



# HERON GATE

## MASTER PLAN

### OTTAWA

**Public Open House**  
March 25, 2019



**The Stirling Group**  
*Development Initiatives*



# PRESENTATION OVERVIEW

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Process Update

Social Framework

Planning Framework

Master Plan Development

- Transportation, Built Form and Open Space

Next Steps

Q & A



# Context



Parc Orlando  
Park

Featherston Drive  
Public School /  
École Publique Prom  
Featherston

Propriétés  
Guildwood  
Estates

Heron Road / Chemin Heron

Heron Road  
Community  
Ctr. / Centre  
communautaire  
de la rue Heron

Heron Gate

Heron Gate Mall /  
Centre commerciale  
de Heron Gate

Parc  
Sandalwood  
Park

St. Patrick's  
High school  
/ École  
Secondaire St.  
Patrick

Ridgemont  
High school  
/ École  
Secondaire  
Ridgemont

Ridgemont  
Community /  
Communauté  
Ridgemont

Centre  
Récréatif  
Jim Durrell  
Recreation  
Centre

Parc Heron Walkley Park

Parc Yousef  
Salim Park

Walkley Road / Chemin Walkley

Ledbury - Elmwood  
Community / La  
communauté de  
Ledbury-Elmwood

Parc Fairlea  
Park

Heatherington Park  
and Community  
Ctr. / Parc et  
communauté  
Heatherington

Parc Walkley  
Albion Park

Bank Street / Rue Bank





# PROCESS UPDATE



# Heron Gate Master Plan Process:

## PRE- APPLICATION PHASE

2016-2017

**Heron Gate 7  
Development**

Public Open House  
Sep 27, 2016

Early  
2018

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

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

Late  
2018

**Concept Plan  
Development  
& Study  
Initiation**

Jan-Mar  
2019

**Concept Plan  
& Technical  
Studies  
Application  
Submitted**

Public Open House  
Feb 11, 2019  
HG Residents Meeting  
Feb 12, 2019  
Public Open House  
March 25, 2019

▲  
We are here

## POST APPLICATION PHASE

2019

**Concept Plan/  
OPA/ZBA  
Municipal  
Review**

On-going  
Community  
Consultation

**Municipal  
Approval  
Process**

Planning Committee  
City Council

Work program



## Public Engagement: Sept 27<sup>th</sup>, 2016 - Heron Gate 7 Community Meeting



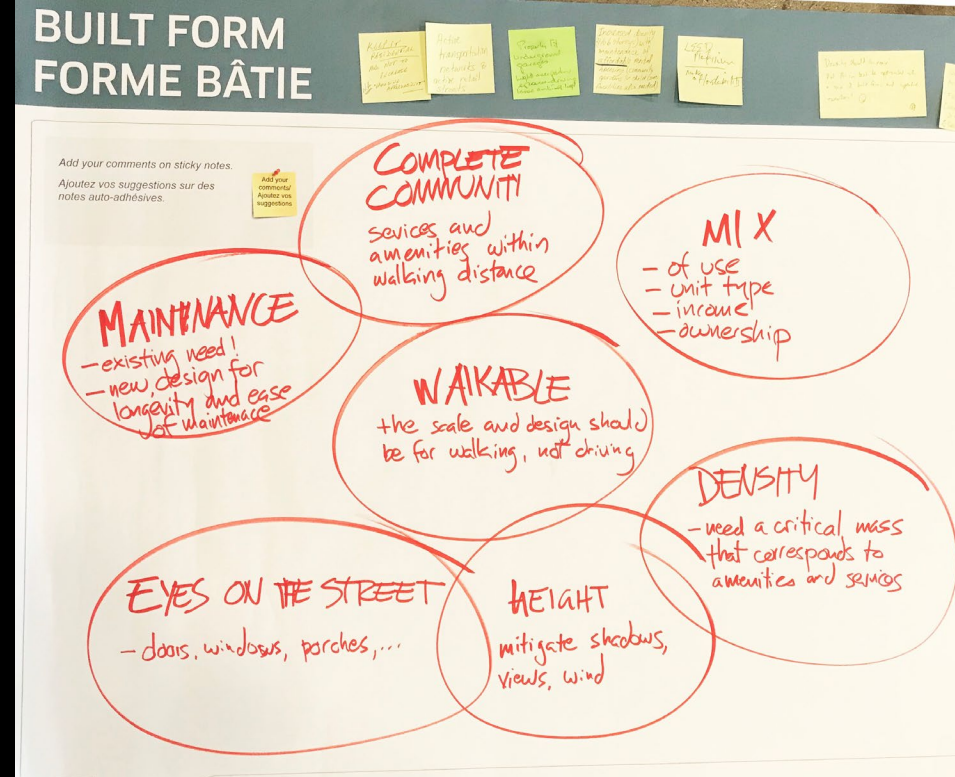


# Public Engagement: January 23<sup>rd</sup>, 2018 - Public Open House





# Public Engagement: February 24<sup>th</sup>, 2018 - Visioning Session





# Public Engagement: April 7<sup>th</sup>, 2018 - Visioning Session





# Public Engagement: February 11, 2019 – Public Open House





# Engagement: Fall 2018 - Carleton University Studio





An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses, and some larger buildings. The image is overlaid with a dark blue filter. The text "SOCIAL FRAMEWORK" is centered in the middle of the image in a white, sans-serif font.

# SOCIAL FRAMEWORK



## Social Framework Commitments:

### 1 Housing Security

No further demolitions for occupied units will occur until affected tenants are able to transfer their leases and relocate within the community to newly constructed units at the same rents.

### 2 Affordability

Continue to work through the planning process with the City of Ottawa with the goal of building up to 20% of the total units as affordable

### 3 Housing Diversity

Provide a diverse mix of housing types and sizes that will include:

- 3 and 4 bedroom family style units
- Ground floor accessible units to accommodate wheelchairs and seniors' needs

### 4 Social Enterprise

Continue to work with the City of Ottawa and others to create training and employment opportunities for Heron Gate community members.

### 5 Green Space

Provide new amenities and green space and work with the City to enhance and improve Sandalwood Park – an important community asset.



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

# PLANNING FRAMEWORK









## Welcoming

Do people feel welcomed, safe, and engaged, 24/7 regardless of background or physical ability?

Design with culturally sensitive and CPTED principles

## Support systems

Do people have access to support facilities and services on a day to day basis, and during moments of need?

A home is essential, additionally residents benefit from amenities, services, and support systems

## Socialization

Do people have spaces (indoors/outdoors) to engage socially (formally/informally)?

A robust public realm that is integrated and accessible + indoor amenities





## ENVIRONMENT

### Delight & enjoyment

Can people enjoy high quality, beautiful spaces with abandon?

Ample open space, sunlight, and views to green support biophilia

### Natural Systems

Does the project have a positive impact on the functioning of natural systems (local/global) and the ecology?

Building systems and construction methods seek low environmental impact

### Mobility

Does the project increase the uptake for active transportation and reduce single-car-occupancy miles traveled?

Plan supports active life-styles and reduced car-dependency

### Resilience

Does the project implement a plan for operational continuity and to manage and adapt to identified hazards?

By enhancing social capital community enhances the resilience of individuals and families





## Affordability + quality of life

Can people of different income-levels afford a high quality of life?

Diversity of housing options and tenures + affordable mobility and recreation

## Complete Communities

Can people realize the activities of everyday life within walking distance?

Residents can walk to services, recreation, transit, and daily needs

## Life-cycle costing and future-proofing

Does the project account for full life-cycle costing and the costs to the environment and community?

As a long-term operator Timbercreek has an interest in the full life-cycle of buildings, materials, and landscapes

## Local Economy

Does the project support a healthy local economy and a knowledge economy?

Live-work units and access to regional employment support economic diversity





## Cultural/recreational vitality

Do people have access to cultural, recreational, and art facilities?

A wide diversity of community members will continue to influence facilities and programming

## Sense of belonging

Do people feel included in their communities, connected to their social networks, and engaged in civic and community life, regardless of their background?

Public spaces, community events, and amenities support community engagement and social integration

## Play

Do people have quality spaces to relax and engage creatively?

Public realm enables informal use, and context includes active recreation

## Learning

Do people of all ages have opportunities to learn and develop?

Community Wellbeing has been and will continue to be part of the engagement





## Integrated process

Are a diversity of perspectives and disciplines meaningfully integrated from the outset and throughout the life of the project?

A diversity of voices, disciplines, and perspectives have been included in the planning process

## Collaborative process

Key decision-makers, stakeholders, and the public at-large meaningfully integrated from the outset and throughout the life of the project?

Project office remains open to all participants + public events offer an open forum for participation

## Sense of ownership and stewardship

Do people have the ability to understand, control, manage, interact with, and transform their environment. Are they personally invested in its function/success ?

Plans enable individual stewardship of property + process enables public engagement



## **VISION:**

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



# Guiding Principles



1  
A vibrant community identity



2  
Safe, healthy and diverse



3  
Focal points & places of gathering



4  
Flexibility to meet the diverse needs.



5  
Sustainability and social responsibility.



6  
Prioritize pedestrians and multi-modal transportation



7  
Quality open spaces.



8  
Harmonize with community setting.



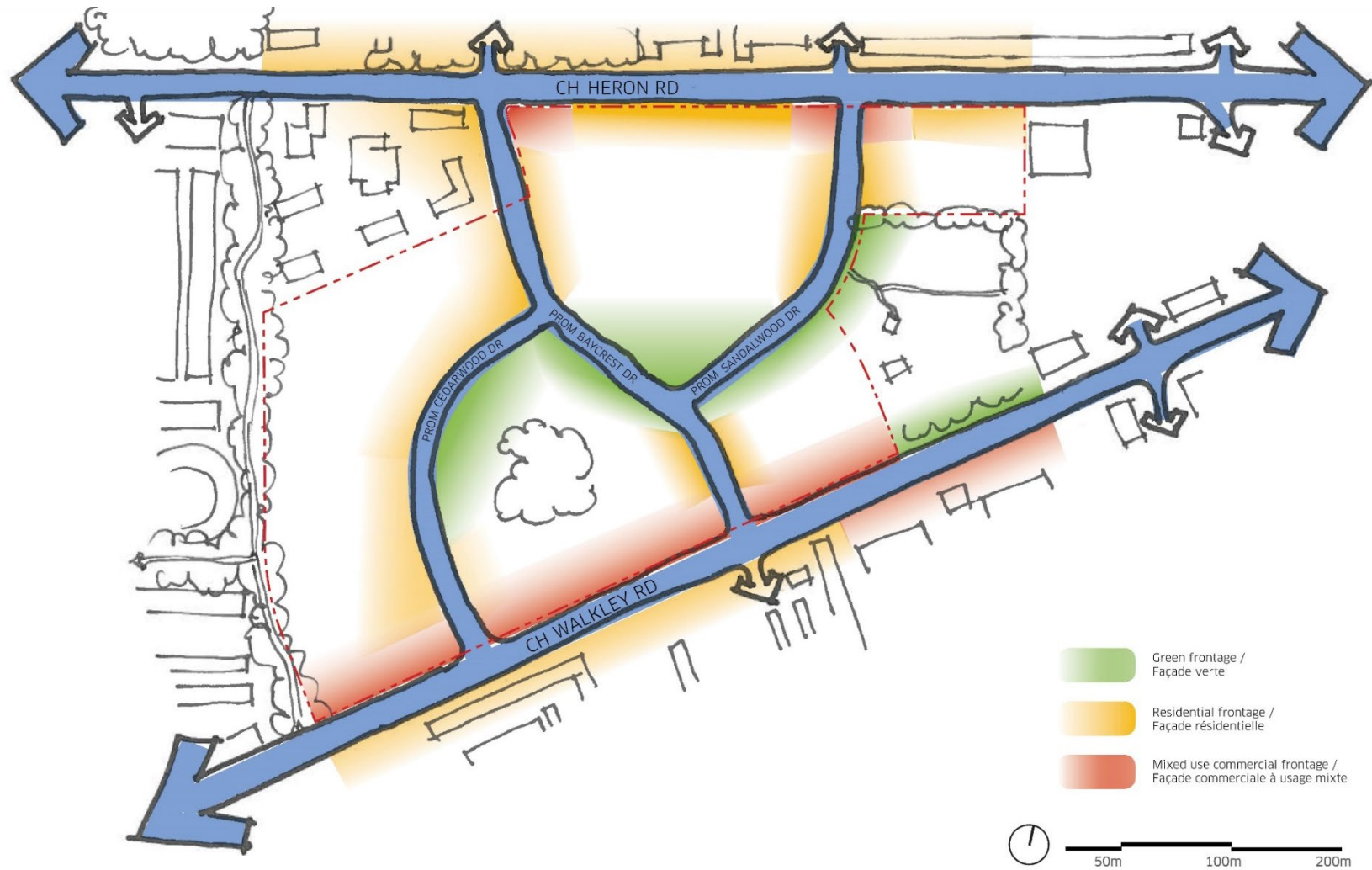
9  
Engage stakeholders meaningfully.



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

# MASTER PLAN DEVELOPMENT





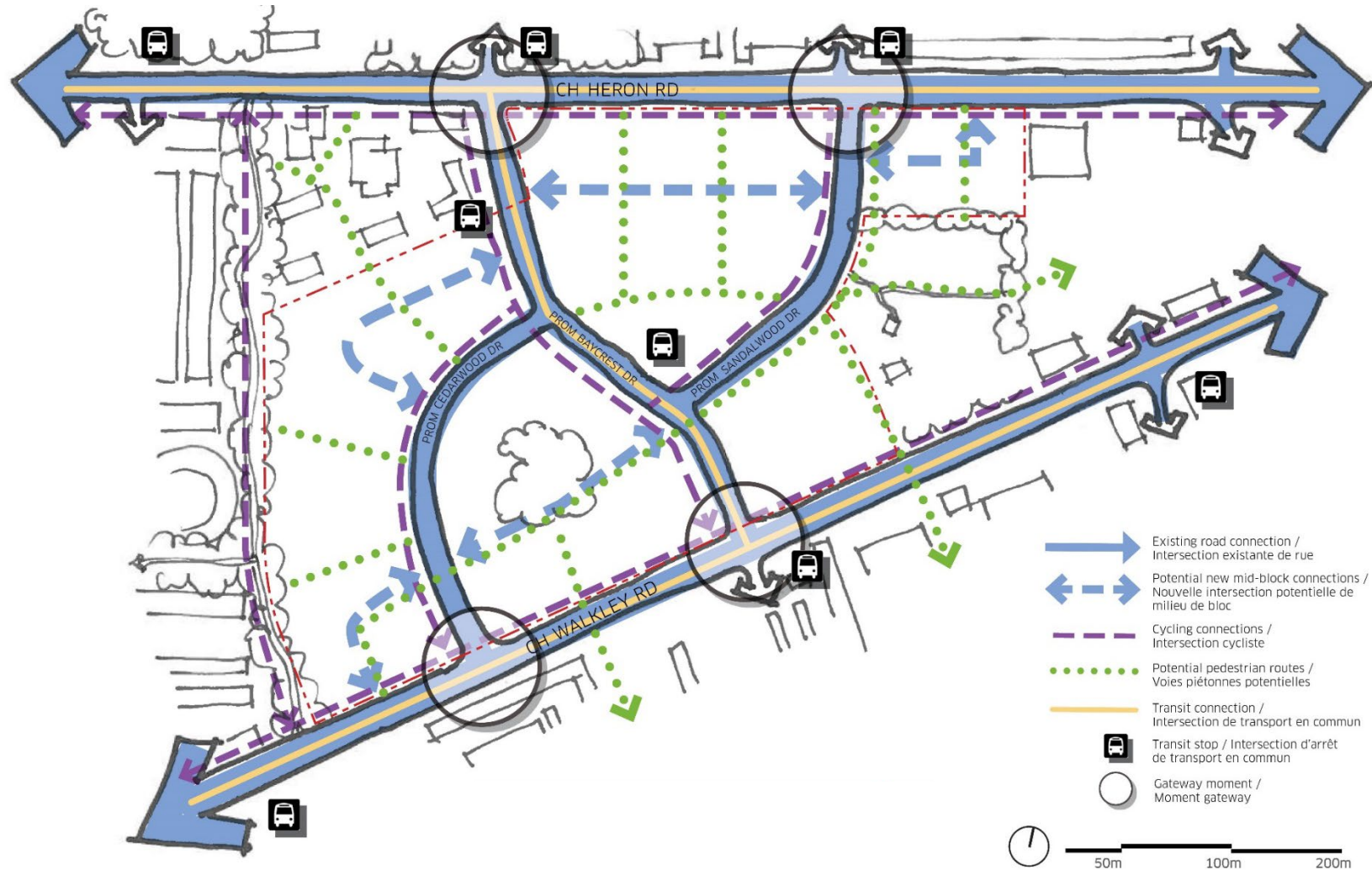












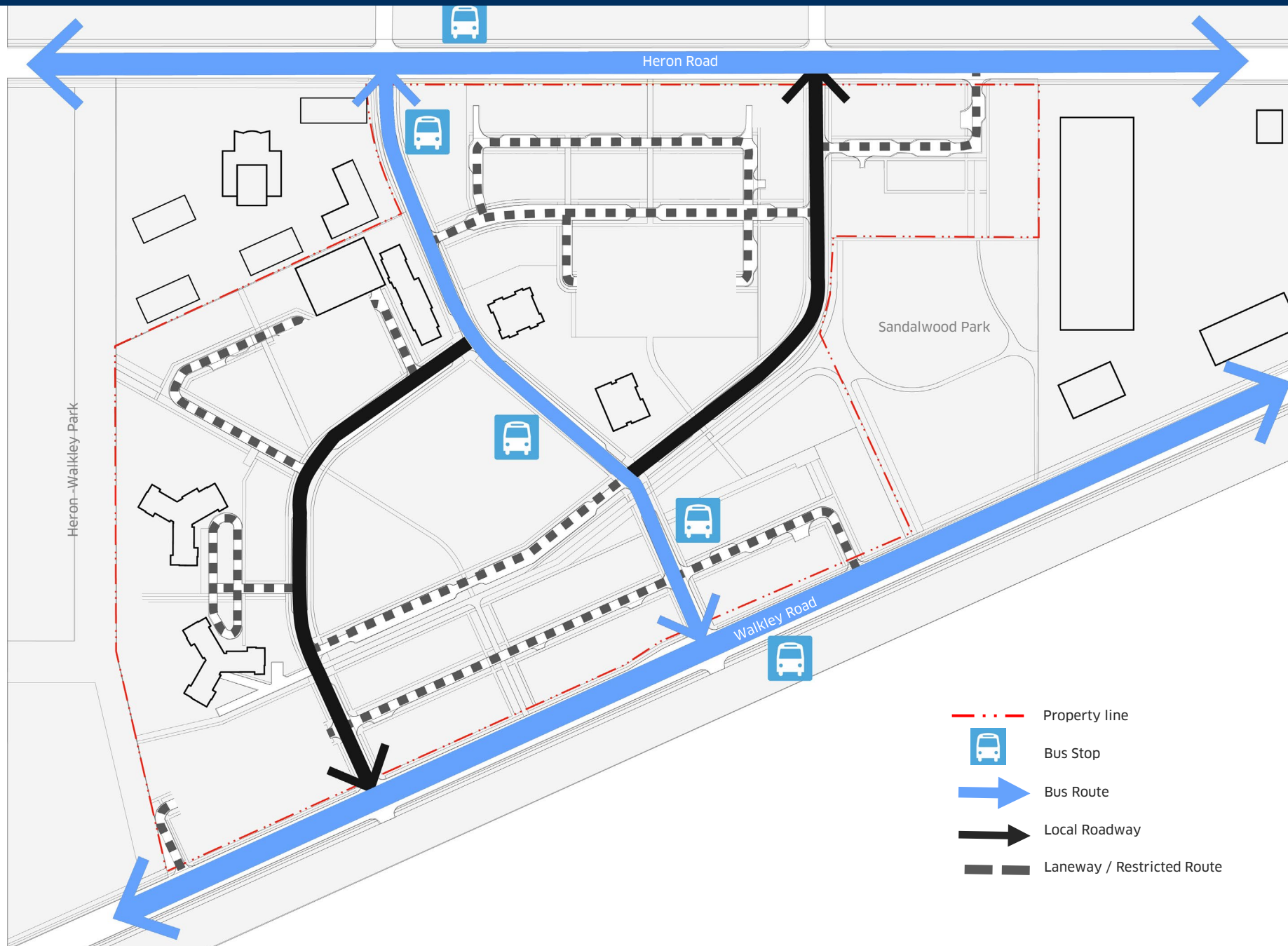


# Concept Plan Development – Draft Vehicular & Pedestrian Routes



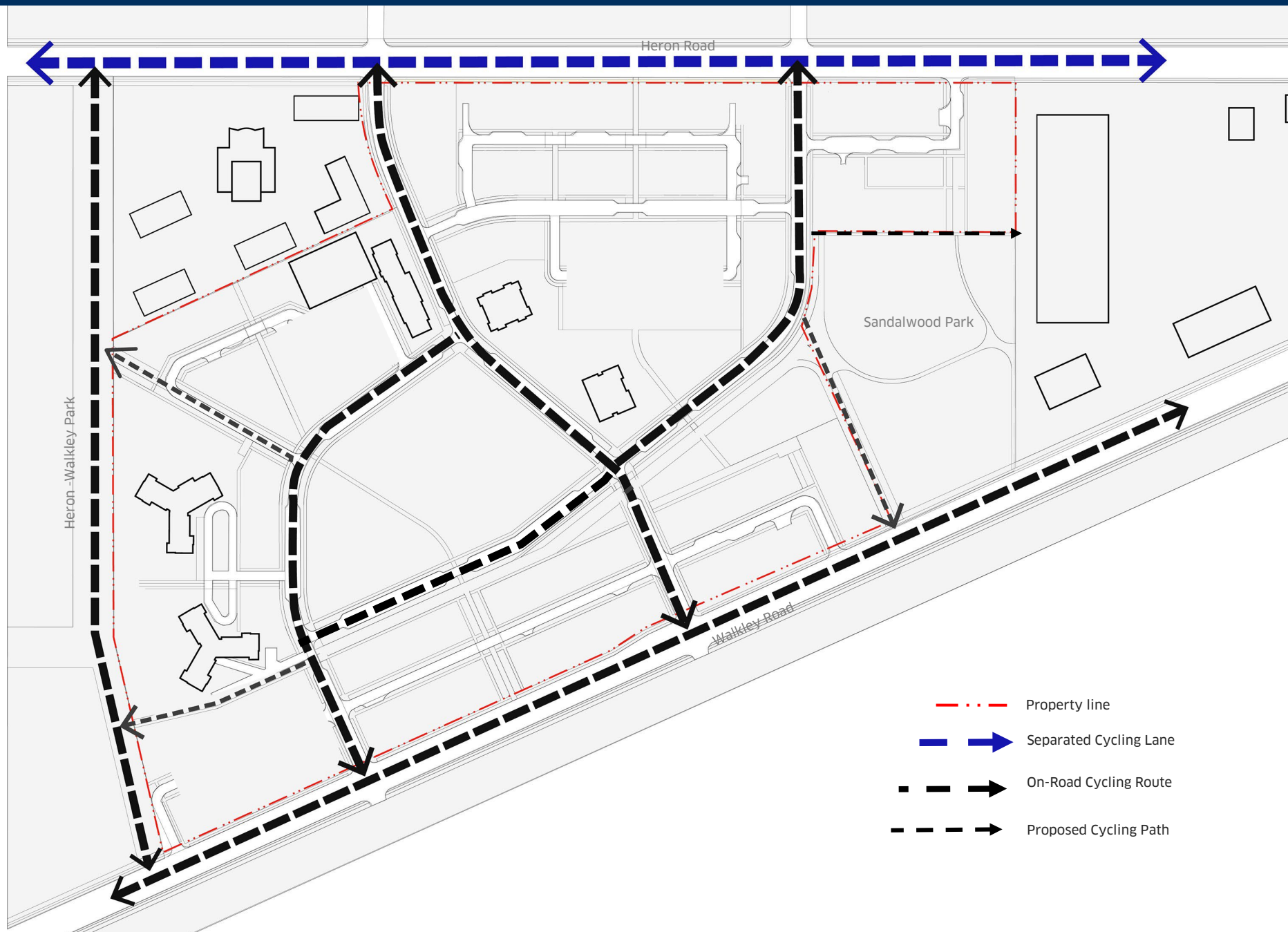


# Concept Plan Development – Draft Transit Routes and Stops



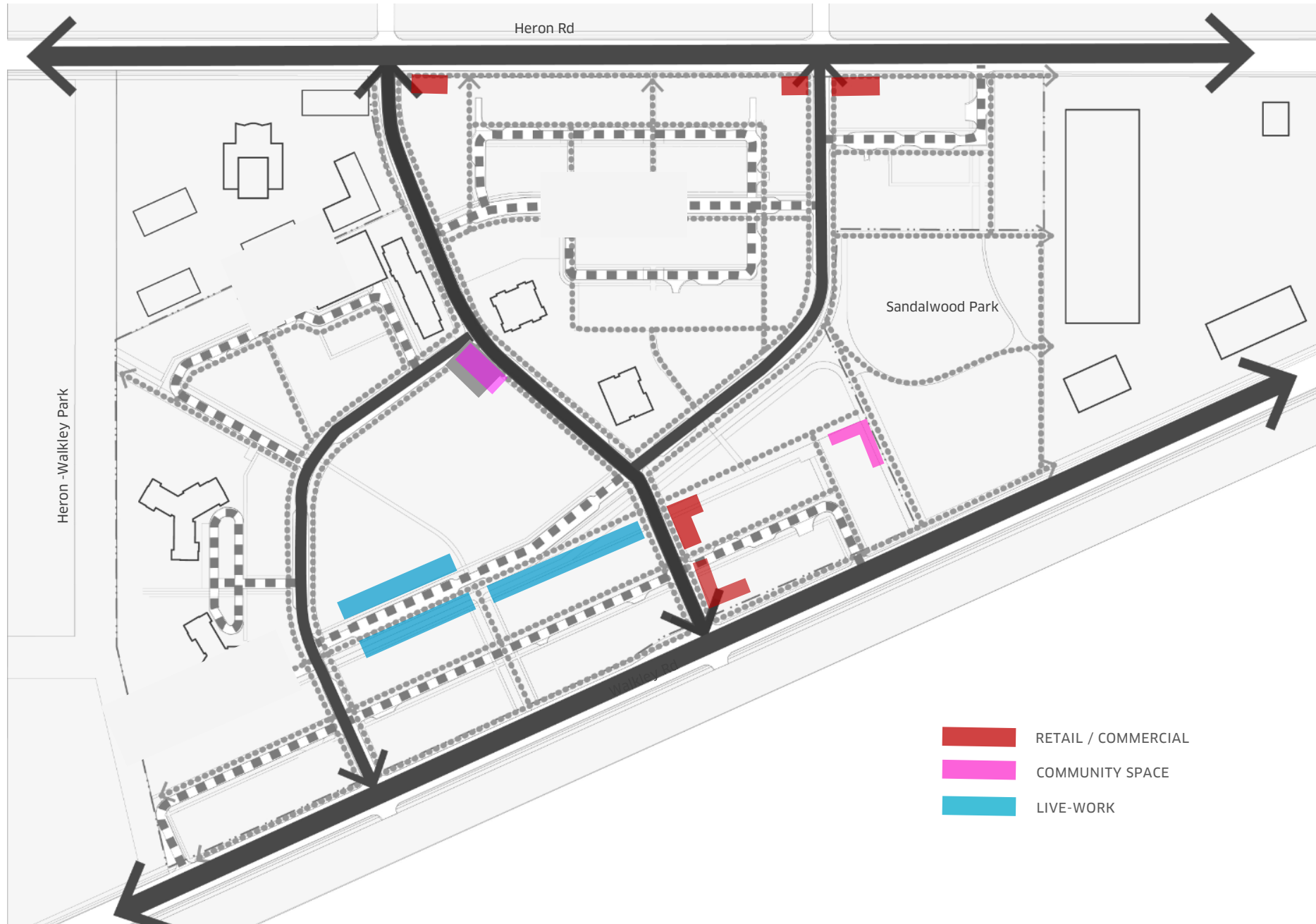


# Concept Plan Development – Draft Cycling Routes





# Concept Plan Development – Draft Building Frontages / At Grade Land Uses







# MASTER PLAN

## BUILT FORM

## BUILT FORM

Balance Density  
throughout the  
development

Make Heron Gate  
a Destination rather  
than a shortcut

Consider Opportunities  
to introduce  
Community Facilities

Avoid creating a wall  
of buildings on  
Walkley  
and Heron

Mixed ownership  
and mixed-use are  
important

Foster eyes on  
the street along  
with good sightlines  
and lighting

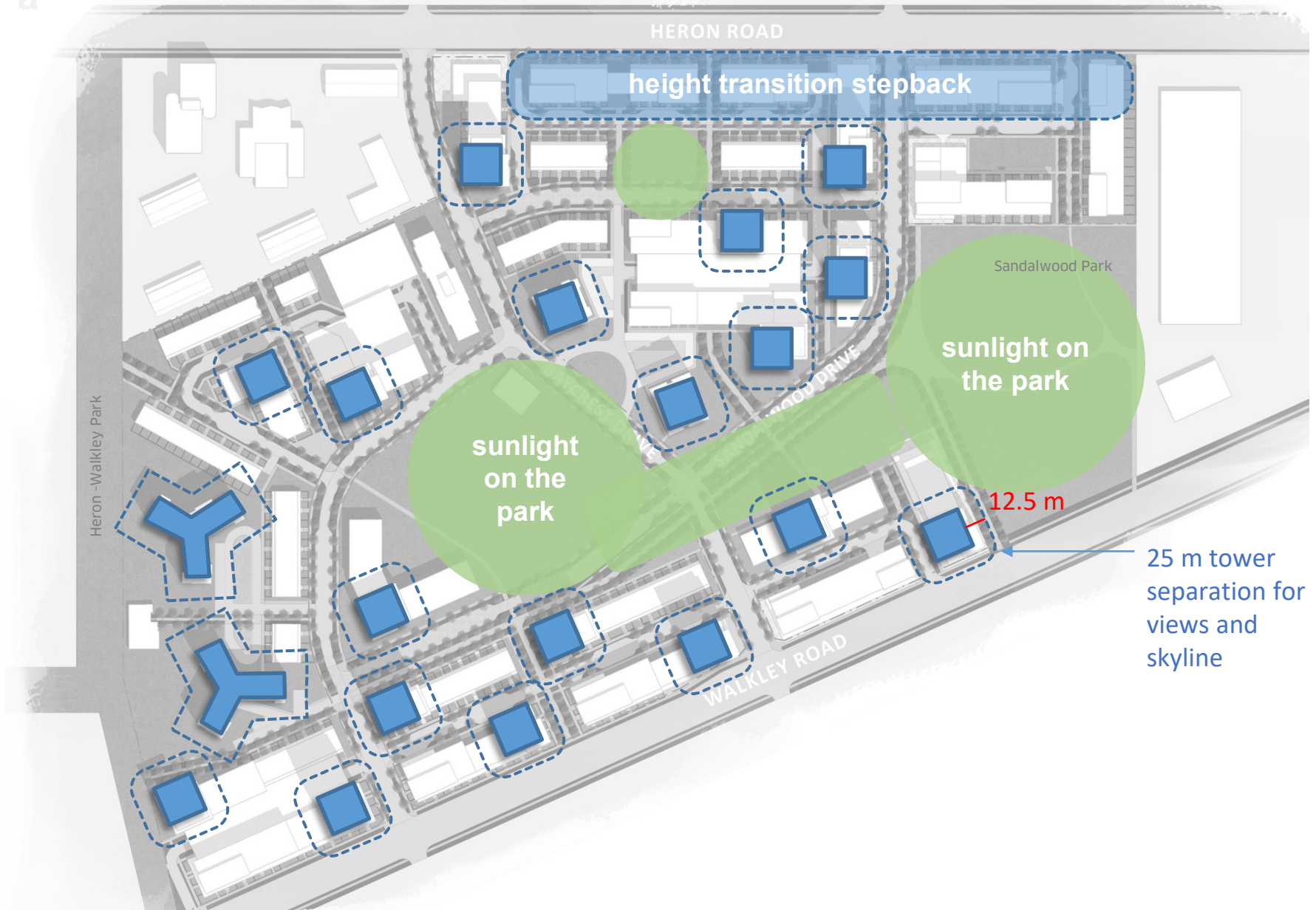
Provide a variety  
of housing forms

Prioritize smooth  
height  
transitions



# Density and Building Heights Approach

a



# Density and Building Heights





# Density and Building Heights – Birdseye





# Density and Building Heights – Perspective at Heron Road



View along Heron Road



An aerial photograph of a suburban neighborhood, featuring a mix of residential houses, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. In the center, the words "MASTER PLAN" and "OPEN SPACE" are written in a large, white, sans-serif font, stacked vertically. The text is centered horizontally and vertically on the page.

# MASTER PLAN

## OPEN SPACE



## OPEN SPACE

Provide space for events, music, arts and culture

Prioritize high quality and safe park spaces

Shared public spaces should be universally accessible and offer activities for all ages

Provide low impact development and green roofs to manage stormwater

Create a mix between natural areas and fields or courts

Create open space connections to parks and the community

Provide areas that encourage activity through all four seasons

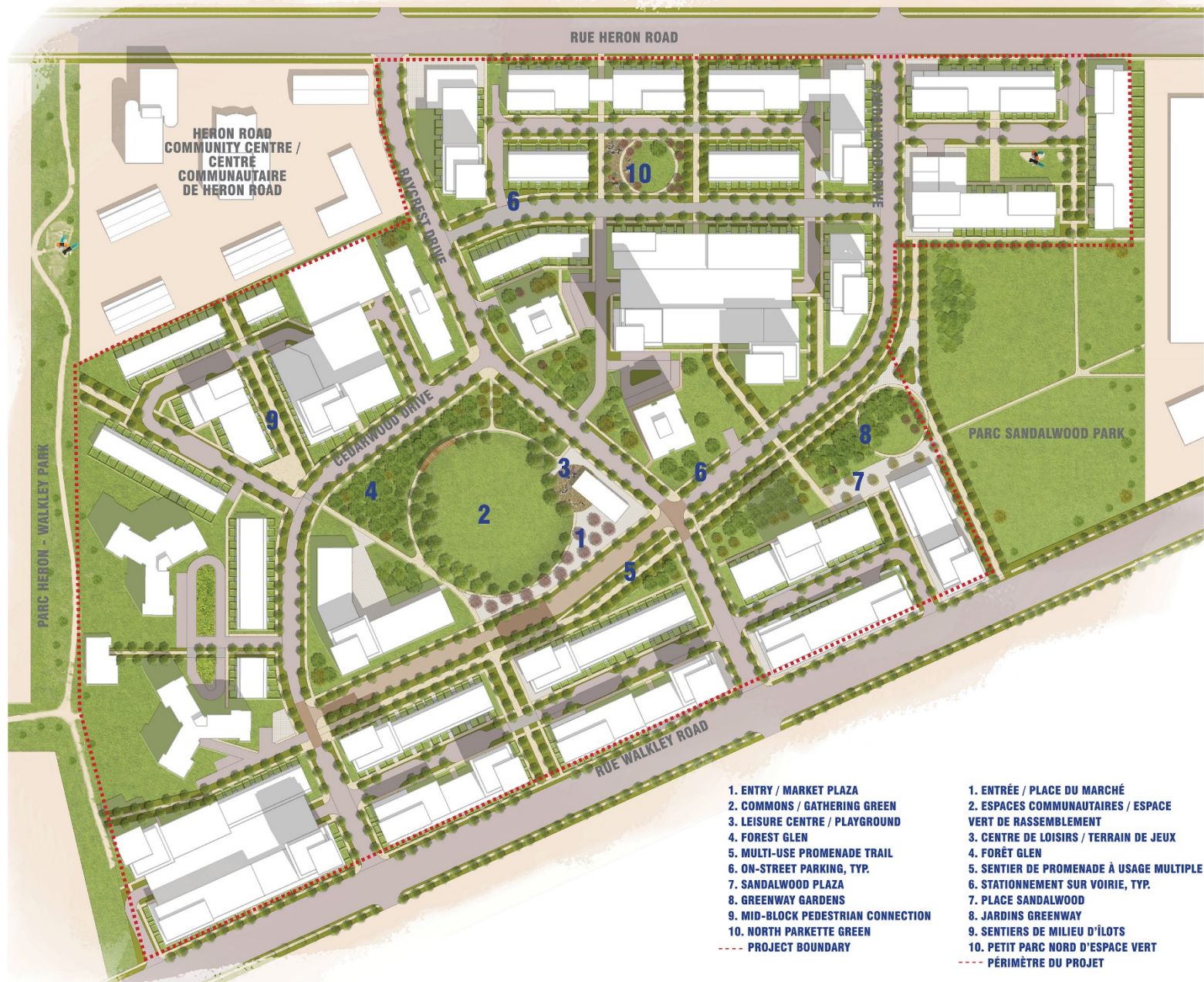
Create a sense of arrival



# Concept Plan Development – Open Space Big Moves



# Open Spaces & Green Connections



1. ENTRY / MARKET PLAZA
  2. COMMONS / GATHERING GREEN
  3. LEISURE CENTRE / PLAYGROUND
  4. FOREST GLEN
  5. MULTI-USE PROMENADE TRAIL
  6. ON-STREET PARKING, TYP.
  7. SANDALWOOD PLAZA
  8. GREENWAY GARDENS
  9. MID-BLOCK PEDESTRIAN CONNECTION
  10. NORTH PARKETTE GREEN
- PROJECT BOUNDARY

1. ENTRÉE / PLACE DU MARCHÉ
  2. ESPACES COMMUNAUTAIRES / ESPACE VERT DE RASSEMBLEMENT
  3. CENTRE DE LOISIRS / TERRAIN DE JEUX
  4. FORÊT GLEN
  5. SENTIER DE PROMENADE À USAGE MULTIPLE
  6. STATIONNEMENT SUR VOIRIE, TYP.
  7. PLACE SANDALWOOD
  8. JARDINS GREENWAY
  9. SENTIERS DE MILIEU D'ÎLOTS
  10. PETIT PARC NORD D'ESPACE VERT
- PÉRIMÈTRE DU PROJET



# Open Spaces & Green Connections



View looking east of new north parkette



# Open Spaces & Green Connections



View of development from Sandalwood Park



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

# MASTER PLAN MOVEMENT



## MOVEMENT

Avoid surface parking lots in new development

Improve the pedestrian and cycling experience

Prioritize road safety to limit conflicts with pedestrians and cyclists

There should be comfortable walking conditions getting from place to place

Reduce car dependency and parking demands

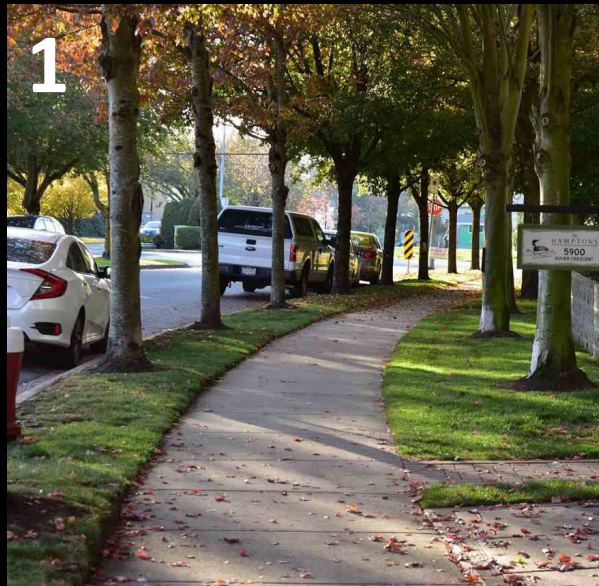
Transportation demand management measures should be used

Improve existing transit service

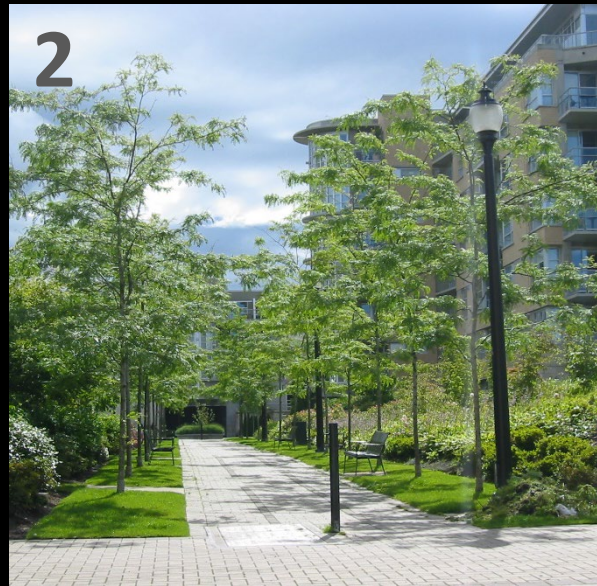
Use traffic calming measures



# Movement – Pedestrian, Vehicular and Cycling



Tree lined sidewalks



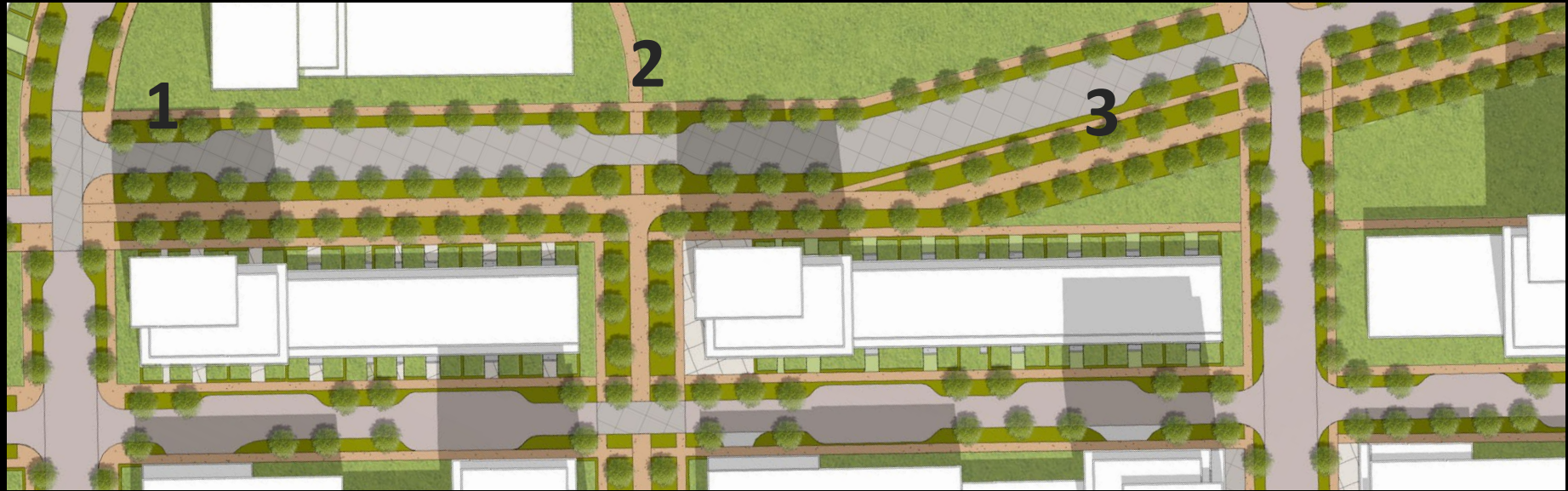
Mid-block connections



Mid-block crossings



# Movement – Pedestrian, Vehicular and Cycling



Curb bump-outs



Multi-use paths



On-street parking



# NEXT STEPS

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- **Concept Plan & Technical Study Refinement**
- **Concept Plan/OPA/ZBA Submission & Municipal Review**
  - Urban Design Review Panel pre-consultation
  - Public Consultation opportunities



An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent blue filter. The image shows a grid of streets, numerous houses with varying rooflines, and several large open fields or parks. The text "Thank you !" is prominently displayed in the upper left quadrant, underlined.

# Thank you !

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