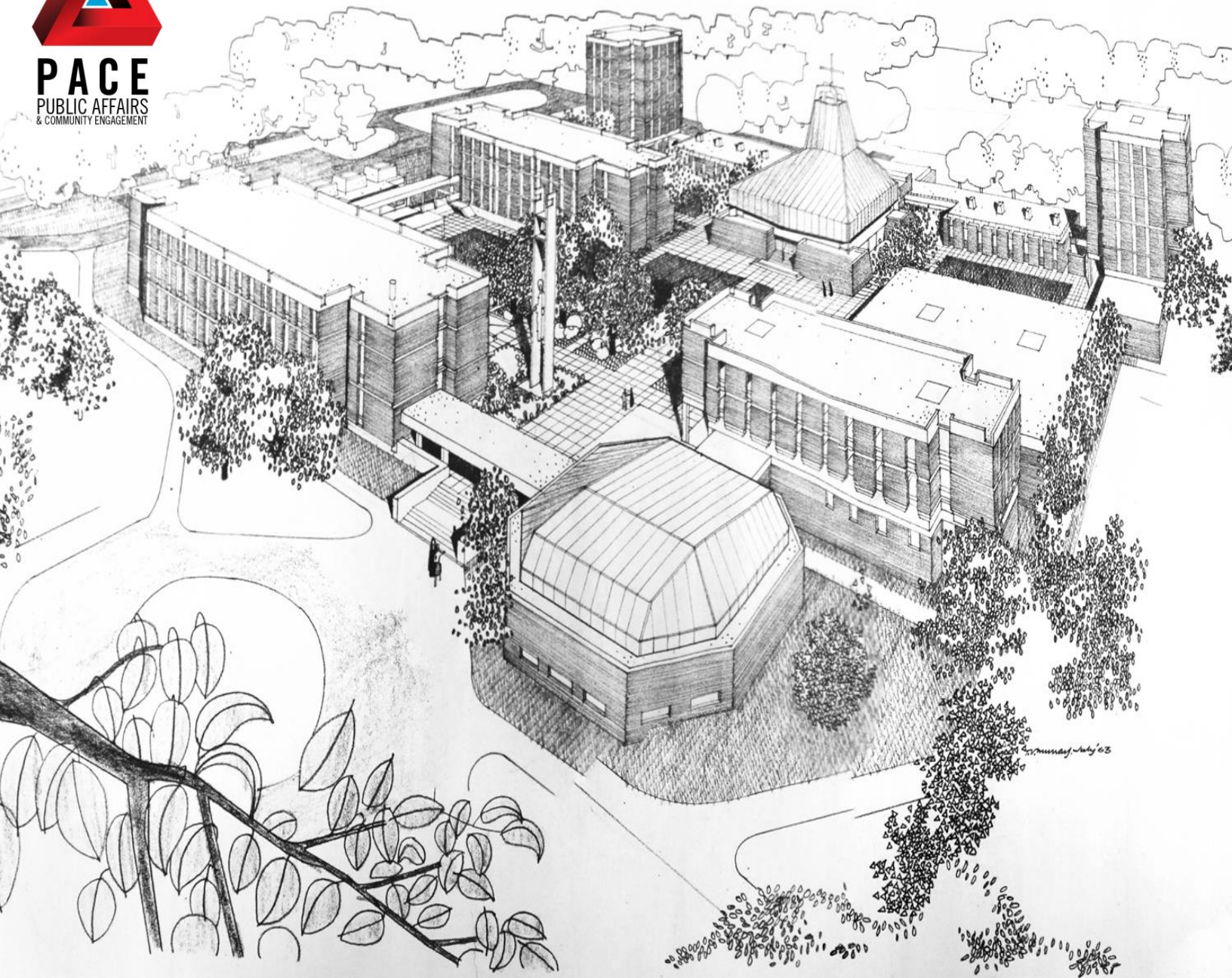




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Original sketch by Murray and Murray

Final Summary Report of the Engagement Process in Support of the Redevelopment of 1495 Heron Road

—Presented to Canada Lands Company

July 25, 2022

PACE Public Affairs & Community Engagement
www.paceconsulting.ca

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Figure 1: Aerial view of 1495 Heron Road, looking northwest



Executive Summary

This final summary report provides an overview of the community and stakeholder engagement process that supports the redevelopment of 1495 Heron Road.

Canada Lands Company (Canada Lands) acquired the site from Public Services and Procurement Canada in 2020 after the land was declared surplus in 2014. The 7.3-hectare (18-acre) site is located in Alta Vista Ward and is close to retail services, transit, parkland, and greenspace areas. The site is bound to the south by Heron Road, to the north by Parkland and Wren's Way, to the west by the former St. Patrick High School and Orlando Park, and to the east by the Guildwood Estates neighbourhood.

In summer 2021, Canada Lands retained Stantec as the planning consultant to lead the master planning process. The Stantec team includes ERA Architects, responsible for the site's heritage analysis, and PACE Public Affairs & Community Engagement, leading the project's engagement process. Prior to this, Canada Lands conducted initial public consultations in March 2021.

ENGAGEMENT PROGRAM OVERVIEW

In the spring of 2021, Canada Lands voluntarily initiated the engagement process with an online visioning exercise held from mid-March to early May of that year. (The summary report is available [here](#).) Once retained, the Stantec team worked with Canada Lands to develop and lead three more stages of community and stakeholder engagement between August 2021 and June 2022.

The objectives of the community and stakeholder engagement were to:

- Raise awareness for the redevelopment project;
- Inform the public and stakeholders regarding the master planning process and the findings of the site's contextual analysis;
- Get input into a vision and an eventual preferred concept for how the site can be transformed; and
- Ensure that community considerations remain at the forefront and input is continuously incorporated back into the study process.

Several opportunities were organized for stakeholders and members of the public to learn more about the project and to provide input into the master planning process. The findings from all stages of engagement informed the Project Team's design process in an iterative fashion as planning progressed from an initial vision to the four draft concepts, and finally the preferred concept.

The table below shows the degree of public and stakeholder participation over the course of the four-stage engagement process, from March 2021 to June 2022:

Engagement	Date	Participation
Stage 1 (Spring 2021)		
Project Launch	March 2021	Development and launch of project website. Various awareness-raising activities
Online Engagement	March 2021	450 participants
Public Advisory Committee (PAC)	August 16, 2021	Establishment of the PAC and inaugural meeting
Stage 2 (Summer 2021 to Winter 2021/22)		
Information	January 1 to February 27, 2022	Updates to project website, including Stage 2 technical presentation and video. Various awareness raising activities
PAC	Site visit: Nov. 5, 2021 Meeting: Dec. 8, 2021	PAC meeting #2 and site visit
Virtual Bilingual Public Workshop	February 10, 2022	150+ participants
Questionnaire (online, hard copy)	February 11-27, 2022	189 online visits; between 65 and 97 completions depending on the question
Stage 2 Video	Posted February 2022	397 views (YouTube)
Stage 3 (Early Spring 2022)		
Information	March 23-April 29, 2022	Updates to project website, including Stage 3 technical presentation and video. Various awareness raising activities
PAC	April 4, 2022	PAC meeting #3
In-person Bilingual Virtual Webinar	April 13, 2022	100+ participants
Questionnaire (online, hard copy)	April 14-29, 2022	336 online visits; between 27 and 30 completions depending on the question
Stage 3 Video	Posted April 2022	108 views (YouTube)
Alta Vista Comm. Association (AVCA) Meeting	May 9, 2022	31 community members plus AVCA executive and Councillor Cloutier
Stage 4 (Late Spring 2022)		
Information	June 2022 and ongoing	Updates to project website, including Stage 3 technical presentation and video. Various awareness raising activities
PAC	June 1, 2022	PAC Meeting #4
Public Open House/Site Visit	June 4, 2022	80 attendees over a three-hour period
Ongoing		
Project Website	March 2021-present	More than 10,000 visitors since spring 2021
Email submissions	Spring 2021-present	Various, ongoing

All comments and feedback received has been reviewed, analyzed, and summarized to inform the Project Study Team.

WHAT WE HEARD - GENERALLY

For summary purposes, the draft preferred concept is described as follows:

“In this preferred concept, 1495 Heron Road is reimagined as a vibrant mixed-use community with many green and open spaces, framed by a beautiful and natural “blue-green” pathway along the east and north. Nearly all of the historic buildings are rehabilitated and re-used, and new buildings are arranged to maintain various views to the historic chapel – highlighting the site’s heritage campus feel. Space for a potential new elementary school has been set aside to the west near Orlando Park, and a mix of low- and mid-rise housing types are built throughout to meet the needs of many different people with varying incomes, such as families, young professionals, and seniors. 1495 Heron Road has become a place that connects history with the future, surrounding neighbourhoods with one another, and greenspace with urban living.”

Overall, community members and stakeholders expressed general support for the preferred concept as it developed over the course of the engagement process. When it was presented, participants mostly indicated it struck a good balance between buildings heights, density, the treatment of heritage, greenspace, and open spaces. For example, participants in the online questionnaire from Stage 3 expressed a very high degree of support for the concept, with the majority or near majority of respondents consistently selecting "agree" — the highest degree of support available out of five options — for each of 13 statements presented to them about various aspects of the concept.

Despite accommodations made to the draft Preferred Concept to respond to community input, some residents of Guildwood Estates remain opposed to the preferred concept, citing perceived health, nuisance, and economic concerns related to density, building heights, traffic, heritage conservation, and the potential loss of property values. Analysis of the Stage 3 online questionnaire showed that a baseline of approximately 10 per cent of respondents (one in 10) selected “disagree” — the lowest indicator of support — for all 13 statements. It is important to note that some of the residents who were expressing concern about heights were under the impression that the buildings to the east would be mid-rise (between five to nine storeys) instead of low-rise.

The concept includes several features to address concerns expressed during the earlier stages of engagement, in particular those of some of the Guildwood Estates residents living adjacent to the site. These features include:

- Moving new mid-rise buildings away from the site’s eastern boundary and replacing them with low-rise buildings (maximum of four stories);
- Creating a more generous buffer between new development and existing homes, with a 30-metre to 40-metre (98 to 131 feet) transition between building fronts where the current interior side yard setback is 7.5-metres (24.6 feet);

- Opting to build a dry creek (the “blue/green corridor”) as a retention corridor for stormwater management, instead of a water pond. The landscaped corridor will double as a linear park;
- Dedicating school space for a new school in the site’s northwestern corner, away from Guildwood Estates due to perceived nuisance factors; and
- Enhancing the interaction between new development in the north and Wren’s Way.

A sample of participant statements can be found at Appendix C, along with statistics from the online exercises.

NEXT STEPS

Canada Lands and the Stantec project team are working collaboratively to prepare the plans and studies that will form part of a development application to the City of Ottawa, which is expected to be submitted in the Summer of 2022. The application will be supported by ongoing site studies.

The development application will follow the City’s formal review process, timelines, and requirements for public engagement outlined by the *Planning Act* and Official Plan. The City of Ottawa development application is a public process, and the community will have further opportunity to comment.

Overview

This final summary report provides an overview of the community and stakeholder engagement process held in support of the master planning process for the redevelopment of 1495 Heron Road by Canada Lands Company (Canada Lands).

The master plan reimagines the former Federal Study Centre as a mixed-use community that connects history with the future, surrounding neighbourhoods with one another, and greenspace with urban living.

Although public consultation is not a requirement at this early stage of the project, Canada Lands voluntarily initiated the engagement process with an online visioning exercise held from mid-March to early May of 2021 (summary report is available [here](#)).

In summer 2021, Canada Lands retained Stantec as the planning consultant to lead the master planning process. The Stantec team includes ERA Architects, responsible for the site's heritage analysis, and PACE Public Affairs & Community Engagement, leading the project's engagement process.

Jointly, Canada Lands, Stantec, ERA Architects and PACE developed and led three more stages of community and stakeholder engagement between August 2021 and June 2022.

While a more fulsome review of the community and stakeholder input received over the four phases of engagement is provided below, **to summarize broadly: there is strong and continued support that 1495 Heron Road be redeveloped as a vibrant low and mid-rise mixed-use community that respects the site's significant heritage features and integrates with the surrounding greenspace and parks.** There is also solid support for affordable housing and development options that can help address Ottawa's housing crisis.

When presented with the preferred concept at Stage 4 (shown below), community members and stakeholder expressed significant support for it, with the exception of a small group of residents who identified themselves as living in the adjacent Guildwood Estates. These residents expressed a desire for lower heights, a lower overall density of housing units, and a wider buffer between their homes and any new development.

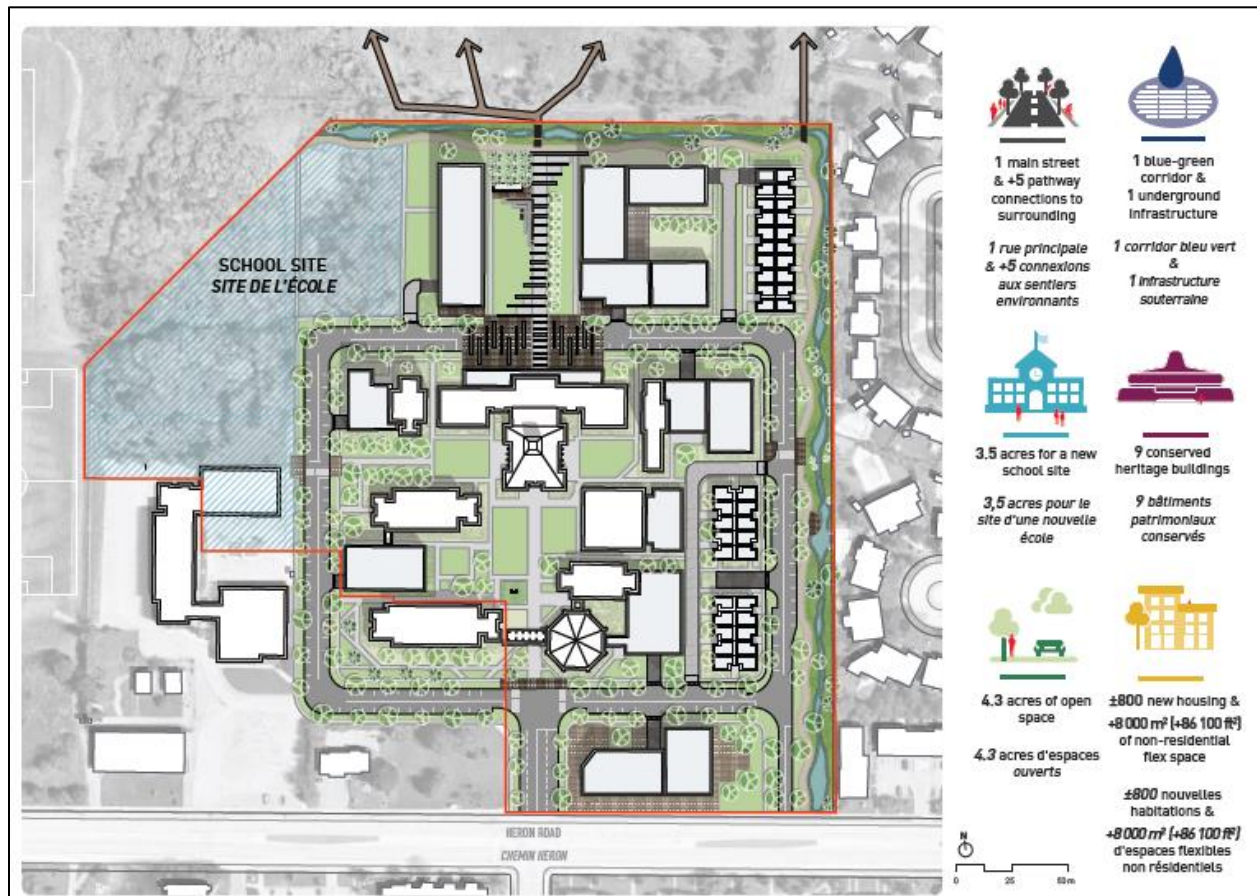


Figure 2: Preferred Concept for 1495 Heron Road presented at Stage 4

ABOUT THE PROJECT

Canada Lands Company, a federal Crown corporation, has a mandate to transform former Government of Canada properties and reintegrate them into local communities while ensuring their long-term sustainability and viability.

Canada Lands acquired the 1495 Heron Road site from Public Services and Procurement Canada in 2020 after the land was declared surplus. The 7.3-hectare (18-acre) site consists of 12 buildings, which account for almost 20,346 square metres (219,000 square feet).

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

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

Heritage conservation is an important aspect of this project, and the Project Team’s heritage consultants, ERA Architects, have developed an analysis of the site looking at things like its history, characterizing elements, existing conditions, and adaptive reuse potential.

As well, the Conseil des écoles publiques de l’Est de l’Ontario (CEPEO) has indicated that it is considering the site for the location of a new primary school. Conversations with the school board are ongoing. For planning purposes, the Project Team has included an area of the site for the school’s purposes.



Figure 3: Aerial view of 1495 Heron Road and surrounding neighbourhoods (Google Maps)

Engagement Process

OVERVIEW

Canada Lands places significant emphasis on the importance of engaging and collaborating with the community and civic officials for the properties they develop. It is for this reason that Canada Lands chose to voluntarily initiate an engagement process for 1495 Heron Road, ahead of submitting a development plan to the City of Ottawa and the statutory consultations required by the *Planning Act*.

The objectives of the community and stakeholder engagement were to:

- Raise awareness for the redevelopment project;
- Inform the public and stakeholders regarding the master planning process and the findings of the site’s contextual analysis;
- Get input into a vision and an eventual preferred concept for how the site can be transformed; and
- Ensure that community considerations remain at the forefront and input is continuously incorporated back into the study process.

As the image below shows, the project recently entered step 3 of a five-step process. While community engagement will occur throughout the life of the project, steps 3 to 5 focus on the implementation of the master plan, starting with the municipal approvals process and the beginning of construction to prepare the site for future development.

Most of the Canada Lands-led engagement with the community and stakeholders therefore took place during steps 1 and 2, in which the Project Team, over four stages of engagement beginning in the Spring of 2021, worked closely with community members and stakeholders to develop a vision and concept plan for 1495 Heron Road.

As mentioned above, the City of Ottawa will initiate its own statutory consultations as part of its eventual review of Canada Lands’ development application for 1495 Heron Road.

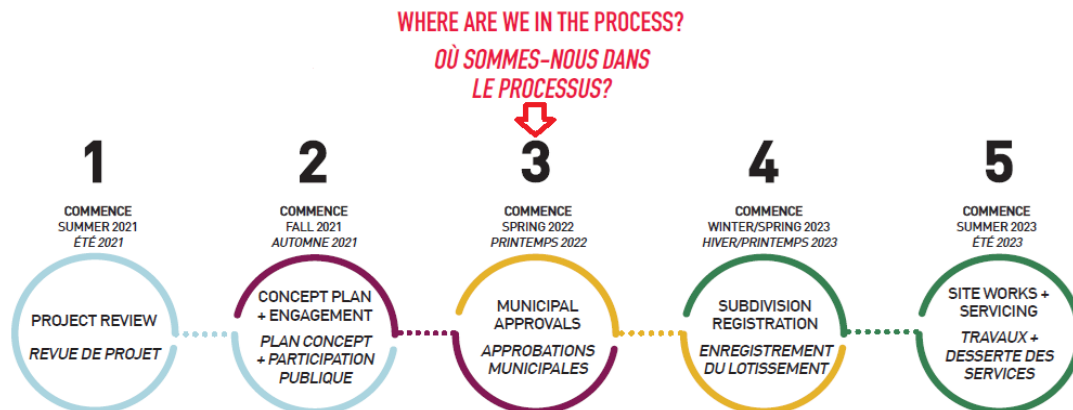


Figure 4: The Redevelopment process and timelines

Engagement – Stage 1 (Spring 2021): Stage 1 was initiated by Canada Lands in the spring of 2021 and included an online visioning exercise that ran from mid-March to May 1 of that year. More than 450 respondents identified five key themes for the site: (1) community amenities, (2) heritage conservation, (3) mid-rise residential development, (4) affordability, and (5) sustainability and open space. These served as the guiding principles that guided and informed the development of the master plan. The Stage 1 summary report is available [here](#).

Engagement – Stage 2 (Summer 2021 to Winter 2021/22): Stage 2 of the engagement process was held over the period of mid-August 2021 to the end of February 2022. Building off of the initial phase of engagement, the purpose of Stage 2 was to work with community members and stakeholders to develop the preferred concept plan that forms the basis of the master plan for 1495 Heron Road. Broadly, the objective was to get members of the public and community stakeholders to react to and share their thoughts on four “concepts” developed by the Project Team for how the site can be transformed (see Appendix A for more details on the concepts). The findings from Stage 2 informed the Project Team’s design process as it progressed from four concepts to a preferred concept. A Stage 2 summary report has been posted on the project’s website [here](#).

Engagement – Stage 3 (Early Spring 2022): Stage 3 of the engagement process was held over the period of March 23, 2022, to May 9, 2022. Broadly, participants were asked to comment on a “draft preferred concept” for how 1495 Heron could be redeveloped. The “draft preferred concept” draws inspiration from the four initial concepts presented during Stage 2 and the ensuing community input. A summary report of the Stage 3 process is available on the project’s website [here](#).

Engagement – Stage 4 (Late Spring 2022): A fourth and final stage of engagement was held in early June 2022 to present to stakeholders and the public the preferred concept that will be submitted to the City of Ottawa in the summer of 2022. This stage, which consisted of an open house at 1495 Heron Road, was primarily for information, although the public and stakeholders were invited to see and experience the site in person, speak to project experts, and submit comments to refine the concept.

ACTIVITIES

Several opportunities were organized throughout for stakeholders and members of the public to learn more about the project and to provide input into the master planning process. The findings from all stages of engagement informed the Project Team’s design process in an iterative fashion as planning progressed from the initial vision to the four draft concepts, and finally the preferred concept.

Activities included:

- A **project website**, launched in early 2021 and frequently updated;
- An **online Discussion Forum** and visioning exercise at Stage 1;
- **Stage 2 and 3 technical presentations** uploaded on the project website;

- **Stage 2 and 3 videos** of the technical presentations posted on the site and on YouTube ([video 1](#); [video 2](#));
- A **Public Advisory Committee**, established in the summer of 2021 and made up of representatives from a wide range of interests (see Appendix B for the membership list). The PAC met five times, including during a tour of the site on November 5, 2021;
- A **virtual public workshop** at Stage 2, consisting of a technical presentation followed by facilitated discussions in 15 breakout rooms;
- A **Public Webinar** at Stage 3, which included a technical presentation on the draft preferred concept followed by a moderated question and answer period.
- **Stage 2 and 3 bilingual questionnaires**, available to the public online and in hard copy;
- Participation in a **project-focused community meeting** organized and hosted by the Alta Vista Community Association (AVCA). The meeting included opening statements by the AVCA executive, Ottawa City Councillor for Alta Vista Jean Cloutier, and Mr. Tim Murray, the original architect for 1495 Heron Road;
- A Stage 4 **public open house and site tour**, with programming and activities; and
- **Ongoing communications** and website updates to inform the public and stakeholders of project developments and opportunities to provide input.

In addition, various comments were submitted to Canada Lands by email and mail. These have been reviewed and copies have been shared with the Project Team to assist with the master plan’s development.

The table below shows the degree of public and stakeholder participation over the course of the four-stage engagement process, from March 2021 to June 2022:

Engagement	Date	Participation
Stage 1 (Spring 2021)		
Project Launch	March 2021	Development and launch of project website. Various communications activities to raise awareness (see “Promotions” below)
Online Engagement	March 2021	450 participants, with 6,735 visits to the project website and 2,330 unique visitors
Public Advisory Committee (PAC)	August 16, 2021	Establishment of the PAC and inaugural meeting with individuals and organizations that represent the surrounding community
Stage 2 (Summer 2021 to Winter 2021/22)		
Information	January 1 to February 27, 2022	Updates to the project website, including the uploading of a Stage 2 technical presentation and video. Various communications activities to raise awareness (see “Promotions” below)
Public Advisory Committee (PAC)	Site visit: Nov. 5, 2021 Meeting: Dec. 8, 2021	PAC meeting #2 and site visit

Virtual Bilingual Public Workshop	February 10, 2022	150+ participants
Questionnaire (online and hard copy)	February 11-27, 2022	189 online visits; between 65 and 97 individuals completing all or portions of the questionnaire, depending on the question
Stage 2 Video	Posted February 2022	397 views (YouTube)
Stage 3 (Early Spring 2022)		
Information	March 23-April 29, 2022	Updates to the project website, including the uploading of a second technical presentation and video. Various communications activities to raise awareness (see “Promotions” below)
Public Advisory Committee (PAC)	April 4, 2022	PAC meeting #3
In-person Bilingual Virtual Webinar	April 13, 2022	100+ participants
Questionnaire (online and hard copy)	April 14-29, 2022	336 online visits; between 27 and 30 individuals completing all or portions of the questionnaire, depending on the question
Stage 3 Video	Posted April 2022	108 views (YouTube)
Alta Vista Community Association (AVCA) Information Meeting	May 9, 2022	31 community members plus AVCA executive and Councillor Cloutier
Stage 4 (Late Spring 2022)		
Information	June 2022 and ongoing	Updates to the project website, including the uploading of the preferred concept. Various communications activities to raise awareness (see “Promotions” below)
Public Advisory Committee (PAC)	June 1, 2022	PAC Meeting #4
Public Open House/Site Visit	June 4, 2022	80 attendees over a three-hour period
Ongoing		
Project Website	March 2021 to present	More than 10,000 visitors since the spring of 2021
Email submissions	Spring 2021 to present	Various, ongoing

All comments and feedback received has been reviewed, analyzed, and summarized to inform the Project Study Team.

PROMOTION

A series of promotional activities were implemented to raise awareness and drive participation in all the workshops, online exercises, and the Stage 4 site tour, as well as to establish a shared understanding of the project. Specific communications activities included:

Stage 1

1. Email notices to:
 - a. Elected officials with a request to share with their constituents;
 - b. The Alta Vista Community Association with a request to share with their members;
2. Postcards distribution via Canada Post to 9,502 mailboxes in the community surrounding the property;
3. Organic and promoted social media posts.

Stage 2

1. Email notices to:
 - a. The 1495 Heron Road subscriber list;
 - b. PAC members with a request to share with their networks;
 - c. Elected officials with a request to share with their constituents;
 - d. Community organizations (e.g., AVCA; Heron Gate, the Somali Centre for Family Services, nearby schools, community centres);
2. Postcard distribution via Canada Post to 13,000 mailboxes within a 1.5 km radius of the site;
3. Organic and promoted social media posts on Canada Lands' Facebook and Twitter accounts;
4. Advertising in *Le Droit* and the *Ottawa Citizen*.

Stage 3

1. Email notices to:
 - a. The 1495 Heron Road subscriber list;
 - b. PAC members with a request to share with their networks;
 - c. Elected officials with a request to share with their constituents;
 - d. Community organizations (e.g., AVCA, Heron Gate, the Somali Centre for Family Services, nearby schools, community centres);
2. Postcard distribution via Canada Post to 13,000 mailboxes within a 1.5 km radius of the site;
3. Postcard distribution (212) via special delivery service to residences in Guildwood Estates;
4. Hand-delivered postcards (400) to local businesses and community centres in the vicinity;
5. Organic and promoted social media posts on Canada Lands' Facebook and Twitter accounts; and
6. Advertising in *Le Droit* and the *Ottawa Citizen*.

Stage 4

1. Email notices to:
 - a. The 1495 Heron Road subscriber list;
 - b. PAC members with a request to share with their networks;
 - c. Elected officials with a request to share with their constituents;
 - d. Community organizations (e.g., Heron Gate, the Somali Centre for Family Services, nearby schools, community centres);
2. Postcard distribution via Canada Post to 13,000 mailboxes within a 1.5 km radius of the site;
3. Postcard distribution (212) via special delivery service to residences in Guildwood Estates;
4. Organic and promoted social media posts on Canada Lands' Facebook and Twitter accounts; and
5. Advertising in *Le Droit* and the *Ottawa Citizen*.

What We Heard

ANALYSIS - OVERVIEW

As part of its reporting mandate, PACE reviewed all input received during all four stages of the engagement process. The analysis below presents the main themes that were distilled from public and stakeholder input, and captures key insights provided by participants to inform and guide decision-making related to redevelopment of 1495 Heron Road.

For summary purposes, the draft preferred concept is described as follows:

“In this preferred concept, 1495 Heron Road is reimagined as a vibrant mixed-use community with many green and open spaces, framed by a beautiful and natural “blue-green” pathway along the east and north. Nearly all of the historic buildings are rehabilitated and re-used, and new buildings are arranged to maintain various views to the historic chapel – highlighting the site’s heritage campus feel. Space for a potential new elementary school has been set aside to the west near Orlando Park, and a mix of low- and mid-rise housing types are built throughout to meet the needs of many different people with varying incomes, such as families, young professionals, and seniors. 1495 Heron Road has become a place that connects history with the future, surrounding neighbourhoods with one another, and greenspace with urban living.”

Note: With regards to the analysis below, the use of the expression “most participants” represents a very strong support or an impression of near unanimity for an idea. Similarly the term “many” indicates predominance or support by a large number of respondents while the expression “several” indicates a frequent but not predominant theme. The expression “some” represents a notable but minority view while “a few” represents an even smaller minority. Even

though a comment may have only been made once it is sometimes reported in the analysis if found to be insightful innovative or highly poignant.

Overall, community members and stakeholders expressed general support for the preferred concept as it developed over the course of the engagement process. When it was presented, participants generally indicated it struck a good balance between buildings heights, density, the treatment of heritage, greenspace, and open spaces. There was a lot of support, as well, for the blue/green corridor, which many saw as a better solution for stormwater management than a pond. A sample of participant statements can be found at Appendix C, along with statistics from the online exercises.

Stage 1: Participants at the Stage 1 visioning exercise indicated that they wanted five main themes reflected in the master plan:

1. Sustainability and Open Space – that the Concept integrates new development with nature, and allots a portion of the site as parkland.
2. Commemoration, Heritage and Building Preservation – that the Concept respects the site’s history and heritage, notably the chapel and bell tower.
3. Mid-Rise Residential Development – that the site develops into a mid-rise residential community with only a few taller buildings included in the plan.
4. Community Amenities – that the site includes community amenities such as commercial spaces for small local businesses, a recreational facility and open space for physical activities, a community center, a grocery store and medical facilities.
5. Affordability – that the site include affordable housing.

A recommendation was also made by some residents that the site be converted to a seniors’ centre.

Stage 2: The five themes from Stage 1 served as the core principles that guided and informed the development of the four draft concepts (see Appendix A) that were presented at Stage 2 of the engagement process. The most frequent comments received related to the need to build-in more greenspace across all of the concepts, and that the existing greenspace in the north and northwest needed to be preserved and properly integrated with Wren’s Way.

There were many comments that there should be low-rise buildings along the eastern boundary to protect the privacy and enjoyment of adjacent homes in the Guildwood Estates neighbourhood, and general support for commercial and retail development along Heron.

There were also several comments about the location of stormwater management infrastructure on the site, with some respondents expressing health and safety concerns related to water ponds.

There were varied opinions about the potential school location. For the most part, respondents prefer it closer to Heron Road so that traffic would not become an issue within the site itself. It

was also expressed by some participants that this would result in less nuisance for existing homes in the adjacent Guildwood Estates neighbourhood.

There were relatively few comments at this stage regarding the site's heritage features. These ranged from repurposing the buildings for use by the school, to keeping the buildings within the public domain so they could be enjoyed by all. A few participants suggested the campus-style buildings would be well suited for a seniors' village.

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

- Moving new mid-rise buildings away from the site's eastern boundary and replacing them with low-rise buildings (maximum of four stories);
- Creating a more generous buffer between new development and existing homes, with a 30-metre to 40-metre (98 to 131 feet) transition between building fronts where the current interior side yard setback is 7.5-metres (24.6 feet);
- Opting to build a dry creek (the "blue/green corridor") as a retention corridor for stormwater management, instead of a water pond. The landscaped corridor will double as a linear park;
- Dedicating space for a new school in the site's northwestern corner, away from Guildwood Estates due to perceived nuisance factors; and
- Enhancing the interaction between new development in the north and Wren's Way.

For the most part, participants expressed strong support for the draft Preferred Concept. As the graphic below indicates, participants in the online questionnaire from Stage 3 expressed a very high degree of support for the concept, with the majority or near majority of respondents consistently selecting "agree" — the highest degree of support available out of five options — for each of 13 statements presented to them about various aspects of the concept. In particular, there was significant support (80 per cent and higher) for:

- The treatment of the site's heritage features;
- The placement of open spaces;
- The location of the school; and
- The proposed blue/green corridor which many saw as a better solution for stormwater management than a pond.

Despite the accommodations made in the draft Preferred Concept, some residents of Guildwood Estates remain opposed, citing health, nuisance, and economic concerns related to density, building heights, traffic, heritage conservation, and the potential loss of property values. Analysis of the Stage 3 online questionnaire showed that a baseline of approximately 10 per cent of respondents (one in 10) selected "disagree" — the lowest indicator of support — for all 13 statements. It is important to note that some of the residents who were expressing

concern about heights were under the impression that the buildings to the east would be mid-rise (between five to nine storeys) instead of low-rise.



Figure 5: Degree of support for the draft preferred concept (Stage 3 online questionnaire). The graph above does not include responses for "Neutral" or "Don't Know" and as such, may not add up to 100 per cent.

Stage 4: This final stage was primarily for information and intended to present to stakeholders and the public the preferred concept that will be submitted to the City of Ottawa. Attendees at the public open house on June 4, 2022, could review information boards and speak to members of the Project Team. Comment sheets were provided at the event and made available on the Internet. No comments were submitted at the event and one letter of dissent was provided by a group of residents from the Guildwood Estates neighbourhood.

SPECIFIC THEMES

The following list captures the key themes that emerged across all stages of engagement with a focus on Stage 4, in which the Preferred Concept was presented. These themes were distilled from comments obtained throughout all engagement activities, including the public workshops and webinar, the online questionnaires, the PAC meetings, the site visit/open house, and the various submissions received.

Heritage: Heritage conservation was a prominent theme. There was very strong support for the Preferred Concept and its approach to conserving the majority of the site's existing buildings. A number of participants wanted to know how the repurposed buildings would be used, in particular the chapel and theatre. A small minority of participants questioned the potential heritage value of the campus buildings (aside from the chapel and theatre), with some suggesting that additional buildings should be demolished to create more space for development, thereby more equally spreading out density across the site and reducing the need for mid-rise buildings. A few participants noted the environmental sustainability benefits of retaining the buildings. One participant noted that the master planning approach for this project could set a precedent for how to redevelop existing sites of a similar nature.

Greenspace and the Blue/Green Corridor: There were many comments made about the need to protect or build-in more greenspace. Some participants expressed concern for the greenspace located in the northwest corner of the site. Others wanted assurances that the development would not negatively impact Wren's Way. A few expressed a liking for the proposed park and open space in the north and how it interacted with and improved connections to Wren's Way. Connections to existing paths was important. Many participants expressed support for the blue/green corridor along the site's north and east boundaries. A few noted it should be wider.

Mixed-use, Affordable Housing, Density, and Building Heights: There was continued support for a mixed-use community, and the need to plan for affordable housing. Many participants believed that the concept struck a good balance between many varied interests and unique considerations for this site. However, some participants, in particular those living adjacent to the site's eastern boundary, expressed concerns with the proposed density and building heights and questioned whether the concept complied with the City of Ottawa's Official Plan. A few participants were erroneously under the impression that the concept included high-rise buildings (greater than nine storey) while others believed nine-storey buildings were being proposed on the eastern side of the site.

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

Next Steps

Canada Lands and the Stantec project team are working collaboratively to prepare the plans and studies that will form part of a development application to the City of Ottawa, expected to be submitted in the Summer of 2022. The application will be supported by ongoing site studies.

The development application will follow the City's formal review process, timelines, and requirements for public engagement outlined by the *Planning Act* and Official Plan. The City of Ottawa development application is a public process, and the community will have further opportunity to comment.

Appendix A

FOUR DRAFT CONCEPTS PRESENTED AT STAGE 2 OF THE ENGAGEMENT PROCESS

This appendix provides detailed descriptions of the [four draft concepts](#) that we presented to the public at Stage 2 of the engagement process.

Concept 1: Inspired by historical areas and surroundings

In Concept 1, the main redevelopment area (e.g., housing, amenities, etc.) is to the east ensuring a connection with the neighbouring residential community (Guildwood Estates), while including a green buffer zone (such as trees and shrubs) to separate the two. To the west, the open space from neighbouring Orlando Park and Parkland is extended into the site with a new open space and a stormwater green infrastructure, such as a pond. In the centre, space is provided for a potential French-language public elementary school within the heritage campus (former Campanile also known as the Federal Study Centre). A square-shaped roadway surrounds the centre.

Concept 1 highlights:

- Square street layout surrounding the heritage campus
- Main redevelopment concentrated in the north and east portions of the site
- Room for a potential new school, which would be located in the heritage area of the former Campanile Campus
- Open space and stormwater green infrastructure is concentrated in the northwest area

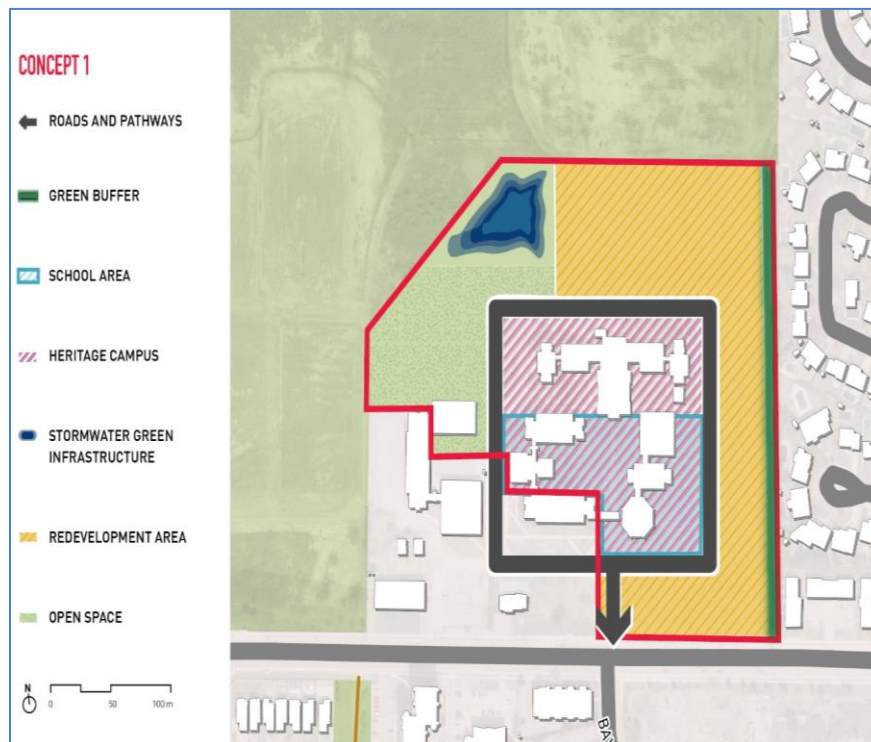


Figure 6: Image of Concept 1

Concept 2: Mixed-use development throughout the site

In Concept 2, redevelopment areas (e.g., housing, amenities, etc.) are proposed at the site's entrance on Heron Road, to the north, and to the west. A square-shaped roadway runs along the eastern boundary. A green buffer (such as trees and shrubs) separates the site from neighbouring residential homes in Guildwood Estates. On this eastern edge, and throughout the redevelopment areas, open spaces add to the public space. Stormwater green infrastructures (such as ponds), which also serve as open spaces, are located in the northwest and southeast corners. Space for a potential French-language public elementary school is located mostly within the portion of the heritage campus (former Campanile also known as the Federal Study Centre) where there are currently few buildings.

Concept 2 highlights:

- Square street layout along the eastern boundary
- Redevelopment areas spread out to the south, north, and east
- Room for a potential new school, which would be located in the eastern portion of the heritage campus
- Open space in the eastern portion of the site and spread out throughout the redevelopment areas
- Stormwater green infrastructure in the northwest and southeast corners

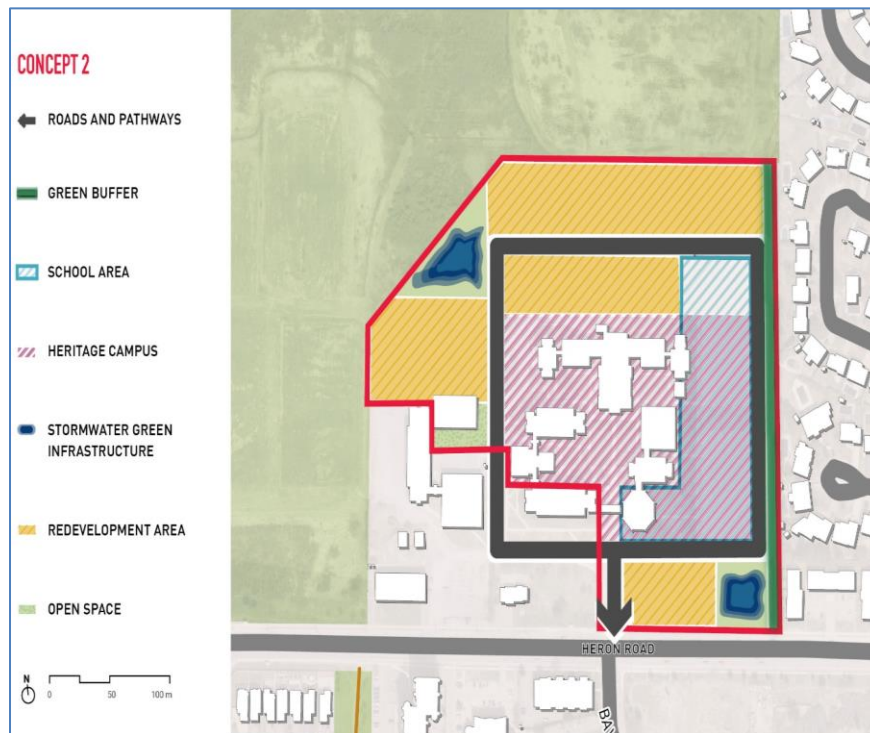


Figure 7: Image of Concept 2

Concept 3: New development surrounds the heritage campus

In Concept 3, the main redevelopment area (e.g., housing, amenities, etc.) surrounds the heritage campus (former Campanile also known as the Federal Study Centre), separated by a

new north-south rectangular-shaped roadway. A green buffer zone (such as trees, shrubs, etc.) separates neighbouring residential homes in Guildwood Estates from the site. On this eastern edge, and throughout the redevelopment areas, open spaces add to the public space. Stormwater green infrastructures (such as ponds), which also serve as open spaces, are located in the northwest and southeast corners. Space for a potential French-language public elementary school is located in the north and west section of the heritage campus.

Concept 3 highlights:

- Rectangular street pattern oriented in a north-south direction
- Redevelopment area surrounds the heritage campus
- Room for a potential new school, which would be located in the north and west section of the heritage campus
- Open spaces in the eastern area and spread out throughout the redevelopment areas
- Stormwater management infrastructure in the northwest and southeast corners

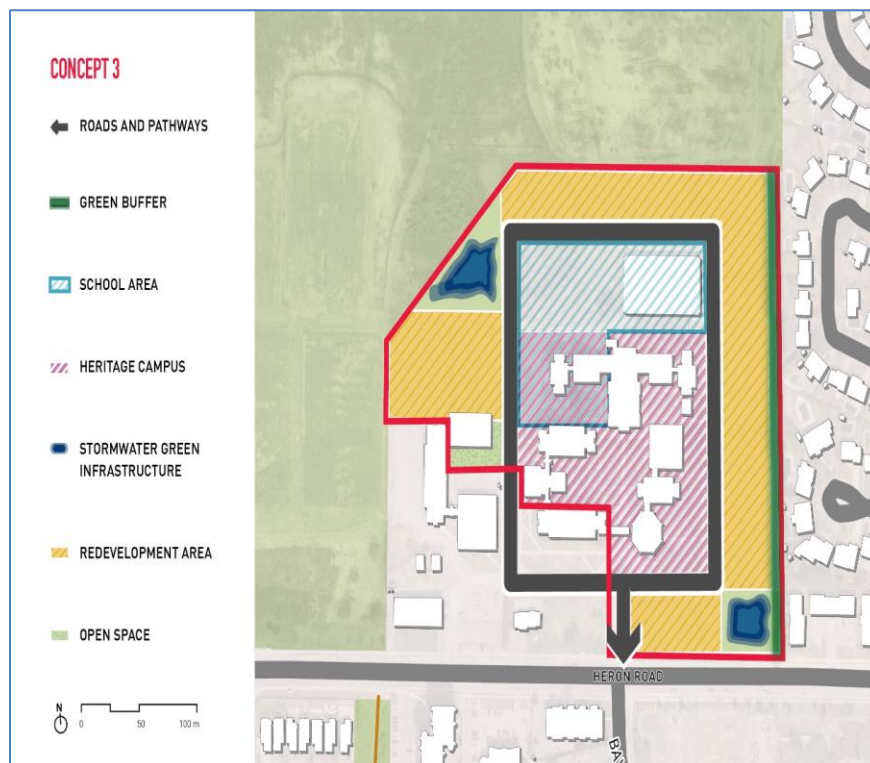


Figure 8: Image of Concept 3

Concept 4: Blending heritage with modern architecture

In Concept 4, two main redevelopment areas (e.g., housing, amenities, etc.) are proposed. One follows the northern boundary and the other is blended into the eastern side of the heritage campus (former Campanile Campus also known as the Federal Study Centre) where there are currently few buildings. A rectangular-shaped roadway in an east-west orientation runs along the eastern boundary. A green buffer zone (such as trees, shrubs, etc.) separates the site from the neighbouring residential homes in Guildwood Estates. Open spaces are integrated

throughout the redevelopment areas adding to the public space. Stormwater green infrastructure (such as a pond), also acting as an open space, is located along Heron Road, next to the main entrance. Space for a potential French-language public elementary school is located in the northwest portion of the site, next to Orlando Park and Parkland.

Concept 4 highlights:

- Rectangular street pattern oriented in an east-west direction
- Integrated redevelopment area next to the heritage campus
- Room for a potential new school, which would be located in the northwest portion of the site, next to the park
- Open spaces spread out throughout the redevelopment areas
- Stormwater green infrastructure along Heron Road

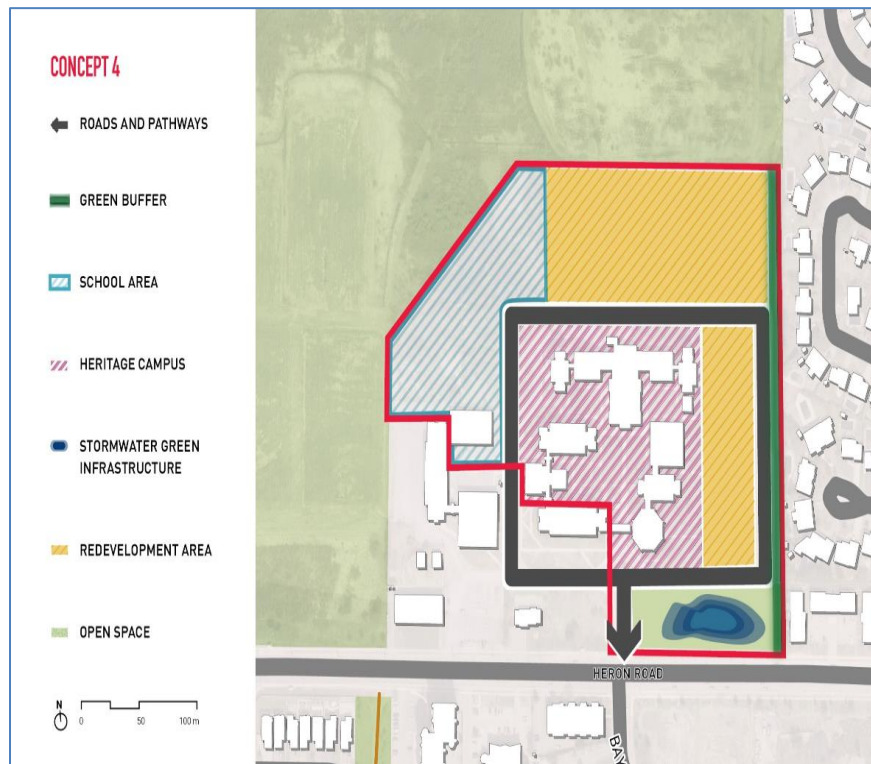


Figure 9: Image of Concept 4

Appendix B

PUBLIC ADVISORY COMMITTEE FOR 1495 HERON ROAD – MEMBERSHIP LIST

- Marty Carr, (at the time) President, Alta Vista Community Association (AVCA)
- Lynne Davidson-Fournier, Guildwood Estates Community
- Andy Fast, Student representative
- Adam Halawa, Community Leader, Ball 'til I Fall
- Luis Juarez, Heritage Planner, City of Ottawa
- Yanessa Luciano, Student representative
- Emma Morin, Student representative
- John Redins, Resident and Accessibility Advocate
- Mike Reid, Councillor's Assistant, Councillor Cloutier's Office

Appendix C

SAMPLE OF PARTICIPANT STATEMENTS AND STATISTICS

Preferred Concept

“Good to see a mix of heights and increased density while respecting the heritage and green space.” [Stage 3 Workshop Participant]

“I think this is a very positive plan and will be a great addition to our neighbourhood while respecting the heritage character of the existing structures, the green space, and the surrounding neighbourhoods.” [Stage 3 Questionnaire respondent]

“Great to hear that strong heritage value has been identified at this significant site. Also that the sustainability, embodied carbon considerations have been factored in. This site can be a real beacon for a new approach to redevelopment of existing sites like these.” [Stage 3 Workshop Participant]

“Introducing approximately 800 housing units in this space is a balanced, prudent, yet substantial contribution to a neighbourhood with currently very low density. The neighbourhood needs to play its part in welcoming new residents and combating urban sprawl.” [Written submission]

“Guildwood residents have already done their share in intensification sacrifice with the evolving overlay used profusely in the Herongate project directly across Heron Road.” [Written submission]

“...the location of a proposed public road in such close proximity to my property...poses numerous health and safety risks including increased exposure to toxic carbon monoxide gas. Exposure to this toxin, even mild exposure, can cause short-term and long-term health problems, including headaches, dizziness, fatigue, lung and heart disease and neurological disorders.” [Written submission]

“I have always loved these buildings and courtyards and will love to see them come to life once again. I am excited for this redevelopment! Thank you for your thoughtful concept.” [Stage 3 Questionnaire Respondent]

“I think the draft concept does a good job of balancing multiple needs, including a shortage of housing (especially affordable housing), the importance of green space, the importance of urban density, and community space to help connect area residents to one another and the natural world.” [Stage 3 Questionnaire respondent]

“[...] road traffic noise during many hours of the day, seven days a week, will expose adjacent neighbours to physical and mental health problems.” [Written submission]

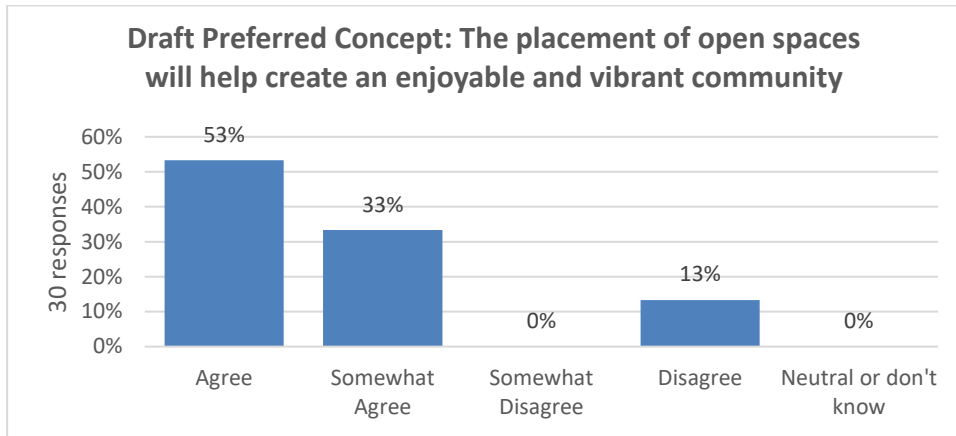


Figure 10: Stage 3 Online Questionnaire - Placement of Open Spaces

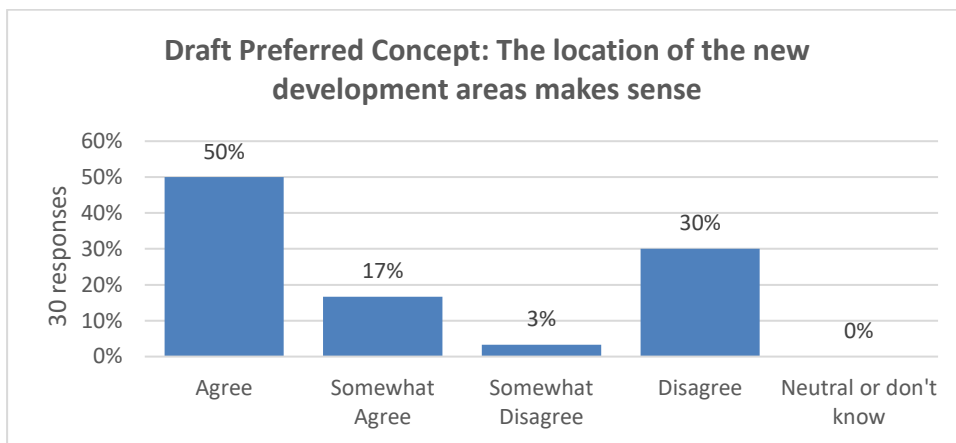


Figure 11: Stage 3 Online Questionnaire - Location of New Development Areas

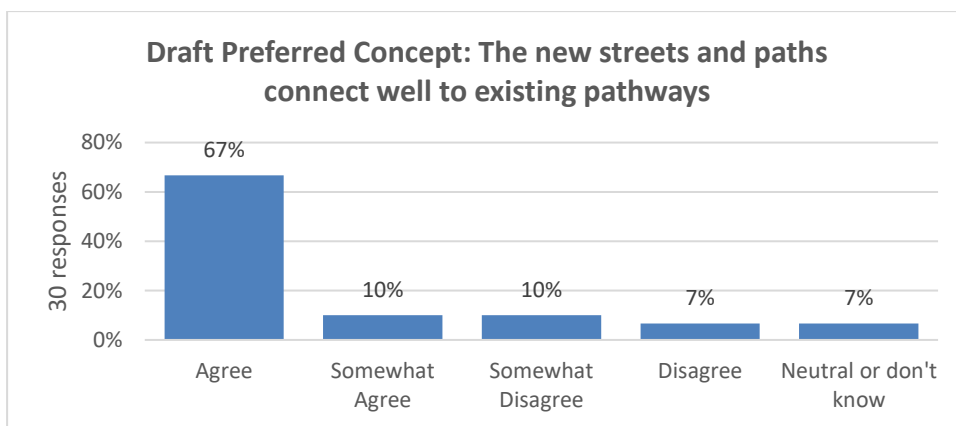


Figure 12: Stage 3 Online Questionnaire - Connection of New Streets and Paths

Greenspace and the Blue/Green Corridor

“It’s not clear how the paths in the greenspace to the north will connect with the new development area. It would be nice if there [could be] a green buffer.” [Stage 2 Questionnaire Respondent]

“Cricket Hill” on the NW corner of the property is a wooded and natural buffer between residential density and Greenspace. It should be saved and used as an existing, natural buffer to minimize the impact on the Greenspace. [Stage 3 Workshop Participant]

“The green/blue corridor should be wider. It is much too close to houses on Garand, Amberdale and Featherston.” [Stage 3 Questionnaire Respondent]

“The stormwater draining run along the border with Guildwood Estates is a brilliant way to create further separation with that existing community.” [Written submission]

“Stormwater basins - not a positive feature as they tend to be noisy, smelly, and buggy.” [Stage 2 Workshop Participant]

“Stormwater surge ponds do not service the legitimate park needs of future Canada Lands residents.” [Stage 2 Email Submission]

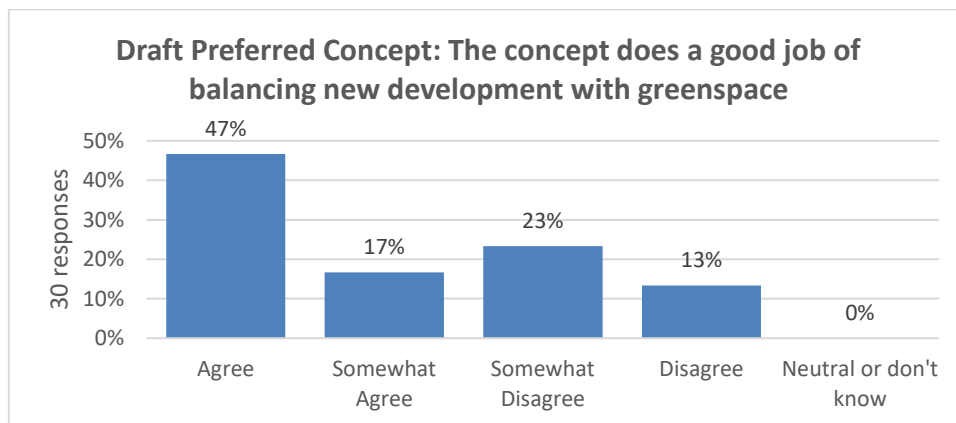


Figure 13: Stage 3 Online Questionnaire - Balance of Development with Greenspace

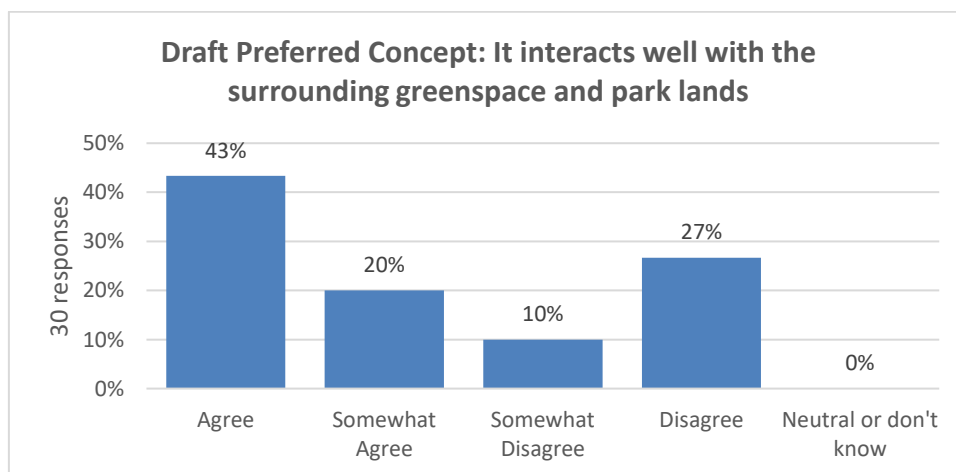


Figure 14: Stage 3 Online Questionnaire – Interaction with Surrounding Greenspace

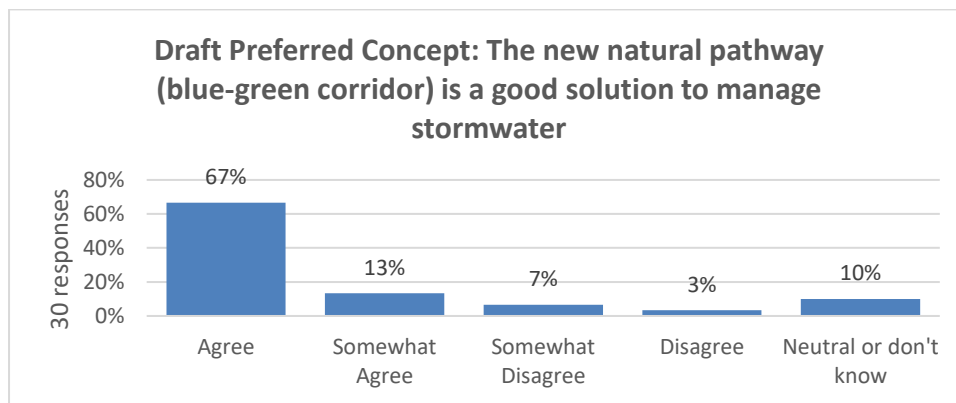


Figure 15: Stage 3 Online Questionnaire – New Natural Pathway (Blue-Green Corridor)

Heritage

“I have always loved these buildings and courtyards and will love to see them come to life once again. I am excited for this redevelopment! Thank you for your thoughtful concept.” [Stage 3 Questionnaire respondent]

“Great to hear that strong heritage value has been identified at this significant site. [...] This site can be a real beacon for a new approach to redevelopment of existing sites like these.” [Stage 3 Workshop Participant]

“Glad to see CLC's commitment to the preservation of this excellent example of mid-century modern architecture.” [Stage 3 Workshop Participant]

“There is no heritage value to the buildings on the west side and they should be demolished to allow for more intensive land use. Density of the site is too weighted to the North and east!” [Stage 3 Questionnaire Respondent]

“Reuse and repurposing of existing buildings is a sustainability issue as well as heritage.” [Stage 2 Workshop Participant]

“Perhaps removal of some of the heritage campus would allow for more flexibility.” [Stage 2 Workshop Participant]

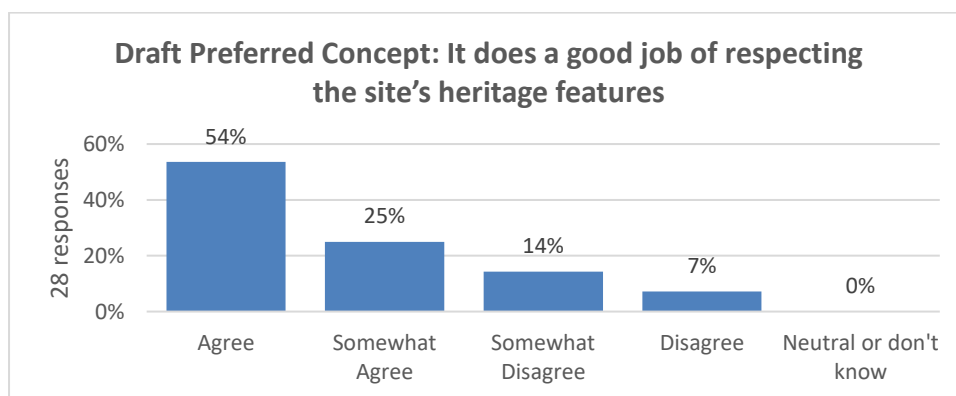


Figure 16: Stage 3 Online Questionnaire - Respect for Site's Heritage Features

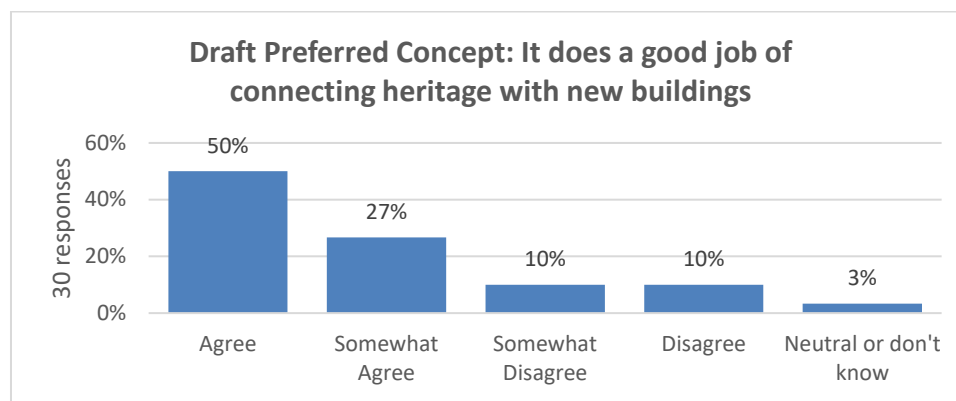


Figure 17: Stage 3 Online Questionnaire - Connection of Heritage with New Buildings

Mixed-use, Density and Building Heights

“Lower height should be adjacent to the existing neighborhoods.” [Stage 2 Workshop Participant]

“A stepdown of building height would avoid overshadowing the properties to the east.” [Stage 2 Questionnaire Respondent]

“Would the developers agree to build an opaque very tall fence on the Eastern border? My house backs up on the Eastern Edge current parking lot. The city could offer a variance for, say, a 30-foot fence.” [Stage 3 Workshop Participant]

“The city is currently in the midst of a housing crisis... given the placement of the proposed Heron BRT..., this site seems well-positioned for an increased level of density. With the expected growth in Ottawa’s population over the next few years, wouldn’t a few taller buildings also make sense?” [Stage 3 Workshop Participant]

“The bulk of the buildings should be demolished except the chapel. ...Building heights should be limited to four storeys.” [Stage 3 Questionnaire Respondent]

“This will bear directly on my property value and the legacy I intend for my children.” [Written submission]

“Incredible opportunity to seize the potential of this important piece of land... affordable housing, recreational space, cultural space, gathering space. Let’s be visionary.” [Twitter]

“The massing of 9-,6- and 4-storey buildings in the northeast corner of the property is completely discordant with the scale and form of the adjacent buildings of Guildwood Estates and the landscape of WRENS Way.” [Written submission]

“The plan is an inspired reimagining of the existing buildings and the spaces available for development. [...] Introduces 800 housing units in a balanced way. Storm water drain creates good separation from neighbours.” [Stage 3 Questionnaire Respondent]

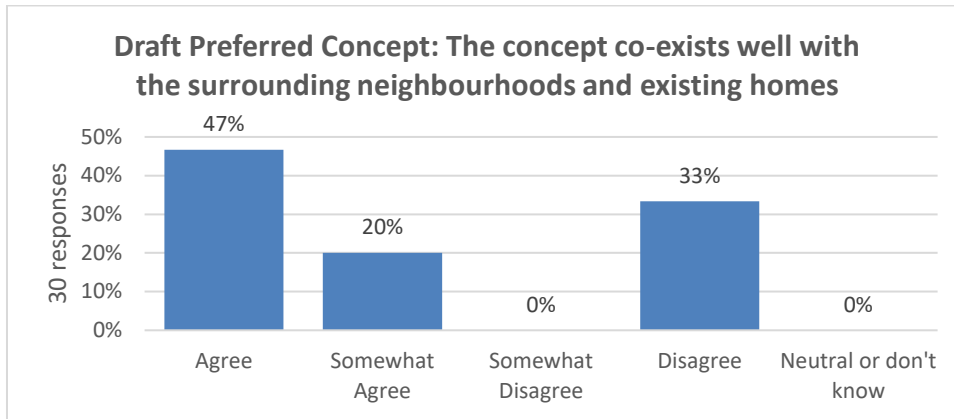


Figure 18: Stage 3 Online Questionnaire - Surrounding Neighbourhoods

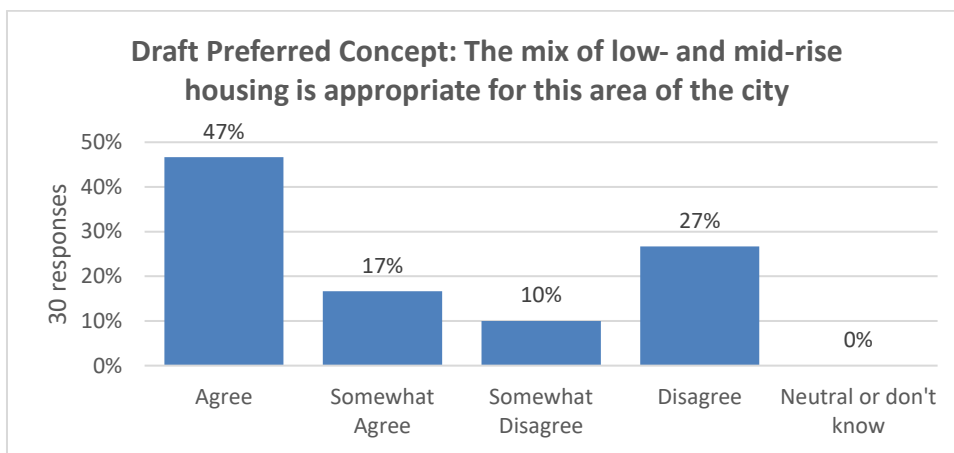


Figure 19: Stage 3 Online Questionnaire - Mix of Low- and Mid-Rise Housing

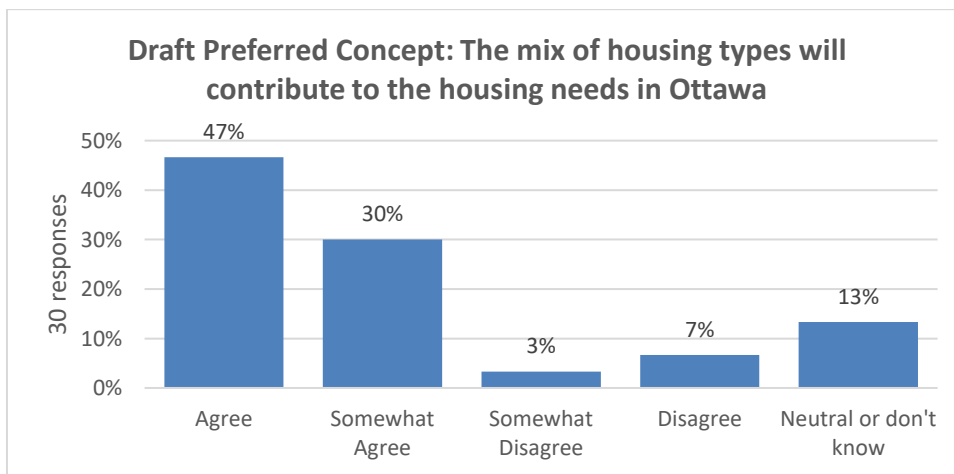


Figure 20: Stage 3 Online Questionnaire - Contribution to Housing Needs in Ottawa

Commercial and Retail Development Along Heron

“Commercial would make the most sense along Heron.” [Stage 2 Workshop Participant]

“Along Heron Road, there should be taller buildings with commercial and no stormwater pond.”
[Stage 2 Questionnaire Respondent]

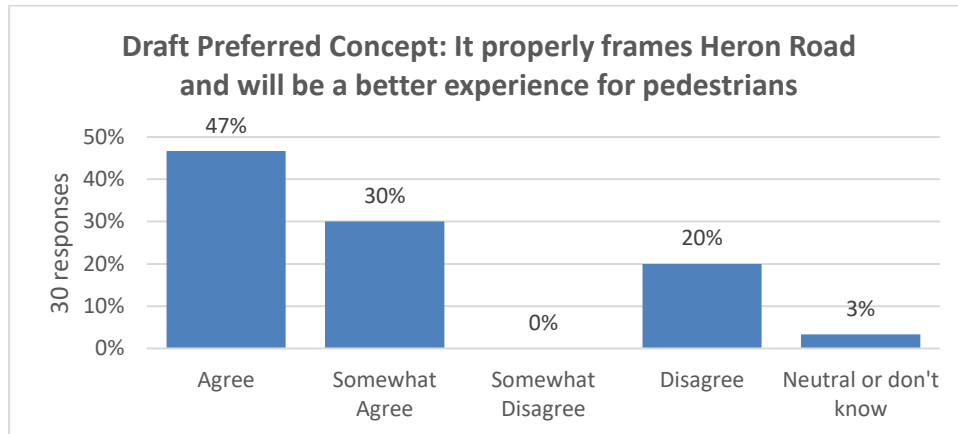


Figure 21: Stage 3 Online Questionnaire - Framing of Heron Road

School

“The school abutting the residential area makes me wonder about lighting - schools often have strong, high lighting that might spill over into the residential area.” [Stage 2 Workshop Participant]

“What is good about having the school on the back is that it would open up on the green space.”
[Stage 2 Workshop Participant]

“Ensure the school drop-off does not require all parents driving through the development.”
[Stage 2 Questionnaire Respondent]

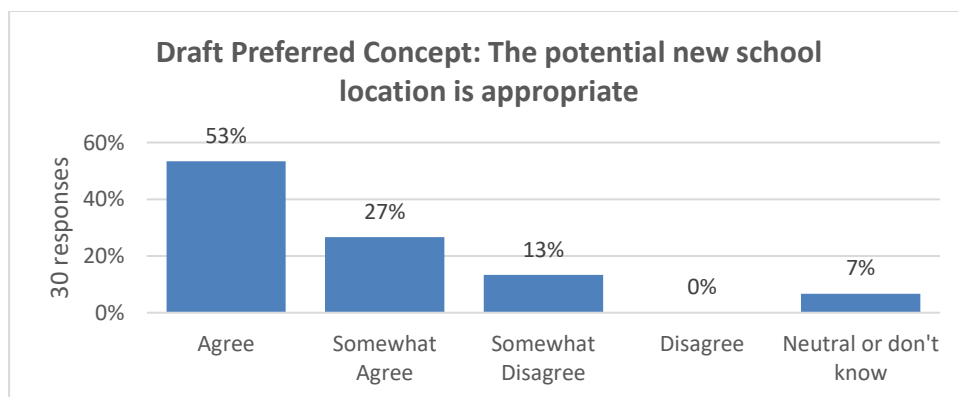


Figure 22: Stage 3 Online Questionnaire - Appropriateness of School Location