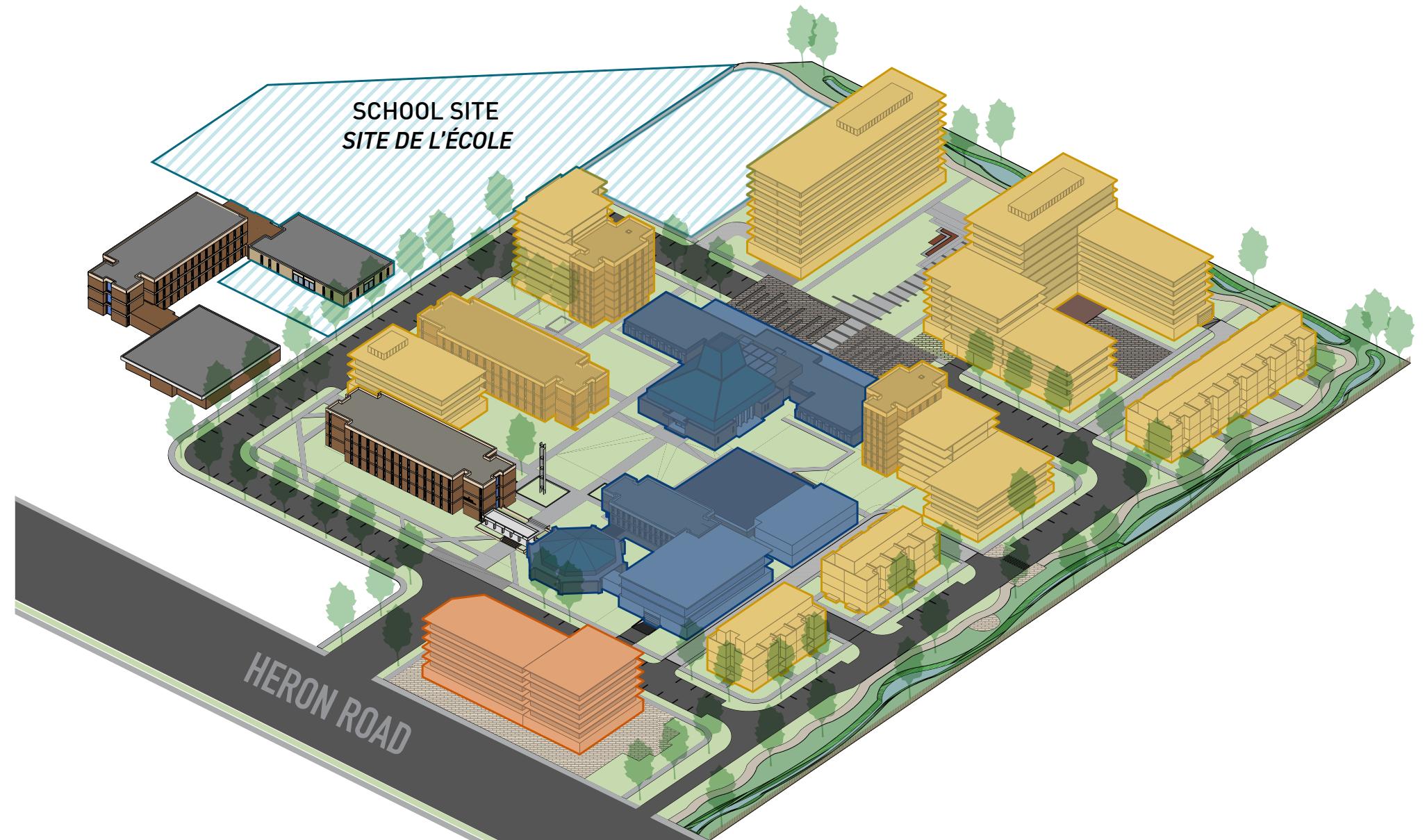


ORIGINAL URBAN DESIGN CONCEPT

Source: TV Murray Architects. Notre-Dame Perspective (Proposed High School and Community Buildings at Heron Road, Ottawa for les Soeurs de la Congregation de Notre Dame de Montreal). 1963. CLC 1495 Heron Drawing Database, Ottawa. Print.

Flexible Land Use Framework

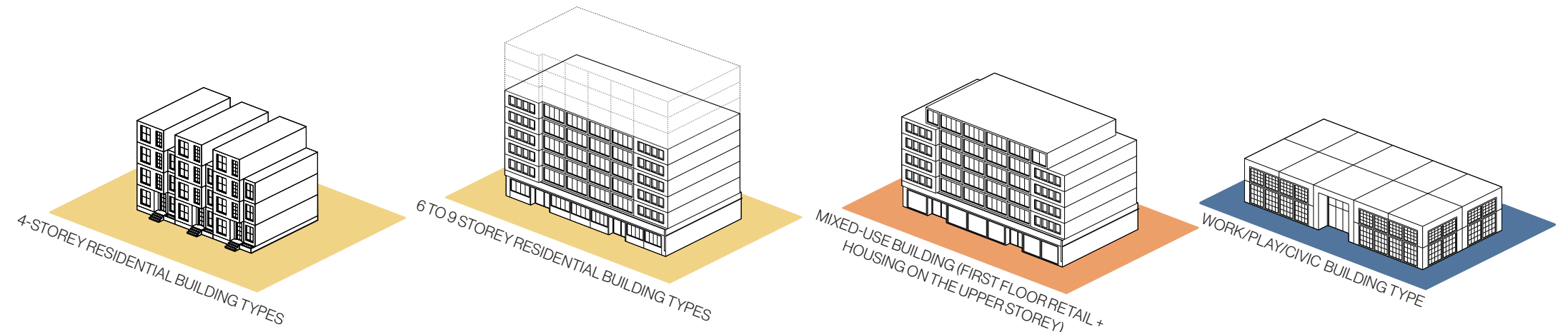
Although 1495 Heron Road is intended to be a predominantly residential neighbourhood, a flexible land use framework is envisioned in the Master Plan to maximize the reuse potential of existing buildings. The anticipated uses are varied in order to create a mixed-use community. 1495 is therefore a vibrant place, both day and evening, without being a high-traffic area. The planned uses are compatible with and complementary to the residential neighbourhood that is taking place.



PLAN 29.
PROPOSED LAND USE FRAMEWORK

LAND USE FRAMEWORK PRINCIPLES:

- › Plan predominantly medium-density residential land uses
- › Plan mix use along Heron Road (Retail + Residential)
- › Plan office-entertainment-civic hub formed by the existing buildings and their extensions
 - › The intent is to keep heritage buildings primarily accessible to the public with uses that serve as community facilities either privately or publicly managed.



Variation of heights to preserve key views

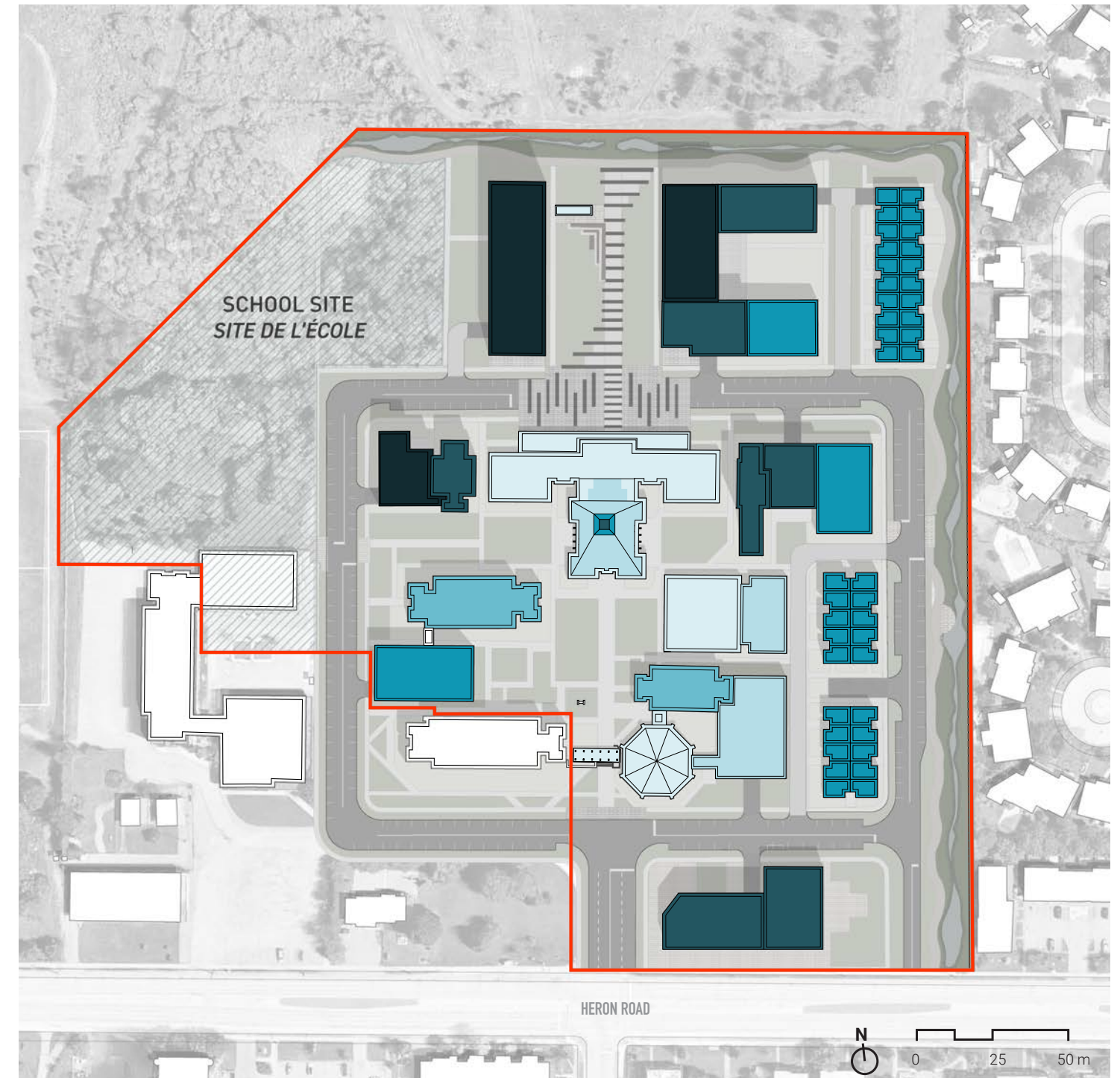
Purposely designed as a mid-rise community, 1495 Heron Road has a variety of heights on the site to integrate smoothly with the low-rise housing of Guildwood Estate to the east and the retained heritage buildings that range from one to six storeys.

The variation in heights is designed to grow gradually from the east to the west of the site, where shading is of lesser impact as it affects the open spaces. Volumetric modulation of building heights will be used to avoid the massing effect of buildings and to avoid deterioration of microclimatic conditions related to wind and sun.

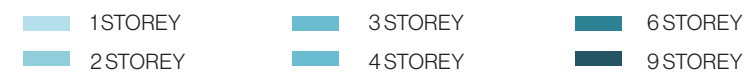
The site has a unique silhouette designed to maintain clear views of site landmarks, such as the entrance canopy, the theatre, and the bell tower, and to preserve a 360-degree view of the chapel.

VARIED HEIGHTS PRINCIPLES:

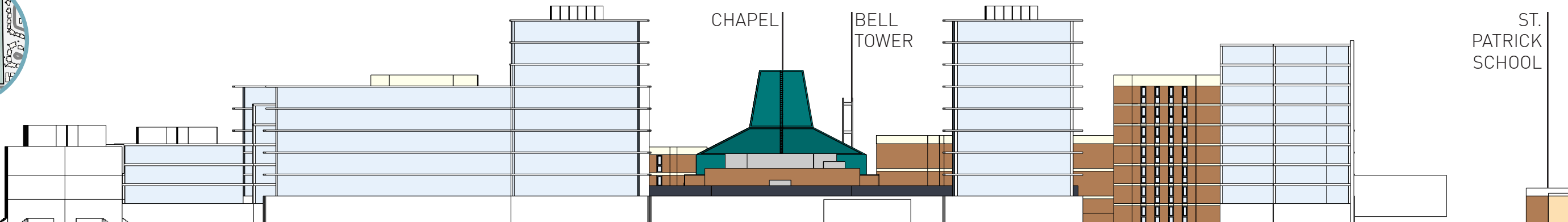
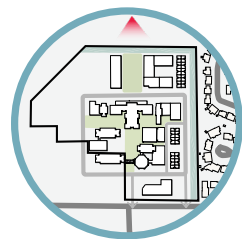
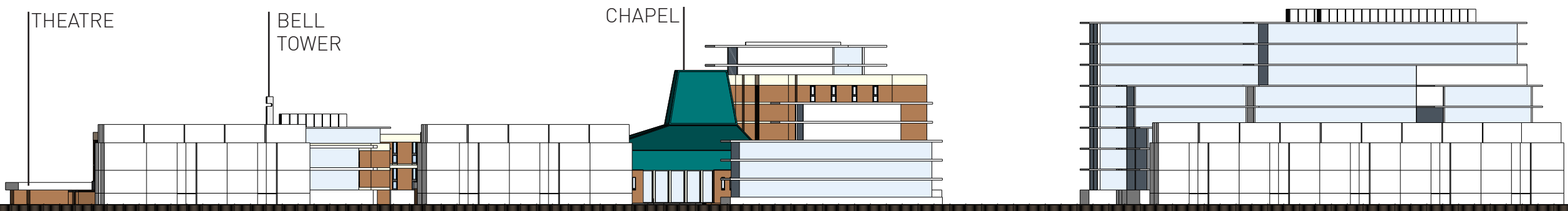
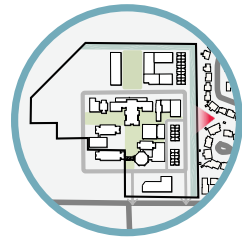
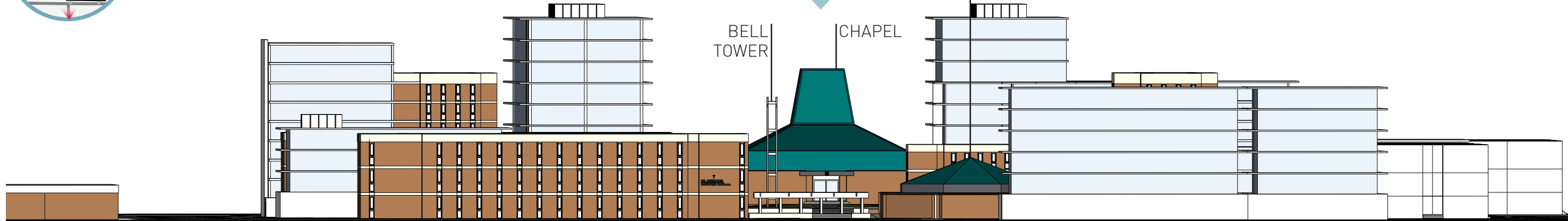
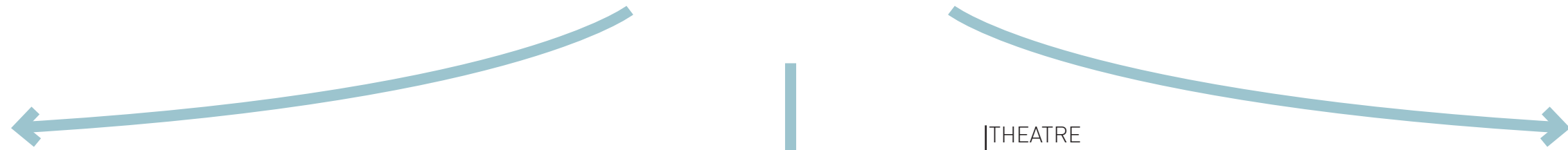
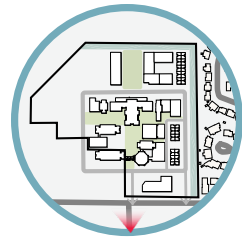
- › Implement 4 storey buildings to the east of the site near the Guildwood Estate to create a smooth transition of heights
- › Frame new open spaces with taller buildings (9 storey buildings), which creates a balance between built and open spaces
- › Enhance the urban environment of Heron Road with a 6-storey built frame, including a commercial first floor at the entrance to the site to create an animated, vibrant and inviting place
- › Diminish the visual and physical impact of 6 stories and more buildings with setbacks, volume contrasts, height gradation and adequate clearances
- › Protect 360° views to the chapel



PLAN 30.
PROPOSED NEW CONNECTIONS



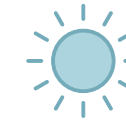
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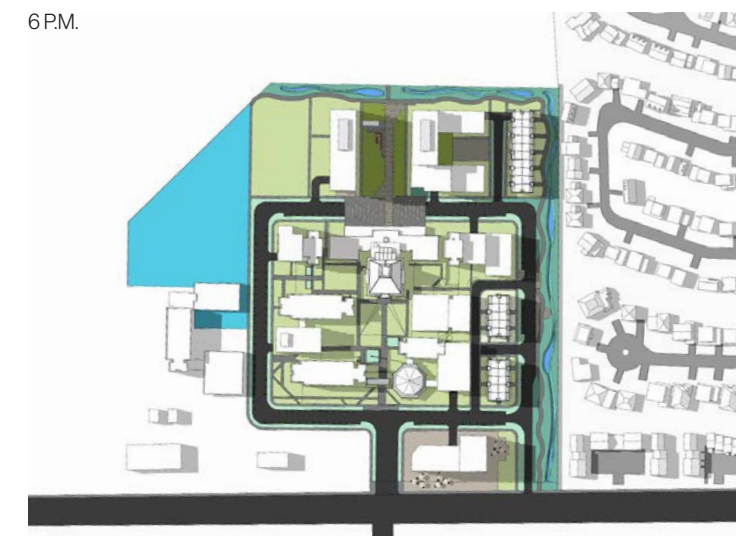
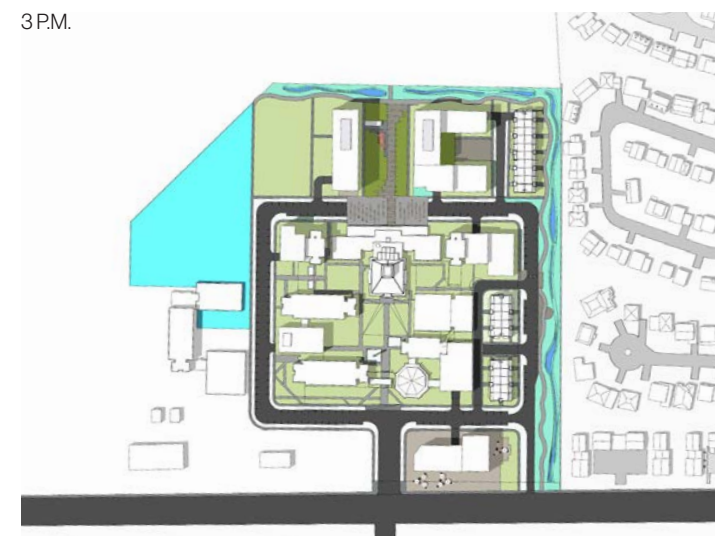
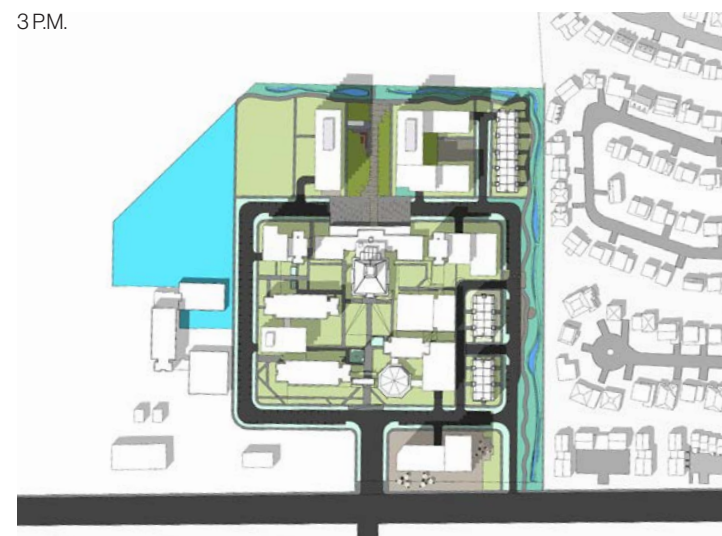
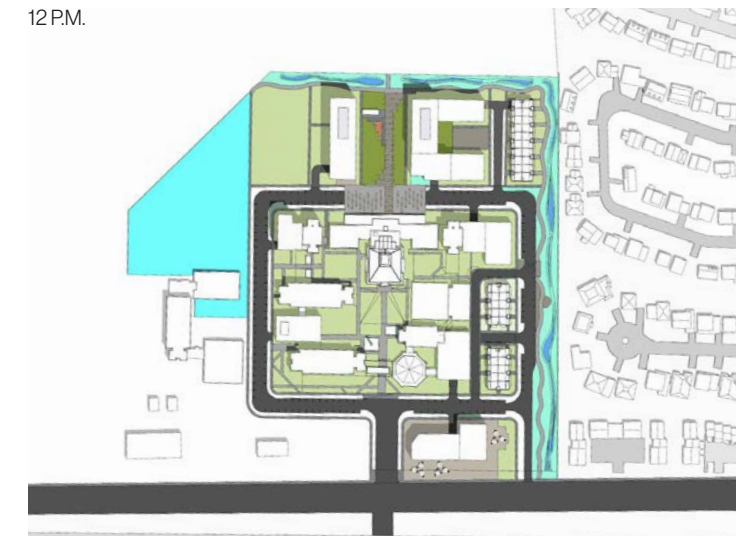
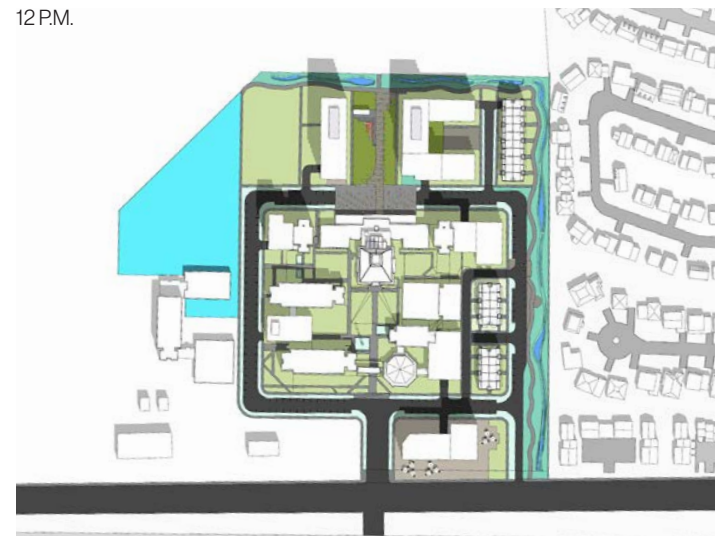
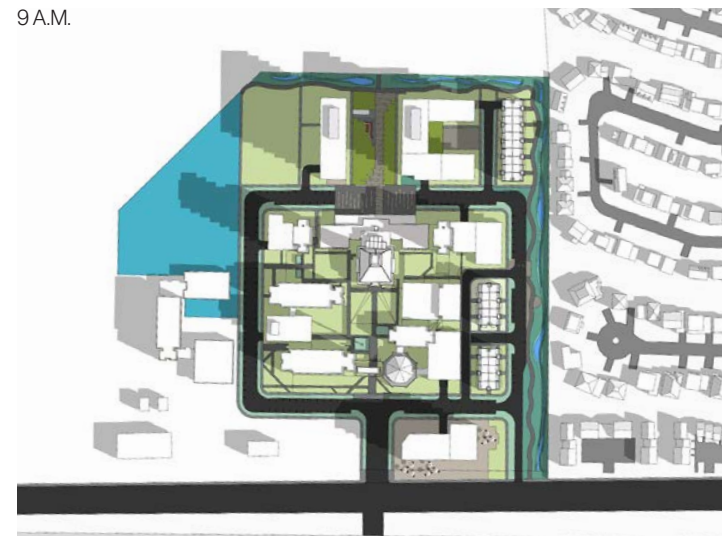
Variation of heights to optimize the sunlight impact



Spring Equinox

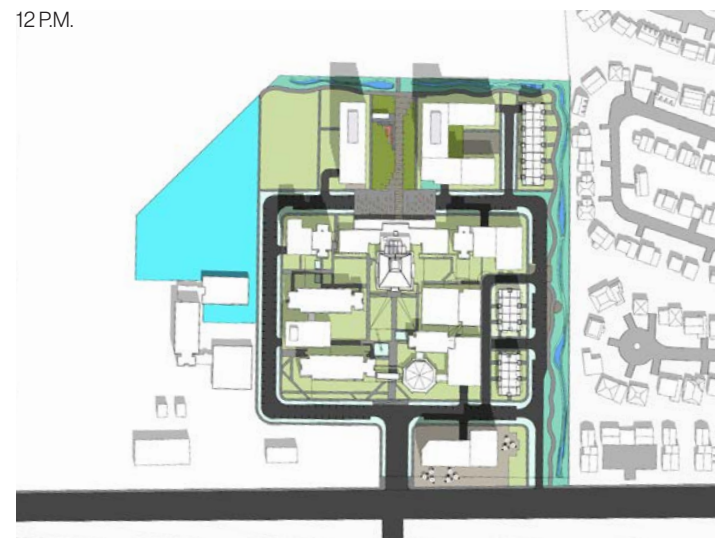


Summer Solstice

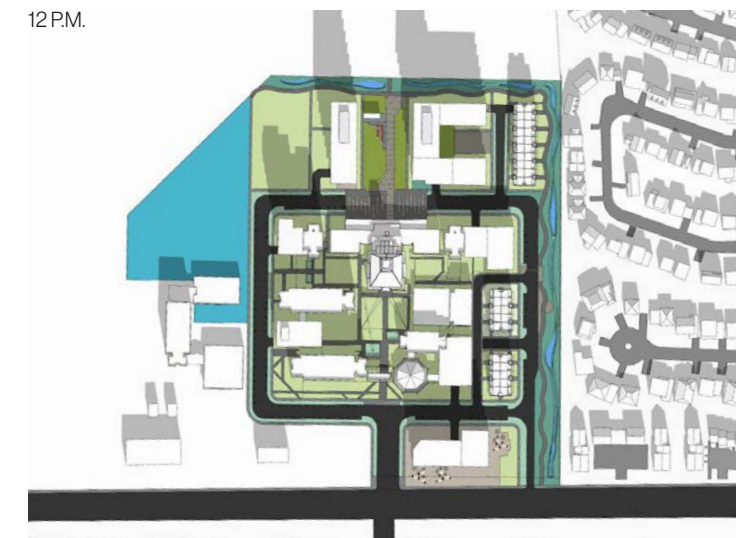




Fall Equinox



Winter Solstice



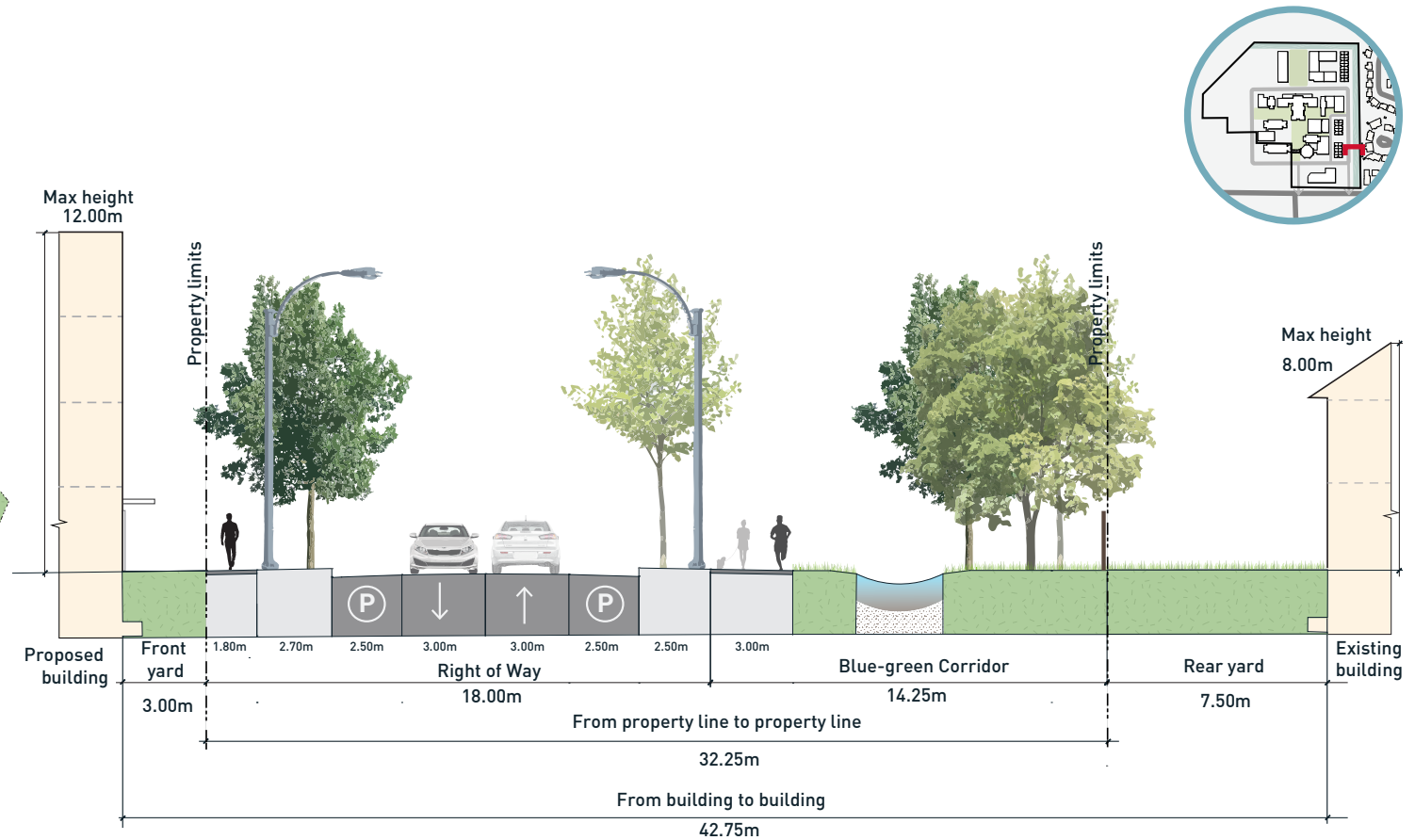
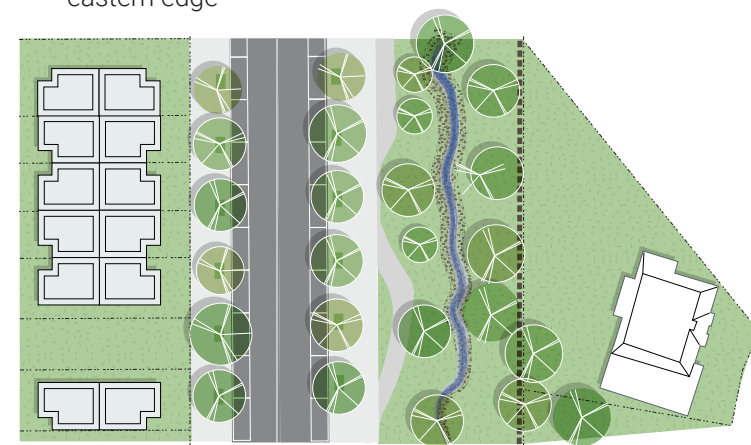
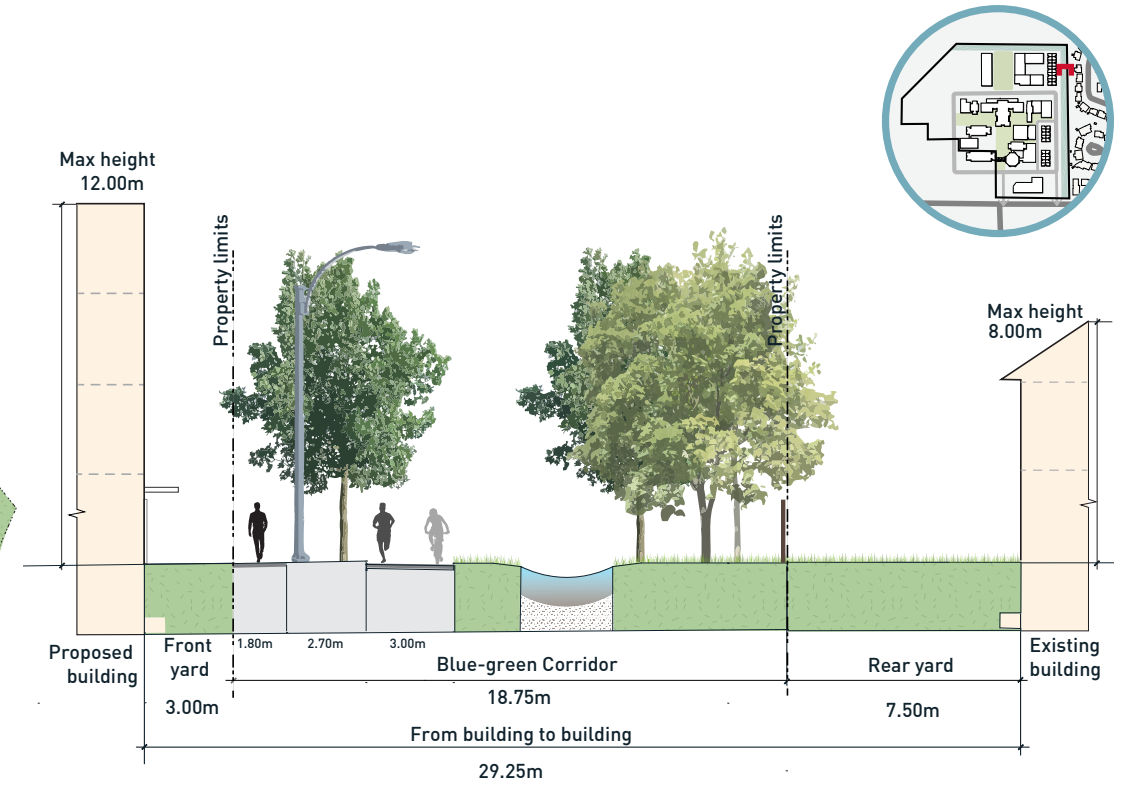
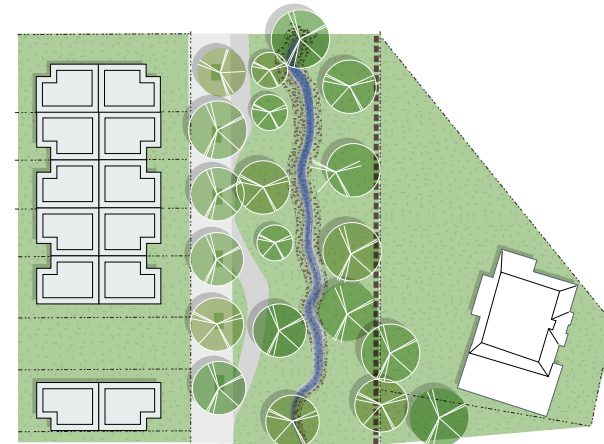
A Generous Transition to Ensure a Harmonious Cohabitation

Recognizing the potential for coexistence issues to emerge from the redevelopment of 1495 Heron Road after years of vacancy, the proposed design provides a generous transition zone along the eastern edge of the site. Between the new buildings and the property line of the adjacent Guildwood Estate homes, a space of approximately 22 to 35 metres is left unbuilt. This space is dedicated to the blue-green corridor, a linear park that allows for sustainable stormwater management and includes a multipurpose trail leading to Wren's Way. This highly vegetated strip enhances the existing landscape setting in the backyards of the Guildwood Estate residences to create a robust visual and sound buffer.

In the southern portion of 1495 Heron Road, this transitional space also includes the 18-meter right of way.

TRANSITION AREA PRINCIPLES:

- › Provide a vast area of 22 to 35 metres left unbuilt between new constructions and adjacent homes property limits
- › Build a wood fence along the eastern property limit
- › Design a landscape setting that creates a dense vegetated screen mitigating the visual and noise impacts of 1495 Heron Road at its eastern edge



Chapter 7.

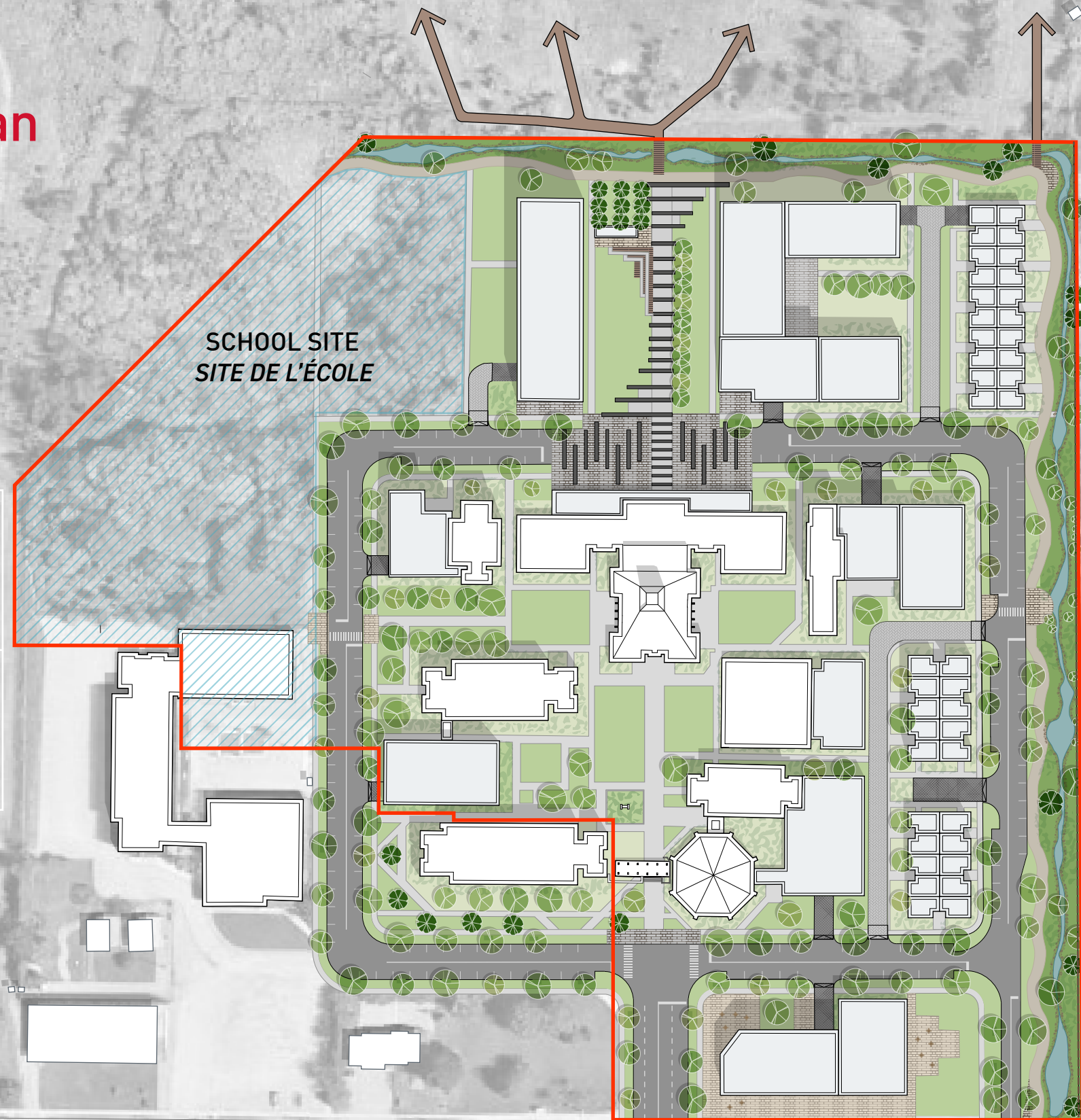
Development Plan

This chapter presents how the preferred concept is deployed in more detail through a development plan. Thus, the development program is described as well as a proposal for the school site if it were to be developed other than for its intended academic purpose.

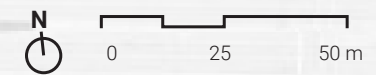
7.1 Development Plan

PLAN 31.
DEVELOPMENT PLAN

NOTE: The development plan represents a vision and is presented as an indication. The layout and design of building footprints and open spaces are not definitive and will evolve as real estate projects are developed. These will be evaluated based on their application of the vision and principles identified in the Master Plan, with a specific focus on creating a vibrant, human-scale residential neighbourhood.



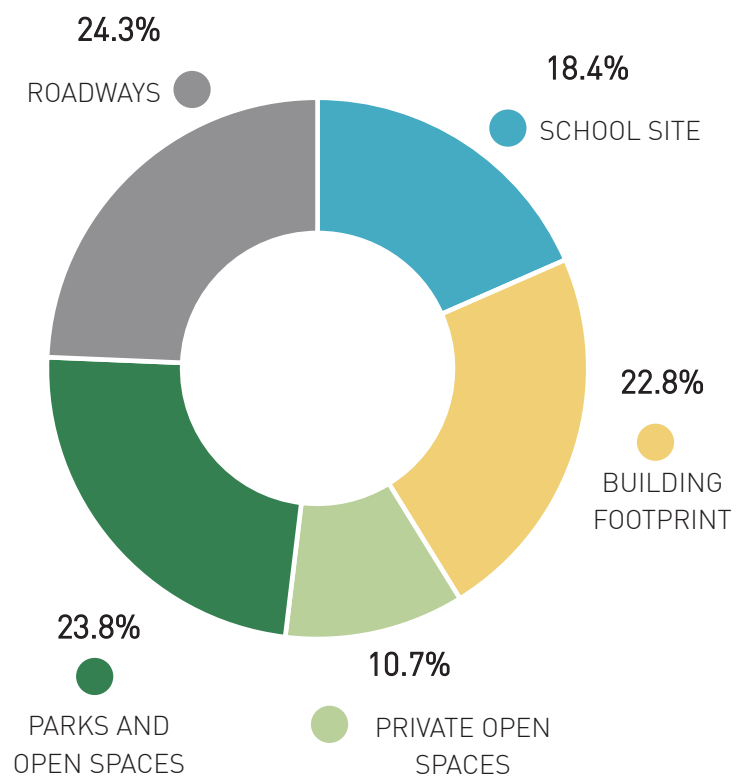
HERON ROAD



7.2

Development Program

1495 Heron Road features a development program that ensures a lively and vibrant mixed-use community. Over 750 new dwellings are anticipated, complemented by 24% of open space.



DEVELOPMENT PROGRAM

	M ²	ACRES	PROPORTION OF TOTAL SITE AREA (%)
● School Site	13,499	3.3	18.4%
● Building Footprint	16,672	4.1	22.8%
● Private Open Spaces (front, back and interior yards)	7,854	1.9	10.7%
● Parks and Open Spaces	17,399	4.3	23.8%
Central Courtyard (rehabilitated)	7,388	1.8	10.1%
Northern Park (new) * Public Parkland	2,625	0.6	3.6%
Blue-green corridor (new)	6,655	1.6	9.1%
Heron Road plaza/underground stormwater infrastructure (new)	731	0.2	1.0%
● Roadways	17,831	4.4	24.3%
Main Street (including sidewalks and public utilities)	16,167	4.0	22.1%
Shared Street	461	0.1	0.6%
Private Lane/Alley	1,203	0.3	1.6%
TOTAL SITE AREA	73,255	18.1	100.0%

BUILDABLE AREAS PROGRAM

	AREA/DWELLING (PI ²)	DWELLING NUMBER
Stacked townhouses	1400	60
Multifamily buildings	800	701
TOTAL NEW DWELLINGS		761
Affordable housing / commitment 20%		152
	M ²	PI ²
Retail	1 346	14 484
Other non-residential uses	8 169	87 930
TOTAL NEW NON-RESIDENTIAL AREA	9 515	102 414

7.3

School site

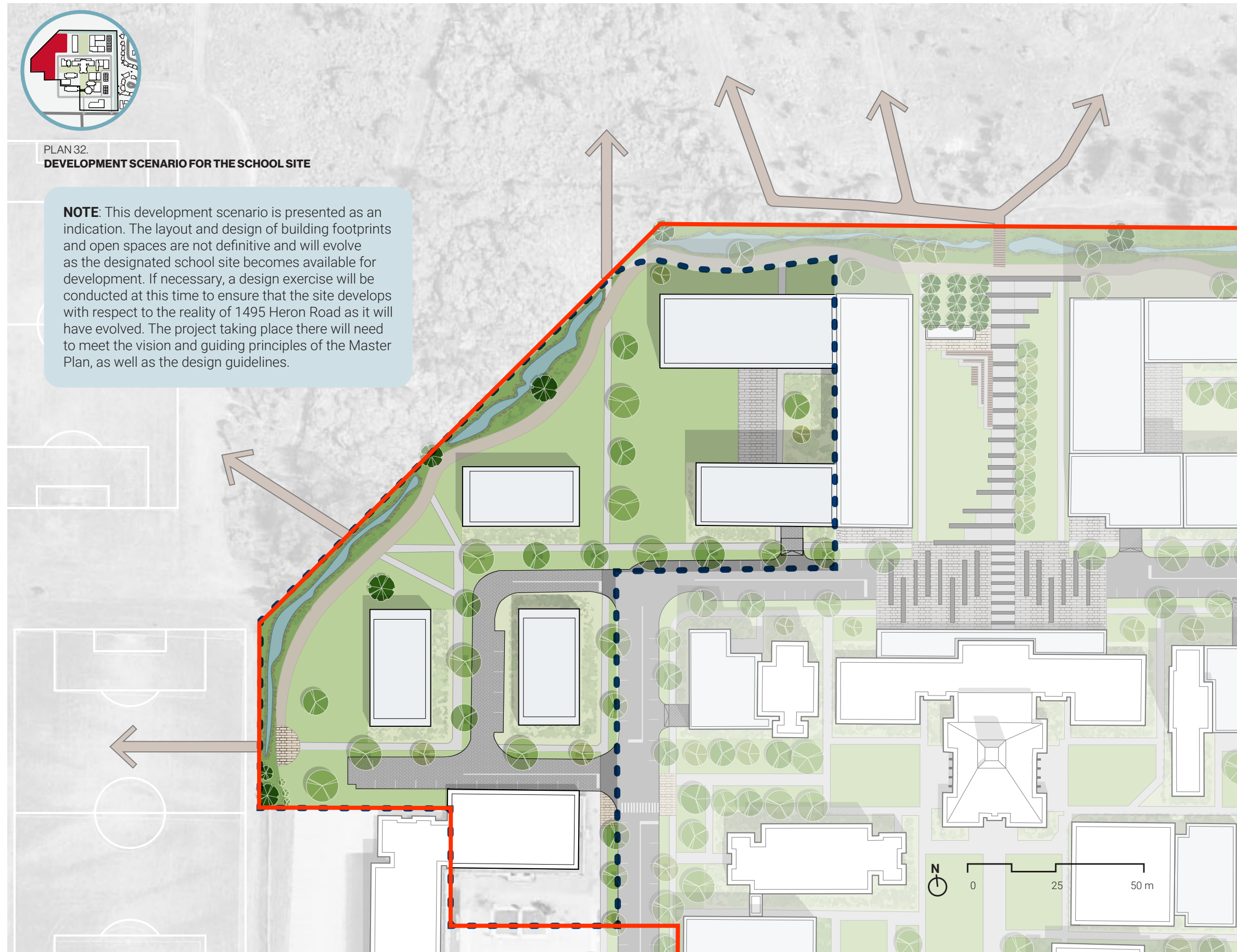
The Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) has expressed its intention to occupy a portion of the site for the establishment of an elementary school.

A 3.5-acre site has been dedicated to the purpose of the elementary school. The location, height and landscaping of the site is the responsibility of CEPEO and is still to be determined as discussions between CEPEO and CLC are at a very early stage.

CEPEO has 7 years to acquire the land; otherwise it will fall back into the hands of CLC for development.

This development scenario for the school site presents a continuity of the blue-green corridor around the western edge of the property. The western part of the land would be occupied by 4 stories building types. Stacked townhouses or a similar residential typology could be built.

The northern part of the school site would be characterized by 6 to 9 stories building types (multifamily housing), reflecting the proposed urban pattern on the other side of the park in order to recreate the balanced asymmetry that is unique to 1495 Heron Road.

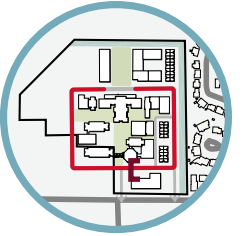


Chapter 8.

Development Typologies

The development typologies present typical layouts for the site's pathways and open spaces. Design standards are associated with each element presented.

Street Typologies

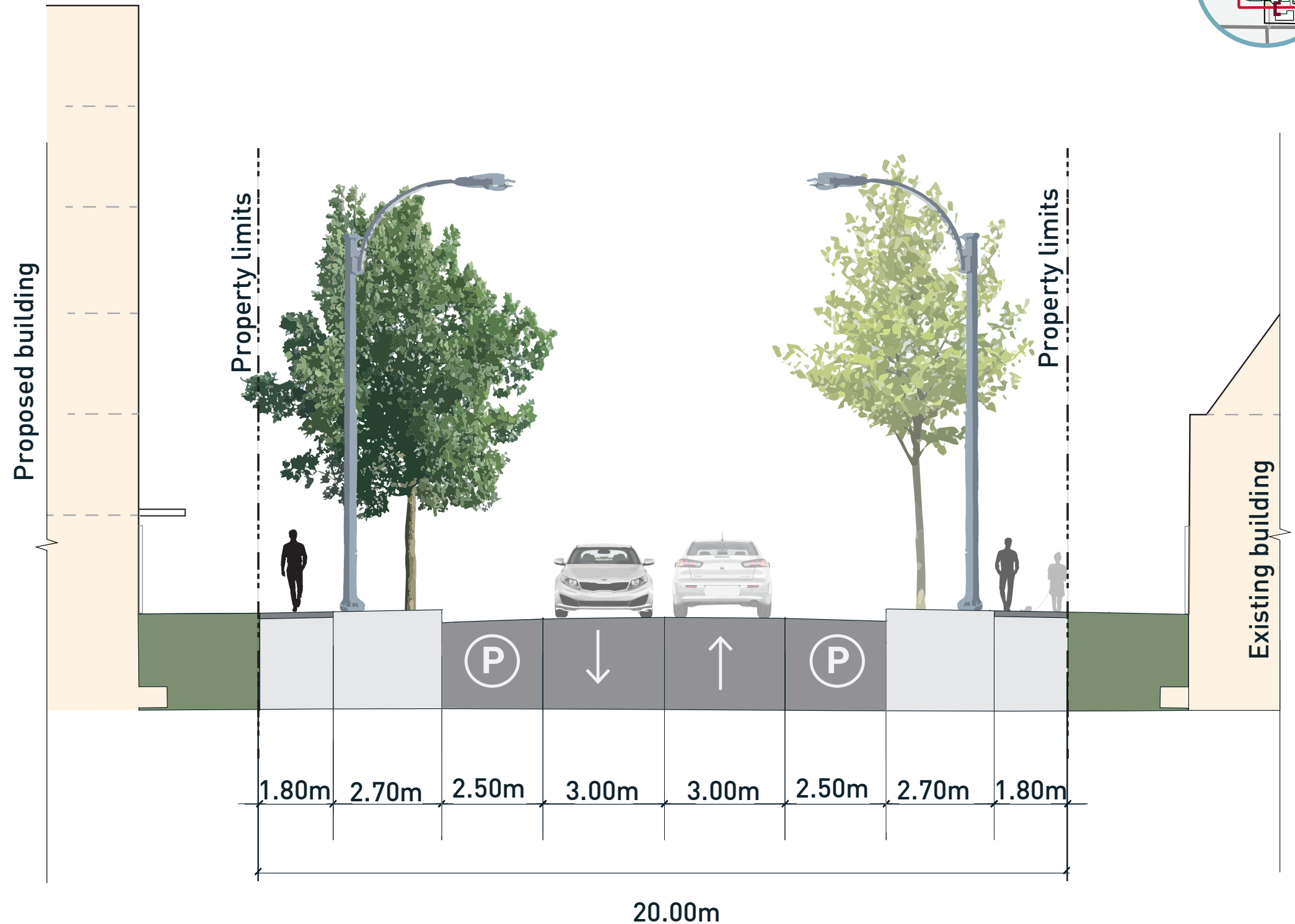


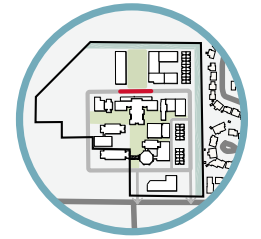
Local Street

A new local street is built to serve the entire site. This street provides two connections to Heron Road: a main access is planned in the centre of the site and a right-in-right-out access is planned to the east of the site. Without restricting the fluidity of vehicular travel, the proposed street seeks to improve the pedestrian environment through greening measures that formally separate pedestrians from automobiles.

STANDARDS

- › Variable right-of-way (18–20 meters)
- › Two-way Street
- › Parking permitted both sides of the street
- › Sidewalks (1.8 Metres) on each side of the street
- › Medium-sized tree plantings



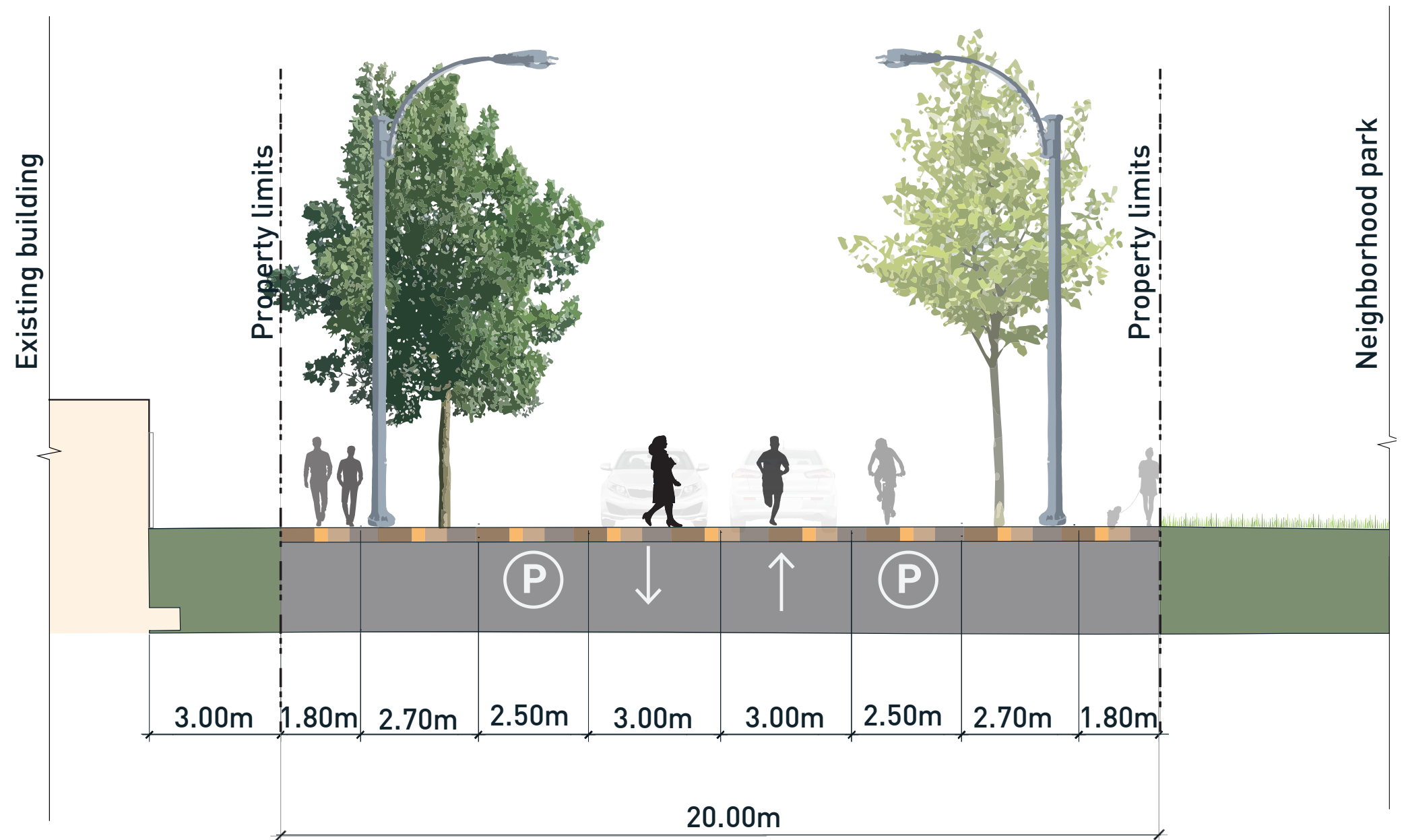


Shared Street

A section of the local street is developed as a shared street. This is a portion of the public roadway where all transportation users (active, public or vehicles) live together in a friendly and safe manner. This section of the street is a continuation of the park to the north and the extension of the heritage campus. It could be closed to traffic during community events. The shared street has a unique design, halfway between street and public space.

STANDARDS

- › Shared street for all users
- › 20 Metre Street right-of-way, including sidewalks, pavement and planting/utility areas
- › Low vehicular traffic volumes (max. 20 km/hr)
- › Possibility of closing the street to traffic for periodic events



Streetscape

PLANT SCHEDULE

DECIDUOUS TREES



ACER X FREMANII
"JEFFERSRED"/AUTUMN
BALZE MAPLE



ACER RUBRUM / RED
MAPLE



ACER SACCHARUM /
SUGAR MAPLE



QUERCUS RUBRA /
RED OAK



TILIA AMERICANA /
BASSWOOD



OSTRYA VIRGINIANA
/IRON WOOD



FAGUS AMERICANA /
AMERICAN BEECH



FRAXINUS
AMERICANA/WHITE
ASH



QUERCUS RUBRA /
RED OAK

UNDERSTORY



PHYSOCARPUS
OPULIFOLIUS /
NINEBARK



CORNUS SERICEA /
RED OSIER
DOGWOOD



HOSTA SP. /HOSTA



MATTEUCIA
STRUPHIOPTERIS/
OSTRITCH FERN



LAVENDULAR
ANGUSTIFOLIA/
ENGLISH LAVENDER



SPIREA JAPONICA /
JAPANESE SPIREA



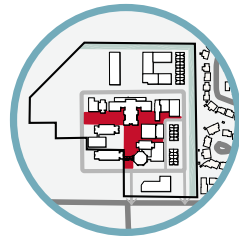
ECHINACEA
PURPUREA/PURPLE
CONEFLOWER



HEMEROCALLIS
STELLA D'ORO/DAY
LILY

8.2

Open Space Typologies

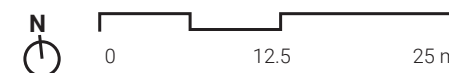
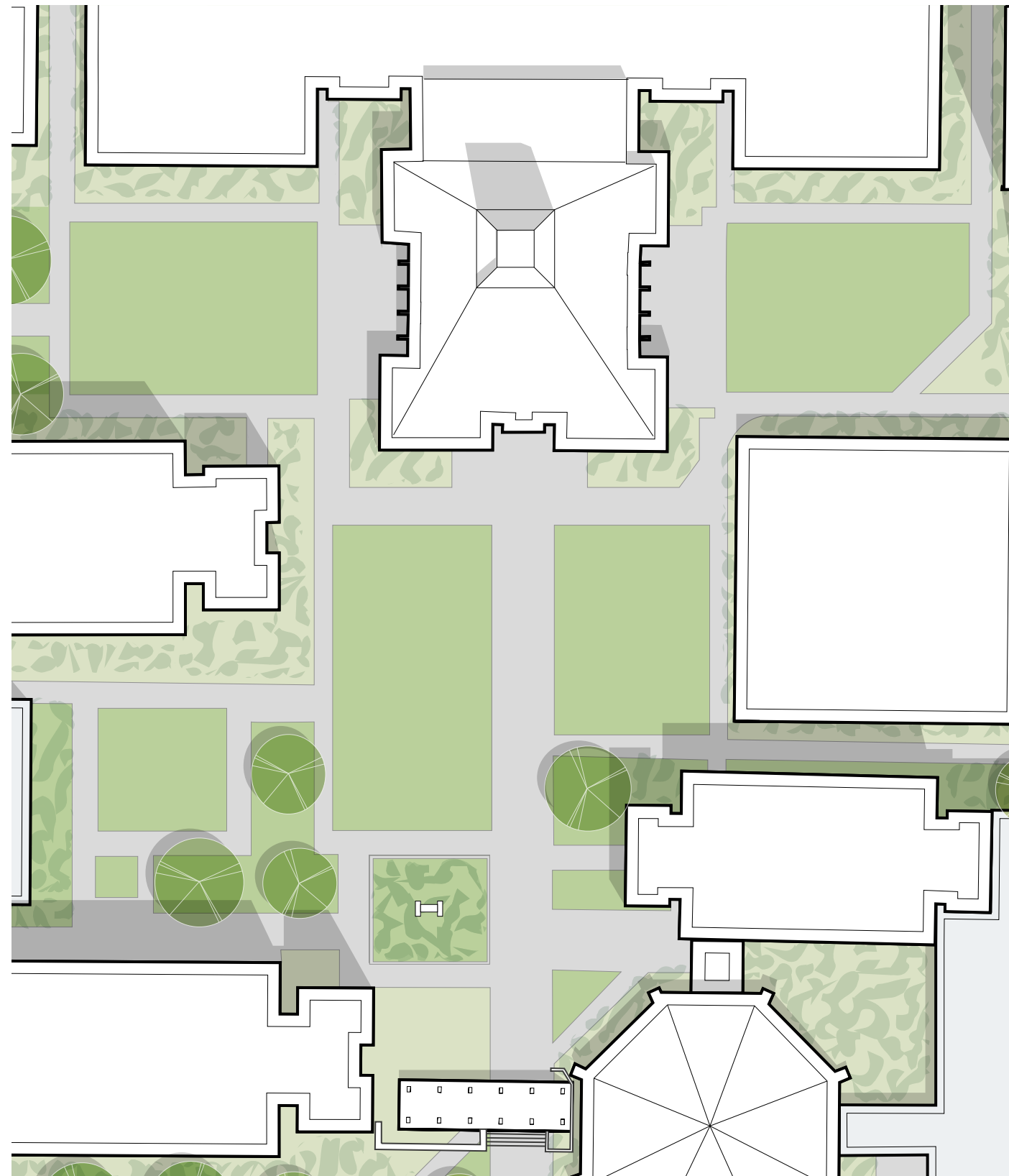


Central Courtyard

The campus's central courtyard is the heart of 1495 Heron Road. Its original form and components are being rehabilitated to bring this space to life. This space remains predominantly vegetated, although intersected by several pathways and sunken planters. The courtyard is a contemplative space with the framing of the heritage buildings that gives it a unique scale.

STANDARDS

- › Vegetated plaza with a clean design characterized by lawn areas defined by linear pathways
- › Preservation of clear views of the chapel, bell tower and entrance canopy
- › Preservation of topographical variations
- › Retention of secondary courtyards that create intimate interfaces between outdoor and indoor spaces and a pedestrian scale
- › Addition of universal access to the entrance canopy
- › Rehabilitation of existing structures to ensure their longevity and the safety of the uses of the space



PLANT SCHEDULE

CONIFEROUS TREES



**ABIES BALSAMEA/
BALSAM FIR**



**PICEA GLAUCA/
WHITE SPRUCE**



**PINUS STROBUS/
WHITE PINE**

DECIDUOUS TREES



**ACER X FREMANII
"JEFFERSRED"/AUTOMN
BALZE MAPLE**



**ACER RUBRUM / RED
MAPLE**



**ACER SACCHARUM /
SUGAR MAPLE**



**AMELANCHIER
ARBOREA/DOWNY
SERVICEBERRY**



**OSTRYA VIRGINIANA
/ IRON WOOD**



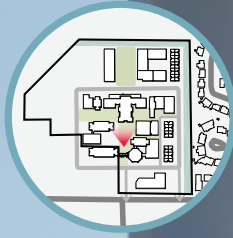
**QUERCUS RUBRA/
RED OAK**



**TILIA AMERICANA /
BASSWOOD**



**ULMUS AMERICANA
"PRINCETON"/
PRINCETON
AMERICAN ELEM**

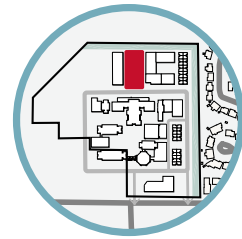


PROPOSED VIEW TO THE CHAPEL

NOTE: This graphic rendering is proposed as an indication. Changes may occur.



8.2

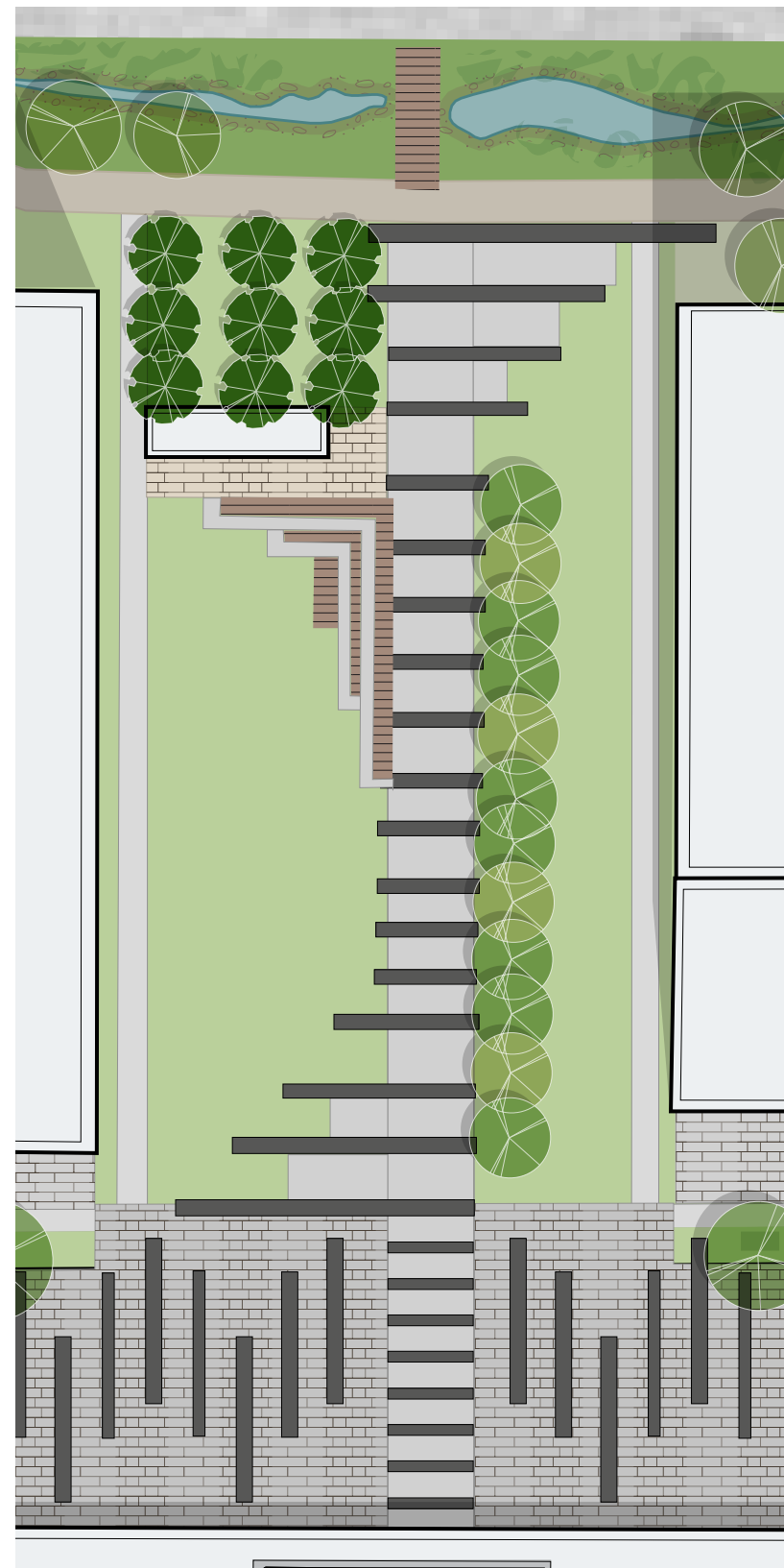


Northern Park

A new neighbourhood park is being developed along the north-south axis created by the 1495 Heron Road entrance, the Chapel and Wren's Way. This new park of over 2,600 m² is intended to be complementary to the different surrounding parks that have very unique callings. Intended for the community of 1495 Heron Road, this park could be a meeting and sharing place for the neighbourhood by hosting facilities adapted to all needs, young and old users.

STANDARDS

- › Rectangular park connecting the heritage campus to Wren's Way
- › Dominantly planted, crossed by a wide mineral pathway that reflects the north-south axis that marks the original design of the Campanile Campus
- › Integration of a commemorative or/and signage element at the north entrance to the park
- › Integration of a vertical public art element echoing the Bell Tower and symbolizing the renewal of 1495 Heron Road
- › Multipurpose recreational facilities adapted to the new resident population
- › Appropriate and flexible facilities (picnic tables, ping-pong tables, long chairs, long benches, etc.)



PLANT SCHEDULE

CONIFEROUS TREES



**ABIES BALSAMEA/
BALSAM FIR**



**PICEA GLAUCA/
WHITE SPRUCE**



**PINUS STROBUS/
WHITE PINE**

DECIDUOUS TREES



**ACER X FREMANII
"JEFFERSRED"/AUTUMN
BALZE MAPLE**



**ACER RUBRUM / RED
MAPLE**



**ACER SACCHARUM /
SUGAR MAPLE**



**AMELANCHIER
ARBOREA/DOWNY
SERVICEBERRY**



**OSTRYA VIRGINIANA
/IRON WOOD**



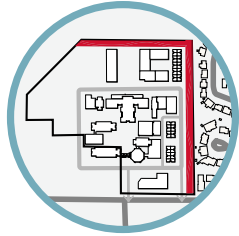
**QUERCUS RUBRA/
RED OAK**



**TILIA AMERICANA /
BASSWOOD**



**ULMUS AMERICANA
"PRINCETON"/
PRINCETON
AMERICAN ELEM**

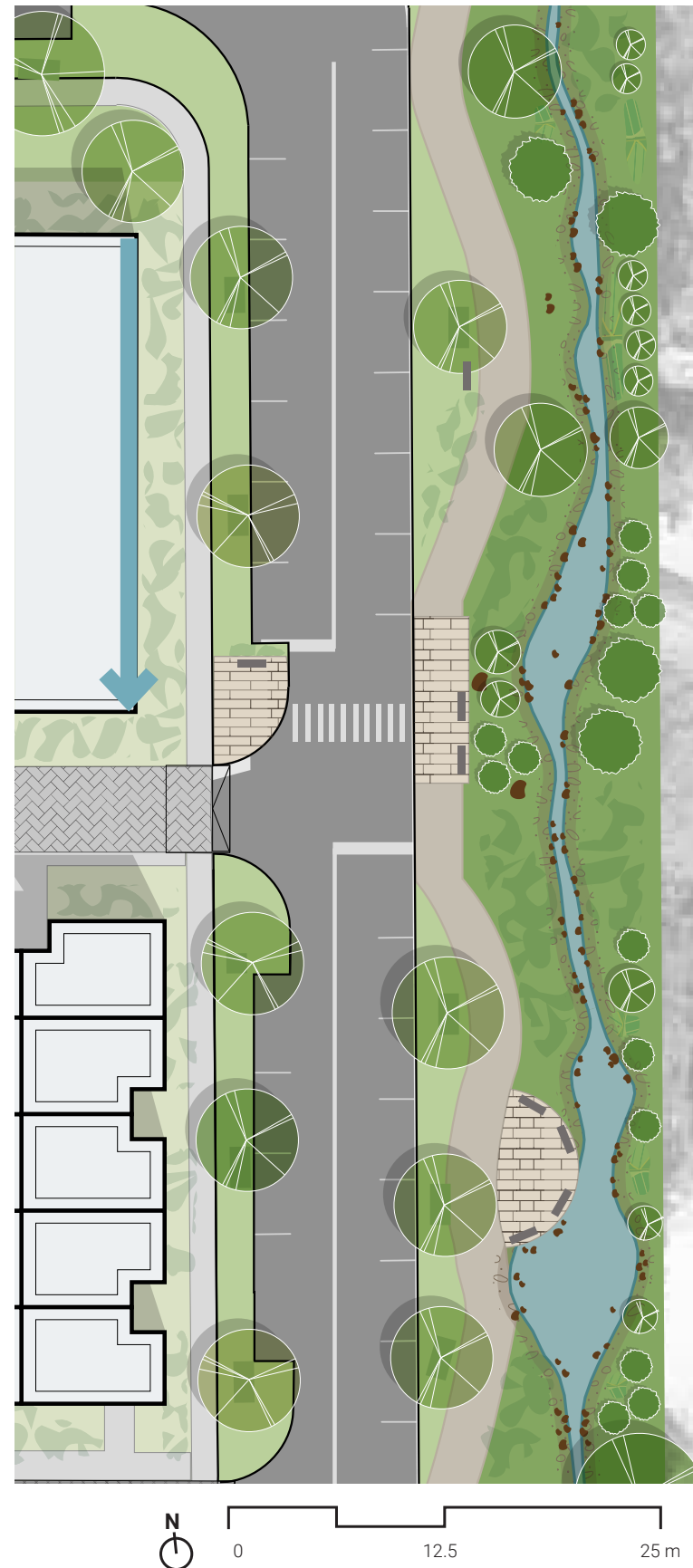


Blue Green Corridor

A linear park is planned around the eastern and northern perimeter of the site to serve a variety of functions: sustainable stormwater management, pedestrian and bicycle connectivity from the site to Heron Road and Wren's Way, and a landscape transition zone that provides a sensitive transition to the natural setting of Wren's Way and the homes of Guildwood Estate.

STANDARDS

- › Dry creek designed to receive rain events runoff, surrounded by boulders and river rocks
- › Blue-green corridor of 14.25 metres width composed of a dry creek and landscaped areas
- › Planting of medium to large trees along the eastern boundary of the site to enhance visual screening from adjacent homes
- › Installation of a fence along the eastern boundary
- › Multifunctional pathway of 3 metres width
- › Integration of relaxation areas including benches and lighting
- › Integration of a commemorative or/and signage element at the Heron Road and the Wren's Way entrances
- › Landscape treatment that promotes climate resilience and the flourishing of biodiversity, especially birdlife



Blue Green Corridor

PLANT SCHEDULE

CONIFEROUS TREES



ABIES BALSAMEA / BALSAM FIR



JUNIPEROUS VIRGINIANA / EASTERN RED CEDAR



PICEA GLAUCA / WHITE SPRUCE



PINUS STROBUS / WHITE PINE

DECIDUOUS TREES



ACER X FREMANII "JEFFERSRED" / AUTUMN BALZE MAPLE



ACER RUBRUM / RED MAPLE



ACER SACCHARUM / SUGAR MAPLE



BETULA Papyrifera / WHITE BIRCH



AMELANCHIER ARBOREA / DOWNY SERVICEBERRY



CELTIS OCCIDENTALIS / NORTHERN HACKBERRY



FRAXINUS AMERICANA / WHITE ASH



TILIA AMERICANA / BASSWOOD



ULMUS AMERICANA "PRINCETON" / PRINCETON AMERICAN ELEM



QUERCUS RUBRA / RED OAK

DECIDUOUS TREES



CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH



CORNUS AMOMUM / SILKY DOGWOOD



PHYSOCARPUS OPULIFOLIUS / NINEBARK



CORNUS SERICEA / RED OSIER DOGWOOD



JUNCUS EFFUSUS / SOFT RUSH



RHUS AROMATICA / FRAGRANT SUMAC



SAMBUCUS CANADENSIS / CANADA ELDERBERRY



SYMPHORICARPOS ALBUS / SNOWBERRY



ACHILLEA MILLEFOLIUM / YARROW



MATTEUCIA STRUPHIPTERIS / OSTRICH FERN



ASCLEPIAS INCARNATA / SWAMP MILKWEED



ECHINACEA PURPUREA / PURPLE CONEFLOWER



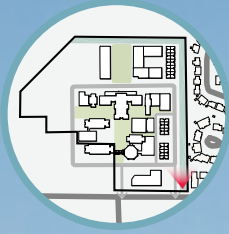
JUNCUS EFFUSUS / SOFT RUSH



IRIS VERSICOLOR / BLUE FLAG IRIS



MEADOW MIX



PROPOSED VIEW OF THE BLUE-GREEN CORRIDOR
NOTE: This graphic rendering is proposed as an indication. Changes may occur.



Chapter 9.

Heritage Conservation Strategy Overview

Since heritage plays a central role in the current site and its future development, a specific strategy for this aspect is presented in this chapter.

Introduction

The Heritage Conservation Strategy provides an overview of the conservation approach for the site. It examines the impacts of the proposed development on the existing campus, how any impact that might affect its heritage value can be mitigated to ensure that its value is conserved and provides an approach to interpretation to commemorate the cultural heritage value and narratives of the historic Campanile Campus.

ERA and the redevelopment team have taken a methodical, step-by-step approach to heritage conservation in the development of the proposed master plan concept. Each design decision is premised on strategies to conserve the heritage value of the site while allowing it to evolve. A brief overview of the Heritage Conservation Strategy that has guided the development of the proposed concept is provided in this section, with more detailed information available in Appendix III.

The Heritage Conservation Strategy builds on the understanding of the site outlined in the Heritage Character Analysis in chapter 3 of this report. The Heritage Conservation Strategy also examines the impacts of the proposed development on heritage character and how impacts can be mitigated to ensure that heritage value is conserved. Finally, this chapter provides an approach to interpretation to commemorate the cultural heritage value and narratives of the site.

The conservation strategy is based on a master plan level of information. Further detail would be included at future Site Plan Control application stages.



EXTERIOR VIEW OF CAMPANILE CAMPUS, 1967
Source: archivesvirtuelles-cnd.org

Heritage Conservation Approach

Given its cultural heritage value, the site should be conserved and maintained in a manner consistent with the Standards and Guideline for the Conservation of Historic Places in Canada (hereafter referred to as the Standards and Guidelines).

The proposed conservation approach for the Subject Lands is **rehabilitation**, defined as:

- › the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

The reason for selecting rehabilitation as the primary conservation treatment is to allow for the campus to evolve, leading to new and continued uses while ensuring that the character-defining elements that define the site's cultural heritage value are conserved. Rehabilitation of the Campus should be undertaken in accordance with accepted conservation principles. The following standards from the Standards and Guidelines are particularly relevant for the proposed redevelopment of the Campanile Campus:

- › Standard 1: (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character-defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.
- › Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.
- › Standard 11: (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The proposed redevelopment concept conserves the heritage character and the preliminary attributes that convey the design and physical value of the Campanile Campus, described in chapter 3 of this report.

The proposed concept shows that it is possible to achieve a balance between conservation and renewal. The proposed concept will facilitate renewed use of the Campanile Campus as a vibrant, mixed-use community with many green and open spaces while celebrating the heritage value of the property. Alterations will respectfully maintain the legibility of the site as a modernist campus and a distinct place of community gathering. The site strategy provides for the retention and reuse of most of the existing buildings in the Campanile Campus. All buildings that were previously designated by FHBRO will be conserved, except for buildings H and I. Most of the buildings will be conserved in their entirety. Buildings that will be retained will be upgraded to contemporary standards and the requirements of future users. The ongoing occupancy will help maintain the retained buildings. Retained structures will be rehabilitated and new construction will be appropriately integrated with the historic campus. New development on the site will complement the retained structures and the history of the area.

The scale and form of new buildings will have regard for the character and appearance of the area to ensure a harmonious relationship between old and new.

The proposed plan responds to the heritage considerations provided through community and stakeholder input by ensuring that the overall coherence of the property is conserved, and that the Chapel (building A), theatre (building F), entrance canopy, bell tower, and intimate exterior space are maintained as key features of the property.

9.2

Conservation of Heritage Character

Conservation strategies to protect the cultural heritage value of the site while allowing it to evolve include strategies that apply to the campus as a whole, strategies that apply to the landscape, and strategies that apply to the buildings. Overall, the concept conserves the heritage character and the preliminary attributes of the Campanile Campus.

Conservation strategies for the ensemble:

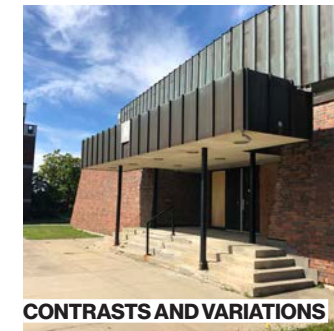
- › The overall **visual coherence** of the Campus and the sense of it as a **cohesive ensemble** of modernist architecture is ensured through the retention of most of the existing buildings with potential heritage value and historic landscape elements. The campus will continue to be a visually unified grouping of buildings and landscape elements, retaining the site's predominant orthogonal massing, spatial organization, sight lines, hierarchies in scale (such as the large central quadrangle), and expression of structural planes. While modified to suit new uses and upgraded to current standards, most of the buildings and landscape elements will be conserved in their entirety, including their use of a simplified modernist architectural vocabulary and limited use of building materials. The relationship of the built form to its landscape setting will also be retained. Further, the proposed concept maintains the main north-south axis of the site with the retention of the Chapel as a focal point of the campus, as well as the "balanced asymmetry" found in the campus created by the variation in heights and massing.



- › The thoughtfully designed **interrelationships between landscape and architecture** will be conserved given the retention and adaptive reuse of most existing buildings and historic landscape elements. Features such as the repetitive architectural forms, textured materials, and clustering of buildings arranged around a courtyard will be retained. The varied topography on the site will be maintained, along with the varied pedestrian scaled circulation paths and landscape elements within and across the site. Other interrelationships between the buildings and exterior spaces resulting from interconnected concrete walkways, brick screen walls, freestanding concrete benches, and plantings employed in linear patterns will also be retained. Open spaces are interconnected. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development.



- › The proposed internal site circulation has informed a careful approach to the removal of three existing links, which will improve access and connectivity into and through the site.
- › While proposed uses will likely differ from the original function of historic buildings, the **functional arrangement** of the site, notably the clustering of buildings and the creation of a range of enclosed exterior space types, will be retained. The campus's original religious, community and academic clusters will evolve into civic, residential, and mixed-use clusters. Further, the design of the campus using repetitive modular forms will continue to be evident in the historic campus and will be encouraged to be reinterpreted in new construction.
- › The proposed concept retains **key views** at the site, notably the main axial view looking north towards the Chapel, and the view of the Chapel from other directions. Many sight lines within and across the site created by pedestrian movement are retained.



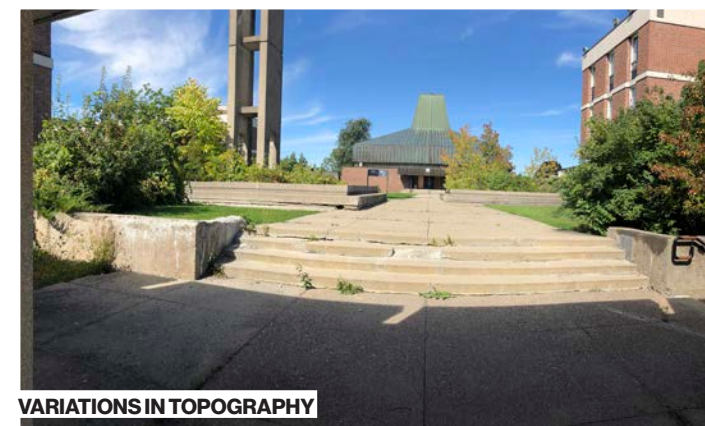
- › With the retention of most historic buildings and landscape elements, the subtle **contrasts and variations** found at the site will be conserved and will continue to create visual interest, such as the interplay of light and shadow, solids and voids, textured brick and smooth concrete surfaces and variations in building heights, which are woven throughout the site.
- › With the retention of most historic buildings and landscape elements, the sense of an **intimate, pedestrian scale** throughout the Campus provided by buildings and open spaces will be retained through the conservations of materials and their interrelationships, details that are legible at eye level, and interplay of light and space.

Conservation strategies for landscape elements:

- › The **variations of open space** will be conserved given the retention of most of the existing open spaces within the historic campus, ranging from courtyards to pedestrian walkways that create a social spine across the site that accommodate a diversity of social units (large courtyards, intimate brick screened areas), balance openness with contraction, and frame views. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development. Modifications will be made to adapt the open space for ongoing and continued use (for example, the addition of discrete hardscaped areas in the courtyard to allow for a wider range of use).
- › The **variations in topography** on the site will be maintained, contributing to the varied character of the landscape setting, facilitating grade changes, and animating circulation passageways. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development.
- › The proposed concept will retain and conserve most of the existing **landscape features** within the historic campus, including the main entrance, bell tower, sunken planters, and pathways. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development. Urban design guidelines will help to ensure that modifications that are required to upgrade the site will be designed to be physically and visually compatible with heritage character.



VARIATIONS OF OPEN SPACE



VARIATIONS IN TOPOGRAPHY



LANDSCAPE FEATURES



LANDSCAPE FEATURES

Damaged and deteriorated landscape elements will be repaired or replaced.

Alterations should seek to minimize the impact on character-defining elements, although in certain cases, some degree of impact is unavoidable and may be desirable to achieve universal accessibility.



VARIATIONS IN TOPOGRAPHY

Conservation strategies for buildings:

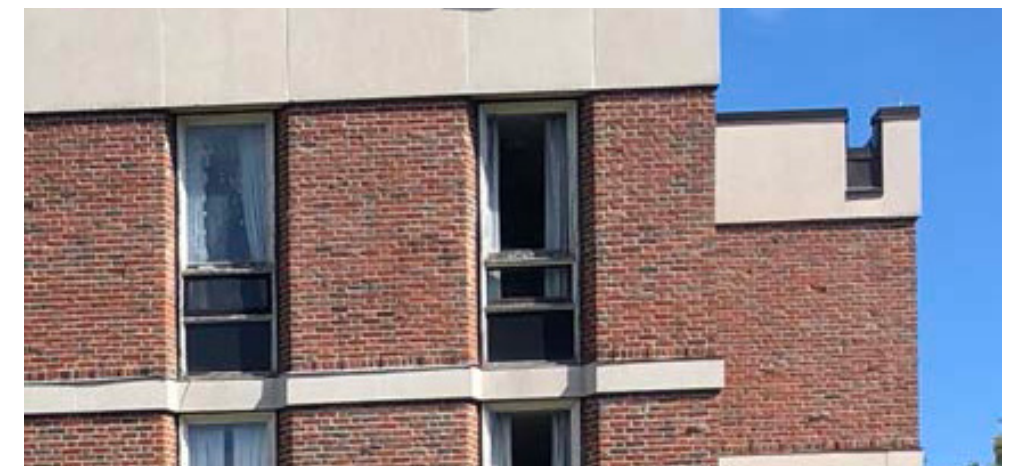
- › The proposed concept retains most of the historic buildings, including buildings A, B, C, D, E, F, J, K and L with modifications to adapt the existing buildings for ongoing and continued use. Rehabilitation of retained buildings will be consistent with requirements for their new use and upgraded for future occupancy.
- › The proposed concept retains most of the historic building **materials**—such as their rough-textured, mottled red brick, concrete accents, cooper trim, and copper roofs—with modifications to adapt the existing buildings for ongoing and continued use. Damaged and deteriorated building elements will be repaired or replaced.
- › The proposed concept retains most of the historic buildings and their **architectural vocabulary**, with modifications to adapt the existing buildings for ongoing and continued use. Damaged and deteriorated building elements will be repaired or replaced.
- › The proposed concept retains most of the historic buildings and their **building features**, with modifications to adapt the existing buildings for ongoing and continued use. This includes the retention of the Chapel (building A) and theatre (building F).
- › Additions and extensions to retained elements will be designed to be compatible (see New Construction subsection below).



MATERIALS



ARCHITECTURAL VOCABULARY



BUILDING FEATURES



9.3

Rationale for Retention and Selective Removals

The site strategy provides for the retention and reuse of most of the existing buildings in the Campanile Campus. The proposed removal to accommodate new development and create new circulation routes and public realm opportunities will have only limited impact on heritage character and the overall integrity of the historic campus.

The historic buildings that are proposed to be retained in the redevelopment plan will maintain the overall composition of the Campanile Campus from the 1960s. The proposed redevelopment concept maintains the legibility of the Campus as an example of a modernist educational complex. Careful consideration was given to which structures could be proposed for removal on the basis of their contribution to the larger campus. All buildings that were previously designated by FHBRO will be conserved, except for buildings H and I and most of the buildings will be conserved in their entirety. The proposed plan retains buildings A, B, C, D, E, F, J, K and L and proposes the selective removal of building H, I and M, as well as the links between B and C, K and L, and D and E.

The buildings and structures proposed to be removed have been selected to accommodate new development and create new circulation routes and public realm opportunities. Demolition of structures will be undertaken in a manner that minimizes the impact on the structures to be conserved.

The demolition of buildings H and I are proposed given that these two buildings would be very challenging to adapt for reuse. The one-storey buildings have small footprints, their floor levels do not align with the grade, and they were found to have significant building condition issues including moisture damage and mould.

These buildings were originally used as an administration building and library in the Campanile Campus, which played supportive roles to the other activities on the campus. Removal of buildings H and I will also have only limited impact on the physical and visual integrity of the campus and the overall heritage character.

Demolition of building M is also proposed, although this building was built at a later date and does not contribute to the heritage character of the historic campus. The building was not among those previously designated as recognized federal heritage buildings.

Selective demolition of the one-storey structures that link buildings B and C, as well as the link between K and L is proposed. These links originally provided a visual connection to the site with views from the interior to the north and south. While these links contributed to an understanding of the former religious cluster (buildings A, B, C, K, L), their removal will provide north-south pedestrian access between the heritage campus and the proposed development to the north, and better connect the heritage fabric of the site with the surrounding urban fabric. The buildings will no longer require these connections given new proposed uses and ownership structures. The removal of the links will have limited impact on the heritage character of the campus. Further, a similar facade design treatment is found at the south-facing connection between buildings A and L, and between A and B which will be conserved.

Similarly, demolition of the structure that links buildings D and E is proposed to provide east-west pedestrian access between the heritage campus and the proposed development to the east. The buildings will no longer require this connection given new proposed uses and ownership structures. The removal of this link will have limited impact on the heritage character of the campus.



PLAN 33.
PROPOSED REMOVALS
Source: Google earth, 2021; annotated by ERA

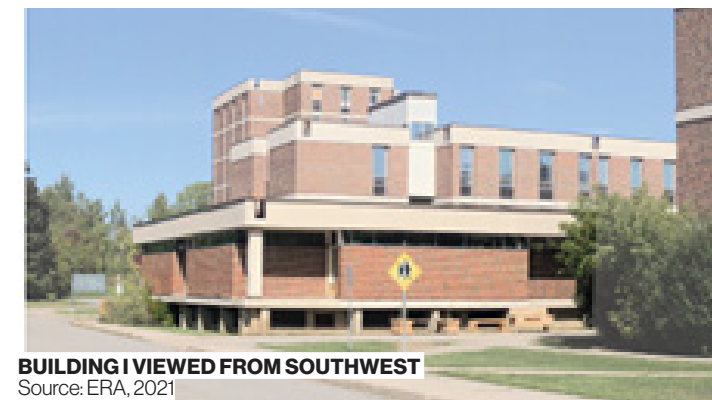
 PROPOSED FOR REMOVAL



BUILDING H AT EAST ELEVATION
Source: ERA, 2021



BUILDING M AT WEST ELEVATION
Source: ERA, 2021



BUILDING I VIEWED FROM SOUTHWEST
Source: ERA, 2021



LINK BETWEEN B AND C AT SOUTH ELEVATION
Source: ERA, 2021

9.4

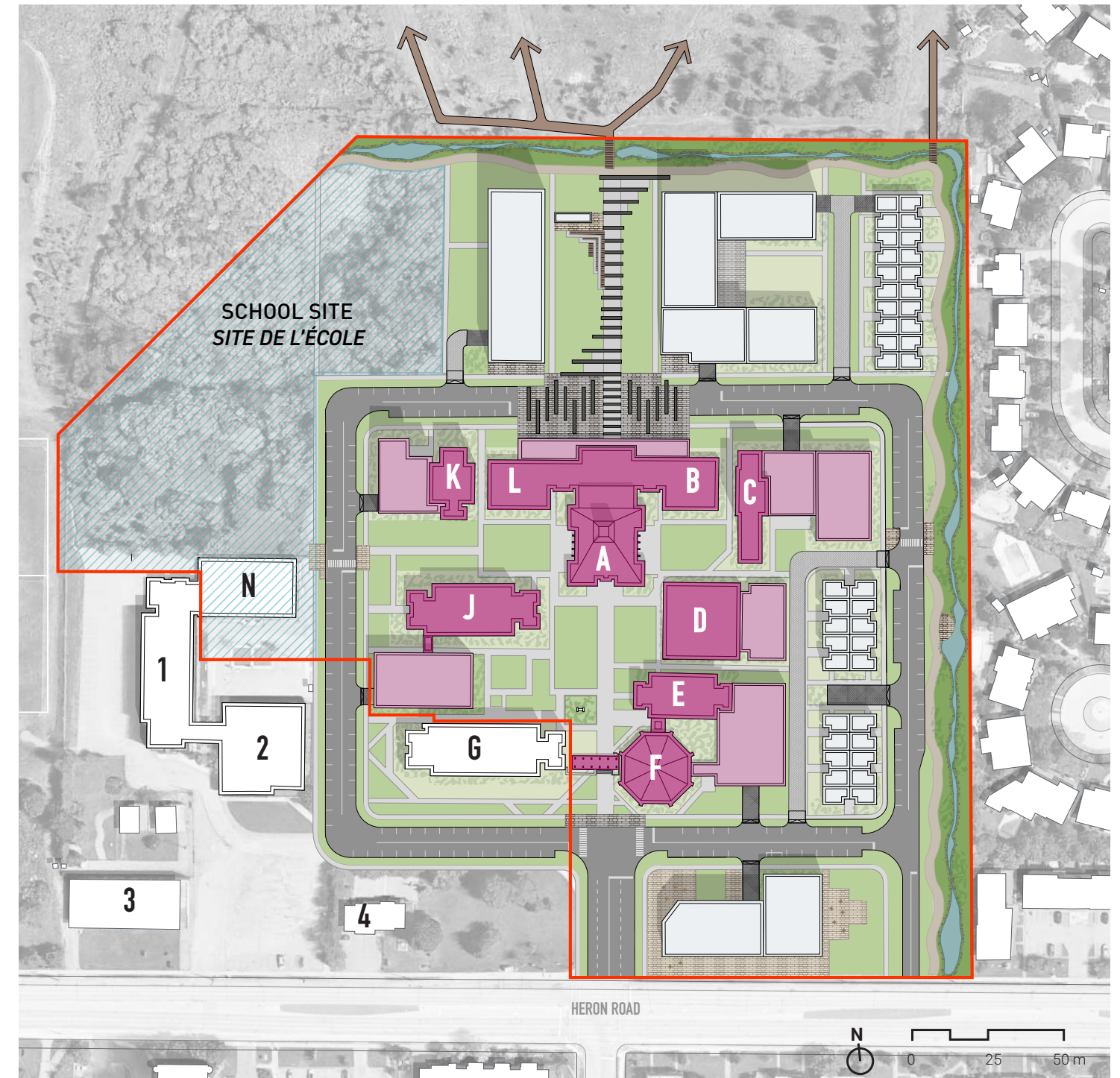
New Construction

New construction will be designed to maintain the legibility of the site as a modernist campus and a distinct place of community gathering. The scale and form of new buildings will have regard for heritage character and the character-defining attributes of the campus to ensure a harmonious relationship between old and new.

New construction will be included in a way that aligns with the following heritage conservation strategies:

- › Additions will be made to buildings A, B, C, D, E, K and L. The location of the addition for buildings A, B, and L will be to the north, for building C to the east, for building D to the east, for building K to the west, and for buildings E and F to the east. Additions and alterations will be undertaken in a sensitive manner, sympathetic to the physical qualities of the historic Campanile Campus. Additions, extensions to retained elements and new buildings will be designed to be compatible with historic buildings. Additions will be designed in such a way that they do not alter the historic building's legibility. For example, the addition proposed to the original theatre (building F) is pulled back so that the building's octagonal plan remains legible.
- › New construction—including new buildings, additions and landscape alterations—will read as a distinct layer of change on the site. New interventions will be high quality in design and materials such that additions and alterations enhance the quality of the existing campus. The use of contemporary design for new construction will distinguish between new and old. The new construction will be scaled so that the historic buildings will be legible as distinct elements that remain prominent when viewed from the public realm.

- › The existing unity of design and materials will be enhanced by the successful layering of new and old with distinctive but complementary materials, the use of transparency and space between buildings, and the organization of views to maintain the legibility of the site as a coherent whole.
- › While new buildings are proposed to be visually compatible with the existing buildings, enhancing the overall sense of an ensemble, the new work will not seek to replicate the existing architecture of the Campus.
- › Design approaches will maintain the coherence and integrity of the overall composition. The spatial qualities of the site will be conserved including the asymmetrical balance of its massing and height. New midrise buildings will be carefully positioned to either side of the Chapel to ensure that the axial view to the Chapel and its silhouette is retained.
- › New entrances and multiple-fronted building orientations are proposed to animate the historical "back of house" areas within the Campus with active building facades.
- › The quality of the interior courtyard areas and pedestrian paths in the historic campus has been translated in the new construction into a network of pedestrian spaces, connections and streets that all connect together in a fluid and continuous way, creating different types and sizes of spaces between the buildings. This porosity will support activation of the heritage buildings and the spaces between them, and better connect the heritage fabric of the site with the surrounding urban fabric.
- › New buildings and spaces will be designed to reinforce views and the prominence of the individual buildings. Most notably, the arrangement of built form massing will allow for the Chapel to remain a landmark in the skyline, with sight lines to the Chapel maintained and enhanced.
- › A transition in height, with the highest tower height at the northwest corner of the site will help to successfully integrate the new high-rise with the low to mid-rise building fabric of the historic campus and adjacent content.



PLAN 34.
PROPOSED CONSERVATION OF BUILDINGS AND NEW ADDITIONS

- EXISTING BUILDING
- NEW ADDITION

Interpretation

An interpretation program to commemorate the cultural heritage value and narratives of the historic Campanile Campus can be developed using a methodological approach which identifies interpretive themes, strategies and locations. Potential themes include late modernist design at the human scale, the integration of art and architecture, social infrastructure and community connectivity and modernist campus design.

A robust interpretation program can be developed using a variety of strategies to communicate and commemorate the cultural heritage value and narratives embedded in the site. We recommend the following general approach to developing an interpretation program for the Campanile Campus:

- › Prepare a **Heritage Interpretation Plan** that sets out the scope and mandate of the interpretation program for the Campanile Campus.
- › Document and describe the interpretation program **methodology**, including:
 - › identify all communities or organizations that have a special interest in the Campanile Campus, describe how they were engaged in the interpretation process, and how their feedback was incorporated into the interpretation program.
 - › Identify a process for evaluating heritage interpretation options and how the options were prioritized.
 - › Develop principles that will guide the interpretation of the Campanile Campus, derived from research and consultation with stakeholders.

- › Describe the interpretation approaches that were considered and why the recommended approaches are deemed appropriate to the Campanile Campus interpretation program. Perform an evaluation of the approaches using several considerations, including accessibility and maintenance requirements.
- › Based on research and community consultation, identify key **interpretative themes** framed around why the site is valued. Specific people, design elements, stories, and events among others may inform the themes. Potential interpretive themes for the Campanile Campus include the following:
 - › **Late Modernist Design at the Human Scale:** The Campus reflects the ideals of Late Modernism through its human-centred design achieved through a collaborative, multidisciplinary design process.
 - › **The integration of art and architecture:** The integration of art with architecture, which is characteristic of the late modernist period, contributes to the overall cohesive design of the Campus as seen in the abstracted concrete bell tower in the courtyard and sculpture in the Chapel.
 - › **Social infrastructure and community connectivity:** The variations of open space ranging from courtyards to pedestrian walkways to intimate brick screened areas provide the Campus with a social infrastructure that accommodates a diversity of social units and provides opportunities for community connectivity.
 - › **Modernist Campus Design:** The design of the Campus reflects the ideological shifts in pedagogy of the post-war period and architectural discourse on the effect of good design in a post-war culture. The Campus is an expression and embodiment of the period's educational ideals—the extension of learning beyond the classroom and open spaces as informal learning forums.
 - › **Additional themes:** Other interpretive themes may be explored. The theme of Indigenous presence may be considered but will require further consultation with Indigenous stakeholders.



PHOTOGRAPH OF CHAPEL VIEWED FROM LEFT SIDE BY HANS BLOHM, 1965
Source: Archives Congrégation de Notre-Dame — Montreal

- › Identify potential **locations**, applicable overarching themes, implementation and lifespan timeframes, and precedents for the recommended interpretation approaches for the Campanile Campus. Interpretation **strategies** may be incorporated into the architectural design and landscape architecture, and may include artifact display, signage and/or wayfinding.
- › Outline the heritage interpretation **planning and implementation** process, including any additional deliverables, responsible bodies, partner organizations and estimated dates of completion.

Chapter 10.

Implementation Strategy

The implementation strategy proposes courses of action to facilitate the realization of the project.

10.1 Implementation Strategy

The Heron Road Master Plan is intended to direct the renewal of the former campus into a vibrant, resilient, and human-centred community that provides a range of housing, educational, and commercial uses within a compact pedestrian-oriented built form. It is intended that development will proceed in a manner generally consistent with the Master Plan. In this regard, minor changes to the Development Plan may be accommodated through the development approval process at the discretion of Canada Lands.

The implementation of the plan must balance the benefits of flexibility with adherence to the plan's guiding principles. A flexible approach is needed to ensure innovative proposals and new opportunities not previously considered can be explored and adopted to improve the proposed development plan.

The guiding principles provided in chapter 6 are essential to achieving Canada Lands' vision for the new community. All development must demonstrate how it will advance the plan's guiding principles and responds to the evolving urban context. All development applications shall include a brief description and/or illustration as to how the development proposal meets the intent of the Master Plan and related design guidelines.

Urban design guidelines provide further detail in the design of individual development blocks. While zoning defines permitted land uses and provides an envelope for future development, design guidelines provide a more fine-grained direction to ensure the built environment is safe, visually engaging, and compatible with surrounding existing and new development.

As lead for this project, Canada Lands will maintain an ongoing presence in the development and regeneration of the Heron Road Master Plan from project inception to the final build-out. Changes to the plan are at the discretion of Canada Lands.

Canada Lands will proceed with initial structuring elements of the plan. This includes achieving Draft Plan approval and registration, as well as an amendment of the zoning to establish the uses, as well as the height, bulk, and massing of the development. Public realm and infrastructure elements, such as public parks, streets, and stormwater management facilities will also be developed by Canada Lands prior to or in tandem with development of individual blocks.

Minor changes to the plan may be considered if it can be demonstrated that the change advances the guiding principles and aligns with the urban design guidelines. The following are considered minor changes:

- › Change in dwelling types that achieve the intended dwelling target for the community.
- › Addition of new uses which are compatible with uses on the site and the surrounding community.
- › Adjustments to parking rates.
- › Minor variances to the Zoning By-law that resolve an unintended design challenge or technical deficiency.
- › Adjustments that facilitate orderly and logical land division
- › Adjustments to ensure development is consistent with the official plan or other legislated land use requirements.

In all cases proponents must demonstrate how the minor change, both advance the guiding principles of the plan and is an improvement over the current master plan.

10.2

Draft Plan of Subdivision

The Draft Plan of Subdivision process will establish the foundational elements of the new community. A Draft Plan of Subdivision (or simply a Draft Plan) arranges the streets, lots, and blocks which can be independently transferred to other parties after registration.

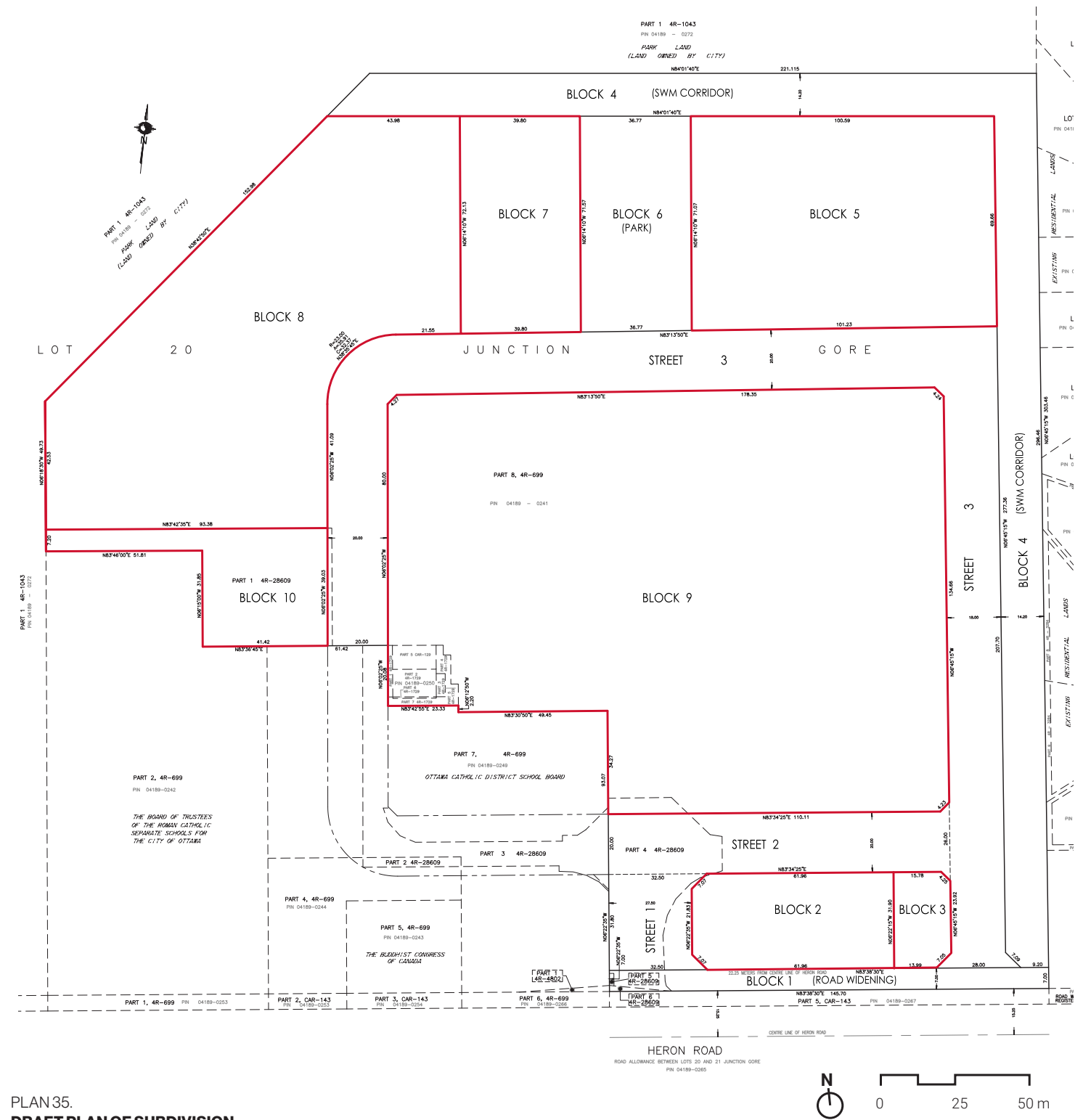
The Draft Plan for Heron Road is composed of three types of land.

- › **Blocks for Transfer** are those lands that are intended for a transfer to the City at the time of subdivision registration. These include the park and stormwater management blocks.
- › **Blocks for Development** include those intended for the development or redevelopment of buildings once they are transferred to purchasers.
- › **Streets and Widening** include two streets that are proposed to provide access to transfer and development blocks. In addition, a widening along the frontage of Heron Road is required (44.5 m protected right-of-way) to provide sufficient lands to construct the future at-grade bus rapid transit (BRT) corridor.

The Plan of Subdivision process is generally broken into two major stages. The first stage includes submission of a Draft Plan of Subdivision and supporting technical studies to the City of Ottawa for review; this process requires public notice under the Planning Act. The first stage concludes with the City granting Draft Plan approval and the proponent entering into a Draft Plan Agreement with the City.

The second stage required the proponent to satisfy all conditions of Draft Plan approval. Conditions are often extensive and wide-ranging including approval of detailed engineering design, agreeing to transfer certain blocks and streets to the City, achieving provincial approval, and completion of additional studies. If required, changes to the zoning will also be required by the conditions. Only after all conditions are satisfied can the subdivision be registered at the Land Registry Office, thereby creating the streets, lots, and blocks.

Plans of subdivision must comply with provisions of Section 50.1 of the Planning Act, be consistent with the Provincial Policy Statement, and conform to the Official Plan. All lots or block must also comply with all applicable provisions of the Zoning By-law (or Community Planning Permit System, as applicable) prior to registration.



PLAN 35.
DRAFT PLAN OF SUBDIVISION

█ BLOCKS FOR DEVELOPMENT

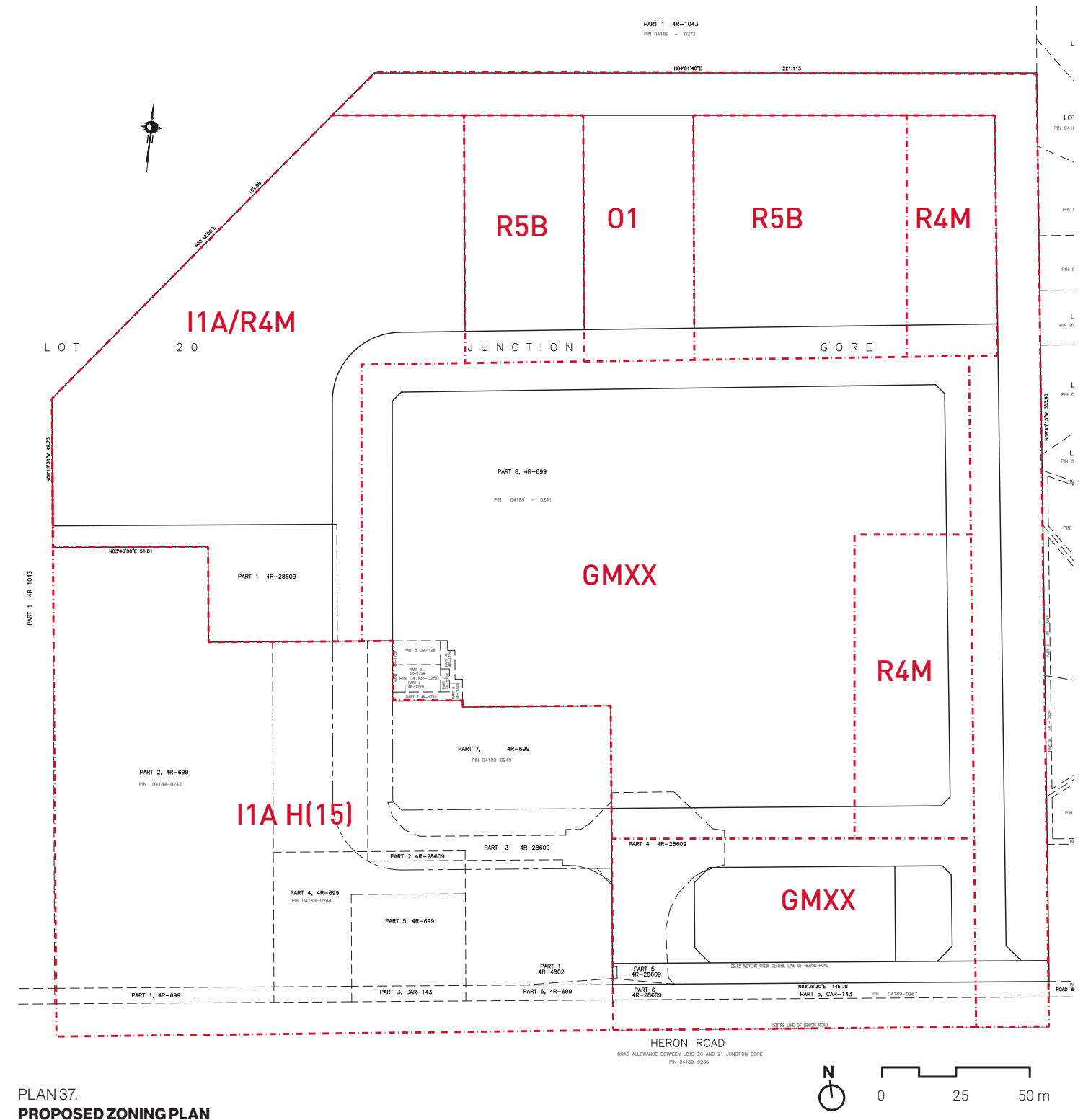
10.3 Zoning Amendment

The site is currently zoned based on the land use legacy as an institutional use—more specifically, a training centre. The Institutional–I1A [366] H(21) zone permits a range of institutional and educational uses and a maximum building height of approximately seven storeys (height of 21 metres). To permit residential, commercial, institutional, and open space uses the zoning must be changed to reflect the Development Plan.

The following general zones will be applied to parts of the Development Plan:

- › **Open Space** will be used for the blue-green stormwater management corridor and the park block.
- › **Residential Fourth Density** will be used to identify areas intended for low-rise residential development, including the stacked town homes and apartment buildings up to four storeys.
- › **Residential Fifth Density** will be used to identify areas intended for mid-rise residential development.
- › **General Mixed Use** will be used for areas intended to accommodate mixed use development including the core of the heritage campus and building abutting Heron Road.
- › **Dual Zoning** will be applied to the school site. Dual zoning will permit either institutional or residential development on the property depending on whether the school board elects to exercise their ability to purchase the site within seven years of subdivision registration. Should the school board decline to acquire the site it will be developed for residential uses consistent with the alternate residential zone provisions.

Maximum building heights may be implemented across the site through a site-specific schedule or through the placement of height limits within the zone title.



PLAN 37.
PROPOSED ZONING PLAN

--- PROPOSED ZONES

- 10.4
- 10.5
- 10.6

Land Division and Joint Ownership

Development of the site will likely require further land division intended to organize ownership, facilitate project financing/phasing, or establish jointly held assets. The continued stewardship and maintenance of private assets that benefit multiple owners may require the establishment of condominium corporations, by way of a Plan of Condominium process, or joint-use and maintenance agreements.

Land division will generally be by Part Lot Control or Consent to Sever applications. In addition to demonstrating that all new parcels comply with applicable zoning provisions, the proponent must demonstrate to Canada Lands that land division and joint-ownership structures will not impede the logical, orderly, and sustainable development or redevelopment of the site.

Land division and joint-ownership structures should ensure pedestrian mobility is maintained to and through the site by the public including permitting public access and use of private streets and the courtyards within the heritage complex. Establishment of privately owned public spaces (POPS) may be required by Canada Lands and the City as a condition of approval of land division and/or plans of condominiums.

Abutting Future Development

Canada Lands recognizes that lands owned by the Ottawa Catholic School Board and the Buddhist Congress of Canada have restricted access to Heron Road due to arterial street design standards and will consider opportunities to provide access to their lands from the internal ring street.

In accordance with standard City requirements, properties abutting the site to the east will not be permitted to install gates in the future privacy fence to access the City-owned blue-green corridor.

Commemoration

Research to support development of the Heron Road Master Plan brought to light a number of individuals and organizations who have played distinguished or defining roles in the site's history and evolution. Commemoration of individuals, organizations, groups, or defining features is encouraged through the naming of streets, parks, plazas, and prominent buildings or spaces.

As noted in Chapter 9, Section 9.5 Interpretation, commemoration is developed based on a methodical approach identifying interpretive themes, strategies and locations.

Further measures to provide a balanced and accurate history of the site and its history are discussed in Chapter 3 and 9.

Commemorative naming is subject to approval by Canada Lands and the City of Ottawa Commemorative Naming policies and approval.

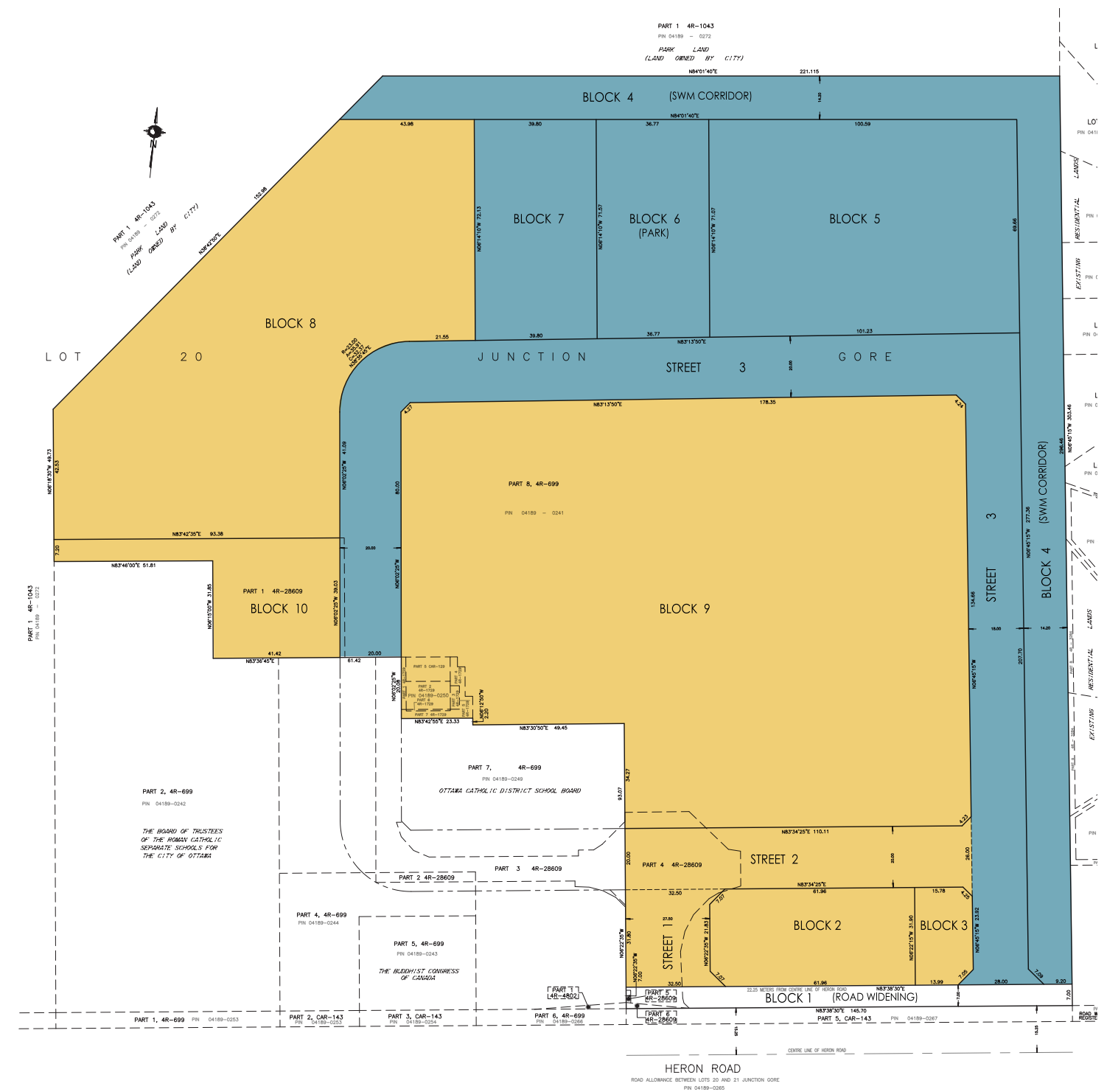
10.7

Project Phasing

Heron Road’s modest land area masks formidable logistical challenges to its redevelopment. Limited building removal, building remediation, site servicing, and public realm development must be completed to prepare development blocks for the market.

The project can be organized broadly into two phases

- › **Phase One** includes building removal and initiation of remediation measures on retained heritage buildings to remove legacy materials and ensure the assets are mechanically sound. During this stage off-site servicing work can begin as well as servicing running north from Heron Road along Street Three; this will allow concurrent construction of Street Three and the stormwater management outlet while maintaining access through the Heron Road-Baycrest Avenue intersection for demolition and remediation. When completed, Street Three will extend from the right-in right-out at Heron Road north and west to Block 7. This approach will allow development of much of Street Three as well as the stormwater management block in parallel with site remediation, allowing Canada Lands to bring development Blocks 5 and 7 to market.
- › **Phase Two** includes completion of Streets One, Two, and Three including renewal of the Heron Road-Baycrest Avenue intersection. At this time development Blocks 2 and 3 will be available for the market and the school site available for the school board to proceed with construction (CEPEO may elect to acquire and achieve Site Plan approval of the new school site during Phase One). At this time the heritage centre (Block 9) will be fully surrounded by the ring street and available for the market.



PLAN 38.
PROPOSED ZONING PLAN

- PHASE 1
- PHASE 2

Appendix I

Mobility Analysis and Strategy

Appendix II

Geotech Analysis

Appendix III

Heritage Character Analysis and Heritage Conservation Strategy

