

# HERON GATE SECONDARY PLAN

## Open House & Project Kick-off

January 23, 2018



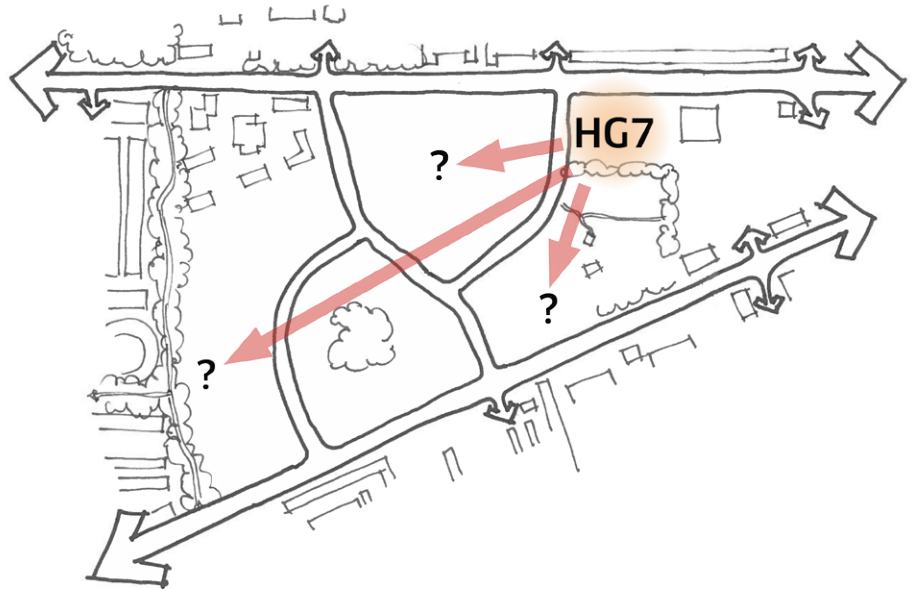
# Background & Process

## Introduction

Welcome to the kick-off for the Heron Gate Secondary Plan study. This is the beginning of a process to develop a Secondary Plan that will shape the Heron Gate area over the long-term, and support a safe, healthy, sustainable, vibrant and livable community.

Today's meeting is an opportunity to introduce the study, its goals and objectives, along with an overview of the process.

An important part of the study is to hear the voice of the community, and we want you to participate. We encourage you to talk with any member of the team here today if you have any questions, and for information on how to stay involved.



## Project Overview

In 2015, Timbercreek Asset Management, the land owners for Heron Gate, began to consider the long term vision for the future of the area, to guide growth and change over the coming decades. As a first step, a small area of the site was identified, and through research, analysis, and engagement with the local community, initial opportunities and priorities were identified for the future of the site. This led to the concept for a new rental apartment building currently under development on the corner of Heron Gate Road and Sandalwood Drive, known as HG7.

Prior to undertaking further change in Heron Gate, it was recognized that a more comprehensive study should be held to develop a larger vision for the whole area, along with a framework to shape future growth. Through conversations between the land owners, the City, and other stakeholders, it was determined that a Secondary Plan was the appropriate way to develop this vision for Heron Gate.

## What is a Secondary Plan

The City of Ottawa's Official Plan provides a vision for future growth and change of the city and a policy framework to guide the city's physical development over the coming decades.

A Secondary Plan provides an additional layer to the Official Plan, and provides a local vision and guidance for development within a defined geographical area of the city.

## The Process

We are at the beginning of the process to develop the Secondary Plan for Heron Gate. Over the coming months, you will have the opportunity to share your ideas and thoughts, and your input will inform the emerging directions for the Plan.

Today's meeting is the first step in the process, and we are asking you to read the materials herein, participate, and provide your thoughts and ideas to help shape the future of Heron Gate.

## Project Team

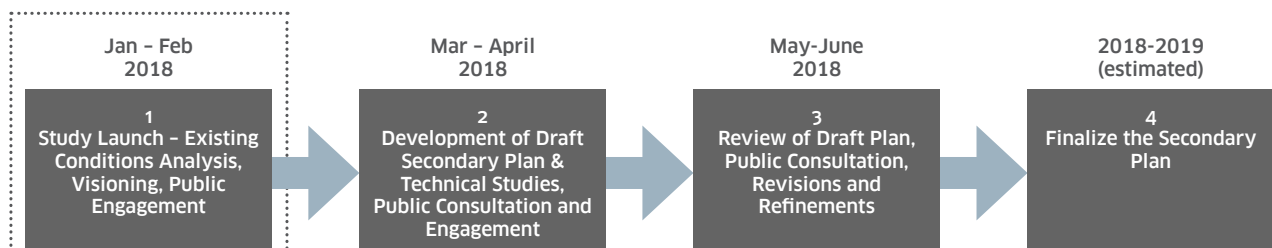
Timbercreek Asset Management have retained a consultant team led by DIALOG to support this community visioning exercise and the Secondary Plan study. DIALOG, together with the owners, will collaborate with the City of Ottawa to develop the Plan.

## Your input is valuable

The comments received today will be collected and reviewed, and inform the development of the Plan.

Stay tuned!

In the coming months, there will be more opportunities to participate and have your voice heard.



We are here

# Site Context



The Heron Gate site (bounded in red) and adjacent areas

## About the Site

The site is located in the Alta Vista neighbourhood of Ottawa. It is bounded by Heron Road to the north, Heron-Walkley Park to the west (the hydro corridor), Walkley Road to the south, and Heron Gate Mall, to the east, as shown above.

The site is approximately 16 hectares with prominent frontage along both Heron Road and Walkley Road. Current uses of the site include a range of residential buildings, including townhouses and residential apartment buildings, ranging in heights up to 19 storeys. Parks in the area include Sandalwood Park and Heron Walkley Park. Heron Albion Park and Heatherington Park are also within short walking distance.

The immediate area around the site is the Alta Vista district, and the Ledbury-Heron Gate-Ridgemont-Elmwood neighbourhood. This area includes a mix of uses, consisting primarily of low rise residential, with a range of community facilities and some retail. The study area is served by frequent transit services with three primary transit routes operating along Heron Road, Walkley Road, and Baycrest Drive. (Routes 112, 41, 8).



Sandalwood Park



Heron Gate Mall



Townhomes



Apartment buildings and towers

# Policy Framework

## City of Ottawa Official Plan

The Heron Gate lands are designated General Urban area in the Official Plan. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses.

Walkley Road is designated in the Official Plan as an Arterial Mainstreet. Under the Plan, Arterial Mainstreets, and the lands abutting them, are planned to provide for a mix of uses and have the potential to evolve, over time, into more compact, pedestrian-oriented and transit friendly places.

## Zoning By-law 2008-250

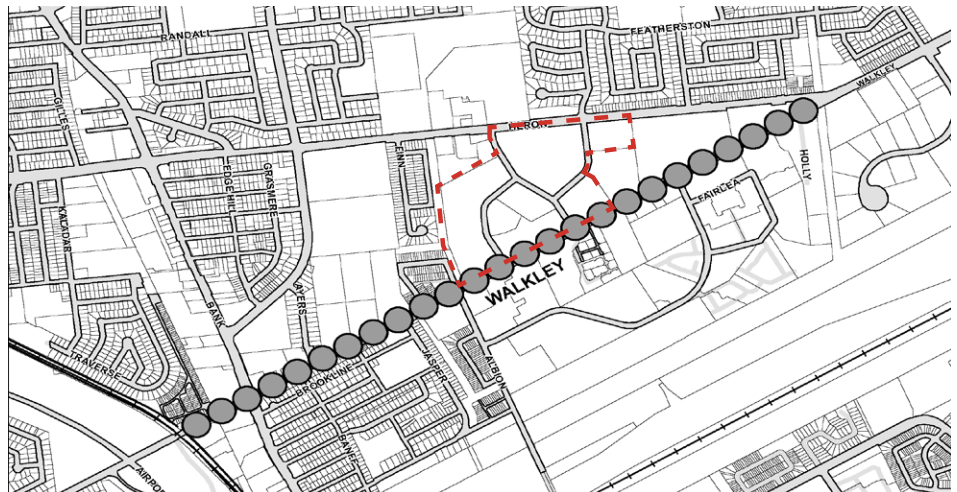
The zoning for the site is split between two designations. The lands along Walkley St. are zoned Arterial Mainstreet. This zone permits a range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings, with a maximum height of 30 metres (approximately nine storeys). The purpose of this zone is to promote intensification in a manner that is compatible with surrounding uses.

The lands along Heron Road, extending south as shown in the adjacent figure, are zoned Residential Fifth Density, R5B (H18) in the City of Ottawa's Zoning By-law 2008-250. This zone permits a range of residential uses and building heights, with a maximum of 18 metres (approximately 6 storeys). The R5 zone permits limited retail / commercial uses.

This zone is intended to ensure that development is regulated and managed in a manner that is compatible with existing land use patterns to ensure that mixed building form and the residential character of a neighbourhood is maintained or enhanced.



Official Plan Designation:



Official Plan Designation: Arterial



Zoning Designations

# Building on Work To Date: HG7

## About HG7

At the corner of Heron Road and Sandalwood Drive, the HG7 apartments will provide a range of rental units to accommodate a variety of family compositions and lifestyles. Compact design and the introduction of retail to provide convenience and necessities will support a more sustainable, walkable, pedestrian oriented place.

Units on the ground level are oriented outwards towards the street, with patio and garden space to encourage more activity and eyes on the street, supporting a more vibrant and safer community.

New boulevards with plentiful trees and other plantings will enhance the streetscape, and a more attractive and inviting public realm.



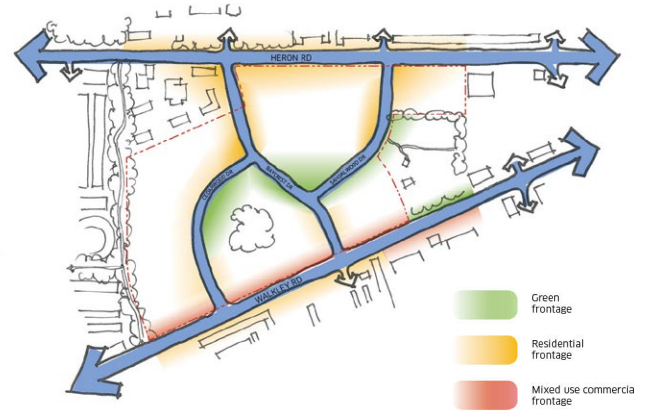
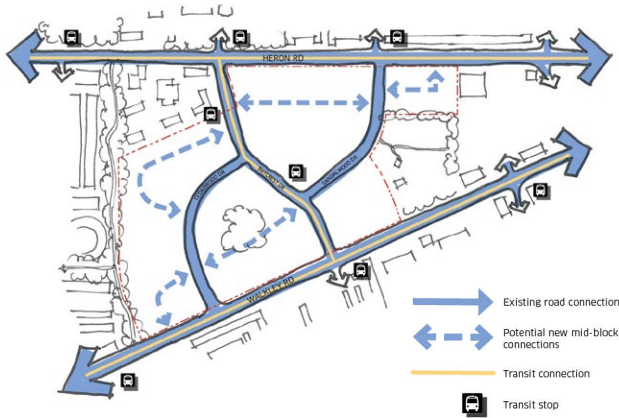
Plan of HG7

## What We Heard

During the development process for HG7, the community was engaged to share their comments. We heard a range of ideas for the project, as well as for the broader Heron Gate area, which were considered in the conceptual development of HG7. Some of the comments we heard were:



# Site Analysis and Opportunities



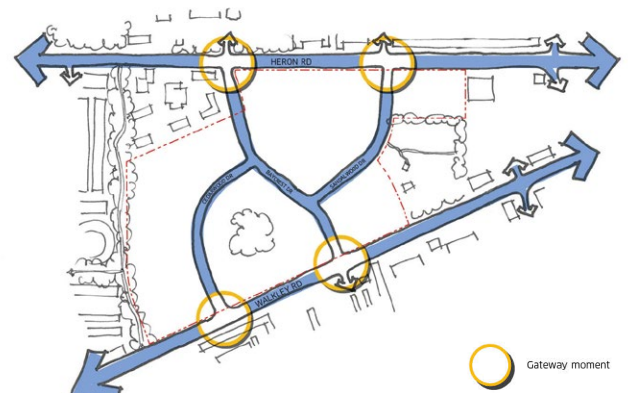
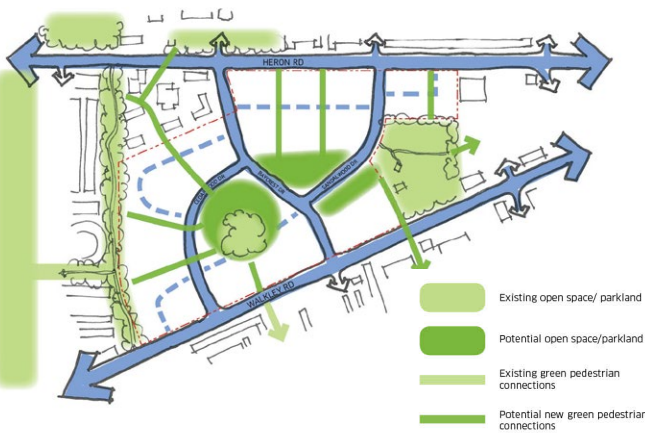
## Movement

The existing structure of streets largely reflects a discontinuous pattern, with curvilinear roads, and poor sight lines. Driveways off public roads provide circuitous access to buildings and parking, and many lack sidewalks along the street edge. Parking is currently provided primarily on surface lots and ground level parking structures. Many lots occupy prominent locations adjacent to streets and park space.

Over time, there is an opportunity to re-shape street patterns to support a more fine grain street network and multi-modal transportation across the site, along with connections to transit. Design strategies can also reduce the presence of surface parking lots.

## Built Form

Currently, the uses on the site are predominantly residential, with some limited open space provided through courtyards and small playgrounds. There is an opportunity to introduce a greater mix of uses, with a variety of housing types to support a range of lifestyles and family composition along with additional amenities, services, and commercial options. Residential uses can also be fronted towards streets and open spaces, to support a safer and more animated public realm with “eyes on the street”. Along Walkley Road there is an opportunity for mixed-use, with commercial uses fronting the street at grade, and residential above.



## Open Space

The size, design, condition, and programming of existing open spaces does not adequately serve the community, and there is a need for additional park space.

There is an opportunity to re-imagine existing public open spaces, and to enhance the quality, character, programming and size of spaces in the community, as well as for new park spaces. These can be designed to complement existing spaces, and serve the needs of immediate residents, as well as the wider community.

## Gateways

New gateway features can support greater wayfinding within the community, while also providing identifying features to create a distinct sense of place. Gateway elements could include public art, iconic buildings, or unique streetscapes and urban design features.

# What's Next

The next public engagement event will be held on February 24th.

This event will be a community visioning workshop where members of the public will have an opportunity to contribute ideas for the development of the Heron Gate Secondary Plan.

## Next Event:

### Heron Gate Secondary Plan Community Visioning Workshop

Featherston Public School  
Saturday, February 24, 2018  
9:30am - 12:00pm

# Contact

For further information, to stay informed about project updates, or to share any additional comments, please contact the following:

Please include "Secondary Plan" in the subject line of your message.

**Suzanne Valiquet**  
President/présidente  
Momentum Planning & Communications  
Momentum planification urbaine et communications  
1165, croissant Greenlawn Crescent  
Ottawa, ON K2C 1Z4  
613-729-3773  
Email: [svaliquet@momentumplancom.ca](mailto:svaliquet@momentumplancom.ca)