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From: Serene Shahzadeh, Planner
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Project/File: 160410368

Date: July 31, 2026

**Reference: 1495 Heron Road
Requested Revisions to Zoning By-law Provisions**

Stantec Consulting Ltd. (“Stantec”) has been retained by Canada Lands Company (“CLC” or “Canada Lands”) to prepare this memo to outline the requested changes to the zoning of the property municipally known as 1495 Heron Road. This memorandum should be read in conjunction with the Planning Rationale prepared by Stantec (September 17, 2024) in support of the previous Zoning By-law Amendment application.

In 2020 the federal government transferred the property to Canada Lands to undertake a master planning exercise with the intent of redeveloping the site. The Heron Road Master Plan was developed between 2022 and 2024 as a roadmap for reimagining of the site.

Canada Lands submitted a Zoning By-law Amendment application (City file No.: D02-02-23-0030) for the site to change the zoning from I1A[325] H(21) to a combination of general mixed use, open space, and minor institutional (Figure 1). Various site-specific provisions were created to ensure that permitted uses and built form were consistent with the goals and policies of the Master Plan for the site. The zoning amendment was approved by Council in October 2024.

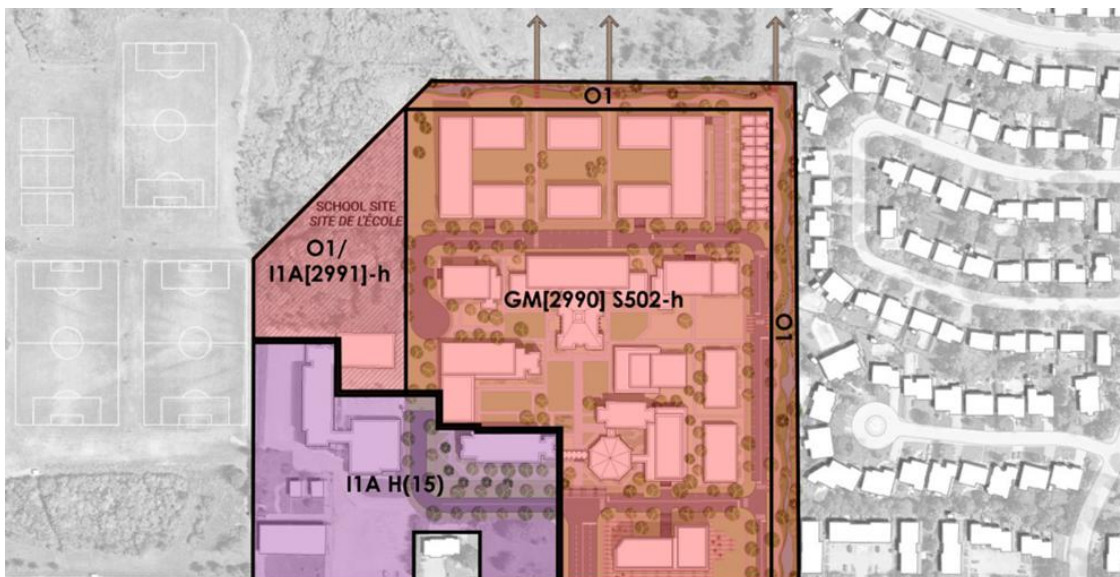


Figure 1: Canada Lands' parcel (in red) is zoned General Mixed Use, Institutional, and Open Space.

Reference: 1495 Heron Road

The new Zoning By-law 2026-50 (the “new by-law”) was approved by Ottawa City Council on January 28, 2026, and enacted on March 11, 2026. The new by-law will repeal and replace Zoning By-law 2008-250 (the “former by-law”), except for Part 19 – Section 37 Provisions. The new by-law serves to implement the policies and intent of the Official Plan, approved in 2022. On July 2, 2026, the OLT made an oral decision ordering that the parts of the new by-law, not included in the 25 appeals, may come into force. This decision is retroactive to March 11, 2026, the date of enactment of the new by-law. Under the new Zoning By-law, the property is zoned a mix of institutional, greenspace, minor corridor, and neighbourhood mixed use zones.

Based on our review of the new Zoning By-law and applicable zones, the permitted uses, built form, and other matters of site design are generally similar to those of the former by-law. Special Exceptions 2990 and 2991 were brought forward without amendment (including the provisions of the Holding Symbol).

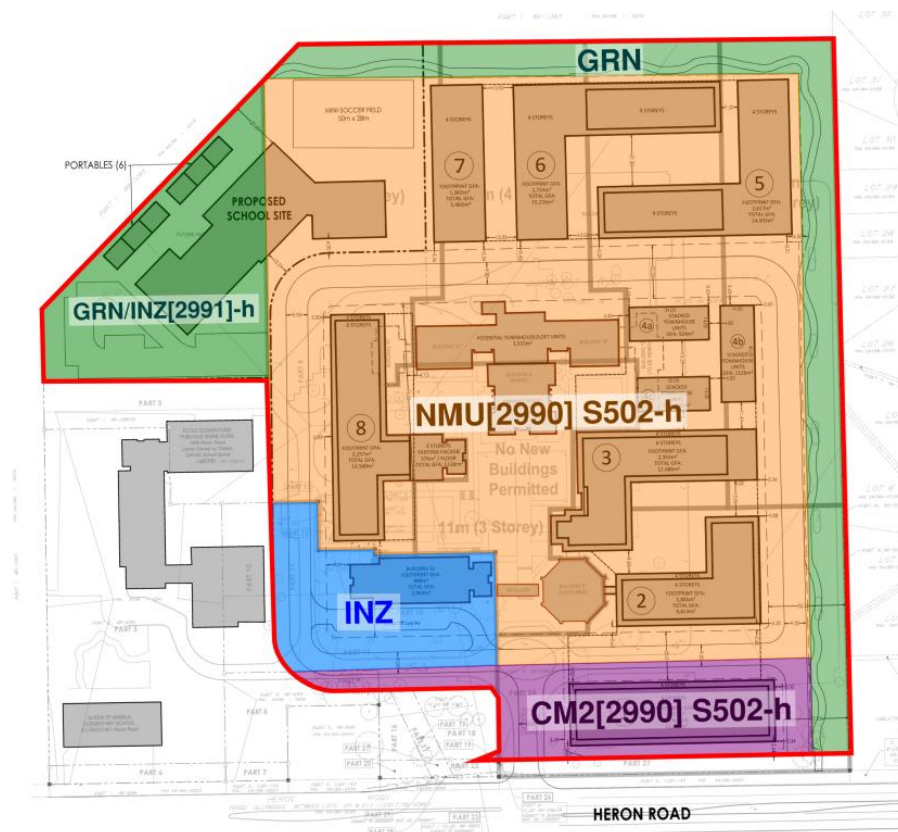


Figure 2: Canada Lands' parcel is currently zoned Institutional, Greenspace, Minor Corridor, and Neighbourhood Mixed-Use.

Reference: 1495 Heron Road

Project Evolution Since Zoning Amendment

Since adoption of the Zoning Amendment in October 2024, Canada Lands has advanced remediation works on existing buildings, revised their business case for the project, and have continued to evolve the Concept Plan.

Build Canada Homes

In 2025, the federal government announced the creation of a new federal agency, Build Canada Homes (“BCH”), intended to support the growth of affordable housing and foster collaborative relationships to support the construction and finance of affordable homes, and to catalyze a new housing industry. As part of the announcement, the lands development capabilities of Canada Lands have now been absorbed into Build Canada Homes and expanded to include the design and construction of affordable housing using a range of financing, design, and construction methods.

In April 2026, the City of Ottawa and Build Canada Homes entered into a Memorandum of Understanding (MOU) related to the redevelopment of several federal and municipal surplus lands across the City, including 1495 Heron Road. The MOU outlines a partnership between BCH and the City to construct 3000 dwellings, many of which will be affordable or deeply affordable.

Land Swap and New School Parcel

In February 2026, the Committee of Adjustment granted a series of Consent to Sever and Minor Variance applications to facilitate a land swap between Canada Lands and the Ottawa Catholic School Board (OCSB) (Committee File Nos.: D08-01-25/B-00304 & D08-01-25/B-00305 D08-02-25/A-00288). Additionally, a new parcel was created separating 1.3 hectares (3.2 acres) of land in the northwest corner from Canada Lands’ holdings for the purpose of constructing a new school. A series of easements/rights-of-way were established to delineate future private streets.

As a result of the land swap, lands were added to Canada Lands’ holdings that are currently zoned Institutional (INZ) and Mainstreet Corridor (CM2).

Reference: 1495 Heron Road

Updated Concept Plan

Canada Lands and Stantec have been working to refine the Concept Plan for the site. The current Concept Plan proposes an initial phase of development- Buildings 1 to 4C, combining mid-rise apartment buildings and stacked townhomes. Future phases include Buildings 5 to 8. The removal, restoration, and adaptive reuse of various existing structures will occur through all three phases.

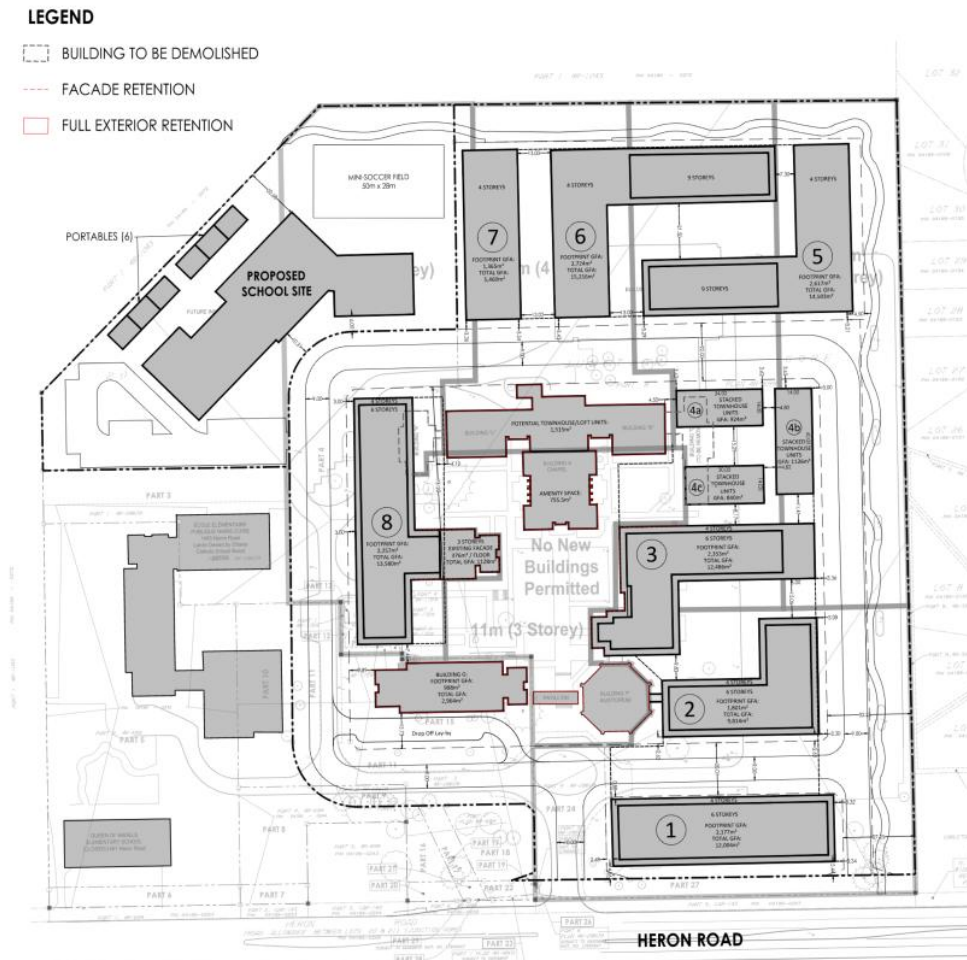


Figure 3: Updated Concept Plan (July 17, 2026).

Reference: 1495 Heron Road

Requested Amendments to the Zoning By-law

Following the adoption of the new Zoning By-law, updates of the project's business case, adjustment of the project's boundaries, and refinement of the Concept Plan, several provisions of the Zoning By-law applicable to the site were identified which challenge the developability of the site. Further, additional work related to site servicing and heritage impacts have been assessed since the original rezoning approved in 2024.

Based on this, Canada Lands is seeking the following amendments to the zoning applicable to the site:

- Rezone lands transferred from OCSB from Institutional (INZ) and Mainstreet Corridor (CM2) to Neighbourhood Mixed Use (NMU[2990]) Zone to ensure consistent zoning across the campus area;
- Amend or delete certain site-specific provisions of Urban Exception 2990; and,
- Remove the Holding Symbol described in Urban Exceptions 2990 and 2991.

The following tables (Tables 1 and 2) outline the proposed amendments and provide a brief explanation or rationale for the requested change.

Based on our review of the updated Concept Plan it is our opinion that the assessment and policy review of our July 2024 Planning Rationale remain applicable. The Concept Plan is consistent with the Provincial Planning Statement, conforms to the Official Plan, and advances the vision and goals of the Heron Road Master Plan. While further details of the design will be confirmed through the subsequent Site Plan Control process, the current Concept Plan has been designed to ensure alignment with the Heron Road Urban Design Guidelines.

Reference: 1495 Heron Road

Rezone Former OCSB Lands

As part of the land swap with OCSB discussed above, a portion of lands was transferred to Canada Lands which was previously excluded from the master planning process. As a result, it did not form part of the zoning amendment approved in October 2024 and is zoned Institutional (INZ) and Mainstreet Corridor (CM2).

To ensure that zoning is not an impediment to the comprehensive redevelopment of CLC's landholding, we propose to rezone the additional lands to Neighbourhood Mixed Use- NMU[2990] Zone- the same as the balance of the heritage campus.



Figure 4: Proposed rezoning of Canada Lands' new parcel.

Requested Amendments to Site-Specific Urban Exceptions

Table 1. Requested Zoning Amendments from Zoning By-law 2026-50

Section	Provision	Proposed Amendment	Rationale
Exception 2990 (xi)	Minimum setback of 2.5m after the 4 th storey.	Remove provision from Urban Exception 2990	The intent of setbacks is to ensure that the massing of tall buildings does not result in overshadowing of adjacent streets or spaces and are generally considered where the height of a building will exceed the width of abutting streets. As the Concept Plan proposes several six-storey buildings, a setback above the fourth storey creates an awkward massing and unnecessarily small floorplates. There are many examples of mid-rise buildings where façade articulation or changes in exterior material are sufficient to maintain visual interest while building separation ensures sufficient sky view and light in public spaces. Removing this requirement allows for more flexibility in the design of the buildings; building articulation and massing will be determined through the Site Plan Control stage.
Exception 2990 (xii)	Maximum building width and length of 60m for mid-rise buildings (5+ storeys).	Remove provision from Urban Exception 2990	These maximum dimensions were established to encourage building facades with horizontal articulation and is intended to break up building massing. However, the provision reads as to require the absolute dimension of any individual building to be no greater than 60 m in any particular direction. We propose to remove this provision, as building design (including articulation and material variation) can ensure that the massing is appropriate for the site, and detailed site plan and landscape plan design can ensure that the pedestrian environment is safe and comfortable. The ultimate building articulation and massing is to be determined through detailed design and City review at the Site Plan Control stage.
Section 702 (7)	No more than eight principal vertically attached dwelling units are permitted to be configured in a single row.	Add exemption from Section 702(7) to Urban Exception 2990	The intent of the provision is generally to ensure that townhouse dwellings can gain access to their rear yards with relative ease and support separations under the building code. However, stacked dwellings will not have dedicated rear yards, and fire separation is most effectively dealt with by way of building design and separation reflective of the proposed development.

Reference: 1495 Heron Road

			The massing of the proposed stacked townhouse blocks is appropriate and fits in within the context of the concept plan, while allowing sufficient space for site circulation and other amenities. The building massing and site design is to be determined through detailed design and City review at the Site Plan Control stage.
Section 205 (1)	No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3 metres.	Add clarification to Urban Exceptions 2990 and 2991 that a lot may be developed should adequate vehicular, servicing, and emergency access be provided to the site.	Applications for Minor Variance and Consent (D08-01-25/B-00304 & D08-01-25/B-00305 D08-02-25/A-00288) were approved by the Committee of Adjustment on February 3, 2026. Relief was sought and approved through the CoA from Section 59(1) of the former Zoning By-law (No. 2008-250) from the same provision to permit the severance of the land although it does not abut a public street. Relief is requested from the same provision under the new Zoning By-law (2026-50) to ensure that the site can still be developed in case the timeline provided in the transition provisions expires. The severance facilitated the creation of a lot for a school site. The created parcel will have sufficient frontage on the private street proposed through 1495 Heron Road, and development of the site will not occur until Site Plan Control applications are submitted and until the private road is extended.

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Requested Lifting of Holding Provisions

CLC also requests to remove the Hold from the site. Table 2 below outlines the requirements to remove the Hold, and the rationale.

Table 2. Removing of the Hold Provisions

Section	Provision	Rationale
Exception 2990 (xvii)	The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:	
	a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.	Stantec has prepared a Heritage Impact Statement (July 31, 2026) which examines the revised Concept Plan and provides more detailed recommendations on detailed design. These recommendations will be integrated into the design of the buildings as part of the phased Site Plan Control process which will require review by City heritage staff.
	b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.	Stantec is in the process of preparing a Functional Servicing Report which examines the revised Concept Plan and confirms that municipal water supply and sanitary sewer capacity is adequate for the proposed development.
	xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.	At this time, we believe that all Hold provisions can be lifted from the site.
Exception 2991 (i)	The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:	
	a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building	Stantec has prepared a Heritage Impact Statement (July 31, 2026) which examines the revised Concept Plan and provides more detailed recommendations on detailed design. These recommendations will be

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	Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.	integrated into the design of the buildings as part of the phased Site Plan Control process which will require review by City heritage staff.
	b. A minimum 5000m ² park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.	Stantec has prepared a memorandum examining the amount of publicly accessible open space within the revised Concept Plan (dated July 28, 2026). In combination with now in force changes to the Planning Act through Bill 23, and the details of the Memorandum of Understanding between Canada Builds Homes and the City, it is our and Canada Lands' opinion that the existing courtyard spaces and future blue green corridor, operated as privately owned public spaces (POPS) are sufficient in providing parkland dedication.

Land Use Policy Review

Based on our review of the updated Concept Plan, it is our opinion that the assessment and policy review of our July 2024 Planning Rationale remain applicable. The Concept Plan is consistent with the Provincial Planning Statement, conforms to the policy direction of the Official Plan, and advances the vision and goals of the Heron Road Master Plan which was submitted as part of the Zoning By-law Amendment application and discussed extensively in the July 2024 Planning Rationale. While further details of the design will be confirmed through the subsequent Site Plan Control process, the current Concept Plan has been designed to ensure alignment with the Heron Road Urban Design Guidelines.

The amendments and future site development will implement the recommendations of the various studies and assessments prepared in support of the application and site development.

Best regards,

Stantec Consulting Ltd.

**Shahzadeh,
Serene**

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Attachment: 1495 Heron Road Planning Rationale and Design Brief (September 17, 2024)



1495 HERON ROAD

Planning Rationale and Design Brief

17 September 2024

Prepared for:
Canada Lands Company

Prepared by:
Stantec Consulting Limited

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	Initial Submission	E Bays	11/22	N Meloshe	11/22		
1	City Submission	E Bays et al.	04/23	N Meloshe	04/23		
2	City Resubmission	E Bays et al.	01/24	S Willis	01/24		
3	City Resubmission	E Bays S Shahzadeh	07/24	S Willis	07/24		
4	Final Submission	E Bays S Shahzadeh	09/24	S Willis	09/24		

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APPENDIX D CONSERVATION DESIGN GUIDELINES (ERA, 5 September 2024)



EXECUTIVE SUMMARY

Stantec has been retained by Canada Lands Company (Canada Lands) to prepare this Planning Rationale and Design Brief in support of a proposed Zoning By-law Amendment application for their property located at 1495 Heron Road in Ottawa, Ontario. The site, previously used as the Federal Study Centre, is situated in the Alta Vista neighbourhood north of Heron Road, at its intersection with Baycrest Drive.

The property was acquired by the Sisters of the Congregation of Our Lady (Les Sœurs de la Congrégation de Notre-Dame) in 1959, at which time they retained Ottawa architect Tim Murray (Murray & Murray) to design a new educational campus.

Murray conceived the Campanile Campus as a self-contained campus organized around a series of courtyards 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. The twelve buildings that were part of the original Campanile Campus (including Building G beyond the site boundary) were constructed between 1963 and 1965.

The religious and educational institution closed at the Campanile Campus in 1973, at which time it was acquired by the federal government as the Federal Study Centre. In 2020 the federal government transferred the property to Canada Lands Company to undertake an ambitious plan to reimagine the site as a mixed-use community that integrates innovative and affordable housing types, heritage preservation, open space and the public realm, and innovative stormwater management within a low and mid-rise urban built form.

The vision statement for the reimagining of the site was established early in the master planning process and provides a foundation for the project:

A Place to Connect

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, preserves 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.

Canada Lands has undertaken a proactive and transparent approach to raise awareness of the project, provide information, and engage members of the public in the process of creating a Master Plan for 1495 Heron Road. The community's five guiding principles were developed in consultation with the Public Advisory Committee early in the master planning process formed the foundation of the Master Plan:

- Sustainability and Open Space
- Heritage Conservation
- Mid-Rise Community



- Community Amenities
- Affordability

The Preferred Development Plan seeks to balance the need for heritage conservation, the provision of park space, stormwater management, and the inclusion of a school site, with the goal to accommodate a range of residential and commercial forms that will facilitate the evolution of the site and surrounding community into a 15-minute neighbourhood.

The Preferred Development Plan unfolds around a public street that encircles the heritage campus while providing mobility access to new development blocks and open spaces. An integrated network of sidewalks, walkways, and trails connect the site to established pedestrian and cycling facilities to the north, west and south of the site.

An integrated network of plazas, parks, green corridors, and complete streets provides a range of public open spaces intended to both expand and complement established City-owned open spaces to the north and west of the site. A new parkette, framed by residential buildings, is proposed north of the historic chapel, and provides green connectivity from Wrens Way into the community. The integrated approach to open space will ensure that the new community is connected to established communities and facilitates active mobility.

Implementing the Master Plan for 1495 Heron Road requires changes to the zoning over the site. An amendment to the Zoning By-law is proposed with the details outlined in Section 5 of this rationale below.

While the precise number of dwelling units and commercial space will be determined by subsequent Site Plan Control applications, the proposal anticipates approximately 1100 dwelling units and 7600 m² (82,000 ft²) of gross floor area (GFA) of commercial/non-residential space.



ACRONYMS

BRT	Bus rapid transit
CEPEO	Conseil des écoles publiques de l'Est de l'Ontario
CLC	Canada Lands Company
EIS	Environmental Impact Statement
FHBRO	Federal Heritage Buildings Review Office
FSI	Floor space index
GFA	Gross floor area
MMAH	Ontario Ministry of Municipal Affairs and Housing
OCSB	Ottawa Catholic School Board
OHA	Ontario Heritage Act
OP	City of Ottawa Official Plan (adopted by Council in 2021)
Former OP	City of Ottawa Official Plan (2003, as amended)
PPS	Provincial Policy Statement (2020)
Draft PPS	Provincial Planning Statement (April 2024 Draft)
SAR	Species at Risk
SOCC	Species of Conservation Concern
TCR	Tree Conservation Report
TIA	Transportation Impact Assessment



1 INTRODUCTION

Stantec Consulting (Stantec) has been retained by Canada Lands Company (Canada Lands, or CLC) to prepare this Planning Rationale and Design Brief in support of a proposed Zoning By-law Amendment application for their property located at 1495 Heron Road in Ottawa, Ontario.

In 2022 Canada Lands, in partnership with Stantec Consulting and ERA Architect, published a Master Plan for the transformation of 1495 Heron Road into a walkable, mixed use, urban community. The Master Plan was the product of community input, through a public advisory committee and several public engagement opportunities; extensive site investigation and research; and feedback from the City and other public agencies.

The Master Plan's vision statement was established early in the master planning process and provides a foundation for the project:

A Place to Connect

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, preserves 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.

The community's five guiding principles were then developed in consultation with the Public Advisory Committee to advance the vision statement.

- Sustainability and open space
- Heritage conservation
- Mid-rise community
- Community amenities
- Affordability

Implementing the Master Plan was to be done through two concurrent planning applications:

- A **Zoning By-law Amendment** was required to change to the types of uses permitted on the site. The current Minor Institutional Zone permits a narrow range of institutional and commercial uses and does not provide sufficient detail regarding lot line setbacks, building heights, or transitions.
- A **Draft Plan of Subdivision** was proposed to subdivide the site into blocks and streets for the various building blocks of the Master Plan.

The two applications were submitted to the City of Ottawa on 14 April 2023 and deemed adequate on 19 May 2023.



1.1 Evolving Land Development Context

In April 2024 the federal government introduced Canada's Housing Plan in advance of financial commitments for its implementation within Budget 2024. The strategy aims to create 3,870,000 new homes by 2031- including 250,000 homes through a new Public Lands for Homes Plan. Budget 2024 also provides additional funding to support and expand Canada Lands' activities to build more homes on current and former public lands.

Since submitting the initial applications several trends which have impacted the viability of the initial Master Plan. Increased construction costs, costs of borrowing, constrained housing supply, and robust population inflows are challenging many land development and housing projects. To ensure the site can be viably redeveloped, and support federal housing objectives delivered to Canada Lands, the initial Master Plan has been re-examined to identify opportunities to accommodate additional housing while adhering to the vision and guiding principles of the original Master Plan.

The Revised Concept Plan demonstrates how the site could approximately 1100 dwelling units and 7,600 m² (82,000 ft²) of non-residential uses while advancing the direction of the Official Plan, the guiding principles of the original Master Plan, and unlocking the site's potential to help supply greater housing choice.

The revised Zoning By-law Amendment application seeks to simplify the proposed new zoning to provide more flexibility in massing, built form, and dwelling type for future development. Despite the simplification, the proposed zoning will continue to reflect the guiding principles of the original Master Plan, maintain a transition to lower density residential to the east, and permit low to mid-rise building heights.

The Draft Plan of Subdivision application will be placed on hold. At this time, Canada Lands intends to solicit interest in the site upon completion of the rezoning exercise and will no longer pursue approval or registration of a subdivision. Subsequent development partners may elect to reactivate the subdivision application in the future.

1.2 About Canada Lands Company

Canada Lands Company is a non-agent Crown corporation of the federal government tasked with the responsible disposal of lands deemed surplus to the federal government's needs.

Canada Lands has created plans and communities across Canada and has been recognized for their award-winning leadership in design, real estate, sustainability, and environmental stewardship. Wateridge Village and Booth Street are two examples of Canada Lands' ongoing and creative local projects.

Leveraging its real estate arm, Canada Lands transforms former Government of Canada properties and reintegrates them into local communities while ensuring their long-term sustainability and commercial viability. As a leading Canadian attractions manager, the company also holds, invests in, and manages



world-renowned Canadian attractions. Through all its operations, Canada Lands Company strives to deliver the best value and financial return to Canadians.

1.3 Evolving Provincial Planning Context

Ontario's provincial government continues to propose and modify facets of the Province's planning and land use policy framework. The information contained in this report is based on provincial and municipal policy as of the date of the report's issuance.



2 SITE AND CONTEXTUAL ANALYSIS

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 north of the intersection of Heron Road and Baycrest Drive in Ward 18 (Alta Vista Ward).

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 disconnected from all three surrounding neighbourhoods with physical features separating the site and limited pedestrian or street access.



Figure 1: Aerial imagery of the site (outlined in red) and surrounding context. (GeoOttawa, 2021)

1495 Heron Road

2 Site and Contextual Analysis

The site is municipally addressed as 1495 Heron Road and legally described as *Part of Lot 20 Junction Gore, Part 8 on 4R-699, Part 3 and 5 on CAR-129, Former Township of Gloucester, annexed by former City of Ottawa, now City of Ottawa* (PIN: 04189-0241 & 04189-0250). The site has 145.7 m of frontage on Heron Road and an area of 7.3 ha.

The following registered plans and instruments affect the property:

Instrument	Type	Description
4R-699	Reference Plan	Plan includes site and abutting properties to southwest.
4R-1043	Reference Plan	Plan describing open space north and west of the site.
4R-1729	Reference Plan	Plan describing room in west portion of Building I.
4R-4802	Reference Plan	Plan describing easement parts related to utility pole and wires.
4R-28609	Reference Plan	Plan describing main vehicle entrance from Heron Road and southwest portion of ring road.
LT467123	Easement	Easement over Part 1 on Plan 4R-4802 in favour of the City for overhead utility lines. Part 1 is now on the abutting school lands.
LT969947	Easement	Easement over Part 2 on Plan 4R-4802 in favour of the City for utility infrastructure. Easement in place for 49 years commencing 1 April 1984 (expires 1 April 2033) or period of the use of the works.
OC1788113	Easement	Right-of-way over Part 3 on Plan 4R-28609 in favour of the subject property. Part 3 is part of the abutting school lands.
OC1788114	Easement	Right-of-way over Parts 4, 5, and 6 on Plan 4R-28609 in favour of the abutting school lands.

2.1 Site History and Background

Situated in what is now the City of Ottawa, the site is built on the ancestral and unceded territory of the Algonquin Anishinaabe people.

In 1959, the Sisters of the Congregation of Our Lady (Les Sœurs de la Congrégation de Notre-Dame) purchased Part of Lot 20 in the Junction Gore from the Estate of John James Heron with the intention of replacing their school at the Old Notre Dame Convent on Gloucester Street. The Sisters intended to create a campus environment that would accommodate new pedagogical approaches to education in Ontario, expand modern learning facilities, and accommodate growth in student numbers.

The Catholic educational campus and convent was designed by architect Tim Murray. Murray 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.



1495 Heron Road

2 Site and Contextual Analysis

The twelve buildings that were part of the original Campanile Campus (including Building G beyond the site boundary) were constructed between 1963 and 1965. A subsequent phase was added west of the site which includes the former St. Patrick's Intermediate School (Buildings 1, 2, and N).



Figure 2: Archival image of the newly completed Campanile Campus taken in the 1960s by Paul Blohm. (Source: Congregation de Notre Dame)

The religious and educational institution operated for approximately a decade before financial challenges led to the closure of the Campanile Campus in 1973.

The property was sold to the Government of Canada to be used as a training centre, known as the Federal Study Centre, to meet the needs of an expanding public service. An additional building was constructed to the northeast of the original campus in 1975 (Building M). The government operated the facility for various purposes until 2014 when it was declared surplus. The site has remained vacant and unoccupied since that time.

2.2 Existing Site Conditions

Today, the core of the site is composed of twelve interconnected buildings arranged to frame a series of three internal plazas. Ten of the original twelve buildings remain fully within the site; Building G and part of Building I- both located at the southwest corner of the complex, are part of the abutting property owned by the Ottawa Catholic School Board (OCSB).

Buildings within the campus display a range of shapes, massing, and heights reflecting their originally intended functions. Spaces used for classrooms and administration are generally one to two-storeys in height. Community gathering and event spaces, such as the chapel, amphitheatre, and gymnasium, are located along prominent visual axes and corners and designed with unique rooflines or footprints. Accommodations for personnel were provided in two mirrored six-storey buildings positioned to frame the



Figure 3: Photos of various locations within the campus. Top Left (3A): looking west between Buildings J and K. Top Right (3B): looking south from the former chapel across the central plaza. Bottom Left (3C): looking southeast from behind the campus with Buildings K, L, and A. Bottom Right (3D): looking southeast at Buildings D and E from within the central plaza.



1495 Heron Road

2 Site and Contextual Analysis

chapel and secondary plazas. Mechanical, storage, and servicing operations were accommodated in the buildings' lower levels which benefit from the complexes integrated buildings and service tunnels.

East of the campus, the site is occupied by a large surface parking lot. A fenced tennis court is located in an open area in the site's northeast corner.

North and northwest of the campus, the site is composed of open space occupied by maintained lawns and a treed area composed of a mixture of deciduous and coniferous vegetation.

The front portion of the site, between the campus buildings and Heron Road, is occupied by maintained lawns and the main vehicular access to the site which extends north from the intersection of Heron Road and Baycrest Drive. The driveway also provides vehicular access to the school board lands immediately west of the campus (described by Instrument OC1788114).



Figure 4: Photos of the site surrounding the campus buildings. Left (4A): looking north from Heron Road across the east parking area; trees to the right are located on abutting properties. Right (4B): looking south from Wrens' Way; Building M is in the foreground.

2.3 Surrounding Context

The site is at the convergence of three Ottawa South neighbourhoods: Alta Vista to the north and west; Guildwood Estates to the east; and Heron Gate to the south.

The following uses surround the property:

The site is bounded to the north and northwest by City-owned park and open space lands. North of the site is Wrens Way, named such to commemorate members of the Women's Royal Canadian Naval Service (WRCNS) (or Wrens as they were popularly known) that served during the Second World War. Wrens Way is a reforesting and naturalized open space with informal walking trails. Northwest of the site is Orlando Park and the Orlando Park Annex, a neighbourhood park with four sports fields, open play areas, and a structured play area abutting Hillary Avenue. These two parks form part of a larger interconnected network of open spaces that extend north to the Ottawa Hospital Main Campus and south to Ledbury Park. West of the site is École élémentaire publique Marie-Curie operated by Conseil des écoles publiques du Centre d'Est de l'Ontario (CEPEO) in the former Saint Patrick's Intermediate School. Immediately south of the school is the former Queen of the Angels Adult School at 1485 Heron Road.



Figure 5: Photos of lands north of the site. Left (5A): looking northwest along a trail in Wrens' Way. Right (5B): looking southwest along a trail in Wren's Way; the site is in the background.

East of the site is the neighbourhood of Guildwood Estates an established community characterized by one and two-storey detached dwellings on larger lots. The property is bounded to the east by two-storey detached dwellings fronting onto Garand Place and Amberdale Crescent. Ten of these dwellings have rear yard amenity spaces that abut the property's easternmost boundary. Guildwood Court (Carleton Condominium Corporation 617) at 1565 Heron Road abuts the property's southeast corner. The community is composed of 16 two-storey townhouse units arranged in a planned unit development.

1495 Heron Road
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Figure 6: Photos of east site conditions. Left (6A): looking south along the western edge of the site abutting Orlando Park. Right (6B): Temporary sign for École élémentaire publique Marie-Curie at the site's main entrance.

South of the site is Heron Road, a four to six-lane arterial street with a posted speed limit of 50 km/h. The Hilda Jayewardenaramaya Buddhist Monastery is located at 1481 Heron Road in a converted single storey detached dwelling.



Figure 7: Photos of south site conditions: Left (7A): looking northwest from the intersection of Heron and Baycrest with monastery and former school site. Right (7B): looking northeast from same intersection at the property's front yard landscaping. Guildwood Estates is in the background.



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On the opposite side of Heron Road is the Heron Gate (also spelled 'Herongate') community. Heron Gate was initially developed in the 1970s as a higher density community composed of a range of townhouse, stacked townhouse, mid and high-rise residential buildings. In recent years a number of townhomes in the community have been demolished with the intent to redevelop these areas with a more urban built form and broader range of housing. An initial redevelopment phase named Local Vista (Heron Gate Phase 7) was constructed in 2020 at the southeast corner of Heron Road and Sandalwood Drive. Local Vista is composed of three six-storey residential buildings with below-grade parking and local commercial space facing the intersection. Much of the Heron Gate neighbourhood has been approved for significant redevelopment which is further discussed in Section 2.4 of this rationale.



Figure 8: Photos of lands south of the site. Left (8A): looking south from site towards Heron Gate. Right (8B): looking southeast from site towards Heron Gate; Local Vista (Heron Gate Phase 7) is in the distance.

OPEN SPACE AND PARKS

The property abuts an extensive green corridor of interconnected open spaces and parks stretching from the Ottawa Hospital's Main Campus on Smyth Road in the north to Ledbury Park and the OC Transpo Trillium Line Maintenance and Storage Facility in the south. The City's Parks and Recreation Facilities Master Plan provides details of existing and future parks and facilities across the City; in addition to the existing Orlando Park (neighbourhood park), Wren's Way (woodland park), and Sandalwood Park (neighbourhood park), a new neighbourhood park is proposed within the Heron Gate community at the corner of Baycrest Drive and Cedarwood Drive.

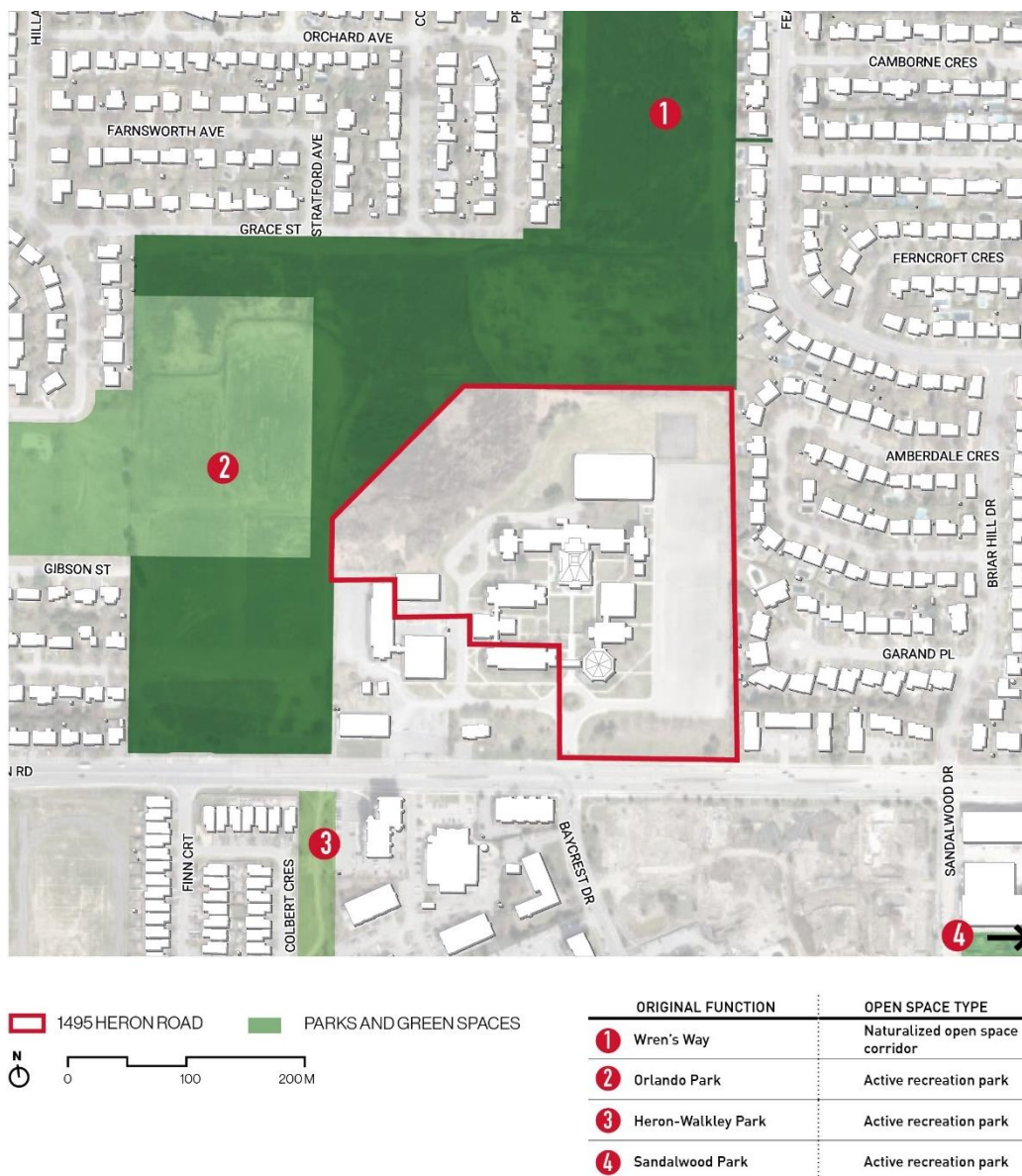


Figure 9: Plan of existing City-owned open space and parks surrounding the site.



TRANSPORTATION AND MOBILITY

The site directly abuts an arterial street (Heron Road) and adjacent to the intersection of a collector (Baycrest Drive). Several major collectors (such as Alta Vista Drive) and collectors (such as Briar Hill Drive, Featherston Drive, and Kilborn Avenue) are located in proximity to the site and support the City's larger transportation network.

The site is served by frequent, regular, and Connexion bus routes:

Route	Route Type	Details
44	Frequent	Weekday headways of approximately 15 minutes, 05:24 to 01:05 Weekend headways of approximately 30 minutes, 05:58 to 00:36
46	Local	Weekday headways of approximately 15 minutes, 04:42 to 00:49 Weekend headways of approximately 30 minutes, 05:45 to 01:20 on Saturdays, and 06:50 to 00:13 on Sundays
140	Local	Weekday headways of approximately 30 minutes, 09:02 to 15:21 Saturday headways of approximately 30 minutes, 9:50 to 17:34 No Sunday service
291	Connexion	Weekday peak only, 06:01 to 08:52 and 15:39 to 18:48 No weekend service

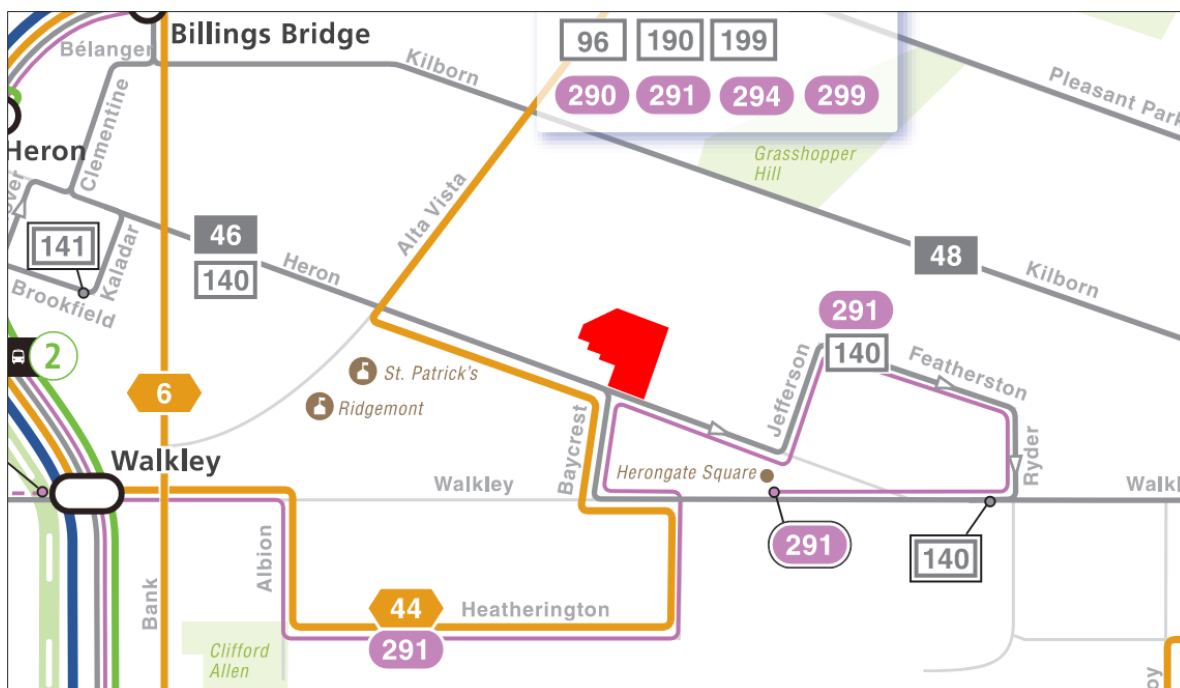


Figure 10: Excerpt from OC Transpo system map with site shown in red. Several routes serve the site.

1495 Heron Road

2 Site and Contextual Analysis

Heron Road has been identified as the alignment of a future bus rapid transit (BRT) corridor with a proposed stop near the intersection of Heron Road and Baycrest Drive. At this time, no preliminary design plan or environmental assessment has been completed for the alignment.

A major pathway is shown passing through the green corridor to the north and west of the site within the Official Plan. No details are available of the future alignment or design of this infrastructure.

It is noted that the City is currently developing a new Transportation Master Plan (TMP); Part 1 was approved by Council in April 2023 and included TMP policies, active transportation projects, and transit and road project prioritization frameworks for Part 2 of the TMP. At this time schedules of the Official Plan have not been updated to reflect the new TMP.



Figure 11: Excerpts from the Official Plan. Left (11A): excerpt of Schedule C1 showing the site abutting a future BRT station. Right (11B): excerpt of Schedule C3 showing a major pathway passing through Wren's Way and Orlando Park.

2.4 Surrounding Development

The area surrounding the site is characterized by a range of building heights ranging from single-storey dwellings to high-rise residential buildings up to 19 storeys. Taller buildings are located along Heron Road and in the Heron Gate community immediately south of the property, whereas low-rise buildings predominate neighbourhoods east and north of the site as well as interspersed with taller buildings throughout Heron Gate.



Figure 12: Axonometric overlay of the site and surrounding buildings based on their height classification.

In 2019, Hazelview Properties, the largest property owner within the Heron Gate community, submitted an Official Plan Amendment application to facilitate the comprehensive redevelopment of their holdings (City File No.: D01-01-19-0010).

The amendment was submitted to facilitate redevelopment of Hazelview's holdings into a range of mixed use and residential buildings up to 26 storeys, the creation of a new City park, implementation of a vision and guiding principles, and implementation of various policies on land use, built form, public realm,



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transportation, circulation, sustainability, housing, and community benefits. Full build-out is expected to occur over 20 to 25 years and, once completed, will accommodate approximately 6427 retained and new dwellings.

The amendment to the former Official Plan was approved by Council in May 2021 and subsequently appealed to the Ontario Land Tribunal. The appeal was dismissed by the Tribunal in May 2022 (Case No.: OLT-21-001533). The amendments were carried forward into the new Official Plan (now in force and effect) through inclusion of the Heron Gate Special Policy Area in Volume 2C of the new Official Plan.

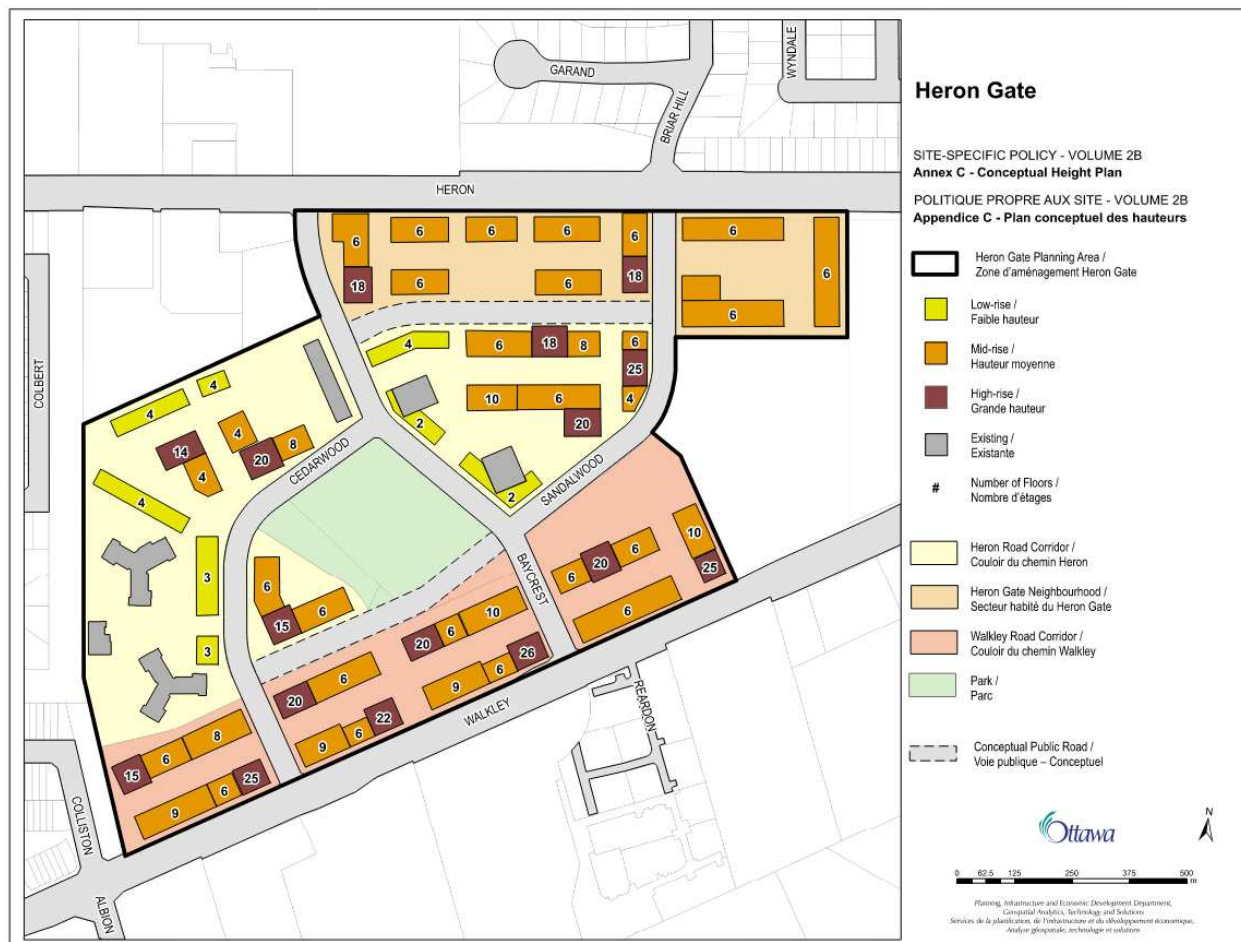


Figure 13: The schedule above specifies future building height classifications within the Heron Gate Special Policy Area. The site is located opposite the intersection of Heron and Baycrest.

2.5 Official Plan

The site is located within the Outer Urban Transect on Schedule A of the Official Plan. Portions of the site within 120 m of the centreline of Heron Road are designated Minor Corridor with the balance of the site designated Neighbourhood and subject to the policies of the Evolving built form overlay on Schedule B3.

The Minor Corridor designation permits building heights between two and six storeys. When Council adopted the Official Plan in fall 2022, the height limit for Minor Corridors in the Outer Urban Transect was set at four storeys; this was modified by the Minister of Municipal Affairs and Housing to six storeys. The Planning Statute Law Amendment Act (Bill 150) suspended the Minister's decision pending a review. In response, Ottawa City Council approved a motion on 22 November 2023 requesting the Minister reinstate the six-storey height limit. Bill 150 received Royal Assent on 6 December 2023.

City staff are currently advancing an “omnibus” Official Plan Amendment to implement, among other items, changes by the Minister to permit building heights up to six storeys along Minor Corridors in the Outer Urban Transect.

The Neighbourhood designation generally permits low-rise (up to four storeys) but provides direction where additional height will be considered, including when taller heights are permitted by existing zoning and when an area is characterized by taller buildings. The Evolving Overlay identifies areas of the City that are anticipated to undergo a gradual change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

A bus rapid transit corridor is proposed along Heron Road (Schedule C2) with a potential stop located at the intersection of Heron Road and Baycrest Drive directly in front of the site. While the corridor is identified in both the new Official Plan and previous Transportation Master Plan, no environmental assessment work has been completed and a timeline for its implementation has not been identified.



Figure 14: Excerpts from the Official Plan. Left (14A): Excerpt of Schedule B3 (Outer Urban Transect). Right (14B): Excerpt from Schedule C2 (Transit Network Ultimate).

2.6 Zoning

The property is currently zoned Minor Institutional- I1A[325] H(21). The intent of the Minor Institutional zone is to permit a range of community uses, institutional accommodation, and emergency service uses while minimizing the impact of these minor institutional uses located in proximity to residential uses by ensuring that such uses are of a scale and intensity that is compatible with neighbourhood character.

The property is also subjected to Urban Exception [325] which permits an instructional facility and provides for stepped maximum building heights along the east property line as follows:

- Minimum setback from the east property line of 21 m for building higher than 10.5 m, and;
- Minimum setback of 7.5 m from property line for building of 10.5 m or less in height

The balance of the site has a maximum building height of 21 m.

The urban exception label on the City's mapping portal, GeoOttawa, mislabels the exception as [366].

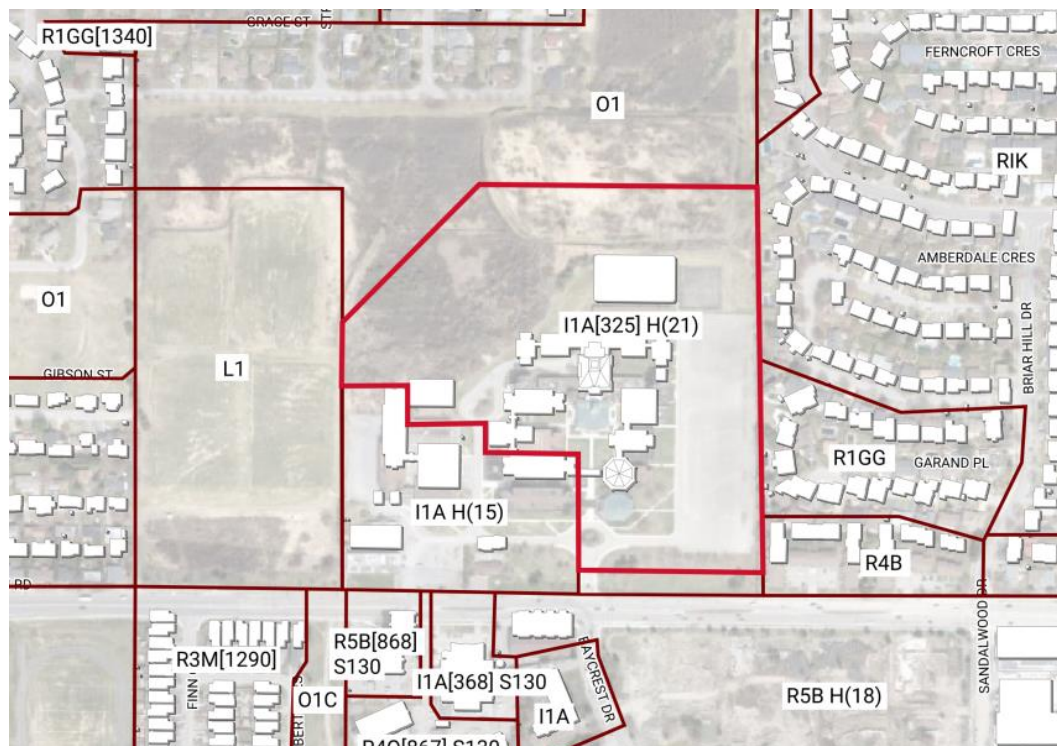


Figure 15: Plan of existing zoning on and surrounding the site. Publicly available mapping through GeoOttawa mislabels the site as zoned I1A[366] H(21). The site is currently zoned I1A[325] H(21).

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2 Site and Contextual Analysis

Despite the zone label “minor institutional” considerable development is currently permitted as of right; the current maximum building height of 21 m (generally seven storeys) permits development within the Mid-Rise built form category of the Official Plan (between five and nine full stories). Lot line setbacks vary depending on abutting zones from 3.0 m (minimum front yard setback) to 7.5 m (minimum interior side yard setback along the east property line for buildings less than 10.5 m in height).



3 PROJECT HISTORY AND CONCEPT EVOLUTION

3.1 Initial Master Plan

In 2021 Canada Lands, in partnership with Stantec Consulting, ERA Architects and PACE Consulting, began planning for the transformation of 1495 Heron Road into a walkable, mixed use, urban community.

Canada Lands, the project team, and Public Advisory Committee followed an iterative process to develop the Master Plan. Several concepts were developed and refined in response to comments, feedback, and suggestions received through PAC meetings, public engagement events, and stakeholder meetings. The exercise culminated in a Master Plan containing a Preferred Development Plan (Figure X, below).

The Master Plan and Preferred Development Plan were prepared as private planning documents and are not intended to be enforced directly through traditional land use planning statutes or regulations (such as adoption by Council as a community design plan, or inclusion in the Official Plan as a secondary plan or special policy area). Instead, the documents were compiled to assist Canada Lands in coordinating the site's redevelopment while showcasing how existing site features, the surrounding context, community input, and planning best practices can be balanced to create an integrated new community.



Figure 16: The Preferred Demonstration Plan was prepared as part of the initial Master Plan for the property.

3.2 Initial Development Approval Applications

To facilitate redevelopment of the site and implement the vision and guiding principles of the Master Plan, land use approvals would be required from the City of Ottawa. Implementing the Master Plan was to be done through two concurrent planning applications:

- A **Zoning By-law Amendment** was required to change to the types of uses permitted on the site. The current Minor Institutional Zone permits a narrow range of institutional and commercial uses and does not provide sufficient detail regarding lot line setbacks, building heights, or transitions.
- A **Draft Plan of Subdivision** was proposed to subdivide the site into blocks and streets for the various building blocks of the Master Plan.

Canada Lands intended to oversee subdivision of the property and construction of the proposed public streets, stormwater facilities, and parkette. Subdivided development blocks would then be purchased and developed by other entities (private developments, community housing authorities, not-for-profits, etc.).

3.3 Evolving Development Context and Development Strategy

In April 2024 the federal government introduced Canada's Housing Plan in advance of financial commitments for its implementation within Budget 2024. The strategy aims to create 3,870,000 new homes by 2031- including 250,000 homes through a new Public Lands for Homes Plan. Budget 2024 also provides additional funding to support and expand Canada Lands' activities to build more homes on current and former public lands.

Since submitting the initial applications several trends which have impacted the viability of the initial Master Plan. Increased construction costs, costs of borrowing, constrained housing supply, and robust population inflows are challenging many land development and housing projects. To ensure the site can be viably redeveloped, and support federal housing objectives delivered to Canada Lands, the initial Master Plan has been re-examined to identify opportunities to accommodate additional housing while adhering to the vision and guiding principles of the original Master Plan.

3.4 Updated Concept Plan

To overcome these challenges to redevelopment and shorten the time needed to bring this property to market a re-examination of the Preferred Development Plan was warranted. Canada Lands, Stantec, and ERA Architects, began to explore various options to based on the following goals:

Provide a greater number of residential units: to provide greater housing potential.

Greater flexibility in servicing and development method: the initial development applications proposed a Plan of Subdivision with public streets, City-owned parkland, and a discrete future school



1495 Heron Road

3 Project History and Concept Evolution

site. The updated plan would instead allow flexibility in ownership structure to allow private streets and infrastructure.

Provide more flexible zoning: zone provisions should be as flexible as possible to encourage innovative design solutions and typologies while ensuring that transitions to low-rise neighbourhoods and important views are maintained.

Adhere to the vision and guiding principles of the Master Plan: finally, the vision and guiding principles of the initial Master Plan should be retained.

The Updated Concept Plan demonstrates how the site could accommodate approximately 1100 dwelling units and 7600 m² (82,000 ft²) of non-residential uses while advancing the direction of the Official Plan, the guiding principles of the original Master Plan, and unlocking the site's potential to help supply greater housing choice. Further discussion of the Updated Concept Plan is provided in Section 4 of this rationale.

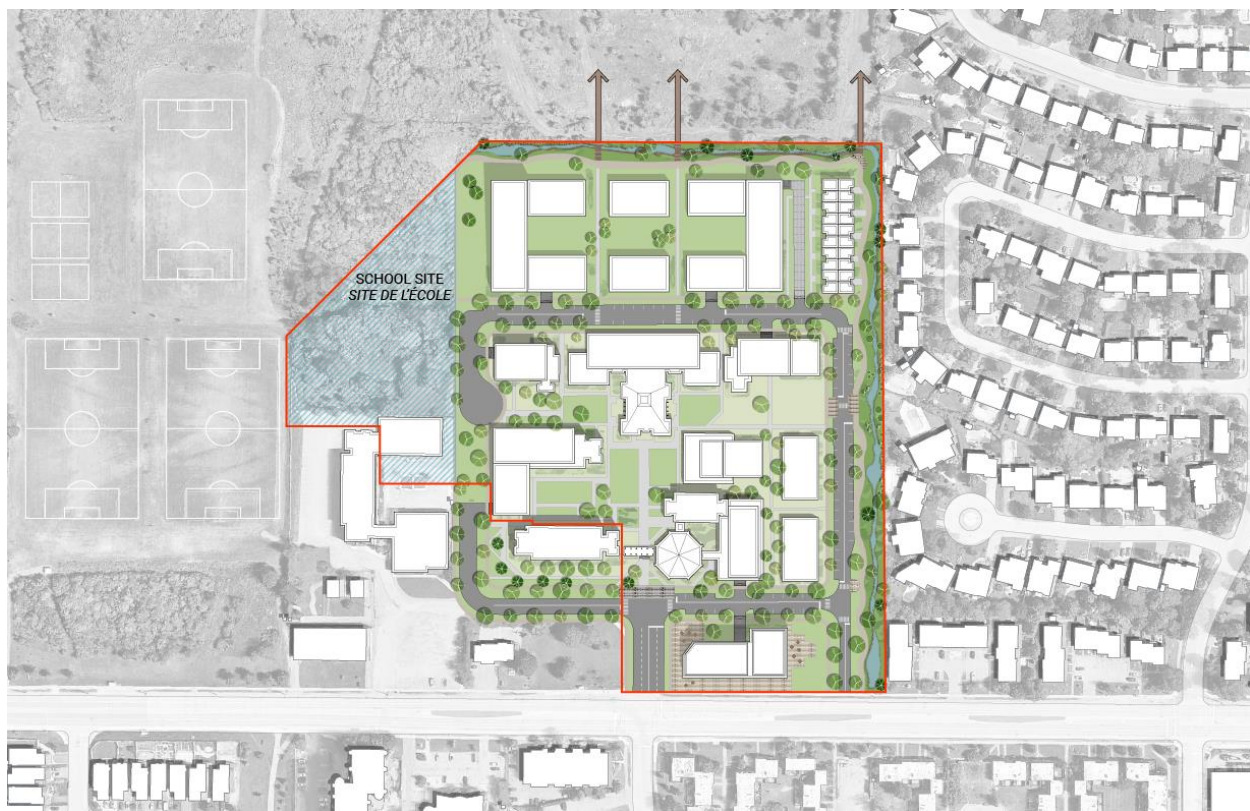


Figure 17: Updated Concept Plan

3.5 Updated Development Approvals Strategy

The changing development landscape and federal direction has also prompted a change in strategy to achieve development approvals.

The revised Zoning By-law Amendment application seeks to simplify the proposed new zoning to provide more flexibility in massing, built form, and dwelling type for future development. Despite the simplification, the proposed zoning will continue to reflect the guiding principles of the original Master Plan, maintain a transition to lower density residential to the east, and permit low to mid-rise building heights.

The Draft Plan of Subdivision application will be placed on hold. At this time, Canada Lands intends to solicit interest in the site upon completion of the rezoning exercise and will no longer pursue approval or registration of a subdivision. Subsequent owners may elect to reactivate the subdivision application in the future.



4 VISION, GUIDING PRINCIPLES, AND DESIGN BRIEF

The initial Master Plan for 1495 Heron Road reimagines the site as a vibrant mixed-use community that integrates affordable housing type, heritage preservation, open space and the public realm, and innovative stormwater management within a low to mid-rise urban built form.

4.1 Vision Statement and Guiding Principles

The vision statement for the reimagining of the site was established early in the master planning process and provides a foundation for the project:

A Place to Connect

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, preserves 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.



Figure 18: Aerial rendering of the Updated Concept Plan.

The community's five guiding principles were developed in consultation with the Public Advisory Committee early in the master planning process and are summarized below.

SUSTAINABILITY AND OPEN SPACE

The site is surrounded to the north and west by extensive parks and open spaces. The Master Plan seeks to connect these established open spaces more formally to the site and ensure that new parks and open spaces complement those lands that they abut. The project also seeks to apply best practices in sustainable construction and design, including the rehabilitation of existing buildings to reduce the carbon footprint of the development.

HERITAGE CONSERVATION

The site's unique that has shaped the built and cultural legacy that remains today. Conservation of built heritage, and recognition of the site's history, are at the core of the master planning process. The project explores ways in which heritage can be revived and adapted to current needs while retaining the attributes that contribute to its character.

MID-RISE COMMUNITY

Recognizing the site's unique attributes and location within Ottawa evolving urban context, the Master Plan explores opportunities to introduce strategic and context-sensitive mid-rise built form within the community. In addition to the site's adjacency to a future Heron Road Bus Rapid Transit (BRT) station, the area is characterized by mid to high-rise buildings (including Buildings C and K- both seven-storey buildings on the site). 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.

COMMUNITY AMENITIES

The development of a new residential neighbourhood provides opportunities for the creation of community amenities for the benefit of both the new and surrounding communities. These can be cultural, sports, health, education, public services, etc. The project examines opportunities for community amenities to be established that are compatible with the residential uses and the existing built environment.

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 wishes to attract a mixed population through a variety of housing types adapted to different budgets and needs.



4.2 Updated Concept Plan

The Updated Concept Plan (**Appendix A**) proposes the retention and adaptive reuse of up to 9 of the 12 original early modernist campus buildings while strategically locating new development to provide residential and commercial use opportunities. A ring street- characteristic of many modernist institutional campuses, would encircle the community's heritage core while also providing mobility access to new development blocks and open spaces. Consistent with the established built form on the site, the proposed zoning and height schedule across the site would permit new development ranging from low to mid-rise buildings from three to nine storeys in height.

The network of interconnected plazas and open spaces within the historic campus will be maintained and connected to the community's larger public realm network that includes public streets, amenity areas, and open spaces. Extending around the site's north and east edges, the blue-green corridor combines the dual functions of stormwater management and a green passive recreation corridor. North of École élémentaire publique Marie-Curie a site has been identified for a potential new school or as potential parkland dedication through a future Plan of Subdivision or Site Plan Control process.

The Updated Concept Plan has been created through the lens of the vision statement and guiding principles identified through the master planning process, and the feedback received from the public and stakeholders. It seeks to balance the need for heritage conservation, the provision of park space, stormwater management, and the inclusion of a school site, with the goal to accommodate a range of residential and commercial forms that will facilitate the evolution of the site and surrounding community into a 15-minute neighbourhood.



Figure 19: Rendering of a refurbished central plaza looking north from the portico towards the former chapel.



4.3 Massing and Scale

The massing, scale, and heights set out in the proposed zoning amendment is informed by the existing campus buildings as well as the established built context of their surroundings; it also responds to clear direction in the Official Plan that, within the Outer Urban Transect, the built form will evolve more urban characteristics and function.

Buildings along the site's east edge are low-rise (up to four-storeys in height) and set back from the east lot line. The blue-green corridor will provide stormwater management infrastructure and vegetated landscaping to limit potential development impacts on the rear yards of established low-rise communities to the east.

Mid-rise buildings (six to nine storeys) have been set back from the site's east edge and are located to activate Heron Road and provide strategic density and redevelopment within the campus core.

The tallest buildings- up to nine storeys, are located north and west of the central campus. These locations were selected to frame the north parkette and limit development within the campus whose massing and scale would disrupt the relationship between the original plazas and framing structures.



Figure 20: Aerial rendering of the Updated Concept Plan looking northeast from above Heron Road.

1495 Heron Road

4 Vision, Guiding Principles, and Design Brief

The orientation and siting of the buildings will form continuous building edges along streets and open spaces. New development will frame streets, plazas and parks, and other features of the public realm. Buildings should engage directly with these spaces by positioning windows, principal entrances, and amenity areas to face directly onto the public realm.

The siting and massing of new development is intended to highlight sightlines of the original campus design and preserve the north-south and east-west axes that intersect at the former chapel. The proposed zoning seeks to maintain views of the former chapel's unique roofline and light funnel through use of the height schedule.

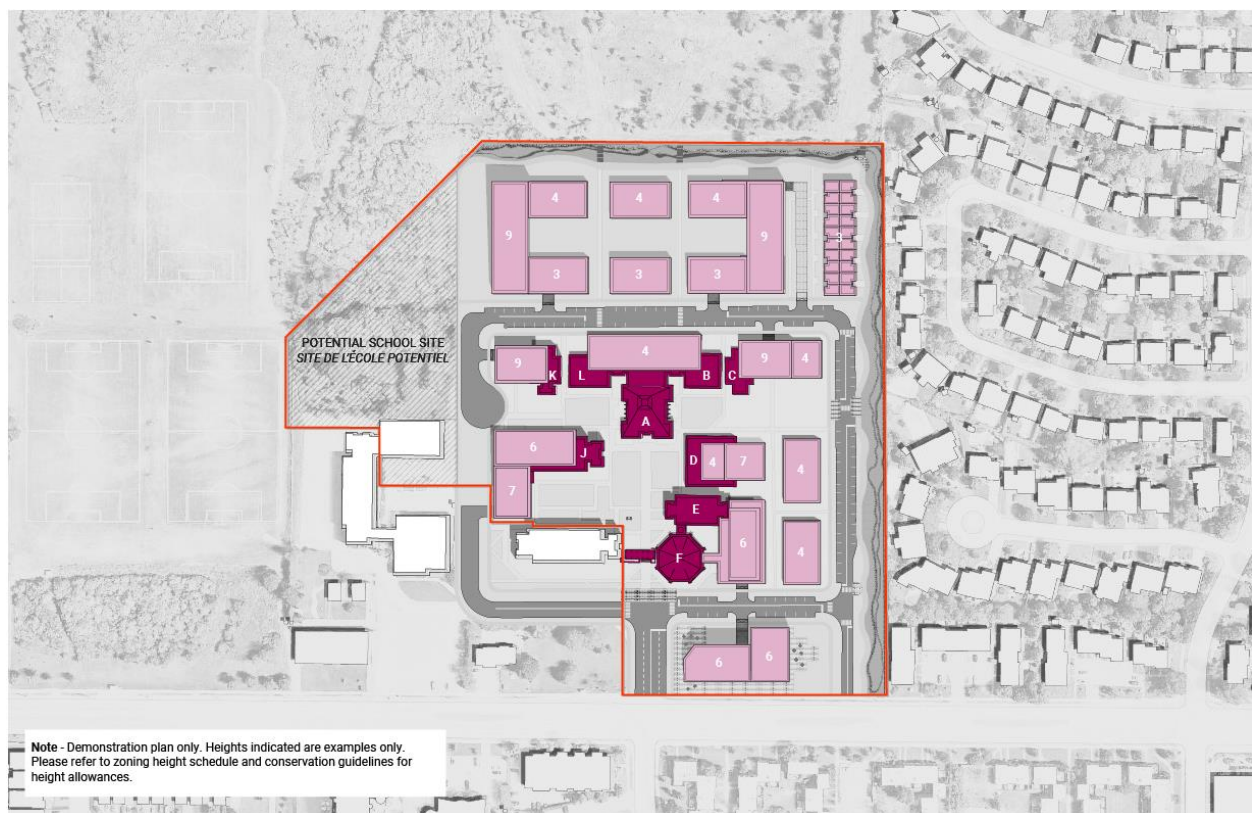


Figure 21: Plan showing proposed building height variation of the Updated Concept Plan. Building heights vary from one to nine storeys. The plan is a demonstration of one way the site could be developed.

4.4 Public Realm and Parkland

The original campus buildings are positioned to frame three interconnected plazas surrounding the former chapel building. Drawing queues from these plazas, the Updated Concept Plan seeks to improve the permeability of these spaces while encouraging new, interconnected amenity spaces throughout the site.



1495 Heron Road

4 Vision, Guiding Principles, and Design Brief

City staff have requested that the northwest portion of the property be reserved for future parkland dedication to facilitate the expansion of Orlando Park. The area will be identified as a future open space or school site to provide flexibility based on community and school needs, and the proposed zoning would permit either use.

The blue-green corridor along the site's east and north edges is intended to combine stormwater management infrastructure with landscaping and a pedestrian walkway with strategically placed passive recreation spaces. Residential uses facing the blue green corridor - similar to streets and park spaces in the community, should take advantage of the space by positioning windows and amenity areas facing the corridor.

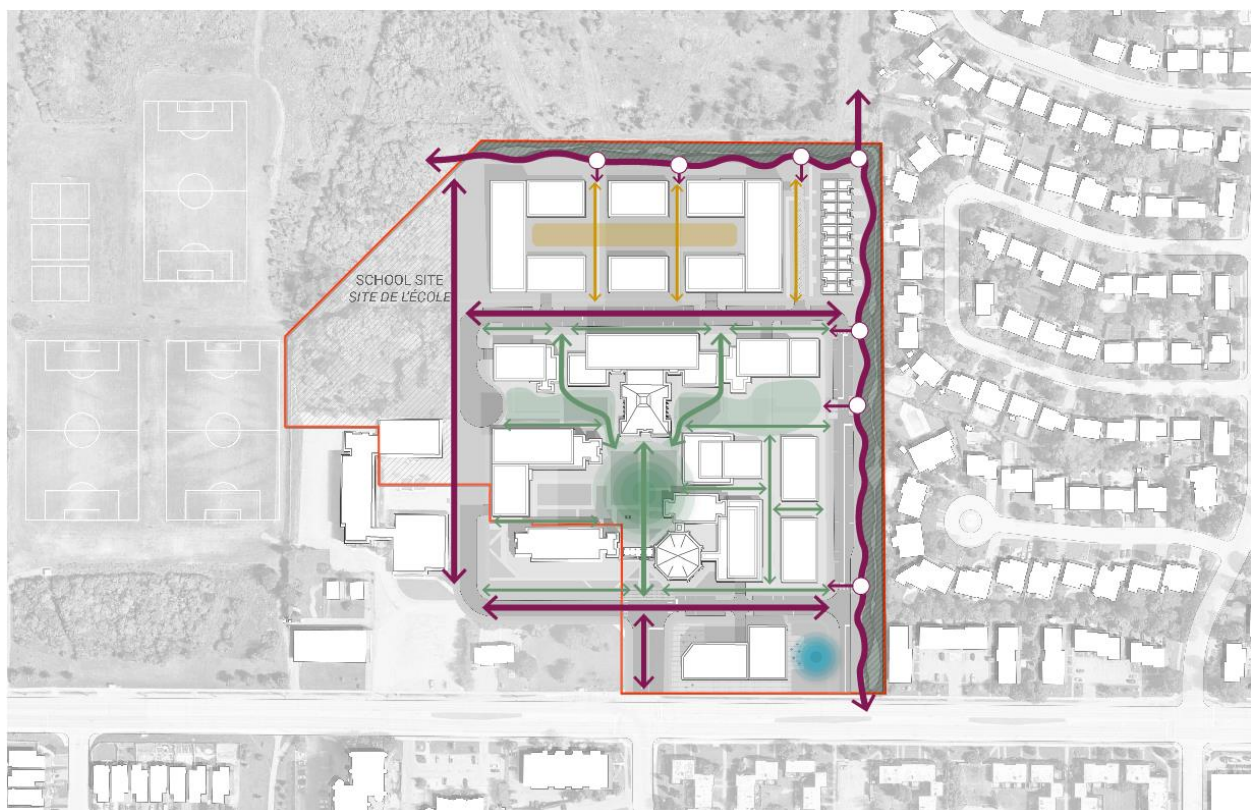


Figure 22: Conceptual pedestrian and vehicular circulation plan for the site. The potential school site is also a potential park location.

4.5 Building Design

The current Zoning By-law Amendment application is intended to establish a framework within which the Updated Concept Plan or other comparable plan may be developed and proceed in the future by subsequent planning applications (i.e., Plan of Subdivision and/or Site Plan Control applications).



While the overall massing, bulk, and height of development can be addressed at this stage within a zoning framework, details of the building and road layouts is more appropriately addresses through a Plan of Subdivision or Plan of Condominium application. Building design and the finer details of any building massing (within the zoning envelope) and integration with retained buildings is most appropriately addressed through a Site Plan Control process and supplemented by urban design guidelines and architectural controls imposed by CLC in their arrangements with prospective development partners.

In addition to the provisions of the Zoning By-law, the City and Canada Lands have multiple methods of retaining influence over subsequent development proposals for individual buildings; these include:

Site Plan Control: development proposals will warrant approval through the Site Plan Control process. Site Plan Control provides City staff with an opportunity to review and comment on various details of a proposed development and require plans and studies to detail how a proposal conforms to the Official Plan, applicable design guidelines, and provisions of the Zoning By-law. Site Plan Control also provides the City with the authority to require parkland dedication and road widenings.

Heritage: heritage attributes of various campus buildings and their ensemble have been documented by both ERA and City heritage staff with the intent to designate these features under the Ontario Heritage Act (OHA). Any alternation or demolition which would affect these attributes would warrant approval by the City through their authority under the OHA.

Design Guidelines: in addition to City design guidelines, Canada Lands intends to develop design guidelines specific to the Heron Road community that reflect the guiding principles of the Master Plan and urban design best practices. Future development of Canada Lands' holdings will be required to conform to these guidelines.

Pre-Design Phase Review: Canada Lands engages prospective developers through a pre-design phase of the application process. Prior to submission to the City, Canada Lands will work with the developer on preliminary design and site plans to ensure compliance with design guidelines, sufficient documentation of the heritage conservation methodology and meets all technical site requirements to ensure a high-quality application submission. This process will be applied to the Heron Road development, with a summary architectural briefing document highlighting the design process to be provided as part of the application to the City.

4.6 Sustainability

Sustainability is not a singular design intervention but a holistic and integrated process that seeks to understand social, economic, and environmental context of a site at varying scales (neighbourhood, city, region, etc.) with the intent to ensure decisions today have a positive impact on the future.

The site is a clear example of an underutilized property located within the City's built-up area. Reuse and redevelopment of the site makes efficient use of existing infrastructure (water, sanitary, stormwater, roads, etc.) and services (transit, fire, schools, libraries, etc.) without the need for their expansion or replication.



Central to the plan is the retention of existing buildings and their adaptive reuse for other purposes. Retention and reuse of existing assets retains embodied carbon and reduces resource consumption associated with new construction.

Finally, the plan proposes an urban built form that provides for a compact, mixed-use neighbourhood. In addition to higher density communities generally producing fewer greenhouse gas emissions per resident than lower density communities, urban spaces allow for densities of residents and jobs that support commercial uses, facilitate public transit, and justify public investment in services. Compact mixed-use communities, when designed with high-quality public realm and supportive services, can provide a high quality of life and that supports economic, social, and environmental sustainability.

4.7 Heritage

Heritage plays a central structuring element in the new community. 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 former chapel (Building A), theatre (Building F), entrance canopy, bell tower, and intimate exterior space are maintained as key features of the property.

The site should be conserved and maintained in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada (hereafter referred to as the Standards and Guidelines). The proposed conservation approach is outlined in various reports prepared by ERA Architects, concluding with a set of Conservation Design Guidelines. The purpose of these Guidelines is to inform the conservation and future adaptive reuse of the Campanile Campus (including contributing buildings, landscape features and selected views) and to assist in preparing for their future, in the context of a future redevelopment proposal. The Conservation Design Guidelines will be used by Canada Lands and City development review staff to assess future redevelopment proposals.

Recognizing the significant architectural contribution of the historic Campanile Campus as a Modern campus design while also acknowledging the complexity of fully adaptively reusing buildings designed for a specific use, the proposed heritage conservation process envisions either one or two steps for prospective developers and designers to follow:

Step 1 is to approach the site's conservation with minimal intervention to existing contributing buildings and landscape features, sensitively altering existing buildings to allow for new use and adding new construction adjacent to existing heritage buildings. An example of how additional density can be added while taking this approach shown in the previous Preferred Development Plan

Should prospective developers and designers find that this approach is not feasible, Step 2 is to employ an alternative approach that explores a larger amount of intervention to existing contributing buildings and landscape features, while conserving the site's cultural heritage value. To pursue this step, documentation must be provided as to why the design approach described in Step 1 is not feasible and to show how the approach conserves the cultural heritage value of the site and meets the Guidelines.



The Updated Concept Plan seeks to conserve the heritage character and attributes that convey the design and physical value of the Campanile Campus detailed in the Heritage Character Analysis and Heritage Conservation Strategy prepared by ERA Architects.

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 Conservation Design Guidelines have been included in **Appendix D** of this rationale.



5 PROPOSED ZONING BY-LAW AMENDMENT

Implementing the Master Plan for 1495 Heron Road requires changes to the zoning over the site. The current Minor Institutional- I1A[325] H(21) zone permits a narrow range of institutional and commercial uses and does not provide sufficient detail regarding lot line setbacks, building heights, or transitions to established lower density residential areas. An amendment to the Zoning By-law is proposed to facilitate the future redevelopment of the site by establishing new zoning for permitted uses and a height schedule across the site. A height schedule would help establish the appropriate height transition from the abutting low-rise neighbourhood

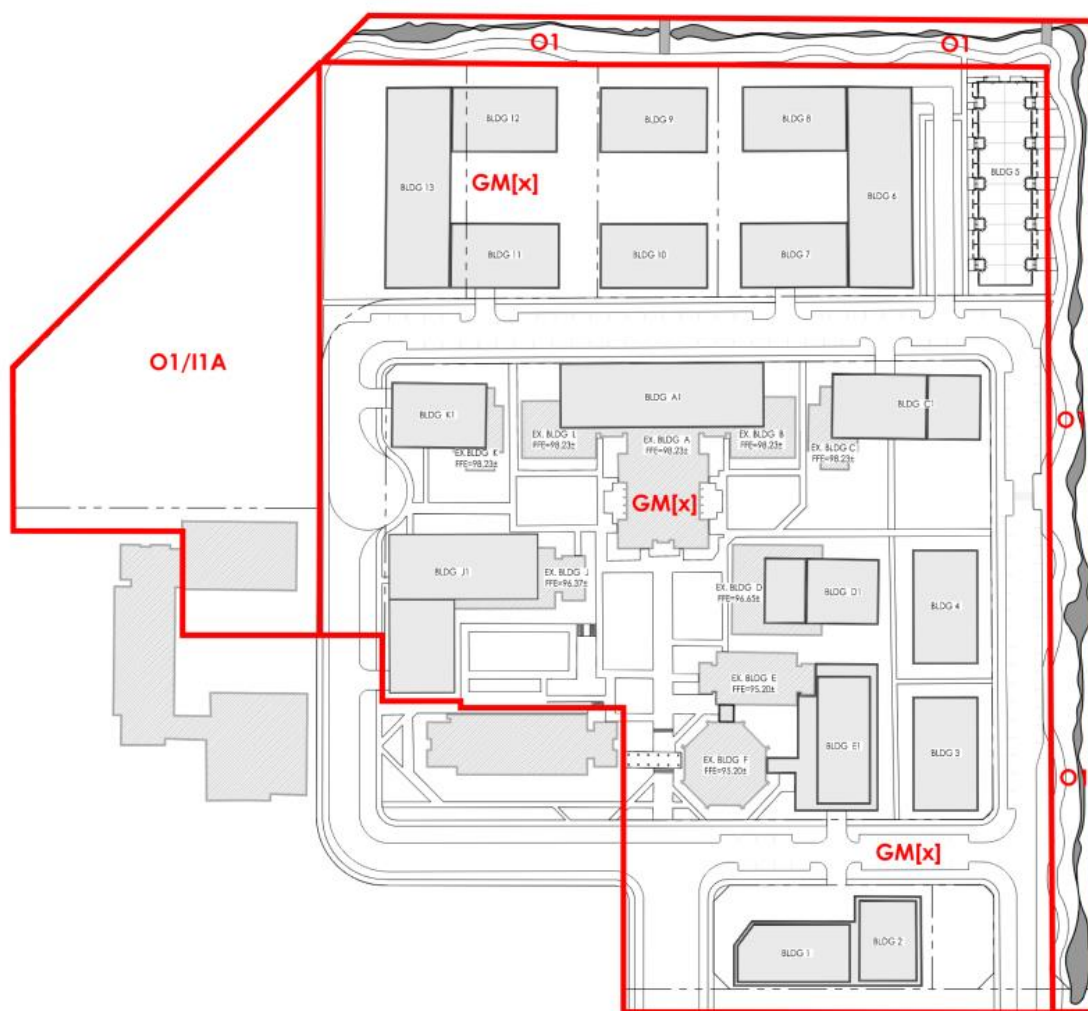


Figure 23: Proposed zones for site. Updated Concept Plan is shown beneath.

1495 Heron Road

5 Proposed Zoning By-law Amendment

While the block and street layout, and the precise number of dwelling units and commercial space, will be determined by subsequent planning applications, the Updated Concept Plan demonstrates how the site could accommodate approximately 1100 dwelling units and 7600 m² (82,000 ft²) of non-residential uses. The ultimate number of dwelling units and commercial/non-residential space will be determined at the Plan of Subdivision and Site Plan Control stage.

The proposed zoning strategy is intended to provide future development proponents with flexibility in the uses, built form, and mobility network arrangement to provide opportunities for innovative uses, spaces and buildings while remaining aligned with the vision and guiding principles of the initial Master Plan.

In addition to the use and built form provisions established by the proposed zoning, Canada Lands' unique role as a non-agent Crown corporation of the federal government means additional internal measures and controls are in place to ensure future land development adheres to the private Master Plan, high standards of urban design and heritage conservation, contribute positively to the community, and follow city-building best practices.

The Zoning By-law Amendment would change the current Minor Institutional zone to a combination mixed use, institutional and open space zones.

The site's large size, complex of heritage buildings, proximity to future rapid transit, and surrounding context warrant zoning that is tailored to ensure flexibility while ensuring the vision statement, guiding principles, and goals of the Master Plan are realized.

GENERAL MIXED USE

The General Mixed Use- GM zone will be applied to lands intended for development. The purpose of the GM zone is to allow residential, commercial and institutional uses, or mixed-use development as well as to:

- 2) *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas*
- 3) *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
- 4) *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

Additional provisions applicable to lands zoned GM are included in the exception symbol, discussed below.



URBAN EXCEPTION

An exception symbol is intended to allow a use that would not be permitted otherwise, prohibit a use that would be permitted otherwise, or make modifications to the regulations applicable to the site. The exception symbol contains only the provision being modified and does not repeat regulations which already apply.

After submission of the revised Zoning By-law Amendment application on 24 July 2024, the project team worked with City staff to refine the site-specific provisions based on comments related to built form, heritage, servicing, and parkland allocation. The draft provisions below provide flexibility as to the form and function of future development while ensuring that key principles of the Master Plan and City interests are maintained. The following table provides the proposed Zoning By-law Amendment text, including the proposed new Urban Exception (identified by [XXX] as a placeholder until a four digit number is assigned). Discussion of particular draft exception provisions is provided in the right column.



1495 Heron Road
5 Proposed Zoning By-law Amendment

Proposed Provision	Rationale
1) Rezone the lands as shown in Document 1.	Document 1 will include a figure consistent with Figure 23 above.
2) Add a new Schedule to Part 17 – Schedules as Shown in Document 3	Document 3 will include a schedule depicting maximum building heights on lands zoned GM[XXXX] SYYY-h.
3) Add a new exception [XXXX] to Section 239, Urban Exceptions with provisions similar in effect to the following: a) In Column II, Applicable Zoning, add the text, “GM[XXXX] SYYY-h”	Create a new row in Table 239 of the Zoning By-law providing for the following provisions.
b) In Column III, Exception Provisions – Additional Land Uses Permitted, add the text: i) Broadcasting studio ii) Cinema iii) Hotel iv) Museum v) Park vi) Parking garage vii) Production studio viii) Theatre	In addition to the uses permitted by the parent General Mixed Use- GM Zone, the amendment will permit the following uses. These uses are found in other commercial zones and are considered compatible with other permitted uses in the GM zone and surrounding uses.
c) In Column IV, Exception Provisions – Land uses Prohibited, add the text: i) Drive through facility ii) Funeral home	These uses are permitted by the parent GM Zone and are not considered compatible with the Master Plan’s vision statement and guiding principles.
d) In Column V, Exception Provisions – Provisions, add the following text: i) Cinema is limited to a maximum of 3 theatres. ii) Hotel is limited to a maximum of 100 guest rooms. iii) Parking garage is limited to below grade. iv) Theatre is limited to Building F shown on Schedule SYYY	To ensure these uses remain compatible with the surrounding community and intent of the Revised Concept Plan, clause d) includes limitations on the scale of cinema, hotel, parking garage, and theatre uses.



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5 Proposed Zoning By-law Amendment

v) All parcels subject to exception XXXX are considered one lot for zoning purposes.	Provision ensures that divisions of larger blocks does not result in unwarranted minimum lot line setbacks inconsistent with the Master Plan intent.
vi) Maximum building heights are as per Schedule SYYY.	Reference to proposed maximum building height schedule.
vii) No buildings are permitted in Area Z on Schedule SYYY. This prohibition does not apply to below grade structures or parking.	Clarifies that parking and/or below-grade structures are permitted within Area Z of the height schedule.
viii) Buildings must contain residential dwelling units except for the following uses, which can be in a building that does not contain dwelling units. This provision does not apply to accessory buildings. (a) Broadcasting studio (b) Cinema (c) Community centre (d) Community health and resource centre (e) Hotel (f) Medical facility (g) Museum (h) Office (i) Park (j) Parking garage, below grade (k) Place of assembly (l) Place of worship (m) Production studio (n) Recreational and athletic facility (o) Residential care facility (p) Shelter (q) Theatre	Provides that only a limited number of uses may comprise a non-residential building to ensure that the site will evolve into a primarily residential community. The Neighbourhood designation which affects the north portion of the site permits limited commercial uses which are complimentary to, and compatible with, to the principally residential designation. In combination with clause x) will ensure that buildings greater within the Neighbourhood designation, and three storeys or taller, will remain residential or mixed use.
ix) Despite the list of permitted uses, the following uses are not permitted within 50 metres of lands zoned R1: (a) Payday loan establishment (b) Personal brewing facility	Recognizing that there are concerns related to the potential impact of certain uses on existing rear yard amenity areas, the following uses are prohibited in proximity to R1 Zones.



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5 Proposed Zoning By-law Amendment

(c) Restaurant (d) Emergency service	
x) Except for mixed-use buildings within 120 metres of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed use building.	Ensure that buildings within the Neighbourhood designation are residential or mixed use buildings.
xi) Minimum stepback of 2.5 metres after the fourth storey	Provide for a façade stepback for all new mid-rise buildings.
xii) A building that is 5-storeys or more has a maximum building width and length of 60 metres	Ensure that the built form of mid-rise buildings remains at a scale to allow a tightly integrated network of streets, pathways, and open spaces while limiting building massing and bulk.
xiii) Despite Section 74(3), buildings connected above the ground by features such as pedways, bridges or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.	Provide for creative designs which allow integrated buildings while ensuring building massing and bulk conform with the intent of provision xii).
xiv) Minimum setback of 14.25 metres from a parcel zoned R1	Maintain an open space or blue-green corridor along the east property line in response to community comments.
xv) Minimum distance of 3.0 metres from a parcel or part of a parcel zoned O1 on Schedule SYYY.	Ensure that there is a minimum setback from buildings to the blue-green corridor.
xvi) No maximum Floor Space Index	Remove maximum Floor Space Index on the GM Zone to provide greater flexibility. Built form intensity and density will be determined by building height and setback provisions.
xvii) The holding symbol may only be removed from all or part of the lands subject to the “h” symbol following the completion of the following conditions: (a) A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act. (b) A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of	A hold provision is used to ensure certain conditions are met before development may proceed on a property. Tie development approvals to the completion of a heritage impact assessment and necessary approvals under the Heritage Act. Tie development approvals to the completion of a functional servicing report



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5 Proposed Zoning By-law Amendment

the General Manager of Planning, Development and Building Code Services of their designate. (c) A minimum 5000 square metre park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.	Ensure that up to 5000 m² of land are allocated to parkland, recognizing permitted reductions under the Planning Act.
xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development and Building Code Services.	Facilitate removal of the holding symbol over part of the property to allow for phased development approvals.



HEIGHT SCHEDULE

In addition to the maximum building heights and storeys permitted in the proposed zones, a new schedule is proposed to provide more detailed maximum building heights consistent with the Master Plan and the developed Updated Concept Plan. The height schedule is separate from the building heights plan (Figure 19 in this rationale) in order to recognize the conceptual nature of the Updated Concept Plan and provide future development proponents with flexibility to recognize the Master Plan's vision statement and guiding principles.

The proposed zoning amendment would replace the east property line setbacks established by Urban Exception [325] with a combination of new minimum yard setbacks and a height schedule limiting maximum heights and storeys at various locations across the site. In all cases the proposed new zoning results in an increase to the minimum setback of buildings from the east property line.

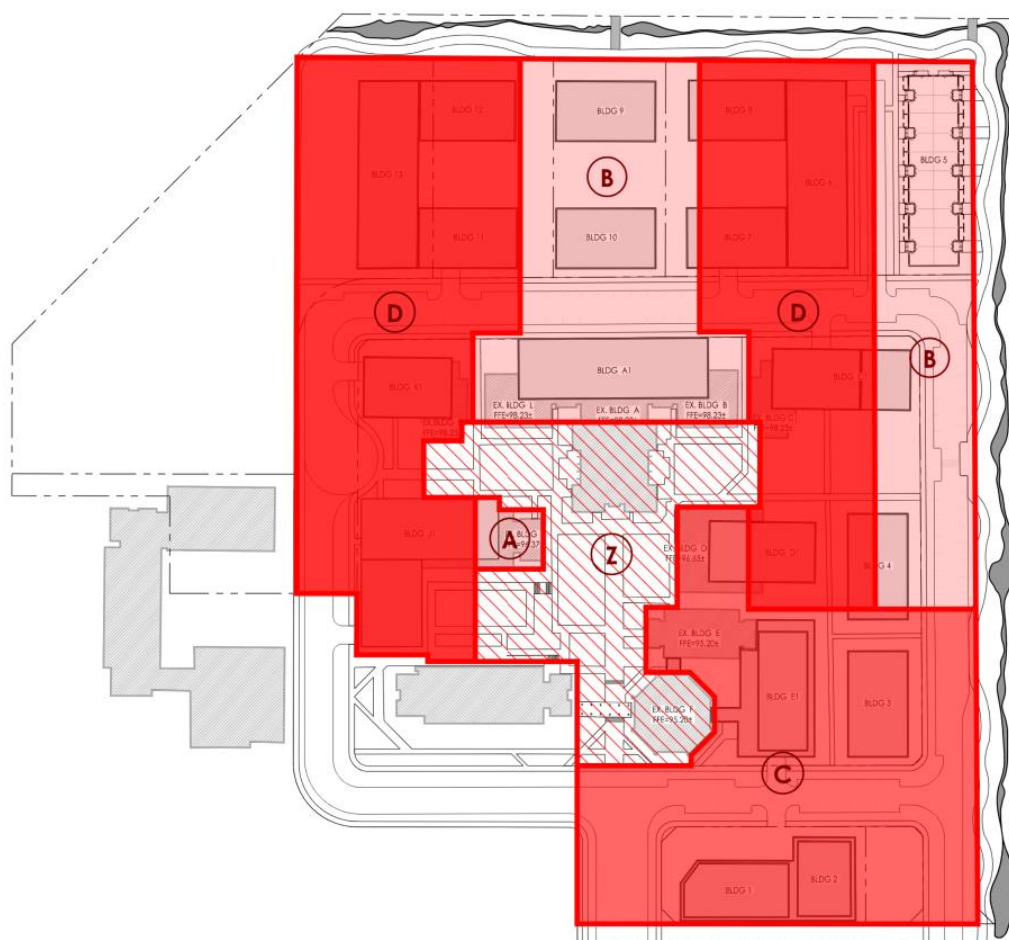


Figure 24: Proposed height schedule for the site. Area A: 11 m (3 storeys). Area B: 14.5 m (up to 4 storeys). Area C: 20 m (up to 6 storeys). Area D: 30 m (up to 9 storeys). No buildings are permitted in Area Z.

The following figure compares minimum building setbacks and maximum building heights of Urban Exception [325] and the proposed new zone.

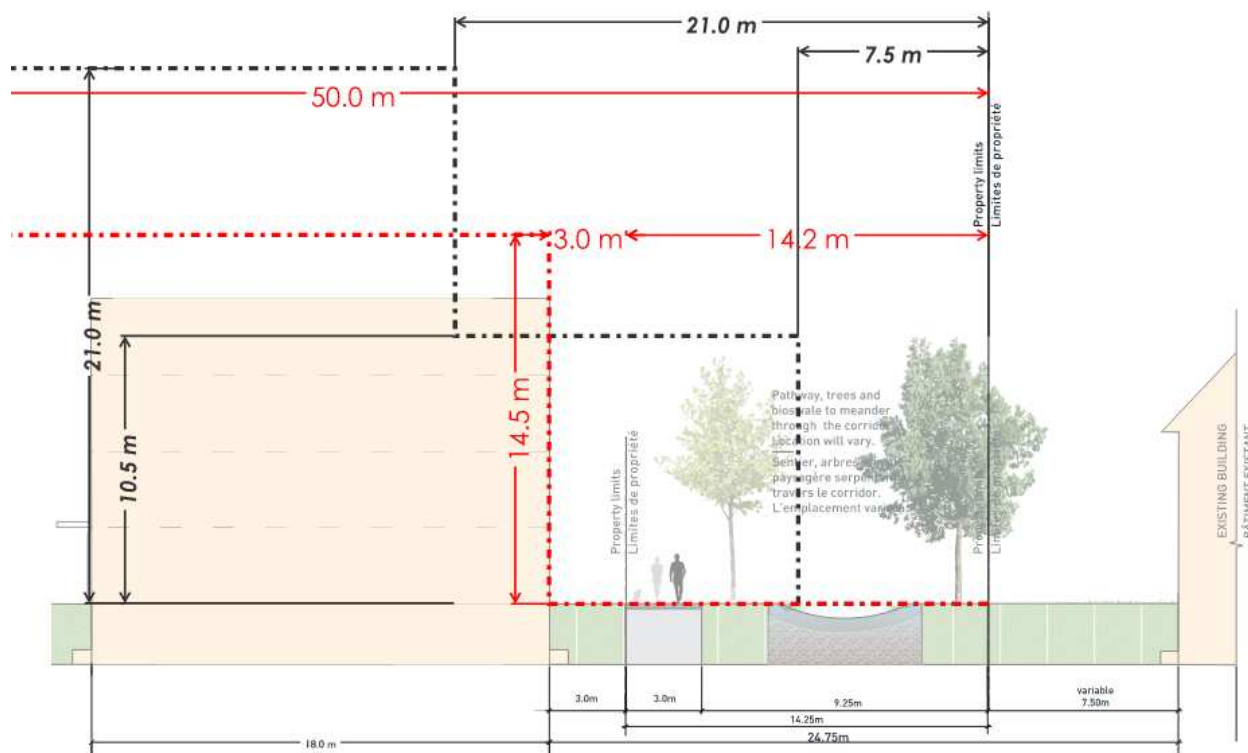


Figure 25: Comparison of zoning setbacks and maximum heights along the site's east property line, across the blue-green corridor. Dimensions in grey show the current setbacks and building heights based on Urban Exception 325. Dimensions in red show setbacks and maximum building heights under the proposed height schedule. All buildings over 14.5 m in height are located further west on the site.

OPEN SPACE AND MINOR INSTITUTIONAL DUAL ZONING

The northwest portion of the property will be dual “dual zoned” as both Parks and Open Space- O1 and Minor Institutional- I1A. The purpose of dual open space and institutional is to permit future parkland dedication in an area identified by City staff as the preferred location for the expansion of Orlando Park. Parkland dedication would occur through future Site Plan Control or Plan of Subdivision applications.

The current proposal to place the previous Plan of Subdivision application on hold means that the block previously reserved for a school site will not be available. The I1A zone has been applied to the lands north of the existing school to provide flexibility for the existing school site (lands owned by the Ottawa Catholic School Board to the south which are currently used by Conseil des écoles publiques du Centre

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d'Est de l'Ontario (CEPEO) to operate École élémentaire publique Marie-Curie in the former Saint Patrick's Intermediate School). Discussions between CLC and the two school boards are ongoing outside of the paused Plan of Subdivision process.

The Parks and Open Space- O1 zone will be applied to the blue green corridor along the north and east property boundaries. The purpose of the O1 zone is to permit parks, open space and related and compatible uses and to “ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands”.



6 COMMUNITY ENGAGEMENT STRATEGY

Canada Lands has undertaken a proactive and transparent approach to raise awareness of the project, provide information, and engage members of the public in the process of creating a Master Plan for 1495 Heron Road. Between August 2021 and June 2022, PACE Consulting led four stages of community and stakeholder engagement opportunities to allow for information sharing between the project team, neighbourhoods, the public, and stakeholders. This allowed the project team to gain input from the public and stakeholders, and all comments and feedback were reviewed and analyzed to create the preferred concept for the development of the site.

Consultation was in the form of an online website, questionnaires, online engagement, bilingual public workshops (in-person and virtual), meeting with Alta Vista Community Association and Councillor Cloutier, establishing a Public Advisory Committee, email submissions, and public open house/site visits. Through the development application process, the public will be engaged through the Planning Act requirements, including circulation of notices, public notice signage, notification of the Ward Councillor, and the Statutory Public Meeting.

Through the engagement process, there were positive and negative reactions to the project. An organization names the Guildwood Residents Alliance has formed in response to the site's redevelopment, and do not concur with the Preferred Development Plan. However, most attendees expressed general support for the preferred concept as it developed over the course of the engagement process.

6.1 Public Engagement Through Development Application Process

In partnership with the City of Ottawa, all subsequent public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following public notice and engagement activities will occur in parallel with review and circulation of the applications by the City of Ottawa and partner agencies and in advance of any decision of Council on the application:

- Notification of Ward Councillor: the Ward Councillor will be notified of the application and invited to discuss the proposed development.
- Community “Heads Up” to local registered Community Associations: a notification to local registered community associations will be completed by the City of Ottawa during the application process.
- Public Notice Signage and Mailing: A public notice sign will be posted on the property describing the proposed applications and providing contact information for the City File Lead. Printed notices are also delivered to properties and property owners within 120 m of the site.
- Statutory Public Meeting for Zoning By-law Amendment: as required by the Planning Act, a Statutory Public Meeting will be held where members of the public may provide verbal comment on the proposed Zoning By-law Amendment application. The consideration of the amendment at Planning and Housing Committee will constitute the Statutory Public Meeting.



7 LAND USE POLICY FRAMEWORK

7.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest for the Province of Ontario. This direction is for the planning of strong, sustainable, and resilient communities for all people, for clean and healthy environments, and for strong and competitive economies. Under Section 3 of the *Planning Act*, decisions affecting planning matters “shall be consistent with” the PPS. The following discussion is based on the PPS 2020. Although the Province has issued a draft new version of the PPS, it is not in effect as of the date of this report. However, we do comment on the proposed PPS 2024 below.

The below review demonstrates that the proposal is consistent with the applicable policies of the PPS.

BUILDING STRONG RESILIENT AND SUSTAINABLE COMMUNITIES

Section 1.1.1 of the PPS states that healthy, liveable, and safe communities are sustained by, among other things:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs*
- h) *promoting development and land use patterns that conserve biodiversity*

The proposal makes use of an underutilized site located in the City’s built-up area and will permit the creation of a range of residential unit types in addition to commercial, institutional, and open space uses. Of the proposed dwellings 20% are intended to meet the province’s definition of affordable housing. The Updated Concept Plan seeks to introduce mid-rise development, and a more urban built form, which integrates transit-oriented development principles, modest intensification, and infrastructure renewal in a manner that will support planned City transit investment and cultural heritage assets.



Section 1.1.3.1 of the PPS states that, “*settlement areas shall be the focus of growth and development*”. More specifically, Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency*
- d) *prepare for the impacts of a changing climate*
- e) *support active transportation*
- f) *are transit-supportive, where transit is planned, exists or may be developed*
- g) *are freight-supportive.*

The Updated Concept Plan will permit a range of low to mid-rise development with the intent of establishing a new urban mixed-use community that optimises the site’s location in proximity to existing and planned infrastructure and public service facilities. The proposed Heron Road BRT, and investment in cycling facilities and pathways, provides an opportunity to create a new community that efficiently uses land and resources, is transit and active transportation supportive, and arranged in a built form that promotes energy efficiency.

Policy 1.1.3.4 states that:

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed combination of dual O1/I1A and GM zone with tailored provisions is intended to facilitate modest intensification and compact built form within a redeveloping site. Appropriate measures to mitigate risks to public health and safety have been integrated into the Updated Concept Plan and are discussed in further detail in the review of Section 2 and 3 of the PPS below.

Housing

Section 1.4.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, and that such housing types and densities be directed towards lands that are suitably zoned and serviced to accommodate them.

Consistent with the PPS, and the direction of the City’s new Official Plan, the Updated Concept Plan accommodates a range of housing options within the new community in a location supported by sufficient infrastructure and services. The proposed zoning amendment will ensure the new community will take on an urban built form with modestly higher densities.

Section 1.4.3 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current



and future residents of the regional market area by: directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and, promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. The proposed new zoning will permit an appropriate range and mix of housing options and densities on an existing property, with existing services, in proximity to existing public transit services and planned higher priority transit infrastructure.

Public Spaces Recreation, Parks, Trails and Open Space

Section 1.5.1 of the PPS states that healthy, active communities should be promoted by:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

As discussed in Section 5 of this rationale, part of the property is proposed to be rezoned as a dual open space and institutional zone to provide the potential for future parkland dedication in a location requested by City staff. The concept plan provides for the potential to design the public realm- including streets, open spaces, trails and linkages. The plan prioritizes pedestrian safety and connectivity and creates formal and informal spaces for social interaction. The Updated Concept Plan aligns with the structure established in the initial Master Plan and provides new park and open space opportunities that not only integrate with existing green space, but also introduce new public realm spaces designed to remove barriers to those with disabilities and to accommodate the new community and create spaces welcoming to the larger community including people from a range of socioeconomic backgrounds.

Infrastructure and Public Service Facilities

Policy 1.6.1 requires infrastructure and public service facilities to be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Policy 1.6.2 further encourages the use of green infrastructure to complement infrastructure.

Stantec prepared an Adequacy of Services Report which demonstrates that the new community outlined in the Updated Concept Plan can be serviced by the City's existing water and wastewater infrastructure. The report concludes that the 300 mm watermain in Heron Road can supply the new community with required domestic and fire flow by way of two connections. Sanitary sewage from the development will outlet to the existing sanitary collection system in Heron Road which has been confirmed to have sufficient capacity by City staff.

Policy 1.6.6.7 states that planning for stormwater management shall:



- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term*
- b) *minimize, or, where possible, prevent increases in contaminant loads*
- c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure*
- d) *mitigate risks to human health, safety, property and the environment*
- e) *maximize the extent and function of vegetative and pervious surfaces*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The existing stormwater collection system in Heron Road will receive the stormwater flows from the development. Stormwater will be treated and controlled in the stormwater management facility to City performance requirements prior to discharge to Heron Road.

Energy Conservation, Air Quality and Climate Change

Policy 1.8.1 states that, planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which, among other things:

- a) *promote compact form and a structure of nodes and corridors*
- e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion*
- g) *maximize vegetation within settlement areas, where feasible.*

The Master Plan forwards the policies of the PPS and goals of the City's Official Plan by facilitating a compact built form along a designated Minor Corridor supported by frequent bus transit and intended for a future BRT corridor. The new community will combine residential, commercial, and institutional uses with access to employment areas and concentrations of jobs and other uses. The Updated Concept Plan would facilitate the use of low-impact development approaches to stormwater management, new parks and open spaces, and refurbished plazas within the heritage campus to maximize vegetation while pursuing the City's target for tree canopy cover.

WISE USE AND MANAGEMENT OF RESOURCES

Section 2 of the PPS provides further policies related to the wise management of natural resources, summarized below.

Section 2.1 (Natural Heritage) prohibits development or site alteration within natural heritage features such as provincially significant wetlands, woodlands, valleylands, significant wildlife habitat and areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts to natural features or their ecological functions.



Stantec completed an Environmental Impact Statement (EIS) for the site intended to assess for the presence of natural heritage features, species at risk (SAR) and/or their habitat, and to provide recommendations on measures to mitigate impacts of site development on observed natural heritage features. No significant wetlands, woodlands, valleylands, or areas of natural and scientific interest were identified on or near the site. Potential nesting habitat for barn swallows and SAR bat (includes several species) maternity roost habitat were identified associated with the buildings on the site. Additionally, potential habitat for species of conservation concern (SOCC), including the eastern milksnake and monarch, was also observed within the site.

Despite potentially suitable habitat being identified in the EIS, no observations of SAR were identified through the EIS field program or during subsequent fieldwork in support of a SAR bat acoustic monitoring memorandum. The EIS recommends several measures to minimize impacts to surrounding naturalized areas and potentially suitable SAR habitat in advance and during construction.

The EIS concludes that:

Approximately 1.56 ha of naturalized areas are proposed for removal but were observed to be heavily influenced by the surrounding urban landscape (e.g., anthropogenic activities, invasive species), thereby representing low quality habitat for wildlife, specifically SAR. Based on this assessment, it is expected that the proposed redevelopment plans at 1495 Heron Road will not have a high impact on the overall ecological function of surrounding natural heritage features due to other current stressors from the surrounding urban environment.

The remaining policies of Section 2 of the PPS are summarized below:

- Section 2.2 (Water) states development and site alteration shall be restricted near sensitive surface or groundwater features unless their hydrologic functions are protected, enhanced, or restored. No sensitive surface or groundwater features are located on the property.
- Section 2.3 (Agriculture) protects prime agricultural lands or specialty crop areas, from encroachment by incompatible uses. The property is not identified as prime agricultural land, nor within a specialty crop area.
- Section 2.4 (Minerals and Petroleum) prevents uses which could preclude or hinder the development of known or potential mineral or petroleum resources. There are no mineral or petroleum resources on or near the property.
- Section 2.5 (Mineral Aggregate Resources) protects mineral aggregate resources for long-term use. There are no known mineral aggregate resources on or near the property. The proposed development will not impact areas of mineral aggregate potential.
- Section 2.6 (Cultural Heritage and Archaeology) requires the conservation of significant built heritage resources, cultural heritage landscapes, and archaeological resources. As outlined in Section 4.7 of this rationale ERA Architects has proposed a two-step approach to the protection of heritage assets on the property while facilitating their adaptive reuse and conserving the site's cultural heritage value . A Stage I Archaeological Assessment was completed by Stantec to assess the property for archaeological potential; the assessment concluded that most of the site contains little to no archaeological potential. A small portion of the site along the north boundary has been identified as retaining archaeological potential that will be examined through a subsequent investigation.



PROTECTING HEALTH AND SAFETY

Section 3.0 of the PPS provides policies related to reducing the potential public cost of, and protection of residents from, natural or human-made hazards.

- Section 3.1 (Natural Hazards) directs development to areas outside of hazardous lands, such as flooding or erosion hazards, dynamic beach hazards, or wildland fire hazards. The property is not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, large inland lakes, or flooding hazards.
- Section 3.2 (Human-Made Hazards) requires appropriate mediation of human-made hazards such as mine hazards, oil, gas or salt hazards, or former resource extraction operations, prior to development on or abutting these lands. No mining, aggregate operation or petroleum resource operation hazards exist on or near the property. A Phase II Environmental Site Assessment prepared by Englobe provided further soil and groundwater testing regarding one area of potential contamination related to a former underground storage tank. No exceedances were identified, and no further investigation is recommended.

It is our opinion that the proposed development is consistent with the relevant policies of the Provincial Policy Statement.



7.2 Provincial Planning Statement (April 2024 Draft)

In April 2024, the Province of Ontario released an updated draft provincial planning policy (draft PPS) instrument intended to replace the current Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Named the Provincial Planning Statement, the proposed instrument will combine elements of both documents. The draft PPS will come into effect on 20 October 2024 and maintains many policies of the current PPS summarized in Section 7.1 of this rationale.

BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES

Section 2.1.6 of the draft PPS states that planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The proposed zoning amendment facilitates the development of a complete community by permitting a range of housing types, compatible non-residential uses, and open space on an underutilized site well-served by public transit and active transportation routes. The site is in close proximity to other supporting services as identified in Section 2.3 of this report.

Policy 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.1.3*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation*
 - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*



The proposed amendment would facilitate a net increase of residential units on the site through the intensification of an underutilized institutional site. The master plan envisions a range of housing options to be provided on site, along with a mix of other land uses to meet the needs of the residents, and to facilitate the creation of a complete community.

It is our opinion that the proposed development is consistent with the relevant policies of the April 2024 draft of the Provincial Planning Statement.

7.3 Official Plan

The City of Ottawa's Official Plan was adopted by Council in November 2021 and approved with modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. The Official Plan (OP) provides a vision for the future growth of the city and direction in its physical development to the year 2046.

The property's large size, complex of heritage buildings, proximity to future rapid transit, and surrounding context warrant a more detailed study and unique planning approach to balance various needs and goals for the property. The Master Plan achieves the new OP's overarching goals to accommodate more growth through redevelopment, facilitate 15-minute neighbourhoods, encourage sustainable transportation use, and support development that is economically, socially, and environmentally sustainable.

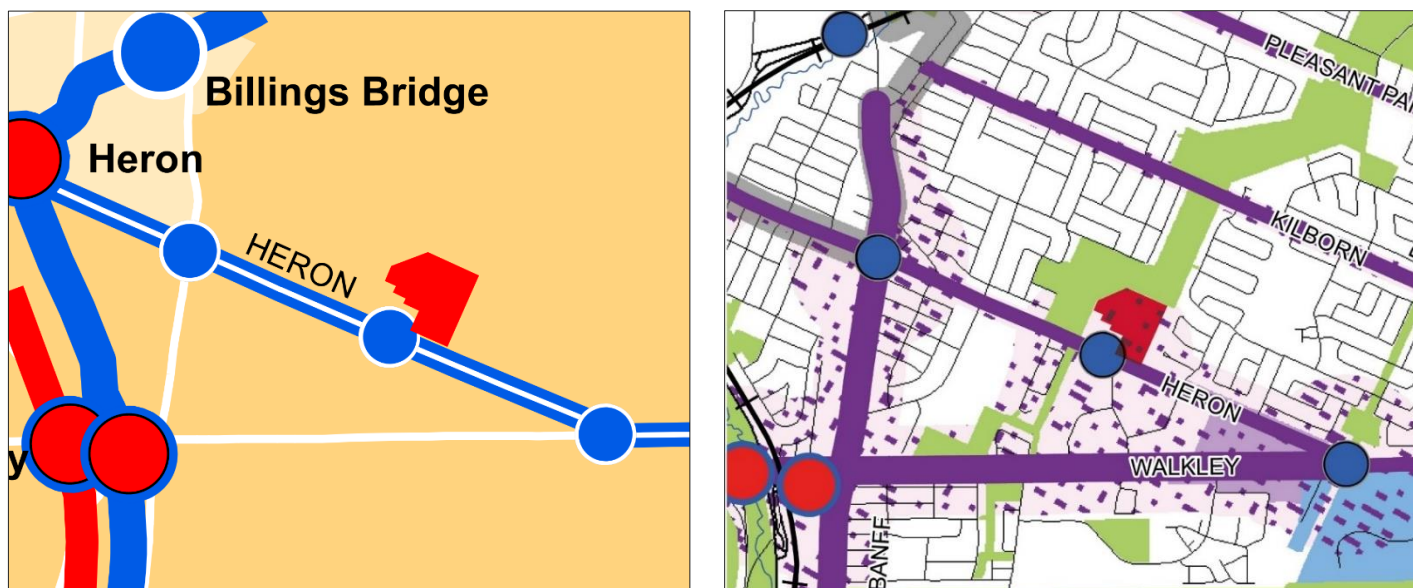


Figure 26: Excerpts from the Official Plan. Left (26A): Excerpt of Schedule A (Transect Policy Areas). Right (26B): Excerpt of Schedule B3 (Outer Urban Transect).

The property is designated Minor Corridor and Neighborhood under the Evolving Overlay within the Outer Urban Transect. The following sections will examine each of these designations in turn as well as the applicable transect policies.

OUTER URBAN TRANSECT

Section 5.3 of the Official Plan provides policies related to the Outer Urban Transect. Over the medium- to long-term these areas are to evolve into an urban model with a smaller proportion of dwellings in detached dwellings, integrating compatible uses to create 15-minute neighbourhoods, and land use patterns that focus on transit and prioritizes active transportation.

Section 5.3.1- Recognize a suburban pattern of built form and site design, states:

2) The Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be:

- a) Low-rise within Neighbourhoods and along Minor Corridors*
- b) Generally Mid- or High-rise along Mainstreets, except where the lot is too small to provide a suitable transition to abutting low-rise areas, in which case only low-rise development shall be permitted*

A City-initiated Official Plan Amendment is currently proposed to adjust this policy based on inconsistencies previously introduced through MMAH modifications increasing Minor Corridor heights. Policy 2 would be amended as follows (emphasis added):

2) The Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be:

- a) Low-rise within Neighbourhoods **and along Minor Corridors***
- b) Low-to mid-rise along Minor Corridors***
- c) Generally Mid- or High-rise along Mainstreets, except where the lot is too small to provide a suitable transition to abutting low-rise areas, in which case only low-rise development shall be permitted*

Policies within the Minor Corridor designation permit mid-rise up to six storeys, whereas the Neighbourhood designation considers other height classifications based on existing conditions and context. Further discussion is provided below regarding the policies of Official Plan Sections 6.2- Corridors and 6.3- Neighbourhoods.

3) In the Outer Urban Transect, the City shall support the rapid transit system and begin to introduce urban environments through the designation and overlay policies of this Plan, by:

- a) Supporting the introduction of mixed-use urban developments at strategic locations close to rapid transit stations*

4) In the Outer Urban Transect, the Zoning By-law shall provide for a range of dwelling unit sizes in:

- a) Multi-unit dwellings in Hubs and on Corridors*



- b) Predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit and Corridors, with Low-rise multi-unit dwellings permitted near rapid transit and frequent street transit routes*

The zoning amendment is aligned to the intent of facilitating mixed use development of the site arranged in an urban built form that provides a range of both multi-unit dwellings and ground-oriented units. The arrangement of low-and mid-rise forms is informed by the location of heritage campus buildings to be retained, appropriate transitions to lower profile neighbourhoods, and adjacency to public realm features such as open space and the Minor Corridor.

Section 5.3.3- Provide direction to the Hubs and Corridors located within the Outer Urban Transect, states (emphasis added):

- 4) Along Minor Corridors, permitted building heights, subject to appropriate height transitions and setbacks shall not be less than 2 storeys and up to **6 storeys** except where a secondary plan or area specific policy specifies different heights.*

The Master Plan proposes buildings up to six storeys in height within the Minor Corridor designation (i.e.: within 120 m of the centreline of Heron Road).

Section 5.3.4- Provides direction to Neighbourhoods located within the Outer Transect, states:

- 1) Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that:*
- a) Allows and supports a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan*
 - b) The application, as appropriate, of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing*
 - c) Generally provides for up to 3 storeys height permission, and where appropriate 4 storeys height permission to allow for ground oriented higher-density Low-rise residential development, and*
 - d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way*

The proposed zoning amendment is intended to facilitate the development of an urban built form consistent with the Master Plan that will permit a range of housing types with a significant proportion of dwellings being located in low-rise missing middle built forms. Consistent with the policies of Section 6.3 of the OP, mid-rise buildings up to nine storeys are also proposed in strategic locations to provide a range of density and dwelling types. To ensure an integrated approach to site development site-specific zone provisions will ensure that abutting development parcels are considered one lot for zoning purposes, with additional site-specific provisions to facilitate the framing of open spaces and other public realm assets. Maximum building heights consider their existing and planned surroundings and are appropriately sized to frame both public streets and other components of the public realm.



MINOR CORRIDOR

Section 6.2 of the Official Plan provides policies related to Corridors. The designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods. Portions of the property within 120 m of the centreline of Heron Road are designated Minor Corridor.

Section 6.2.2- Recognize Mainstreet Corridors as having a different context and setting out policies to foster their development, states:

2) In the Minor Corridor designation, this Plan shall permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods. Development may:

- a) Include residential-only and commercial-only buildings*
- b) Include buildings with an internal mix of uses, but which remain predominantly residential*
- c) Include limited commercial uses which are meant to mainly serve local markets, or*
- d) Be required, where contextually appropriate, to provide commercial or service uses on the ground floor.*

Development within the Minor Corridor designation will be zoned GM to permit both residential and commercial uses while ensuring uses remain predominantly residential. The site is appropriate for higher-density mid-rise typologies as the property is in proximity to existing frequent bus transit and planned BRT infrastructure along Heron Road.

NEIGHBOURHOOD WITH EVOLVING OVERLAY

Those portions of the site that are beyond 120 m from the centreline of Heron Road are designated Neighbourhood and impacted with the Evolving Overlay.

Section 6.3.1- Define neighbourhoods and set the stage for their function and change over the life of this Plan, states:

2) Permitted building heights in Neighbourhoods shall be Low-rise, except:

- a) Where existing zoning or secondary plans allow for greater building heights; or*
- b) In areas already characterized by taller buildings.*

3) Development in the Neighbourhood designation which seeks additional height beyond 4 storeys:

- a) May be evaluated through a Zoning By-law amendment, without the need to amend this Plan, in cases that fall under the provisions of Subsection 6.3.1 Policy 2) but where the zoning does not provide corresponding permissions*

Policies 2 and 3 of Section 6.3.1 provide direction on circumstances where building heights in excess of four storeys will be considered. More specifically, greater heights may be considered under the following circumstances:



Existing zoning allows for greater heights: the existing Minor Institutional- I1A[325] H(21) zone permits mid-rise buildings up to 21 m in height (generally considered to be seven storeys). The Minor Institutional zone currently covers the full site and permits buildings of this height as close as 21 m from the east lot line, and 7.5 m from other interior and rear lot lines.

An area is characterized by taller buildings: Two mid-rise buildings (six storeys, plus partial basement) are located on the site and proposed for retention. In addition to the two mid-rise buildings on the property, the following mid and high-rise buildings are located in proximity the site:

Address	Building Height	Distance to Site*
1440 Heron Road	High-rise (11 storeys)	130 m
2840 Baycrest Drive	Mid-rise (8 storeys)	140 m
2851 Baycrest Drive	High-rise (14 storeys)	180 m
2861 Baycrest Drive	High-rise (19 storeys)	240 m
2850 Cedarwood Drive	High-rise (15 storeys)	340 m
* Distance measured from site boundary to closest point of building. Value rounded to closest decametre.		

Additionally, the following future mid and high-rise buildings are permitted through a recent Heron Gate redevelopment plan integrated into Volume 2B of the new Official Plan through an Area-Specific Policy.

Address	Building Height	Distance to Site*
2851 Baycrest Drive (HG Phase 2)	Mid-rise (6 storeys)	30 m
2851 Baycrest Drive (HG Phase 2)	High-rise (18 storeys)	80 m
2851 Baycrest Drive (HG Phase 3)	High-rise (18 storeys)	150 m
2820 Cedarwood Drive (HG Phase 4)	High-rise (20 storeys)	230 m
* Distance measured from site boundary to closest point of building on Site-Specific Policy Volume 2B, Annex C- Conceptual Height Plan of the Official Plan. Value rounded to closest decametre.		

In addition to the current zoning of the site permitting buildings within the mid-rise classification, there are several existing mid and high-rise buildings in proximity to the site. The City has also integrated the Heron Gate redevelopment into Volume 2B of the new Official Plan to facilitate the future development of mid- and high-rise mixed use and residential buildings directly south of the site. The area is characterized by taller buildings and will continue to accommodate greater numbers of mid and high-rise buildings through the policies of the Official Plan.

4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

a) Generally, a full range of low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b



- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1)*
 - d) To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:*
 - i) Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses*
 - ii) Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours*
 - iii) Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm*
 - iv) May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met*
 - v) May restrict or prohibit motor vehicle parking in association with such uses, and*
 - vi) Limits such uses to prevent undue diversion of housing stock to non-residential use.*
 - e) Limited large-scale non-residential uses and include office-based employment, greenspace, large-scale institutions and facilities and other smaller institutional functions, and*
 - f) Parks, open spaces and linkage areas meant to serve as public space.*
- 5) The Zoning By-law will distribute permitted densities in the Neighbourhood by:*
- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities*
 - b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities, and*
 - c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).*

Further discussion is provided in the next section of this rationale regarding Tables 2 and 3b in section 3.2 (Support Intensification) of the OP.

The Master Plan proposes a full range of housing options, including low-rise ground-oriented typologies, to achieve the goals of Table 2 and Table 3b of the Official Plan. The proposed GM zone permits a range of non-residential uses and services compatible with residential uses. Further measures are proposed through the exception symbol to limit the types of non-residential uses permitted in proximity to R1 zones with the intent of ensuring the potential for nuisance is minimized. The height schedule proposed as part of the zoning amendment provides a gradation in height and transition in permitted densities from the northwest portion of the site to the low-rise residential near the east site boundary.

The proposed new zones, in combination with the proposed height schedule, locate low-rise and ground-oriented development east and northeast of the heritage campus as well as at strategic locations within the heritage campus. In turn, higher densities are positioned north and west of the heritage campus, and along Heron Road, to provide a generous transition from mid-rise buildings to the established low-rise



neighbourhood along the east site boundary. All mid-rise buildings remain within a short walking distance of frequent bus transit stops on Heron Road and the proposed future Heron Road BRT station.

Section 5.6.1 states that the Evolving Overlay is applied to areas in proximity to Hubs and Corridors to support intensification and provide guidance for an evolution in character from suburban to urban. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification. The overlay policies seek to allow new built forms and more diverse functions of land.

Section 5.6.1.1- Provide built form direction from the urban area where intensification is expected to occur, states:

2) Where an Evolving overlay is applied:

- a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies, and*
- b) The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.*

3) In the Evolving Overlay, the City:

- a) The City will be supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan*
- b) May support amendments to the Zoning By-law for intensification that proposes non-residential uses, provided the proposal demonstrates that the development achieves the objective(s) of the applicable overlay with regards to built form and site design and the applicable designation with regards to function and height permissions.*

The Evolving Overlay identifies strategic locations within the City where more urban built forms and typologies are encouraged to facilitate the transition to more compact, mixed-use communities and encourage the formation of 15-minute neighbourhoods. The zoning amendment provides an evolution towards more urban pattern of development by proposing a mix of low and mid-rise building typologies, providing a mobility network that prioritizes active modes, and establishing a strong and integrated public realm. The proposed zoning seeks to advance the evolution of the site into an urban low and mid-rise community.

GROWTH MANAGEMENT FRAMEWORK

Section 3 of the Official Plan establishes the City's framework to accommodate projected population, household, and employment growth to the year 2046 and beyond. The framework seeks to provide sufficient development opportunities- and an appropriate range of choices, by locating and designing growth to increase sustainable transportation mode shares and use existing infrastructure efficiently, while reducing greenhouse gas emissions.



Ottawa's population is projected to grow by 40% during through the OP's time horizon, reaching 1.4 million residents by 2046. Section 3.1- Designate Sufficient Land for Growth, states:

3) *The urban area and villages shall be the focus of growth and development.*

4) *The City will allocate household growth targets as follows:*

a) *93 per cent within the urban area where:*

i) *47 per cent is within the urban area that is built-up or developed as of July 1, 2018, and*

ii) *46 per cent is within the greenfield portion of the urban area*

The proposal accommodates a mixed-use development with residential growth within an existing built-up urban area.

Section 3.2- Support Intensification, states:

3) *The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them as shown on Schedules B1 through B8. Hub and Corridor designations are intended to be diverse concentrations of employment, commercial, community and transportation services (in addition to accommodating significant residential opportunities) that are accessible to adjacent Neighbourhood designations on a daily and weekly basis*

14) *An amendment or minor variance to the Zoning By-law shall be required for any increase in height within the height categories, provided the proposed increase is in the same height category. An increase in height to permit a building in a taller height category requires an amendment to this Plan or secondary plan where applicable, in addition to the amendment to the Zoning By-law.*

The property is designated as both Minor Corridor and Neighbourhood, and is subject to the Evolving Overlay. The buildings proposed in the area designated Minor Corridor consist of a mix of uses and would be accessible to the buildings located within the adjacent Neighbourhood designation. All proposed building heights are within the ranges dictated by the designations under this Official Plan.

Section 6.3.1 policy 4(b) (discussed above) refers to Tables 2 and 3b, located in Section 3.2 (Supporting Intensification) of the Official Plan. Table 2 identifies residential intensification targets for "ground-oriented/large-household dwellings" (49,000) and "apartment/small-household dwellings" (43,000). In turn, Table 3b provides residential density and large dwelling targets for Neighbourhoods and Minor Corridors by transect.

Policy 10 of Section 3.2 clarifies that the net residential density is a target only and allows for variation in density across Neighbourhoods (emphasis added):

10) *Within Neighbourhoods, provide for a diversity of housing opportunities such that generally, higher densities will be directed closer to Mainstreets, Minor Corridors, rapid transit stations, Hubs and major neighbourhood amenities with lower densities further away from such features such that the overall density in Neighbourhoods meets or exceeds those in Table 3.*

The Master Plan achieves a net residential density of 150 dwellings per hectare; due to the site's large area the proposal is able to surpass the density target for Neighbourhoods in the Outer Urban Transect,



which is between 40 and 60 dwellings per net hectare. There is no minimum density target for Minor Corridors.

MOBILITY

Section 4.1 of the Official Plan provides direction on the development or redevelopment of transportation infrastructure with the intent of providing multimodal facilities for all users while prioritizing safety and comfort for active mobility.

Section 4.1.2- Promote healthy 15-minute neighbourhoods, states:

2) Provide safe and convenient pedestrian routes and facilities in Hubs and Corridors and, within the following distances from transit:

a) 600 metre radius or 800 metres walking distance, whichever is greatest, to existing or planned rapid transit stations

The entirety of the site is located within 600 m of a proposed future Heron Road BRT station.

CULTURAL HERITAGE AND ARCHAEOLOGY

Section 4.5 of the Official Plan provides direction for the protection and conservation of cultural heritage resources such as built heritage resources such as listed and designated properties, cultural heritage landscapes, archaeological resources, artifacts, monuments, and other types of sites that are of cultural value to a community.

Section 4.5.1- Conserve properties, areas and landscapes of cultural heritage value, states:

1) Identification and evaluation of properties and areas of potential cultural heritage value shall be consistent with provincial regulations and will include the consideration of design or physical value; historical or associative value; and contextual value.

The Cultural Heritage Character Analysis and Conservation Strategy prepared by ERA Architects is a culmination of extensive research and analysis of the existing buildings, landscape, and ensemble on the property. The report identifies heritage-related constraints and opportunities to inform a redevelopment approach as well as an overview of the conservation approach for the site and impacts of the proposed development on the existing campus. Further discussion is provided in Section 7 of this rationale.

Section 4.5.2- Manage built and cultural heritage resources through the development process, states:

3) Heritage designation is, in part, intended to ensure contextually appropriate development and is not intended to discourage intensification or limit housing choice. Elements of the built form, including height, scale and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.

7) The City may permit the transfer of density potential from one site to another to facilitate the retention of built heritage resources in those areas which have an established floor space index (FSI) under the Zoning By-law, and will study options to transfer density on sites without specified FSI, subject to:



- a) A concurrent, equivalent down-zoning and up-zoning of donor and recipient sites, respectively*
- b) Maintaining an appropriate relationship with respect to scale and architectural treatment between the heritage resource(s) and the new development and between the recipient site and its existing environs*

8) To assist with the objective of conserving the city's cultural heritage, the Zoning By-law may provide appropriate development standards for properties containing, or adjacent to designated cultural heritage resources.

Consideration of the site's built heritage elements is integrated into the project's guiding principles and reflected in the Updated Concept Plan and Conservation Design Guidelines which proposes the conservation and adaptive reuse of up to 9 of the 12 original buildings of heritage campus. The proposed zoning is tailored- through the combination of proposed zones and height schedule, to advance the attributes of the ensemble, landscape, and buildings.

The proposed zoning amendment proposes curtailing the development of significant portions of the property to retain both buildings of cultural heritage value as well as areas of the site linking the buildings (i.e.: plazas and courtyards between the buildings). The requested increase in height at strategic locations within the same height class (i.e.: mid-rise) is an appropriate strategy to facilitate the retention and adaptive reuse of heritage assets.

URBAN DESIGN

Section 4.6 of the Official Plan provides direction on urban design- the process of giving form and context to our city to create the theatre of public life. The site is not located within a Design Priority Area identified on Schedule C7-A of the Official Plan.

Section 4.6.6- Enable the sensitive integration of new development of Low-rise, Mid-rise, and High-rise buildings to ensure Ottawa meets its residential targets while considering liveability to all, states:

1) To minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines. In addition, the Zoning By-law shall include transition requirements for Mid-rise and High-rise buildings, as follows:

- a) Between existing buildings of different heights*
- b) Where the planned context anticipates the adjacency of buildings of different heights*
- c) Within a designation that is the target for intensification, specifically:*
 - i) Built form transition between a Hub and a surrounding Low-rise area should occur within the Hub; and*
 - ii) Built form transition between a Corridor and a surrounding Low-rise area should occur within the Corridor.*

2) Transitions between Mid-rise and High-rise buildings, and adjacent properties designated as Neighbourhood on the B-series of schedules, will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the Low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning By-law or by other means in accordance with Council-approved Plans and design guidelines.



The zoning amendment proposes a transition in height from low-rise forms on the east portion of the site incrementally increasing to a maximum height of nine storeys (mid-rise) at strategic locations north and northwest of the heritage campus; this transition has been translated into the proposed zoning through a height schedule discussed in Section 5.3 of this rationale.

- 6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.*
- 7) Mid-rise buildings shall be designed to respond to context, and transect area policies, and should:*
 - a) Frame the street block and provide mid-block connections to break up large blocks*
 - b) Include a base with active frontages, and a middle portion that relates to the scale and character of the surrounding buildings, or, planned context*
 - c) Be generally proportionate in height to the width of the right of way as illustrated in the Figure below, with additional height permitted in the Downtown Core Transect, and*
 - d) Provide sufficient setbacks and step backs to:*
 - i) Provide landscaping and adequate space for tree planting*
 - ii) Avoid a street canyon effect, and*
 - iii) Minimize microclimate impacts on the public realm and private amenity areas.*

The zoning amendment proposes to introduce a height schedule permitting a range of low-rise built forms intended to facilitate a transition to a more urban character and function. While the details of future development (such as entrance location, amenity area, and landscaping) are most appropriately addressed through the subsequent Site Plan Control review process, the zoning amendment provides direction to building height and built form details that ensure an appropriate built form throughout the site.

Mid-rise development up to six storeys in height along Heron Road matches building heights proposed opposite the site through the Heron Gate redevelopment proposal.

DRINKING WATER, WASTEWATER AND STORMWATER INFRASTRUCTURE

Section 4.7 of the Official Plan provides direction for the safe, economical, and sustainable provision of water, sanitary, and stormwater infrastructure.

The Adequacy of Servicing Report prepared by Stantec demonstrates that the new community outlined in the Updated Concept Plan can be serviced by the City's existing water and wastewater infrastructure. The report concludes that the 300 mm watermain in Heron Road can supply the new community with required domestic and fire flow by way of two connections. Sanitary sewage from the development will outlet to the existing sanitary collection system in Heron Road which has been confirmed to have sufficient capacity by City staff.

The existing stormwater collection system in Heron Road will receive the stormwater flows from the development. Stormwater will be treated and controlled in the stormwater management facility to City performance requirements prior to discharge to Heron Road.



NATURAL HERITAGE, GREENSPACE AND THE URBAN FOREST

Section 4.8 of the Official Plan provides direction on the protection of natural heritage features, green space, and urban trees.

Section 4.8.1- Protect the City's natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies, states:

3) *The City recognizes the following natural heritage features, as defined in Ottawa's Environmental Impact Study Guidelines:*

- a) *Significant wetlands*
- b) *Habitat for endangered and threatened species*
- c) *Significant woodlands*
- d) *Significant valleylands*
- e) *Significant wildlife habitat*
- f) *Areas of Natural and Scientific Interest*
- g) *Urban Natural Features*
- h) *Natural Environment Areas*
- i) *Natural linkage features and corridors*
- j) *Groundwater features*
- k) *Surface water features, including fish habitat, and*
- l) *Landform features.*

The EIS prepared by Stantec assessed the presence of natural heritage features, SAR and/or their habitat, and to provide recommendations on measures to mitigate impacts of site development on observed natural heritage features. No significant wetlands, woodlands, valleylands, or areas of natural and scientific interest were identified on or near the site. Potential nesting habitat for barn swallows and SAR bat maternity roost habitat were identified associated with the buildings on the site. Additionally, potential habitat for SOCC, including the eastern milksnake and monarch, was also observed within the site.

Despite potentially suitable habitat being identified in the EIS, no observations of SAR were identified through the EIS field program or during subsequent fieldwork in support of a SAR bat acoustic monitoring memorandum. The EIS recommends several measures to minimize impacts to surrounding naturalized areas and potentially suitable SAR habitat in advance and during construction.

Vegetated areas proposed for removal were observed to be heavily influenced by the surrounding urban landscape and represent low quality habitat for wildlife- specifically species at risk. The EIS concludes that the future development will not have a high impact on the overall ecological function of surrounding natural heritage features due to other current stressors from the surrounding urban environment.



PROTECTION OF HEALTH AND SAFETY

Section 10 of the Official Plan provides policies for the protection of public health and safety.

Section 10.1.6- Contaminated sites, states:

3) When contamination is identified in a proposed development property, the contaminants are to be fully delineated and a remedial action plan and/or a risk assessment / risk management plan to address the contamination shall be submitted to the City. A building permit may be issued on a phased basis to allow for the implementation of the plans concurrent with the required demolition and earth work.

A Phase I Environmental Site Assessment prepared by Englobe identified one area of potential contamination related to a former underground storage tank north of the former chapel; a Phase II investigation is recommended. Any contamination identified as exceeding Ministry standards for the proposed residential, institutional, and open space land uses will require remediation, to be addressed prior to subdivision registration.

Section 10.2.1- Environmental noise control identifies development required to be supported by an assessment of environmental noise consistent with the City's Environmental Noise Control Guidelines. A Noise Impact Assessment prepared by Gradient Wind provides preliminary assessment of noise impacts from adjacent transportation infrastructure and noise sources. The assessment recommends:

- Central heating systems with provision for air conditioning for all buildings
- Central heating and air conditioning and upgraded building component for the south façade of the mid-rise building facing Heron Road on Block 2)
- Upgraded building components on the south façade of the low-rise residential building on Block 9.

IMPLEMENTATION

Section 11.6- Provide direction around processes needed to implement the Plan, states:

13) Zoning By-law amendments not requiring an Official Plan amendment for development of large-scale sites, including but not limited to repurposed shopping centres or industrial lands, shall be supported by plan of subdivision, if applicable, and in all cases a concept plan demonstrating all of the following:

- a) The complete build out of the site, including potential phasing of development, showing its integration into the adjacent built fabric*
- b) Conformity with applicable transect and overlay policies*
- c) Opportunities for parkland dedication and other public realm improvements to support additional density, and*
- d) Any additional studies or reports as determined by City staff.*

The proposed amendment to the Zoning By-law is guided by an Updated Concept Plan created on the basis of the previous Master Plan's vision and guiding principles. The proposal advances the Official Plan's overarching goals to accommodate more growth through redevelopment, facilitate 15-minute



neighbourhoods, encourage sustainable transportation use, and support development that is economically, socially, and environmentally sustainable.

It is our opinion that the proposed development is conforms with the relevant policies of the City of Ottawa Official Plan.

8 SUMMARY OF SUPPORTING STUDIES

The following studies have been completed in support of the proposed Zoning By-law Amendment. The list of studies was confirmed during the preapplication consultation with the City of Ottawa. Where applicable, the studies were developed using the City of Ottawa guidelines for the preparation of studies.

HERITAGE CHARACTER ANALYSIS AND HERITAGE CONSERVATION STRATEGY

The Cultural Heritage Character Analysis and Conservation Strategy (12 April 2023) is a culmination of extensive research and analysis by ERA Architects of the existing buildings, landscape, and ensemble on the property. The report is composed of two sections:

- A Heritage Character Analysis provides an overview of the functional, cultural, and physical patterns that shaped the growth and evolution of the Campanile Campus. It identifies heritage-related constraints and opportunities, as well as inform the redevelopment approach;
- A 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 and how any impact that might affect its heritage value can be mitigated to ensure that its value is conserved.

The character analysis organizes the preliminary attributes of the site as those related to the buildings, the landscape, and the ensemble:

- **Attributes of the ensemble** highlight the visual coherence of the campus as a unified grouping of buildings and landscape elements; the integration of built form and landscape; the functional arrangement of buildings and open spaces representing a hierarchy of uses; the presence of key views within and across the campus; contrasts and variations within the cohesive ensemble; and an intimate, pedestrian scale of construction
- **Attributes of landscape** include the variations of open spaces created by the placement of buildings and features; variations in topography; and landscape features such as the bell tower and entrance canopy
- **Attributes of the buildings** include the use of quality materials; a modernist architectural vocabulary; and individual building features such as the copper roof of the chapel and theatre.

Section 2.9 of the report provides extensive analysis and discussion of the various preliminary attributes.

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.

Rehabilitation was selected as the primary conservation treatment to allow for the campus to evolve to support new uses while ensuring that character-defining elements of the cultural heritage value are conserved.

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

Further discussion of the heritage conservation approach is provided in Section 4.7 and Appendix D of this rationale.

CONSERVATION DESIGN GUIDELINES

ERA Architects has prepared Conservation Design Guidelines (5 September 2024) to inform the conservation and adaptive reuse of the Campanile Campus, and to assist in preparing for the property's future in the context of a redevelopment proposal. The guidelines are meant to provide a degree of flexibility to alter buildings to facilitate their adaptive reuse, while setting out conservation principles that ensure that any alterations conserve their heritage integrity and maintain the heritage value and attributes of the Campus, while also enabling significant intensification. The proposed conservation approach permits the long-term development of the Campus through balanced intensification that directs growth to the areas most appropriate for change and helps achieve a built form that is compatible with the historic property while contributing to the creation of a vibrant, mixed-use community.

ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Assessment (20 July 2022) and Bat Acoustic Assessment (2 September 2022) was prepared by Stantec to assess the presence of natural heritage features, SAR and/or their habitat, and to provide recommendations on measures to mitigate impacts of site development on observed natural heritage features. No significant wetlands, woodlands, valleylands, or areas of natural and scientific interest were identified on or near the site. Potential nesting habitat for barn swallows and SAR bat maternity roost habitat were identified associated with the buildings on the site. Additionally, potential habitat for SOCC, including the eastern milksnake and monarch, was also observed within the site.

Despite potentially suitable habitat being identified in the EIS, no observations of SAR were identified through the EIS field program or during subsequent fieldwork in support of a SAR bat acoustic monitoring memorandum. The EIS recommends several measures to minimize impacts to surrounding naturalized areas and potentially suitable SAR habitat in advance and during construction.

Vegetated areas proposed for removal were observed to be heavily influenced by the surrounding urban landscape and represent low quality habitat for wildlife- specifically species at risk. The EIS concludes that the proposed development will not have a high impact on the overall ecological function of surrounding natural heritage features due to other current stressors from the surrounding urban environment.



ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment prepared by Englobe (November 2022) identified one area of potential contamination related to a former underground storage tank north of the former chapel and recommended a Phase II investigation be completed.

Englobe completed a subsequent Phase II assessment (December 2022). Based on laboratory analytical results soil and groundwater samples collected from the site were in compliance with the applicable Site Condition Standards for all contaminants of potential concern no further environmental work is recommended.

ADEQUACY OF SERVICES REPORT

An updated Adequacy of Services report was prepared by Stantec (24 July 2024, revision 0) to support the current Zoning By-law Amendment Application. The report demonstrates that there is sufficient capacity in the 300 mm watermain within Heron Road to supply the conceptual development of the site. City staff have confirmed that the existing municipal system for wastewater has sufficient the capacity to serve the development site. The existing stormwater collection system in Heron Road will receive the stormwater flows from the development. Stormwater will be treated and controlled in the stormwater management facility to City performance requirements prior to discharge to Heron Road.

GEOTECHNICAL INVESTIGATION

A Geotechnical Investigation prepared by Stantec (15 November 2023, revision 1) was prepared to provide a summary of subsurface soil and geological conditions. Twelve boreholes were advanced at various locations across the property, and monitoring wells installed at four locations. Analysis concludes the site is located on glacial till overlaid by a combination of fill, silty sand with gravel, and fat clay. Bedrock was encountered at depths between 3.1 and 6.1 m below ground surface. Groundwater was encountered between 1.0 and 1.7 m below ground surface.

The investigation concludes that soil conditions do not warrant tree planting restrictions within the site. Conventional spread footing foundations are considered feasible for the proposed buildings, and it is anticipated that most foundations will be founded on bedrock.

Bedrock is composed of pyritic shale- an expansive shale that will warrant special measures through the construction process to limit its exposure to air and water. Further details on standard construction management procedures for expansive shales are provided in the investigation.

No significant grade raises are proposed through the development, however, should grade raises greater than 2 m be proposed further investigation may be warranted. Structures and infrastructure can be constructed using standard engineering practices.



NOISE IMPACT ASSESSMENT

A Noise Impact Assessment prepared by Gradient Wind (11 April 2023) provides preliminary assessment of noise impacts from adjacent transportation infrastructure and noise sources. The assessment recommends:

- Central heating systems with provision for air conditioning for all buildings
- Central heating and air conditioning and upgraded building component for the south façade of the mid-rise building facing Heron Road
- Upgraded building components on the south façade of the low-rise residential building in the southeast portion of the site

TRANSPORTATION IMPACT ASSESSMENT

Stantec prepared a Transportation Impact Assessment (23 July 2024) to assess existing and planning transportation facilities surrounding the site, determine what impacts future development may have on these facilities, and identify improvements to accommodate the new community if warranted.

Primary access to the development will be from the existing signalized intersection of Heron Road and Baycrest Drive; this access will be shared with the Heron Gate community south of Heron Road. A secondary right-in/right-out only access from Heron Road is also proposed.

While several transit and mobility improvements are proposed surrounding the site in the City's Transportation Master Plan (TMP) all are currently planned to occur beyond the 2031 horizon year. As a result, trip generation modelling for the proposed development does not consider these improvements, resulting in more conservative trip generation numbers which have the potential to decrease through the implementation of improved transit, cycling, and pedestrian infrastructure.

The proposed development is anticipated to generate 394 and 337 net new auto trips (two-way) during the AM and PM peak hours, respectively.

Under 2032 Future Background conditions, all study area intersections are projected to operate with acceptable levels of service except for the following intersections:

- Heron Road at Bank Street (AM and PM peaks)
- Heron Road at Alta Vista Drive (AM and PM peaks)
- Baycrest Drive at Heron Road (AM peak)
- Walkley Road at Bank Street (PM peak)

Intersection operations under 2032 Total Future conditions (including the conceptual development) are projected to be similar to Future Background conditions. The eastbound left turn movement at the primary site access intersection of Heron Road and Baycrest Drive is project to operate overcapacity due to the significant westbound through volumes at the intersection. Under the 2037 Ultimate Traffic conditions (five years beyond planned build-out of the property) all study area intersections are projected to operate with acceptable levels of service with the exception of the following intersections:



1495 Heron Road

8 Summary of Supporting Studies

- Heron Road at Bank Street (AM and PM peaks)
- Heron Road at Alta Vista Drive (AM and PM peaks)
- Heron Road at Baycrest Drive (AM peak)
- Walkley Road at Bank Street (AM and PM peak)

The Heron Road and Baycrest Drive intersection is projected to operate at or close to theoretical capacity under the 2037 Ultimate horizon- this is due to westbound movement on Heron Road during the morning peak period. It is suggested that the northbound left turn movement at the primary site access intersection of Heron Road and Baycrest Drive be separated from the current share configuration.

The TIA recommends intersection design improvements, to address future 2037 conditions, could be coordinated with the planning and design of the proposed Heron Road BRT corridor project.

Based on the findings of this study, the proposed Zoning By-law Amendment can be supported from a transportation perspective.

TREE CONSERVATION REPORT

Stantec prepared a Tree Conservation Report (23 November 2022) to provide a detailed description of the quality, diversity, and size of the trees within and in proximity to the site. A total of 70 trees are proposed for removal to allow for this redevelopment including 49 Distinctive Trees as defined by the City's Tree Protection By-law. The report recommends a minimum tree compensation of 70 new trees in all softscape areas for the loss of tree canopy. The report also provides mitigation measures to ensure trees retained on the site, and trees in proximity to the site, are protected during development.

By following the mitigation recommendations outlined in the report and ensuring new plantings are included as part of this development, the report concludes that the development will respond and blend in with the surrounding context.



9 CONCLUSION

The property's large size, complex of heritage buildings, proximity to future rapid transit, and surrounding context warrant a more detailed study and unique planning approach to balance various needs and goals for the property.

The Zoning By-law Amendment application helps achieve the new OP's overarching goals to accommodate more growth through redevelopment, facilitate 15-minute neighbourhoods, encourage sustainable transportation use, and support development that is economically, socially, and environmentally sustainable.

The Zoning By-law Amendment application is the initial step to create a planning and land use framework that implements the goals of the Master Plan. The application is consistent with the Provincial Policy Statement, conforms to the Official Plan, and represents good planning.

Respectfully submitted,



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APPENDICES



APPENDIX A UPDATED CONCEPT PLAN

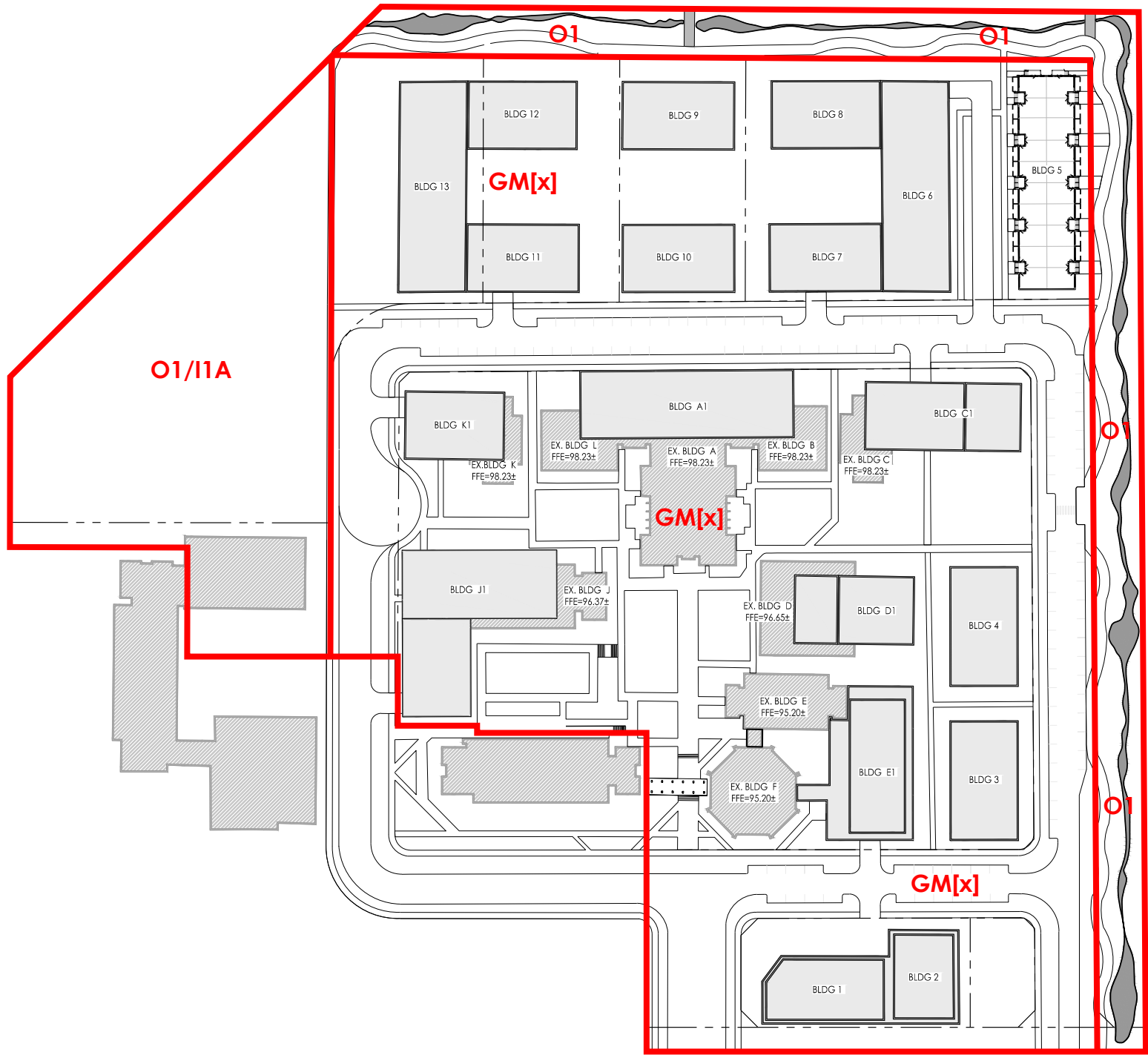




APPENDIX B DRAFT ZONE SCHEDULE, HEIGHT SCHEDULE, AND URBAN EXCEPTION TEXT



1495 HERON ROAD
PROPOSED ZONING BY-LAW AMENDMENT
DRAFT- 17 September 2024



Urban Exception [xxxx]:

-
- 1) Add a new exception [XXXX] to Section 239, Urban Exceptions with provisions similar in effect to the following:
- a) In Column II, Applicable Zoning, add the text, “GM[XXXX] SYYY-h”
-
- b) In Column III, Exception Provisions – Additional Land Uses Permitted, add the text:
- i) Broadcasting studio
 - ii) Cinema
 - iii) Hotel
 - iv) Museum
 - v) Park
 - vi) Parking garage
 - vii) Production studio
 - viii) Theatre
-
- c) In Column IV, Exception Provisions – Land uses Prohibited, add the text:
- i) Drive through facility
 - ii) Funeral home
-
- d) In Column V, Exception Provisions – Provisions, add the following text:
- i) Cinema is limited to a maximum of 3 theatres.
 - ii) Hotel is limited to a maximum of 100 guest rooms.
 - iii) Parking garage is limited to below grade.
 - iv) Theatre is limited to Building F shown on Schedule SYYY
-
- v) All parcels subject to exception XXXX are considered one lot for zoning purposes.
-
- vi) Maximum building heights are as per Schedule SYYY.
-
- vii) No buildings are permitted in Area Z on Schedule SYYY. This prohibition does not apply to below grade structures or parking.
-
- viii) Buildings must contain residential dwelling units except for the following uses, which can be in a building that does not contain dwelling units. This provision does not apply to accessory buildings.
- (a) Broadcasting studio
 - (b) Cinema
 - (c) Community centre
 - (d) Community health and resource centre
 - (e) Hotel
 - (f) Medical facility
-

(g) Museum (h) Office (i) Park (j) Parking garage, below grade (k) Place of assembly (l) Place of worship (m) Production studio (n) Recreational and athletic facility (o) Residential care facility (p) Shelter (q) Theatre
ix) Despite the list of permitted uses, the following uses are not permitted within 50 metres of lands zoned R1: (a) Payday loan establishment (b) Personal brewing facility (c) Restaurant (d) Emergency service
x) Except for mixed-use buildings within 120 metres of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed use building.
xi) Minimum setback of 2.5 metres after the fourth storey
xii) A building that is 5-storeys or more has a maximum building width and length of 60 metres
xiii) Despite Section 74(3), buildings connected above the ground by features such as pedways, bridges or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
xiv) Minimum setback of 14.25 metres from a parcel zoned R1
xv) Minimum distance of 3.0 metres from a parcel or part of a parcel zoned O1 on Schedule SYYY.
xvi) No maximum Floor Space Index
xvii) The holding symbol may only be removed from all or part of the lands subject to the “h” symbol following the completion of the following conditions: (a) A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.

-
- (b) A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services of their designate.
 - (c) A minimum 5000 square metre park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.
-
- xviii) Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development and Building Code Services.
-

APPENDIX C ADAPTIVE REUSE CONSIDERATIONS (ERA, 12 APRIL 2023)



1495 HERON ROAD MASTER PLAN

ADAPTIVE REUSE CONSIDERATIONS

Supplementary to Heritage Character
Analysis and Conservation Strategy

Issued April 12, 2023

Project #
Prepared by

21-127
VA/CS/AC/BH/CEW/AM

ERA

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COVER PAGE: View of campus c.1960s, part of Hans Blohm Photo Collection of Campanile Campus (Archives CND - Montreal)

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1 INTRODUCTION

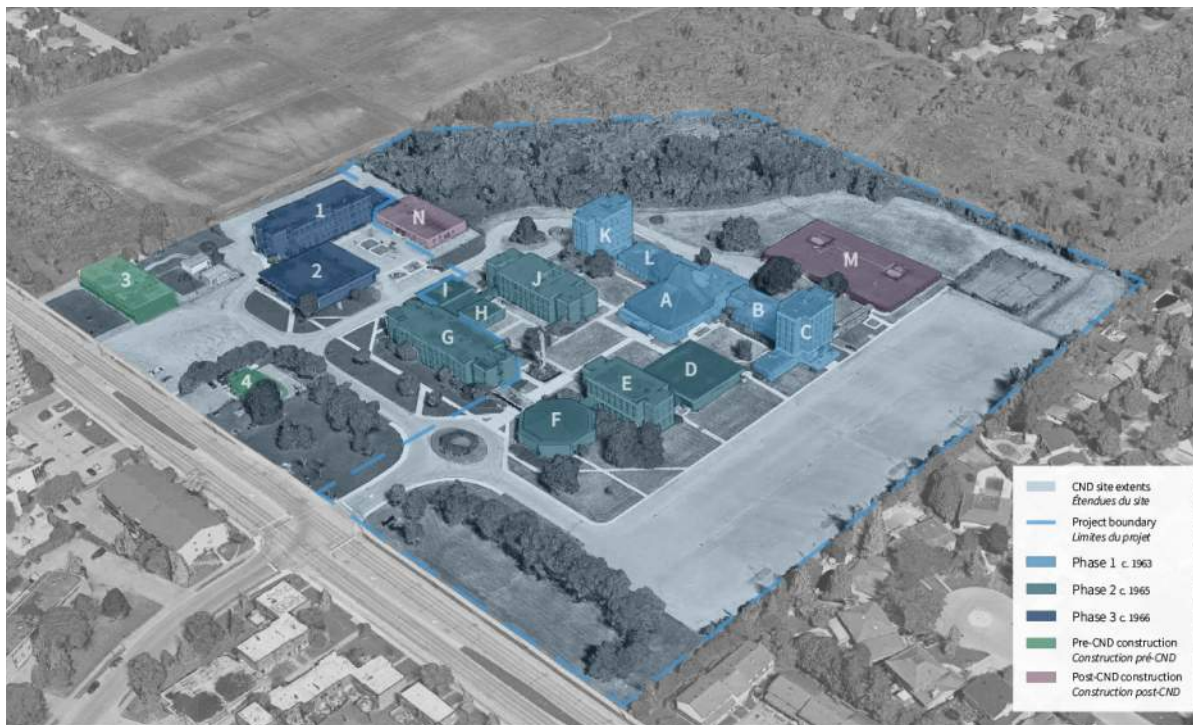


Figure 1. Campanile Campus Eras of Development (Google Maps, 2021; annotated by ERA).

ERA Architects Inc. (“ERA”) has prepared this report for the property located at 1495 Heron Road in the City of Ottawa (the “site”), also referred to as the Campanile Campus. The report is based on an onsite review of existing conditions carried out in October 2021 and background research.

This report provides an overview of adaptive reuse considerations for the buildings and landscape within the site, supplementary to the Heritage Character Analysis and Conservation Strategy report prepared by ERA and provided under separate cover. These adaptive reuse considerations have informed the proposed redevelopment approach for the site and can inform future adaptive reuse efforts. Considerations include opportunities and issues to be addressed, ranging from considerations regarding layout, design, structure, lighting, and condition among others, to modifications required to meet contemporary standards. This analysis is preliminary in nature and should not be considered to be a comprehensive listing of considerations.

2 ADAPTIVE REUSE CONSIDERATIONS

2.1 Building Considerations

BUILDING A



Figure 2. Building A, west elevation (ERA, 2021).

Building A is the focal point of the Campanile Campus due to its central location, its formal expression, and its central role in the original function of the campus. The former chapel's base is formed by sloped brick-clad walls. Deeply recessed entrances are placed on three sides of the building. Above the building's base floats a single roof volume, a copper-clad truncated offset pyramidal roof. This form sets the Chapel apart from the clean lines and strong horizontality of the remaining rectilinear buildings on the site. The Chapel exterior expresses the position of the sanctuary. The chapel space, located at the second floor is the heart of Building A and the campus. The concrete roof structure is exposed on the interior, rising toward the skylight at the top of the steeple. Inside, the chapel features a unique water detail; horizontal, louvered glazing allows rainwater collected in a shallow basin to be reflected around the perimeter of the exposed concrete roof structure. The effect is visible in the interior in which this collected water reflects shimmering light high on the interior walls through clerestory windows. A study of contrasts between light and dark provides visual and experiential interest: the dark effect of the slate floor, brick walls, wood pews, and concrete is dramatically lit by the lantern opening poised above the altar. Its interior decorative program reflects the initial religious function of the building and includes a distinctive natural lighting scheme, brick basket weave walls separating the former nave from the ambulatory, slate flooring, and Gerald Trottier's metal with bronze finish sculpture entitled 'Manna from Heaven' suspended above and in front of the original altar. Interventions made during federal government ownership are most noticeable in this building, including an awning over the main entrance, and a mezzanine level which interrupts the chapel space. At ground level, the building originally served as a cafeteria for the complex. At its rear, Building A is linked to Buildings B and L.

The unique form of Building A is a recognizable feature of the site. High quality materials like wood, brick, slate, and copper are used in this building, and it may be possible to extend their lifespans through repairs. The interior offers large, open spans, well suited to public functions. However, the upper level – with its sculptural roof form – would be difficult to subdivide without significant alteration to its character. The ground floor receives good natural light. The upper level has dramatic natural lighting with the skylight, and with the ripple pool effect of the water feature. It would not be possible to introduce new windows without disrupting the character and monolithic concrete structure of the copper roof. Barrier-free travel is a challenge; though the side entrances have ramps, the main entrance is accessed by stairs only. Within the building, the ground floor layout includes small changes in floor level. Additionally, the primary space of the building is located on the second floor. Noise control may be a challenge of the upper floor, depending on programming. Moreover, consideration should be given to what types of programming may constitute appropriate reuse of a building originally constructed as a sacred space. The 1970s mezzanine addition could be removed with relatively little damage to original fabric. Such an intervention would enhance the quality of the interior space and reinstate aspects of the building’s original character.

BUILDINGS B & L



Figure 3. Building B, from Sisters' courtyard (ERA, 2021).

Buildings B and L, described as ‘community,’ or ‘classrooms,’ are both adjacent to the Chapel, mirroring one another on either side of the Chapel’s central axis. Building L is adjacent to the residence for nuns, and provided common areas for their use, while Building B has an equivalent relationship to the residence for novitiates. Each building is comprised of a single storey capped by a copper, mansard-like roof. Brick panels, which are separated by evenly spaced windows, extend vertically, and are articulated in the copper roof above.

Buildings B and L have a strong relationship to Building A; they are physically linked and formally deferential to the campus’ focal centrepiece. These buildings — single-storey volumes, with generous corridors linking

them to adjacent buildings – may more easily accommodate barrier-free accessibility requirements than some buildings. The ground level spaces each receive daylight either from the north or the south, and are all configured along a single, central corridor. Structure for these buildings is housed in the exterior walls and corridor walls. The corridor may be difficult to alter due to the structure, but adjacent rooms could potentially be opened to provide larger spaces. Some of the programmable space for these buildings is located at the basement level; these spaces have low-to-no access to natural daylight. The single-storey configuration also means the buildings provide less usable space than larger buildings.

BUILDINGS C & K



Figure 4. Building C, from novitiate courtyard (ERA, 2021).

Buildings C and K, each six storeys high, are the tallest structures on the campus. These buildings are aligned on either side of the Chapel (Building A) linked to it through Buildings B and L respectively. These towers were constructed as residences for the novitiates and nuns. Their massing is the extrusion of a form we see recurrent across the site – a central rectangular volume, with smaller, articulated rectangular volumes attached to the shorter sides of the main volume. They use the campus's common material language of brick cladding punctuated with horizontal concrete banding. Each sits on a raised concrete plinth, and features exposed exterior columns at the ground floor level. An additional attribute of Building C is the novitiates' chapel – a unique and solemn space at the building's ground floor.

Buildings C and K are highly visible and support wayfinding in the campus. Each uses a central core, with amply daylit programmable space placed at exterior walls. Frameless clerestory ribbon windows at the ground floor are characteristic of the buildings' modern design but present thermal and moisture challenges. The buildings' height may support density, but large cores and small floor plates yield inefficient layouts. Rooms are too small to accommodate many functions; moreover, structural interior walls reduce the layout's adaptability. The buildings have extensive plumbing which may be either a benefit or an obstacle depending on future programming. Another constraint is that floor-to-ceiling heights above the ground level are low (measured at approx. 2.7 m). Barrier-free access may be challenging with these buildings as their main exterior entrances are each located up a considerable run of steps, and the existing elevators are small and outdated.

BUILDING D



Figure 5. Building D, viewed from southeast (ERA, 2021).

Building D, originally built as a gymnasium for the campus, is largely an open-plan, two-storey space. Open web steel joists support the roof plane which floats above clerestory ribbon windows. This structural system allows for a column-free interior space. The building's structure is suggested on the exterior façade with a modest buttress at each column. Building D is nestled into the site's topography with the floor level below exterior grade; when viewed from the central courtyard, the building appears as a diminutive single-storey volume. The building's true height is more apparent from the east. Building D's walls are brick-clad, and its roof plane is finished with concrete panels. A link to Building E is the only way to access this building, which has no exterior doors of its own.

Building D offers a large, open-plan, double-height space which may be well suited to a wide range of programming. Subdivision of the space may be challenging to achieve while respecting the character of the exposed open web steel joist structure. Building D has both frameless windows, and operable framed windows placed within a single clerestory ribbon; these are the only windows in Building D and, being shielded by a deep overhang, they transmit little daylight. The frameless windows contribute to the building's modern character but present thermal and moisture challenges. Presently, the building has no exterior access of its own. Barrier-free access from the central courtyard may be challenging as the floor level is located below grade on that side. Presently, this building appears in generally good condition but it may decline more rapidly following recent HVAC failure, as it has been noted that this building may not be heated this coming winter.

BUILDING E



Figure 6. Building E, west elevation (ERA, 2021).

Building E was originally constructed as a students' dormitory. It has an architectural expression similar Buildings C and K. This building also shares a similar base shape to the other residential buildings, though its central volume is more elongated, and the massing is three storeys. Building E also uses the campus' common material palette, and features recurrent Modernist attributes, including ribbon windows and exposed columns at the ground floor.

While Building E shares some of the same benefits and challenges that are present in Buildings C and K, there are a few distinct considerations. Building E employs more columns in its primary structure, making its layout more amenable to alteration. It also has a larger floor plate, and good quality daylight is present throughout most of this building. However, the scale of spaces – particularly the floor-to-ceiling heights at the residential floors – may limit future programming. This building also features frameless ribbon windows, which may present moisture and thermal challenges. The main entrance is positioned two small steps above grade in the central courtyard, a change in elevation which would be easily accommodated by a barrier-free ramp. The three-storey building is not presently outfitted with an elevator. It should be noted that mould was more evident in this building than most others (excluding Buildings H and I) and could require more extensive remediation.

BUILDING F



Figure 7. Building F, viewed from southeast (C. Ellis Wong, 2018).

Building F was constructed as an auditorium or theatre. Solid, brick-clad walls form its octagonal base, which is capped by a faceted copper roof. The structure is articulated on the facades through protruding fins which enclose columns. Building F is nearly windowless, and it is linked above grade to Building E. The building has an important adjacency to Building G; each demarcates one side of the campus's main entrance, announced with a canopy structure running between the two buildings.

Building F is one of the most publicly visible buildings from Heron Road, and its unique octagonal form makes it highly distinctive. The geometric copper roof at Building F gives it a strong, visual relationship to Building A. This building has been designed to suit its original function, a constraint that limits what programs would be appropriate in this space. The interior receives no daylight, and the introduction of windows would significantly impact the building's character. In its present configuration, the Building does not provide barrier-free access. Building F is largely comprised of a single, double-height space, with stepped amphitheatre seating which would not lend itself well to being subdivided into separate spaces. The stepped auditorium layout is amenable only to very specific types of programming, though this could potentially be altered.

BUILDINGS H & I



Figure 8. Building I viewed from southwest (ERA, 2021).

Building H and Building I were originally constructed as an administrative building and a library, respectively. The buildings are joined to one another and share a common architectural expression. Each has two levels, with the first level partially sunken below grade, giving the exterior appearance of single-storey buildings. The buildings' lower levels are recessed. Modern design elements are repeated at these buildings including columns exposed on the exterior, ribbon windows, and floating, flat roof planes. The buildings are accessed only by an above grade interior link volume which also connects them to Buildings G and J.

Buildings H and I are both open plan spaces with columns as their primary structure. The structure of Building I would likely be particularly robust, built to accommodate stacks of books in its original function as a library. Each building receives good quality daylight, largely from clerestory ribbon windows. Though relatively small, the buildings offer bright and elegant spaces. These features, along with their small size, would make the buildings adaptable for future uses, however, their current condition may not allow for rehabilitation. Extensive moisture damage has been observed in these buildings and may have compromised their structures. Additionally, mould is overwhelmingly evident in these buildings. If these buildings were to be reused, barrier-free access would be a challenge as none of their floors align to grade level, and no elevators are present.

BUILDING J



Figure 9. Building J, from Sisters' courtyard (ERA, 2021).

Building J was constructed as a school and is built similarly to out-of-scope buildings Building G and Building 1. The massing is similar to the residential buildings, but with an even more elongated central rectangular volume. Unlike the central cores of the residential buildings, the school uses its articulated rectangular volumes at either end of the building to house vertical circulation. All three storeys of the school share a similar layout with a central corridor, flanked on either side by generous classrooms. Vaulted suspended ceilings in the corridors are among the few curved elements original to the campus.

Building J forms the edge conditions for two courtyards, separating the Academic from the Sisters' Courtyard. The building uses structural walls at its perimeter and at its end volumes. Other than exterior walls, structure in the main volume is provided by columns, which affords versatility for future layouts. The building has generous floor plate dimensions; partition walls between classrooms, and perhaps those forming the corridors could potentially be reconfigured or removed. Frequent, rhythmically placed windows along the main volume transmit daylight from the north and the south sides. Building J's ground level is at or near grade on the academic courtyard side, which helps to facilitate barrier-free access to the main level. However, the three-storey building has no elevator.

BUILDING M



Figure 10. Building M, west elevation (ERA, 2021).

Building M was constructed in 1975 after the federal government acquired the campus. Though physically linked to Building C, the architectural expression of Building M differs from that of the original parts of the CND campus. While Building M's metal roof may be inspired by the copper mansard roofs of Buildings B and L, and the use of concrete lends material cohesion, the modern spirit and design intent present throughout the site is not found in this addition. Building M was submitted for review by FHBRO, but it was not designated as a Recognized Federal Heritage Building. Despite limited heritage value, some form of reuse might be worth considering from an environmental perspective; the building is of sound steel and concrete construction and may still have a considerable serviceable lifespan. Additionally, this building has also had more recent updates than most other buildings

BUILDING N



Figure 11. Building N, viewed from south-east (ERA, 2021).

Building N is included within the CLC study site but was not part of the original CND campus. This building has not been accessed by ERA during site visits. Building N was not submitted to FHBRO. This building appears to be a temporary structure. Review and consideration for material salvage may be advisable.

2.2 Landscape Considerations

Exterior spaces will potentially be impacted by changes to existing buildings. The courtyard spaces are defined by the buildings, and they are configured to support separate but related uses. The relationships of courtyards to buildings, and courtyards to one another, will be altered by the introduction of new programming or physical changes to the built form. A sensitive approach to new development that respects the interrelationships between built fabric and landscape and the qualities of existing space can mitigate this impact.

Changes in grade are a significant challenge for the reuse of the landscape. Presently, most elevation changes are negotiated by stairs with few ramps. Moreover, the ramps and sloped pathways that are present on site may not meet contemporary requirements. Barrier-free access may be difficult to achieve in some areas where the topography changes more drastically. The underground tunnels may be an additional challenge in rehabilitation. Unless the buildings continue to have related uses that would benefit from below-grade connections, it may be necessary to remove them.

Appendix A: Photographs and Archival Drawings



Figure 12. Main entrance canopy, with Campanile behind (ERA, 2021).

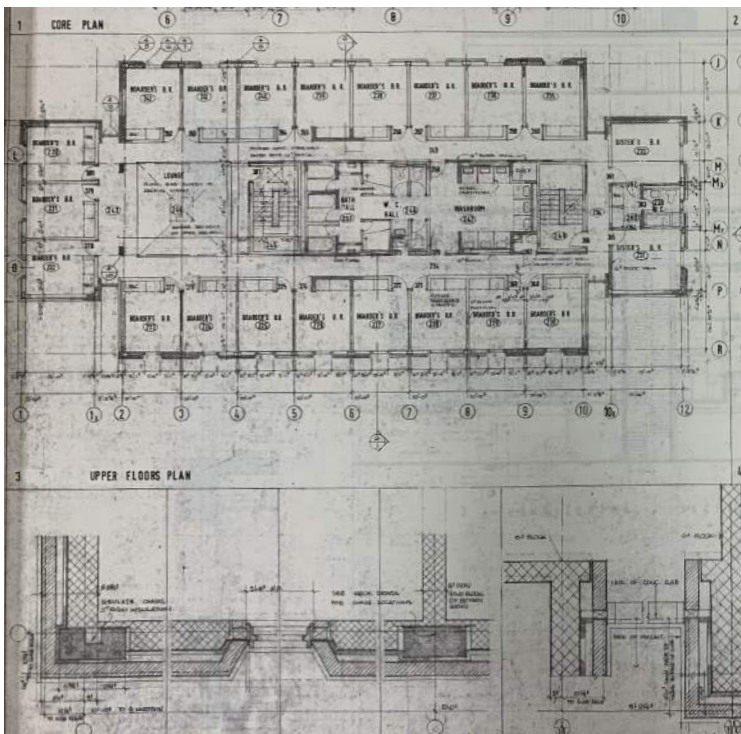


Figure 13. Floor plan and details, Building E (T. V. Murray, c. 1964).

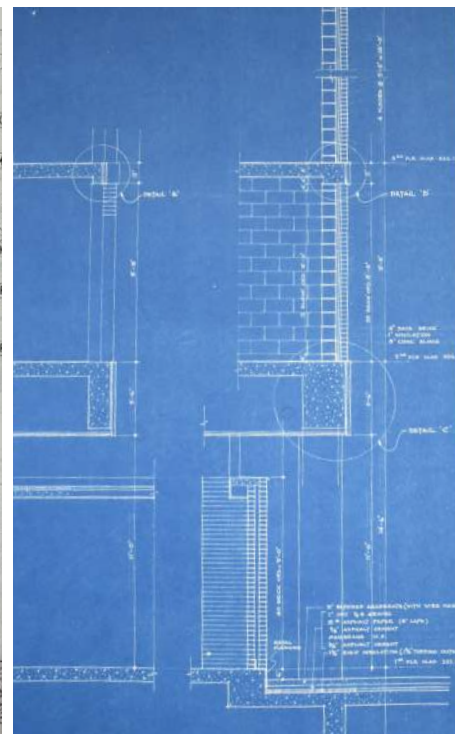


Figure 14. Envelope details for Buildings C & K (T. V. Murray, 1963).

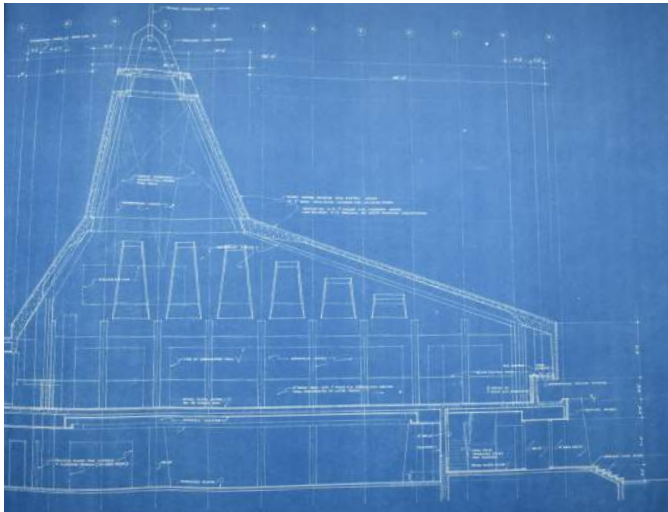


Figure 17. Section at Building A showing continuous concrete roof structure (T. V. Murray, 1963).



Figure 18. Building A, columns and water detail (ERA, 2021).

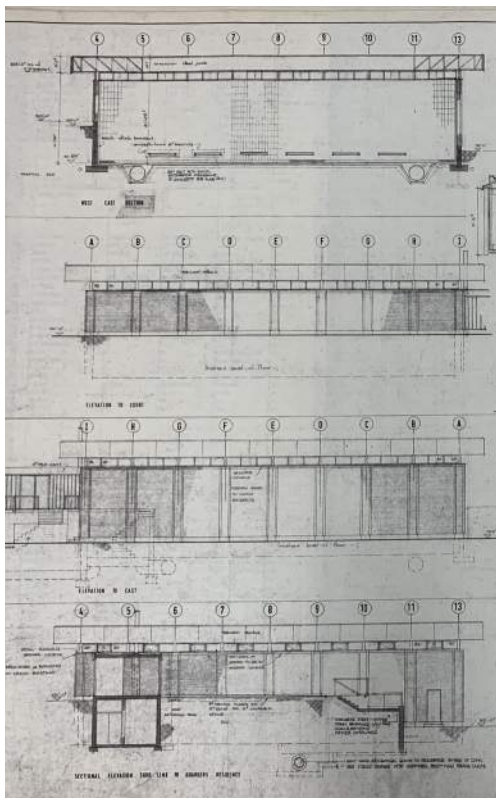


Figure 15. Section and elevations of Building D (T. V. Murray, 1964).

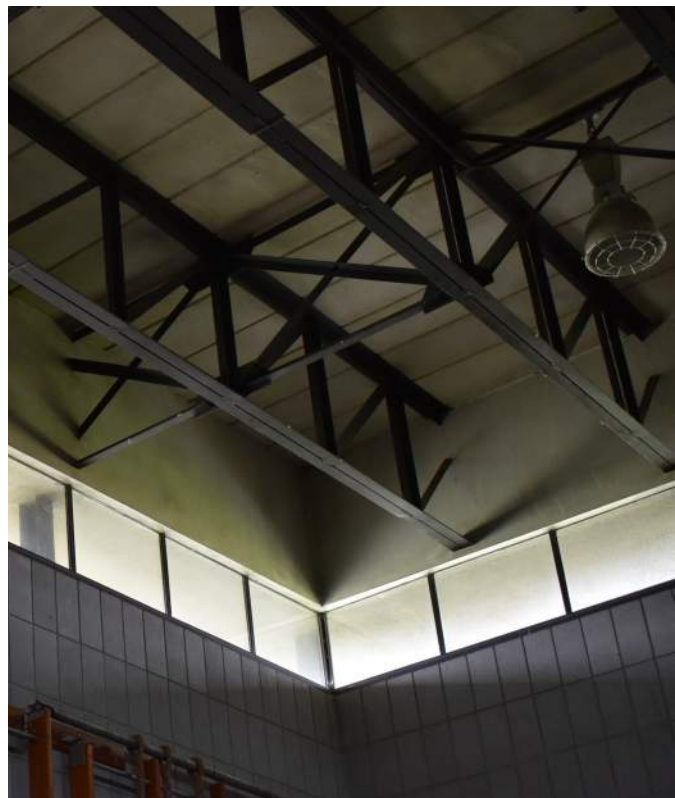


Figure 16. Building D, open web steel joist roof structure (ERA, 2021).

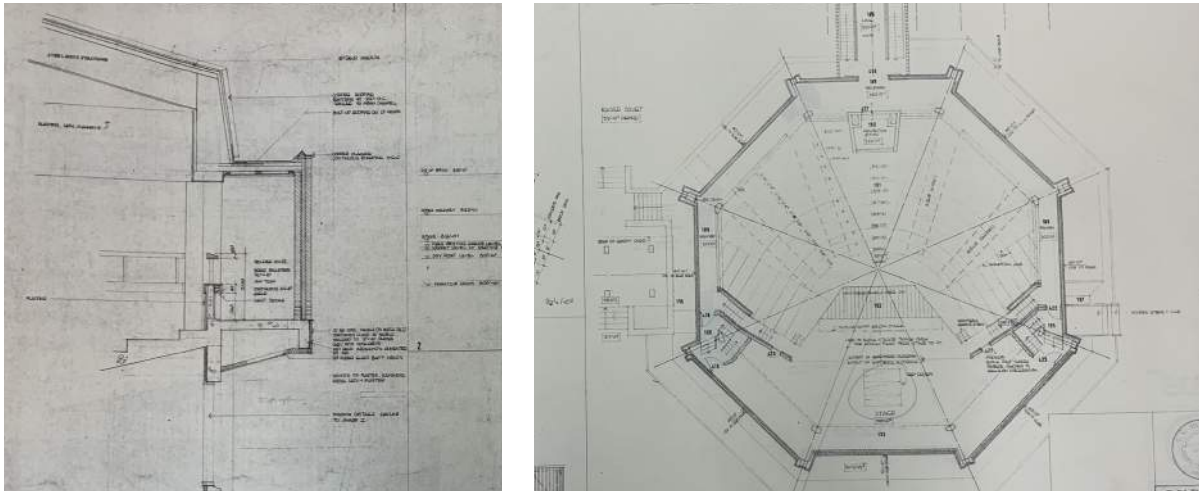


Figure 19. Building F, detail section and first floor plan (T. V. Murray, 1964).

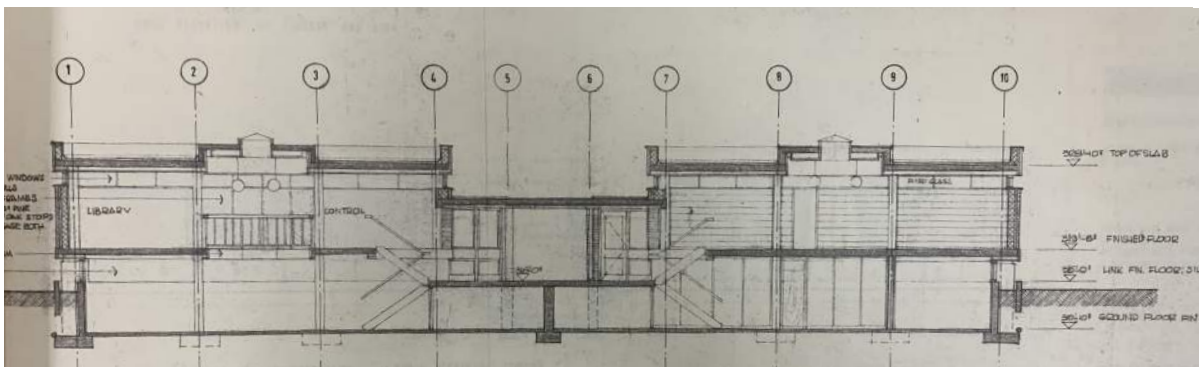


Figure 20. Buildings H & I, section through buildings and link volume (T. V. Murray, 1964).



Figure 21. Clinker brick (ERA, 2021).



Figure 22. Standing seam copper roofing (ERA, 2021).



Figure 23. Aggregate-faced concrete paneling (ERA, 2021).



Figure 24. Interior of Building I and the linking volume between Buildings H and I (ERA, 2021).



Figure 25. Brick screen creating intimate niche between Buildings A & L (ERA, 2021).



Figure 26. Niche at glazed link between Buildings K & L (ERA, 2021).



Figure 27. View from niche between Buildings A & L, looking toward the Sisters' Courtyard (ERA, 2021).



Figure 28. The central, academic courtyard, facing south. Featuring, from left to right: Building E, a sunken planter, the Campanile, Building G, small portions of Buildings I and J (ERA, 2021).



Figure 29. The Sisters' Courtyard, facing southwest. Featuring, from left to right: Building J, Building K, and Building L (ERA, 2021).



Figure 30. The central academic courtyard, facing north. Image focuses on Building A, but the Sisters' (left) and Novitiate (right) Courtyards can be glimpsed on either side (ERA, 2021).

E R A

APPENDIX D HERITAGE DESIGN GUIDELINES (ERA, 5 SEPTEMBER 2024)



1495 HERON ROAD MASTER PLAN

CONSERVATION DESIGN GUIDELINES

Issued July 24, 2024; Revised September 5, 2024

Project # 21-127
Prepared by VA / BH / CS / MS

ERA

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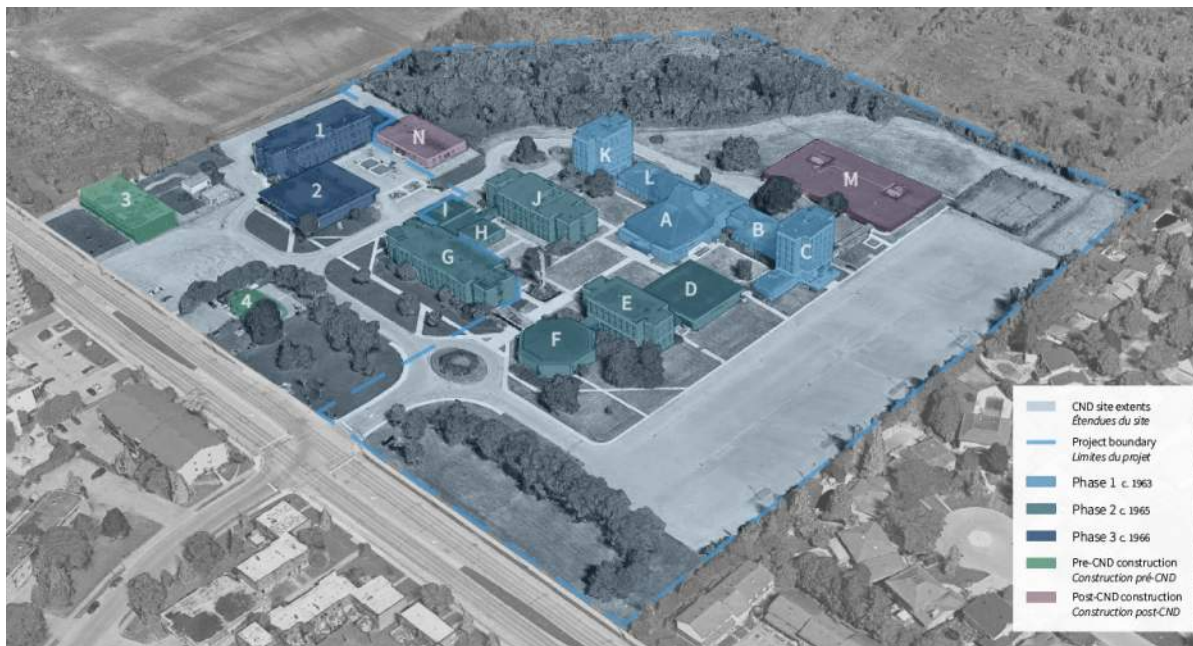
COVER PAGE: View of campus c.1960s, part of Hans Blohm Photo Collection of Campanile Campus (Archives CND - Montreal)

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1 INTRODUCTION

1.1 Purpose



ERA Architects Inc. (“ERA”) has been retained as the heritage consultant for the proposed redevelopment of the property located at 1495 Heron Road in the City of Ottawa (the “site”), also referred to as the Campanile Campus. ERA prepared a Heritage Character Analysis and Conservation Strategy report and an Adaptive Reuse Considerations report for the site dated April 12, 2023 (the “2023 Heritage Reports”) that were included with the development application submission (File Number: D07-16-23-0005 & D02-02-23-0030). This report presents heritage-specific Conservation Design Guidelines (“Guidelines”) for the property that will shape the response to the on-site historic resources and adjacent new construction. This report is to be read as part of the Master Plan and Rezoning Application and is intended to be read in conjunction with the 2023 Heritage Reports. These Guidelines are an update to previous Guidelines dated July 24, 2024.

The purpose of these Guidelines is to inform the conservation and future adaptive reuse of the Campanile Campus – including contributing buildings, landscape features and selected views – and to assist in preparing for their future, in the context of a future redevelopment proposal. These Guidelines will be provided to the purchaser of the site for consideration as they advance their design strategy; more detail on the anticipated process is provided below. These Guidelines have been prepared with respect to the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “S&Gs”), the Ontario Ministry of Tourism Culture and Sport’s Ontario Heritage Toolkit, the City of Ottawa Official Plan, and the 1495 Heron Road Master Plan framework.

The contents of this document are not exclusive nor exhaustive. Additional provisions are intended to help guide the design proposals to ensure compatibility with the existing historic property, while allowing for creativity and flexibility in the design process.



Figure 3. Original Campanile Campus Program (Google Maps, 2021; annotated by ERA).

1.2 Heritage Status

The site is currently listed on the City of Ottawa's Heritage Register. The City of Ottawa is currently preparing a recommendation to designate the property under Part IV of the Ontario Heritage Act. City of Ottawa Heritage Planning staff have provided a draft Statement of Cultural Heritage Value to be included in the proposed designation which establishes the site's heritage value and attributes as it is expected to be conserved (refer to Appendix I).

1.3 Background

The site is an 18-acre (7.3 hectares) area situated in the Alta Vista neighbourhood in the City of Ottawa. The Canada Lands Company Limited ("CLCL") currently owns the site, however the lands are administered by CLCL's real estate subsidiary, CLC. CLC is a federal Crown corporation, specializing in real estate and development, and it is responsible for leading the redevelopment of this site.

Since the development application submission was made, the federal government announced a plan to transform available federal land into affordable housing. CLC has asked the redevelopment planning team to find ways to add density to the site and maximize the amount of housing that can be built on it. These Guidelines are being provided following engagement with City of Ottawa Planning and Heritage Planning staff to provide flexibility for additional density while conserving the cultural heritage value of the property in accordance with the Statement of Cultural Heritage Value.

1.4 Campanile Campus Heritage Conservation Process

Recognizing the significant architectural contribution of the historic Campanile Campus as a Modern campus design while also acknowledging the complexity of fully adaptively reusing buildings designed for a specific use, the proposed heritage conservation process allows for a range of development options for prospective developers and designers to follow. In terms of impacts of a proposed development on the cultural heritage value of the site, it is expected that prospective developers will assess the feasibility of a lower-impact approach before considering a higher-impact approach. There are a range of possibilities that could be acceptable if the proposed development conforms with the principles and guidelines in this document.

LOWER IMPACT

A **lower-impact approach** is to proceed with the site's conservation with minimal intervention to existing contributing buildings and landscape features, sensitively altering existing buildings to allow for new use and generally adding new construction adjacent to existing heritage buildings. An example of how additional density can be added while taking this approach is shown in the 2022 and 2024 demonstration plans included in Section 2. This approach will have a lower physical and visual heritage impact on the Campanile Campus and is preferred from a heritage conservation perspective.

**HIGHER
IMPACT**

Should prospective developers and designers find that a lower-impact approach is not feasible, a **higher-impact approach** is to employ an alternative approach that explores a larger amount of intervention to existing contributing buildings and landscape features, while conserving the site's cultural heritage value. To pursue this step, documentation must be provided as to why a lower-impact approach is not feasible and to show how the proposed approach conserves the cultural heritage value of the site and meets the Guidelines described in this report while providing opportunities for new development. An example of how additional density can be added while taking this approach is shown in the 2024 alternative demonstration plan included in Sections 2 and 5.

Compliance with Guidelines

Pre-design Activities

CLC engages with prospective developers through a pre-design phase of the development application process prior to a pre-submission consultation with City of Ottawa staff and a development application submission to the City of Ottawa. This pre-design phase is a standard and mandatory clause in all of CLC's Agreements of Purchase and Sale. CLC will work with the developer on preliminary design and site plans to ensure compliance with the Guidelines, that there is sufficient documentation of the heritage conservation methodology, and that the proposal meets all technical site requirements to ensure a high-quality submission. A summary architectural briefing document that highlights the pre-design process is to be provided as part of the application to the City.

Development Application Review and Heritage Permit Process

A Heritage Impact Assessment ("HIA") will be required at the Site Plan Control application stage when the rehabilitation and adaptive re-use of the site moves forward. The HIA should include an evaluation of the proposed alterations with reference to these Guidelines. Similarly, new development adjacent to the heritage buildings should refer to these Guidelines in evaluating any potential impacts arising from the heritage adjacency.

Obtaining permits under the Ontario Heritage Act will be required prior to construction.

2 PROPOSED MASTER PLAN

2.1 Description of the Proposed Master Plan

The proposed Master Plan contemplates the adaptation of the Campanile Campus as a new, mixed-use neighbourhood. The proposal involves the construction of new buildings, ranging in height up to nine storeys. The buildings are proposed to integrate a mix of retail and residential uses, including affordable housing. They are proposed to relate to publicly-accessible open space, and amenities.

The historic Campanile Campus, as a legible collection of built features, is proposed to be conserved at the heart of the site, and adapted with contemporary, compatible uses to meet new community needs. An example of how additional density can be added to the site is shown in the 2022 demonstration plan, which was included with the 2023 rezoning submission. Demonstration plans illustrate a potential built form distribution within the site. Building alterations or additions included in a demonstration plan are conceptual ideas and one potential option of many different potential options. Should a prospective developer decide to proceed, further details will be provided as part of a future Site Plan Control application.

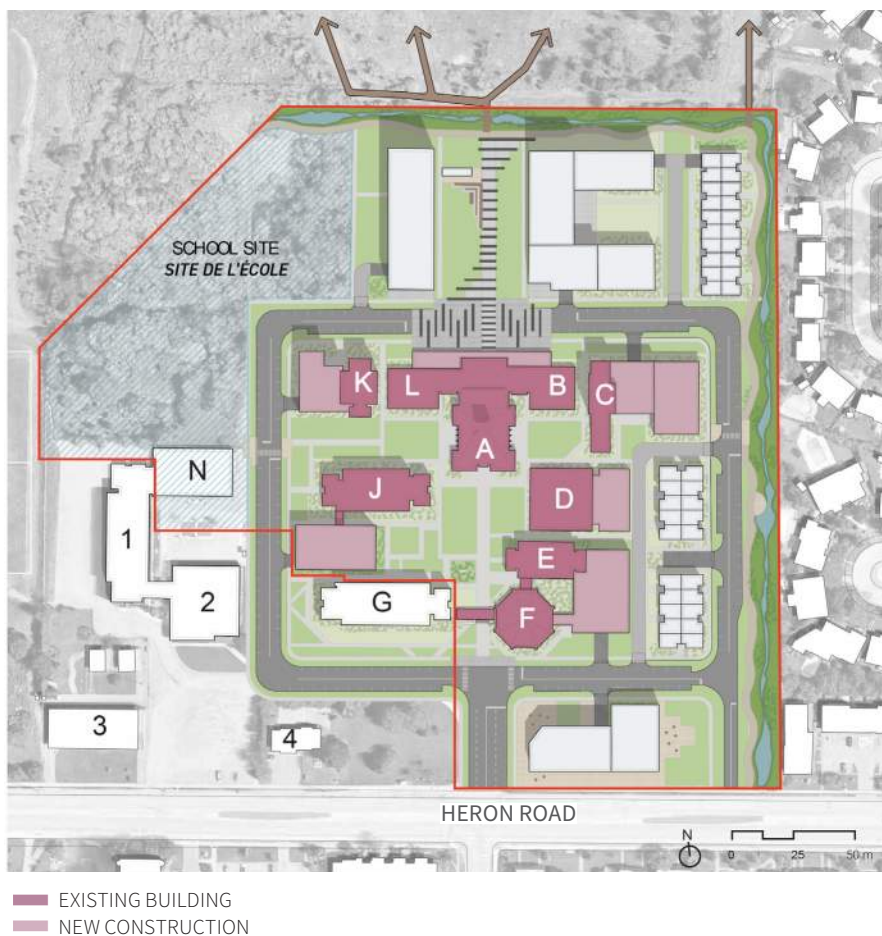


Figure 4. Demonstration plan included in 2023 rezoning submission (Stantec, 2022).

2.2 2024 Master Plan Update

The Master Plan was originally prepared and submitted as part of a 2023 rezoning submission. Subsequently, the Plan was revised and resubmitted in response to comments from the community and the City of Ottawa. The 2024 Master Plan update further refines the proposal, notably by allowing for more density across the site to increase the yield of housing, including the potential for additional development within the historic campus. The following two demonstration plans show two potential options for development on the site, the first with minimal intervention within the historic campus (preferred from a heritage perspective), and the second showing more new construction within the historic campus. The heights indicated are examples only.

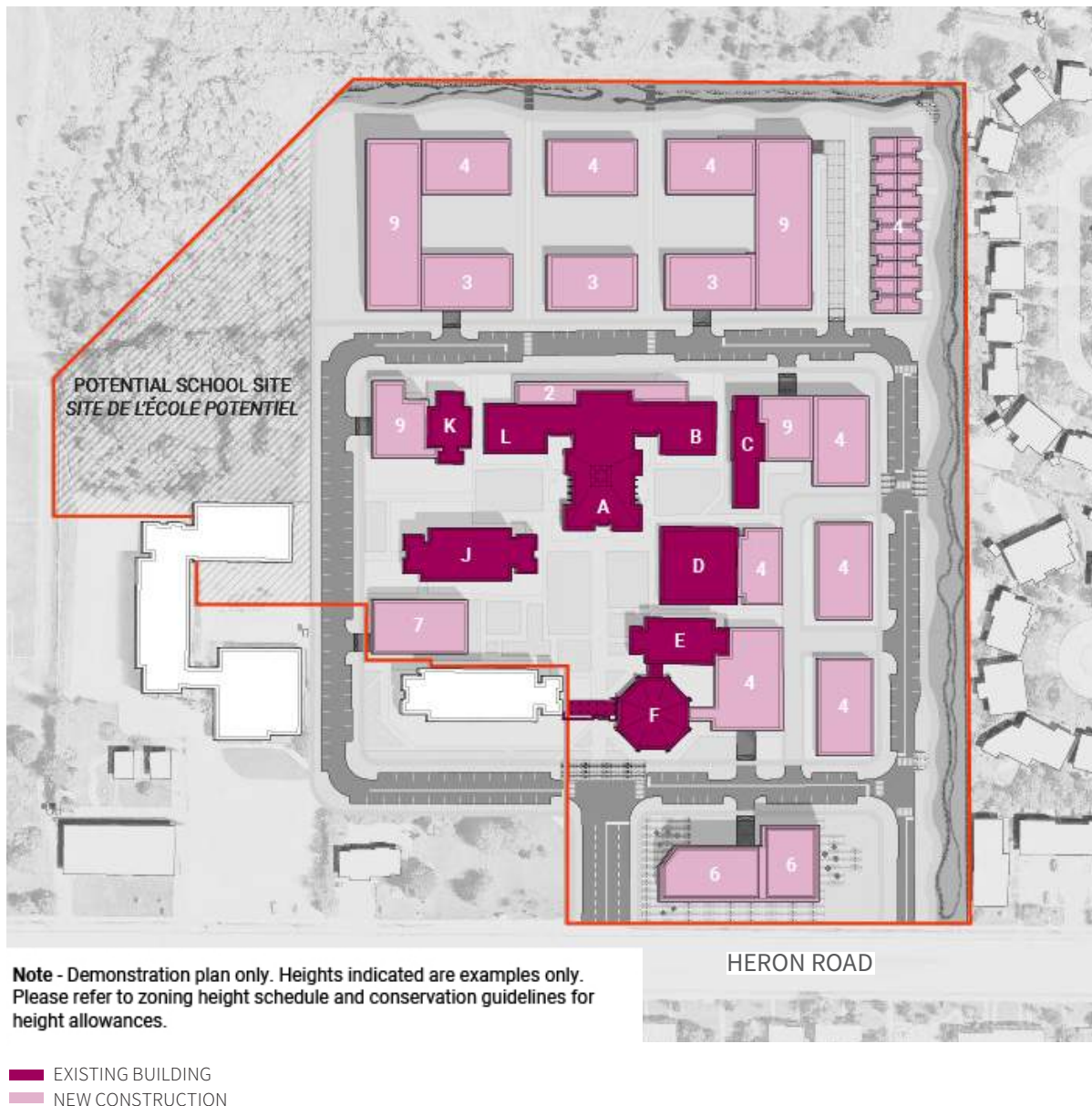


Figure 5. Updated demonstration plan showing minimal intervention within the historic campus (Stantec, 2024)

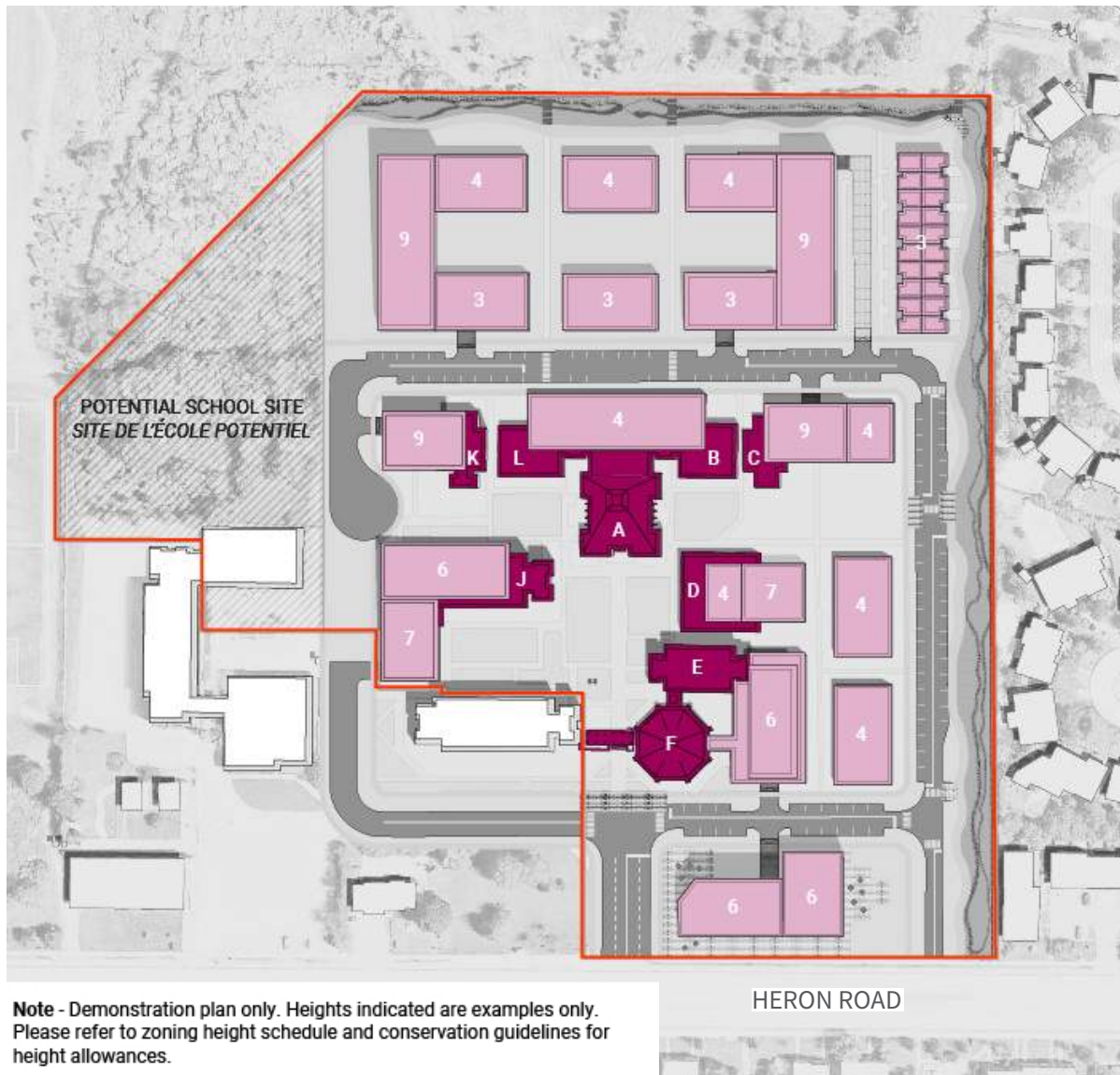


Figure 6. Alternative demonstration plan showing more new construction within the historic campus (Stantec, 2024)

3 HERITAGE CONSERVATION APPROACH

3.1 Conservation Approach

This proposal contemplates the adaptive reuse of a significant heritage property, including the collection of contributing buildings and landscape features that comprises the Campanile Campus. The proposal includes a substantial amount of density that is intended to activate the historic site as a new mixed-use development and finance the conservation of the site's historic buildings. Potential new additions and alterations may be required to facilitate the adaptive re-use of the site.

These Guidelines build on the conservation strategy included in the 2023 Heritage Reports and divides the site into a series of zones, each with distinct and specific conservation design objectives explored in Section 4 of this report.

3.2 Conservation Framework

These Guidelines are informed by the following two documents:

- **Draft Statement of Cultural Heritage Value, 2024 (City of Ottawa)** The draft Statement of Cultural Heritage Value describes the heritage site, provides a statement of cultural heritage value, and identifies a set of heritage attributes that are expected to be conserved.¹
- **Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)** The S&Gs is Canada's benchmark document on heritage conservation practice. It offers guidance for best-practice decision making when planning for, intervening on, and using historic places.

Draft Statement of Cultural Heritage Value, 2024 (City of Ottawa)

The draft Statement of Cultural Heritage Value prepared by the City of Ottawa includes the following statement of cultural heritage value for the property. A full copy of the draft Statement of Cultural Heritage Value which includes the list of heritage attributes that are expected to be conserved, is included in Appendix I².

Cultural Heritage Value

Design Value

The Campanile Campus, 1485-1495 Heron Road, has design value as a rare and representative example of a campus designed in the Modern style. Popular in Canada from the 1940s until the 1970s, Modernism was a worldwide movement in architecture that reflected a break from the highly ornamented and decorative styles of the past. The Modernist style was employed widely in all building typologies, but educational and religious campuses such as the Campanile campus provide particularly fine examples of the master planning often associated with large scale Modernist

1 City of Ottawa staff are expected to recommend the property for designation according to the draft Statement of Cultural Heritage Value. The final Statement of Cultural Heritage Value may change based on a review by the Built Heritage Committee and City Council.

2 The draft Statement of Cultural Heritage Value includes the St. Patrick's Intermediate Catholic School (Building G) on the adjacent property at 1485 Heron Road, which is not owned by CLCL and does not form part of the development application.

projects in the postwar period. Campanile reflects the Modern style through its visual cohesiveness and its architectural expression including the use of flat roofs, rectilinear forms, rough red brick, smooth concrete, copper details, clerestory windows and limited ornamentation.

The design value of the complex also extends to its Modern site design which creates a carefully articulated functional arrangement related to the elements of a pedestrianized educational campus. True to the Modern style, the design also reflects the original function as a religious complex through its arrangement of buildings and its contemplative spaces such as the monastic and novitiate courtyards. The arrangement of the 12 buildings around a raised central quadrangle highlights the importance of the Chapel (Building A) as the central feature of the campus.

The Modern style can also be seen in the landscape design through its use of concrete, limited decorative elements and the integration of landscape elements into the overall visual cohesion of the site design. The concrete colonnaded entrance to the campus is highlighted by the namesake campanile, a prominent concrete bell tower and the tallest structure on the site. The landscape design also includes three courtyards, large limestone boulders, built in benches, trees and shrubs, and concrete walkways and steps.

Campanile has design value as it displays a high degree of artistic merit, particularly in the use of a light well in the chapel (Building A) to reflect light and water patterns onto the sculpture of “Christ With Manna From Heaven” which was designed specifically for the space and emphasizes the building’s role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven brick half walls in the courtyards, and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with a high degree of craftsmanship.

Historic or Associative Value

The Campanile campus has cultural heritage value for its direct association with the Soeurs de la Congregation de Notre Dame (CND) and the growth of Roman Catholic education in Ottawa. The CND was North America’s first women’s religious community, established in Montreal in 1657. The CND sent teachers to ByTown in 1868 and by the 1950s their activity in Ottawa was substantial enough to warrant a larger campus, leading them to purchase the property in 1959. The Campanile campus provided a home for the CND’s expanding presence in Ottawa as well as a new Roman Catholic school and its scale is symbolic of the organization’s important role in supporting a growing Catholic community in the region.

Campanile is also associated with the explosive growth in the federal public service in the post war period and the way in which training for these new public servants was addressed. The passage of the Official Languages Act of Canada in 1969 created a need for language training for federal public servants across the country and facilities were required to conduct this training. In 1973, the Campanile campus closed due to financial struggles and the federal government purchased the complex from CND with St. Patrick’s School (Building G) remaining as a school under separate

ownership. Between 1973 and 2014, the campus served as the Federal Study Centre, providing a variety of training for public servants from across the country.

The Campanile campus yields information that contributes to an understanding of reform in the Catholic Church in the 1960s, resulting from the Second Vatican Council. The objective of the reforms was to modernize the way parishioners participated in mass. The reforms were directly reflected in the modern design of the Campanile campus, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis of light on the altar which were intended to encourage the congregation to participate more fully in mass.

The Campanile campus demonstrates the work of local firm of Murray and Murray Architects and Town Planning Consultants in collaboration with Landscape Architect Peter Coe and artist Gerald Trottier. The campus is an excellent example of founder Timothy Murray's Modern institutional style found throughout several of his religious and educational commissions across Ottawa. The campus is one of Murray's earlier works and his largest commission. Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior of the Chapel, including its integrated sculpture of "Christ With Manna From Heaven" above the altar. Trottier's work is synonymous with Murray's modern liturgical designs and was incorporated into many of Murray's religious commissions in Ottawa including St. Maurice and St. Basil's Churches. The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design.

Contextual Value

The Campanile campus is historically linked to its surroundings as a representation of Ottawa's dramatic suburban growth in the post war period. Throughout the 1950s and 1960s, the National Capital Commission implemented French Urbanist Jacques Gréber's Plan for the National Capital, accelerating Ottawa's transformation from a compact, transit-dependent capital city into a decentralized, car-dependent capital region. While the land purchased by CND from J.J. Heron for Campanile was on the outskirts of the city at the time, it soon became an area of significant suburban growth.

The campus has contextual value as it is visually linked to its surroundings. While it is a self-contained campus, its Modernist architectural character is compatible with the surrounding neighbourhood. The Herongate subdivision south of Campanile was constructed on the southside of Heron Road shortly after the campus was constructed. One of the subdivision's main access roads, Baycrest Drive, was designed to align with Campanile's entrance driveway, extending the axial views towards the campus' campanile tower and the chapel's dominant copper roof.

Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)

The S&Gs outlines a conservation decision-making process, which moves from understanding a historic place, to planning for it, to intervening in it. The current project sits within the planning phase: the site has already been understood and documented through reporting and a draft municipal Statement of Cultural Heritage Value. The S&Gs notes that the planning stage is the time to determine the Primary Conservation Treatment; review the S&G Standards; and follow the S&G Guidelines.

The Primary Conservation Treatment is selected from three options:

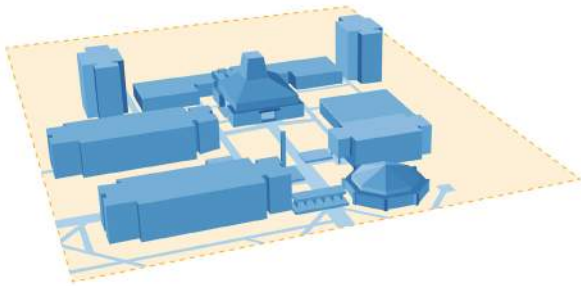
- Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value;
- Rehabilitation: 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.

Most projects involve aspects of more than one conservation treatment, but a project will generally fall under one primary treatment. In the case of the Campanile Campus, where historic resources are being adapted for reuse within a contemporary development, rehabilitation is selected as the primary conservation treatment.

While the Standards from the S&Gs provide the broader philosophical basis for conservation, the S&G Guidelines provide more specific guidance for the conservation of different types of features that may be identified as heritage attributes. The twelve rehabilitation Standards from the S&Gs can be found in Appendix II.

3.3 Campanile Campus Conservation Goals

Four key site-wide goals have been identified as the baseline of the conservation approach. Any future development application should demonstrate that it is achieving these goals.



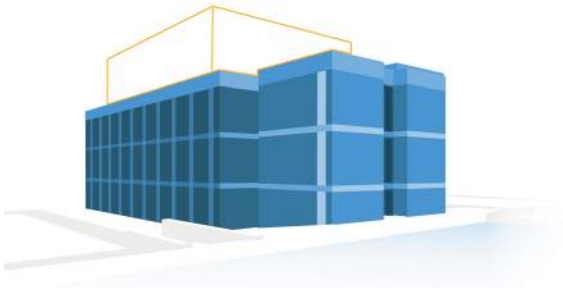
1.

Conserve the historic Campanile Campus as a cohesive ensemble of building and landscape features.



2.

Rehabilitate the site and its buildings to create a vibrant mixed-use community with many open spaces in a manner that celebrates the heritage value of the property.



3.

Respond thoughtfully to historic resources in the design and location of new construction, with compatible and sensitive built form that allows resources to remain prominent. New construction will be appropriately integrated with the historic campus, complement the retained structures and the history of the site.



4.

Interpret the unique history of the site in publicly accessible spaces on site so that it can be understood within its larger context.

4 CONSERVATION DESIGN GUIDELINES

The conservation principles and guidelines are intended to inform how conservation, alterations and development occurs on the site. The guidelines are intended to be used by CLC, prospective developers and the City of Ottawa in reviewing proposals for the site.

4.1 Conservation Principles

The following conservation principles are intended to assist the implementation of the direction set out in the Master Plan, interpreting the S&Gs in the language of architecture and urban design.

RETENTION OF IDENTIFIED HERITAGE ATTRIBUTES

The heritage value of the property is conveyed through its identified heritage attributes. Interventions should be designed to conserve heritage attributes and should adopt a minimal intervention approach. When impacts to heritage attributes are unavoidable, mitigation measures are required to minimize physical and visual impacts.

COMPATIBLE / SUBORDINATE / DISTINGUISHABLE

The following concepts should govern any feature of the rehabilitation of the heritage buildings.

- *Compatible*: Able to coexist. In built form, this suggests that some features of a contributing buildings or landscape features and the new construction are relatable or in dialogue.
- *Subordinate*: Implies being respectful, and not overwhelming or competing with a contributing building or landscape feature and its heritage attributes.
- *Distinguishable*: Recognizable as different. This suggests that exact duplication of heritage features is not recommended. New work must be legible, that is recognizable, as different to the trained eye. This principle appears to be in conflict with compatibility, but the intention of combining all three terms is that a balanced approach must be achieved, and as such, it may not be possible to fully address all principles equally.

New construction is to be distinguishable and of its time. Contemporary solutions that do not repeat features of the contributing building or landscape feature are desirable, however, this does not preclude references to massing, placement and features of the heritage resource. Such references can be achieved through compatibility, but also through contrast which supports distinguishability.

SOLIDITY / PROPORTION / SCALE

- *Solidity* of a building relates to the relationship of solid elements, such as walls, to void elements, like windows, as well as the materials used. New adjacent construction should be compatible with or contrast with the solidity of the heritage buildings.
- *Proportion* refers to an ideal relationship in size or degree between one thing and another, or between parts and whole. New adjacent construction should respond to the proportions of the existing building.
- *Scale* relates to the proportional relationship between an object and its surroundings generally, and more specifically the height and width of a building and its divisions into bays and storeys. The heritage buildings within the Campanile Campus have a scale that is different than the anticipated scale of some of the new development in the vicinity. The scale of the existing heritage buildings should inform the scale of new adjacent construction into components that respond, but do not strictly mimic, the scale of the heritage buildings.

HEIGHT

If new additions or adjacent construction differs in height from the heritage buildings, there should be a transition, or step down in height, to respond to the heritage buildings. For new adjacent development, step backs should be used on the elevations that interface with the heritage buildings to address principles such as proportion, scale, and the datum lines of the heritage buildings. Step backs are not required to be employed at a height exactly matching or lower than that of the heritage buildings.

Within the Campanile Campus, new construction should be sensitive to the site's original pattern of height distribution and balanced variation on either side of the central axis aligning with the Chapel, which is not always symmetrical. This includes a layered composition, with greater height concentrated to the north.

ACCESSIBILITY

Alterations required to make the heritage buildings fully accessible to future users may include the installation of elevators, ramps, modifications to doorways or other openings to facilitate ease of access, and other changes. As directed by the S&Gs, such alterations should seek to have minimal impact on heritage attributes, although it is acknowledged that in certain cases, some degree of impact is unavoidable and, in fact, desirable to achieve universal accessibility.

MATERIALITY

Additions to heritage buildings, or new construction adjacent to the heritage buildings should use materials that complement the heritage resource and yet are distinguishable as contemporary. Attempting to extrapolate the materiality of the heritage buildings onto new construction is generally not appropriate. Contrast in materiality can be achieved by incorporating a varied tonality of like materials. The use of high-quality, contemporary materials on new construction can help enhance the prominence of the heritage resource.

Within the Campanile Campus, consideration should be given to how the campus is legible as a cohesive ensemble; a material palette should be developed for new construction that complements the existing palette. The materials should be contemporary and high quality, in keeping with the existing standard. In this case, a clearly contemporary application of brick may be appropriate such as brick walls with a texture or pattern distinct from the 1960s construction.

4.2 Conservation Design Guidelines

Conservation Intent by Zone

Based on the values outlined in the draft Statement of Cultural Heritage Value, the Guidelines conceptualize the site as a set of four zones, each with distinct and specific conservation design objectives.

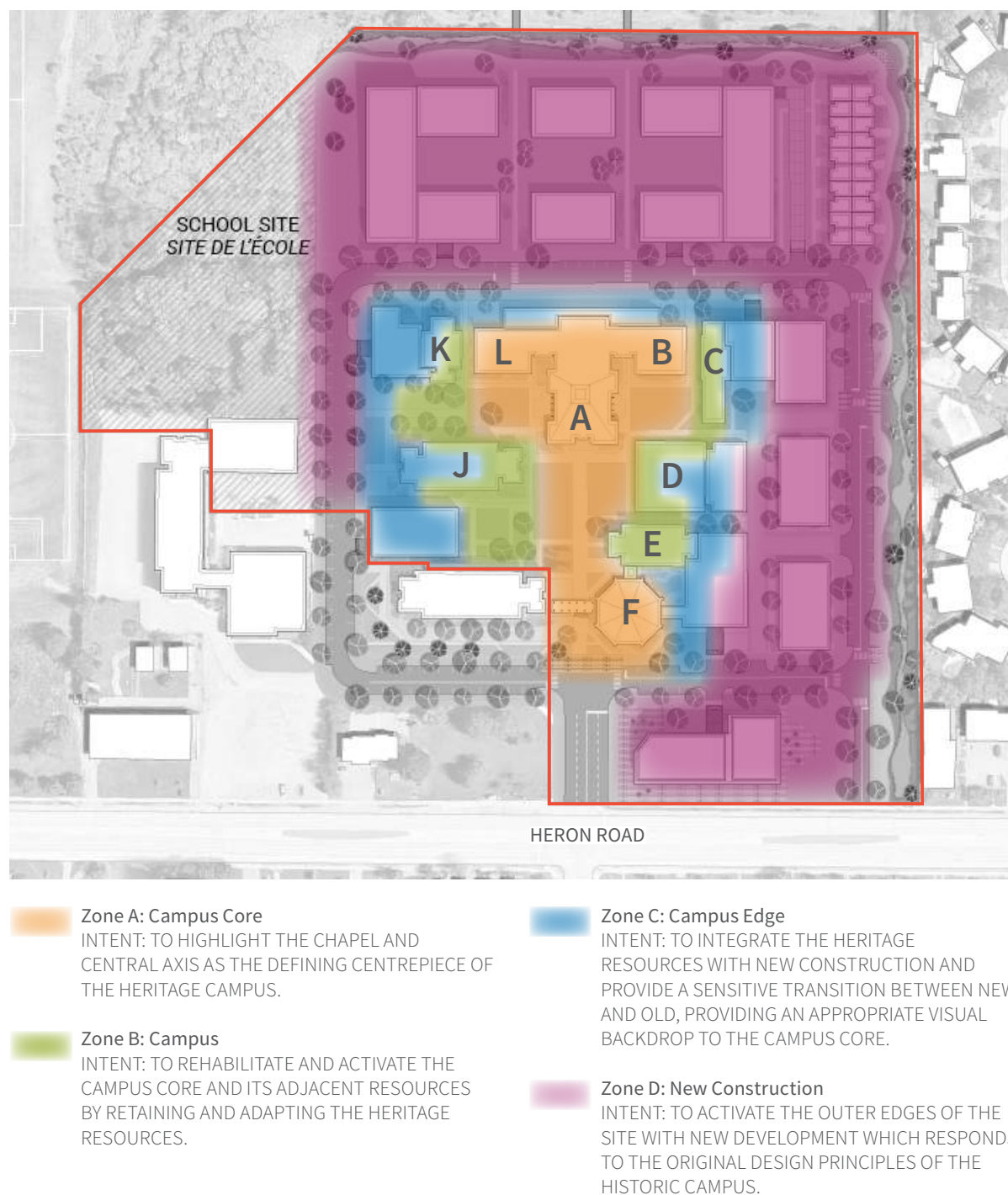
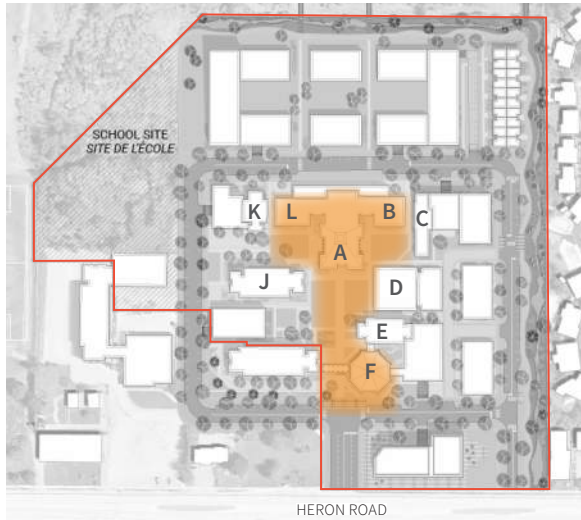


Figure 7. Heritage Zones (Stantec, 2024; annotated by ERA).

ZONE A: Campus Core



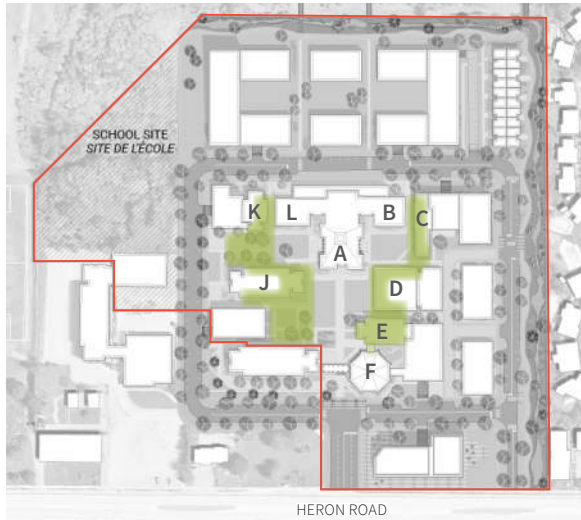
INTENT:

TO HIGHLIGHT THE CHAPEL AND CENTRAL AXIS AS THE DEFINING CENTREPIECE OF THE HERITAGE CAMPUS.

Guidelines

1. Development in Zone A should be minimized to maintain the visual cohesiveness of the original design with its Modernist architectural character and use of consistent materials and formal expression across buildings and landscape elements.
2. Zone A should be maintained to highlight the central axis of the heritage campus as a key public space and centrepiece of the new site design.
 - Alterations should maintain the primacy of the central axis running north from Building F and the entrance canopy to Building A (Chapel) and Buildings B and L, including the central quadrangle and the two quadrangles to the east and west of Building A.
3. Heritage buildings in Zone A should be retained.
 - Conserve Building A (Chapel) including its interior attributes, adjoining wings (Buildings L and B), and Building F as essential components of the Campanile Campus.
4. Landscape features in Zone A should be retained.
 - Conserve the entrance canopy, three quadrangles, Campanile bell tower, brick screen walls, pathways and planters as essential components of the Campanile Campus.
 - Conserve the entry sequence to Zone A framed by the entrance canopy, Building F and the Campanile bell tower.
 - Conserve the area around Building A (Chapel) to the south, east and west as open space to conserve the legibility of its relationship to the surrounding historic buildings, including the variety of exterior spaces.
5. Heritage buildings in Zone A, which should be conserved, are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
6. Interventions including new openings, should be minimal and reversible where possible, conserving the essential form and integrity of the original building.
7. Conserve the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance at the entrance canopy.
8. Provide interpretation to commemorate the cultural heritage value and narratives of the site.

ZONE B: Campus



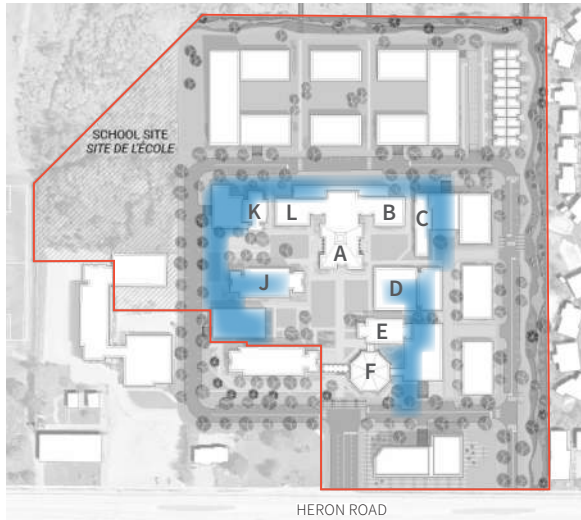
INTENT:

TO REHABILITATE AND ACTIVATE THE CAMPUS CORE AND ITS ADJACENT RESOURCES BY RETAINING AND ADAPTING THE HERITAGE RESOURCES.

Guidelines

1. Maintain Zone B to frame and define the edges of Zone A, and to help define the overall character of the historic campus, notably as a visually unified complex with a distinct sense of place reflecting Modern campus design.
2. Development in Zone B should retain significant portions of the heritage buildings to maintain the primacy of Zone A, frame outdoor spaces, and maintain the sense of a self-contained environment.
3. Heritage buildings in Zone B are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
4. The scale of the heritage buildings should inform the scale of new adjacent construction into components that are similar and respond to, but do not strictly mimic, the scale or height of the heritage buildings.
 - Any addition to a heritage building in Zone B should be limited to a maximum of 3 storeys taller than the heritage building that is being rehabilitated. Additional height can be considered provided there are stepbacks.
 - Stepbacks above heritage buildings should be a minimum of 3 metres deep.
5. New additions that connect to heritage buildings should align floor levels with heritage buildings wherever possible.
6. New construction should be designed in a manner that maintains spaces between heritage buildings and the legibility of individual buildings as component parts of an historic collection. New construction should conserve the legibility of the original form and massing.
7. Interventions including new openings, should be minimal and reversible where possible, conserving the essential form and integrity of the original building.
8. Any additions to historic buildings should be designed to be compatible, subordinate and distinguishable. This can be achieved through form, massing, and materials among others. New construction should be of its time, but should demonstrate an understanding of and should respond to the 1960s Modernism of the original complex.
9. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry, the primacy of Building A around which all other buildings are arranged, and the interplay between indoor and outdoor spaces.

ZONE C: Campus Edge



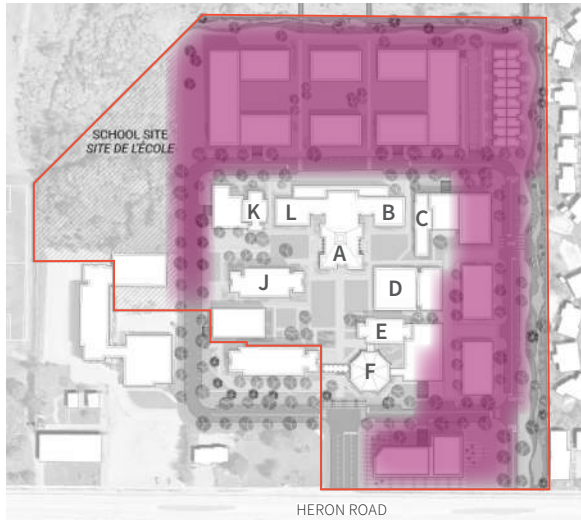
INTENT:

TO INTEGRATE THE HERITAGE RESOURCES WITH NEW CONSTRUCTION AND PROVIDE A SENSITIVE TRANSITION BETWEEN NEW AND OLD, PROVIDING AN APPROPRIATE VISUAL BACKDROP TO THE CAMPUS CORE.

Guidelines

1. Heritage buildings in Zone C are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
2. The scale of the existing heritage buildings should inform the scale of new adjacent construction into components that are similar and respond to, but do not strictly mimic, the scale or height of the heritage buildings.
 - Heritage buildings in Zone C are candidates for rehabilitation and adaptation for compatible new uses, activating the buildings with contemporary programs.
3. New additions that connect to heritage buildings should align floor levels with heritage buildings wherever possible.
4. Any additions to historic buildings should be designed to be compatible, subordinate and distinguishable. This can be achieved through form, massing, and materials among others. New construction should be of its time, but should demonstrate an understanding of and should respond to the 1960s Modernism of the original complex.
5. New construction in Zone C should avoid impinging on the view of the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance.
6. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry, the primacy of Building A around which all other buildings are arranged, and the interplay between indoor and outdoor spaces.

ZONE D: New Construction



INTENT:

TO ACTIVATE THE OUTER EDGES OF THE SITE WITH NEW DEVELOPMENT WHICH RESPONDS TO THE ORIGINAL DESIGN PRINCIPLES OF THE HISTORIC CAMPUS.

Guidelines

1. Leverage the space outside Zones A, B and C for higher-density new construction to support the site's conservation. Development in Zone D should be permitted up to the maximum height permitted by the zoning bylaw.
2. Existing buildings in Zone D may be demolished given that they were not found to have cultural heritage value.
3. New construction in Zone D should be designed to be compatible, subordinate and distinguishable from heritage buildings. This can be achieved through form, massing, and materials among others.
4. New construction in Zone D should avoid impinging on the view of the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance
5. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry and the interplay between indoor and outdoor spaces

5 DEMONSTRATION PLAN

An alternative demonstration plan for the Campanile Campus has been included in the Guidelines to illustrate a potential built form distribution within the site that explores a larger amount of intervention to contributing buildings and landscapes. The demonstration plan shows one option for how additional density can be added while applying the Guidelines and conserving the cultural heritage value of the property. This redevelopment option includes façade retention, selective demolition and additional height on heritage building footprints.

As noted above, building alterations or additions included in the demonstration plan are conceptual ideas and one potential option of many different potential options that could meet the Guidelines, subject to the heritage permit process under the Ontario Heritage Act. Should a prospective developer decide to proceed, further details will be provided as part of a future Site Plan Control application.



Figure 8. Aerial view of demonstration plan (Stantec, 2024).



Figure 9. Aerial view of demonstration plan (Stantec, 2024).



Figure 10. Eye-level view of the demonstration plan, looking northeast (Stantec, 2024).



Figure 11. Eye-level view of the demonstration plan, looking north (Stantec, 2024).



Figure 12. Eye-level view of the demonstration plan, looking northwest (Stantec, 2024).

6 PRECEDENTS

This section is intended to highlight precedents of past and ongoing adaptive re-use projects that have successfully integrated heritage conservation objectives with new building programmes. These precedents have been included for their relevance to the Campanile Campus, and as demonstrations of adaptive re-use initiatives applying the conservation approach of rehabilitation. Although these precedents are borne out of their site-specific contexts, they are instructive examples intended to demonstrate other adaptive re-use initiatives for similarly-sized buildings. Ultimately, the adaptive re-use of the Campanile Campus will respond to the unique physical context of the site.

Innovation Centre at Bayview Yards Ottawa, Ontario



- Rehabilitation of 1940s brick and concrete building
- Largely reuses the existing footprint, with moderate rear addition
- Consideration of courtyard conditions and landscape

Booth Street Campus Ottawa, Ontario



- Redevelopment plan including partial retention and new construction
- Campus setting, with landscape and courtyard integration
- Mixed-use programming, and introduction of density to the site
- Variety of retention and reuse strategies used across project

Distillery District Toronto, Ontario



- Mixed-use complex
- Massing in a variety of scales and forms
- Includes courtyards, alleyways
- Range of conservation strategies includes reuse of existing footprints and new construction

Princeton School of Architecture Princeton, New Jersey



- Contemporary renovation and expansion of 1960s era concrete and brick building
- Institutional campus context
- Form of addition draws from existing

Carleton Campus: Canal Building Ottawa, Ontario



- Contemporary construction adjacent to 1960s era concrete and brick building
- Institutional campus context
- Materiality and expression of new construction draws from existing
- Creation of courtyard conditions

Carleton Campus: Engineering Design Building Ottawa, Ontario



- Contemporary addition to 1960s era concrete and brick building
- Institutional campus context
- Form of contemporary addition draws from existing

7 CONCLUSION & NEXT STEPS

These Guidelines are intended to provide guidance for potential future alterations to the contributing buildings and landscape features within the Campanile Campus, as well as for new construction in the vicinity of the buildings. The Guidelines are meant to provide a degree of flexibility to make alterations to the buildings to facilitate their adaptive re-use, while setting out conservation principles to ensure that any alterations conserve their heritage integrity, maintaining the heritage value and key heritage attributes of the Campanile Campus, while enabling significant intensification. The new development should reinforce the legibility of the complex and its attributes, and be physically and visually compatible. Overall, the proposed conservation will permit the long-term development of the Campanile Campus through balanced intensification that directs growth towards the areas most appropriate for change. The conservation approach will help achieve a built form that is compatible with the historic property, while contributing to the creation of a vibrant, mixed-use community.

Future Heritage Reporting

A Heritage Impact Assessment (“HIA”) will be required at the Site Plan Control application stage when the rehabilitation and adaptive re-use of the site moves forward. The HIA should include an evaluation of the proposed alterations with reference to these Guidelines. Similarly, new development adjacent to the heritage buildings should refer to these Guidelines in evaluating any potential impacts arising from the heritage adjacency. Further, obtaining permits under the Ontario Heritage Act will be required prior to construction.

APPENDICES

Appendix I - Draft Statement of Cultural Heritage Value and Heritage Attributes (City of Ottawa)

Description of Property

The Campanile Campus, also known as the Federal Study Centre is an educational and religious campus including 12 buildings and the associated landscape elements constructed between 1963 and 1966. The campus also includes St. Patrick's Intermediate Catholic School which was constructed as part of the original campus and later severed. The property is located at 1485-1495 Heron Road, on the north side of Heron Road in Ottawa's Alta Vista neighbourhood.

Cultural Heritage Value

Design Value

The Campanile Campus, 1485-1495 Heron Road, has design value as a rare and representative example of a campus designed in the Modern style. Popular in Canada from the 1940s until the 1970s, Modernism was a worldwide movement in architecture that reflected a break from the highly ornamented and decorative styles of the past. The Modernist style was employed widely in all building typologies, but educational and religious campuses such as the Campanile campus provide particularly fine examples of the master planning often associated with large scale Modernist projects in the postwar period. Campanile reflects the Modern style through its visual cohesiveness and its architectural expression including the use of flat roofs, rectilinear forms, rough red brick, smooth concrete, copper details, clerestory windows and limited ornamentation.

The design value of the complex also extends to its Modern site design which creates a carefully articulated functional arrangement related to the elements of a pedestrianized educational campus. True to the Modern style, the design also reflects the original function as a religious complex through its arrangement of buildings and its contemplative spaces such as the monastic and novitiate courtyards. The arrangement of the 12 buildings around a raised central quadrangle highlights the importance of the Chapel (Building A) as the central feature of the campus.

The Modern style can also be seen in the landscape design through its use of concrete, limited decorative elements and the integration of landscape elements into the overall visual cohesion of the site design. The concrete colonnaded entrance to the campus is highlighted by the namesake campanile, a prominent concrete bell tower and the tallest structure on the site. The landscape design also includes three courtyards, large limestone boulders, built in benches, trees and shrubs, and concrete walkways and steps.

Campanile has design value as it displays a high degree of artistic merit, particularly in the use of a light well in the chapel (Building A) to reflect light and water patterns onto the sculpture of "Christ With Manna From Heaven" which was designed specifically for the space and emphasizes the building's role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven brick half walls in the courtyards, and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with a high degree of craftsmanship.

Historic or Associative Value

The Campanile campus has cultural heritage value for its direct association with the Soeurs de la Congregation de Notre Dame (CND) and the growth of Roman Catholic education in Ottawa. The CND was North America's first women's religious community, established in Montreal in 1657. The CND sent teachers to ByTown in 1868 and by the 1950s their activity in Ottawa was substantial enough to warrant a larger campus, leading them to purchase the property in 1959. The Campanile campus provided a home for the CND's expanding presence in Ottawa as well as a new Roman Catholic school and its scale is symbolic of the organization's important role in supporting a growing Catholic community in the region.

Campanile is also associated with the explosive growth in the federal public service in the post war period and the way in which training for these new public servants was addressed. The passage of the Official Languages Act of Canada in 1969 created a need for language training for federal public servants across the country and facilities were required to conduct this training. In 1973, the Campanile campus closed due to financial struggles and the federal government purchased the complex from CND with St. Patrick's School (Building G) remaining as a school under separate ownership. Between 1973 and 2014, the campus served as the Federal Study Centre, providing a variety of training for public servants from across the country.

The Campanile campus yields information that contributes to an understanding of reform in the Catholic Church in the 1960s, resulting from the Second Vatican Council. The objective of the reforms was to modernize the way parishioners participated in mass. The reforms were directly reflected in the modern design of the Campanile campus, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis of light on the altar which were intended to encourage the congregation to participate more fully in mass.

The Campanile campus demonstrates the work of local firm of Murray and Murray Architects and Town Planning Consultants in collaboration with Landscape Architect Peter Coe and artist Gerald Trottier. The campus is an excellent example of founder Timothy Murray's Modern institutional style found throughout several of his religious and educational commissions across Ottawa. The campus is one of Murray's earlier works and his largest commission. Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior of the Chapel, including its integrated sculpture of "Christ With Manna From Heaven" above the altar. Trottier's work is synonymous with Murray's modern liturgical designs and was incorporated into many of Murray's religious commissions in Ottawa including St. Maurice and St. Basil's Churches. The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design.

Contextual Value

The Campanile campus is historically linked to its surroundings as a representation of Ottawa's dramatic suburban growth in the post war period. Throughout the 1950s and 1960s, the National Capital Commission implemented French Urbanist Jacques Gréber's Plan for the National Capital, accelerating Ottawa's transformation from a compact, transit-dependent capital city into a decentralized, car-dependent capital region. While the land purchased by CND from J.J. Heron for Campanile was on the outskirts of the city at the time, it soon became an area of significant suburban growth.

The campus has contextual value as it is visually linked to its surroundings. While it is a self-contained campus, its Modernist architectural character is compatible with the surrounding neighbourhood. The

Herongate subdivision south of Campanile was constructed on the southside of Heron Road shortly after the campus was constructed. One of the subdivision's main access roads, Baycrest Drive, was designed to align with Campanile's entrance driveway, extending the axial views towards the campus' campanile tower and the chapel's dominant copper roof.

Description of Heritage Attributes

Overall Campus

Those attributes that reflect the Campanile campus as a visually unified complex with a distinct sense of place reflecting Modern campus design:

- Features typical of Modern architecture including:
 - Strong horizontality balanced with vertical elements (towers, campanile and spire of the chapel)
 - Clear exterior expression of the structural system expressed in the engaged pillars, pilotis, deep overhangs, horizontal floor plates and concrete cornices with water spouts
 - Highly textured exterior façades created by alternating solids and voids and combining smooth concrete and rough textured brick
 - Minimal decoration
 - Use of a common palette of high quality materials including red mottled brick, smooth white concrete and copper
- The strong visual relationship between the buildings as well as the landscaped courtyards which creates a sense of a self-contained environment
- Arrangement of the buildings around the courtyards, creating an interplay between indoor and outdoor spaces
- Circulation routes including exterior pathways and at grade passageways.
- Concrete campanile located in the central courtyard
- Concrete canopied entrance to the campus
- Arrangement of three quadrangles, connected by concrete walkways, ramps, walls and steps
- Creation of a variety of spaces through open lawns and intimate screened courtyards using woven brick screen walls
- Variations in the landscape design created by changes in topography, areas of open lawn, a variety trees, shrubs and ground cover and use of limestone boulders for visual interest
- Integrated benches around light wells
- Raised and sunken concrete planters
- Primacy of the chapel around which all other buildings are arranged
- Axial view from the campus entrance towards and terminating at the Chapel (Building A), creating an unimpeded view, including the silhouette of the roof.

Building by Building Description of Attributes

Building A (Chapel)

- Location at the centre of the site, reflecting its importance as the spiritual centre of the campus
- Massive, floating truncated offset pyramidal roof clad in copper
- Rough textured, mottled red brick
- Limited fenestration with narrow, vertically oriented irregularly spaced windows
- Entrances on the south, east and west sides, reflecting the different groups of users- sisters, novices and students.

- Main entrance (south) including:
 - Central double doors flanked by large windows
 - Copper clad flat roofed canopy
- East and west entrances including:
 - Central doorway
 - Wide concrete banding
 - Flanking horizontally oriented window openings with spandrel panels separated by concrete buttresses
- Clerestory windows which reflect light from water collected in the exterior trough
- Interior features including:
 - The central plan, reflecting the theological and liturgical changes arising from the Second Vatican Council
 - The lantern above the altar that allows light to reflect on the water collected in a narrow trough at the roofline
 - Exposed smooth concrete interior of the pyramidal roof
 - Low brick walls creating a circulation route
 - 1963 “Christ with Manna from Heaven” sculpture by Gerald Trottier

Buildings B and L

- Location and arrangement as single storey wings, flanking the chapel to the east and west
- Recessed, single storey glazed passageways with wooden fins linking the buildings to Buildings A, C, and K
- Rough textured, mottled red brick cladding
- Regularly spaced rectangular window openings
- Flat, mansard-like corrugated metal roofs

Buildings C and K

- Six storey rectangular massing composed of a recessed first storey topped by a narrow band of windows and a wide concrete band with five additional storeys appearing to float above
- Flat roofs
- Concrete base
- Rough textured, mottled red brick cladding
- Smooth concrete banding between floors
- Rectangular, evenly spaced, deeply recessed window openings

Building D

- Single storey square massing with heavy, smooth concrete, overhanging flat roof
- Clerestory windows
- Rough textured, mottled red brick cladding
- Regularly placed brick pilasters
- Lack of ornamentation and limited fenestration

Building E

- Three storey rectangular massing with flat roof that narrows at the east and west ends of the building
- Rough textured, mottled red brick cladding

- Smooth concrete horizontal banding between storeys and wide concrete cornice
- Vertically oriented, regularly spaces window openings
- Main entrance facing the courtyard, recessed under the cantilevered upper storeys supported on pilotis
- One storey passageways to the north and south, connecting to the gym and auditorium (Buildings D and F)

Building F

- Location at the front of the property, visible from Heron Road, flanking the entrance to the campus
- Octagonal form with heavy, corrugated copper roof
- Rough textured, mottled red brick cladding with smooth concrete accents
- Lack of fenestration on the south façades, facing Heron Road
- High, well lit foundation on the north, east and west allowing light into the interior and giving the appearance that the solid building is floating
- Interior features reflecting its use as an auditorium including the rich, dark red brick walls and warm wood accents

Buildings H and I

- Location and footprint, creating the western edge to the sunken courtyard

Buildings G and J

- Three storey massing with flat roofs
- Rough textured, mottled red brick cladding
- Smooth concrete horizontal banding between storeys and heavy concrete cornice
- Vertically oriented, regularly spaces window openings
- Stepped entrance bays at the east and west ends, containing the stairwells

Exclusions

All buildings at 1485 Heron Road with the exception of Building G (St. Patrick's Intermediate School) are excluded from the designation.

At 1495 Heron Road, Buildings M and N are excluded from the designation. With the exception of the attribute related to footprint and location outlined above, Buildings H and I are not contemplated for retention.

All interiors are excluded from the designation with the exception of the interior attributes outlined for the Chapel, Building A.

Appendix II - Rehabilitation Standards for the Conservation of Historic Places in Canada

The following 12 standards from the Parks Canada *Standards & Guidelines for the Conservation of Historic Properties in Canada* apply when carrying out the **REHABILITATION** of a heritage resource.

General Standards for Preservation, Rehabilitation and Restoration

[1] Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character defining elements*. Do not move a part of an historic place if its current location is a character-defining element.

[2] Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.

[3] Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

[4] Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

[5] Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.

[6] Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

[7] Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

[8] Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.

[9] Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

[10] Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

[11] Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

[12] Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

DEFINITIONS

Character Defining Elements: The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historical place, which must be retained in order to preserve its heritage value.

Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Place: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Minimal Intervention: The approach that allows functional goals to be met with the least physical intervention.

Prototype: An original model on which something is patterned.

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation”, “Rehabilitation”, “Restoration”, or a combination of these actions or processes. (Standards and Guidelines for the Conservation of Historic Places in Canada)

E R A