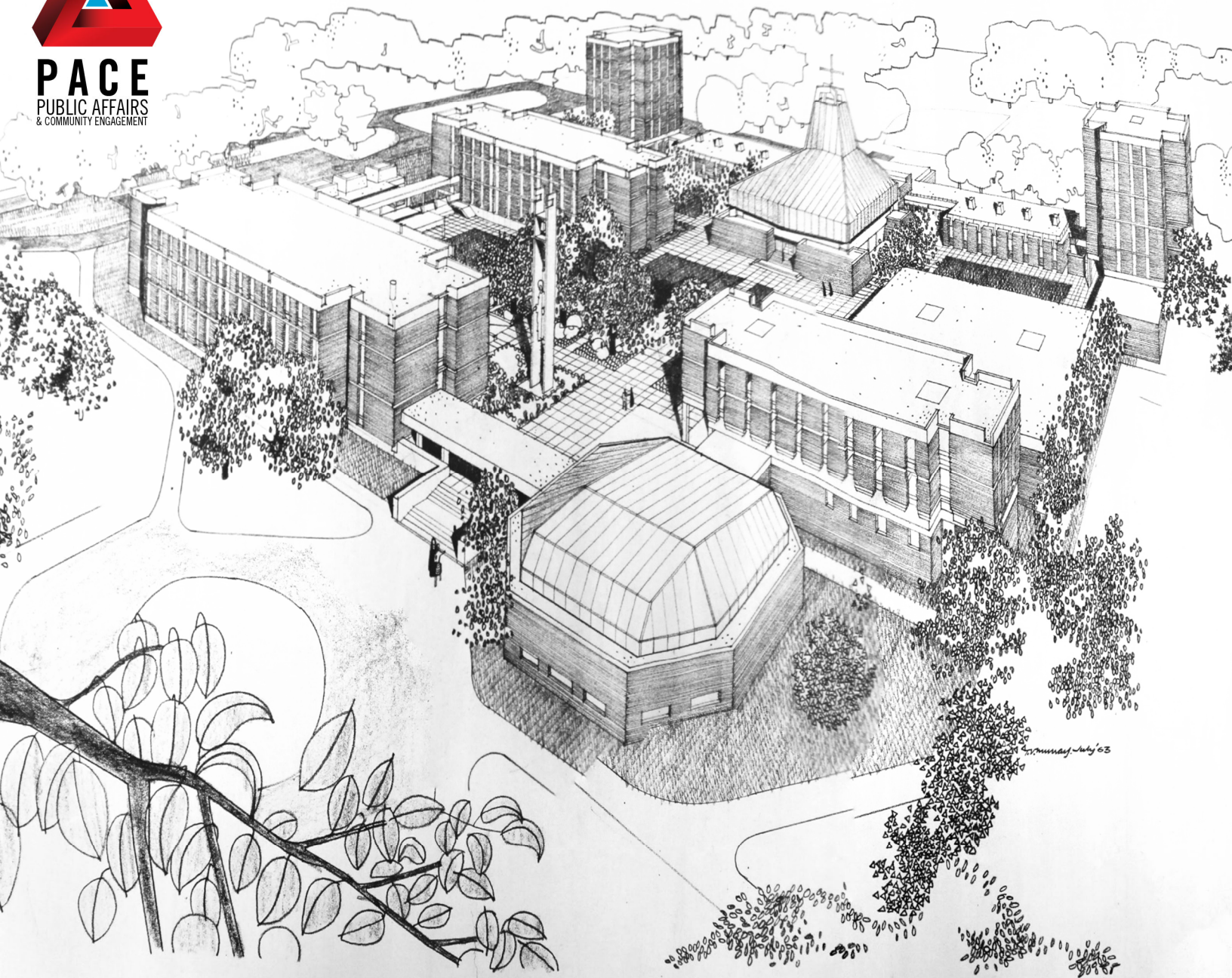




PACE
PUBLIC AFFAIRS
& COMMUNITY ENGAGEMENT



Original sketch by Murray and Murray

Summary Report of Stage 3 of the Engagement Process in Support of the Redevelopment of 1495 Heron Road

—Presented to Canada Lands Company

May 19, 2022

PACE Public Affairs & Community Engagement
www.paceconsulting.ca

Table of Contents

Executive Summary of Findings	1
Overview	4
Introduction	4
About the Project	4
Engagement Process.....	6
Approach to Stage 3.....	7
Promotion.....	9
What We Heard	10
Analysis	10
Next Steps	15
Appendix A - Public Advisory Committee for 1495 Heron Road Membership List.....	17
Appendix B - Questions from the April 13, 2022 Webinar	18
Appendix C - Detailed Analysis of the Online Questionnaire	36



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

Executive Summary of Findings

This summary report provides an overview of Stage 3 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 18-acre (7.3-hectare) 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 St. Patrick High School and Orlando Park, and to the east by Guildwood Estates.

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

Stage 3 of the engagement process was held over the period of March 23, 2022, to May 9, 2022. Broadly, the objective was to get members of the public and community stakeholders to react to and share their thoughts on various ideas for how to reimagine 1495 Heron Road as a vibrant mixed-use community.

More specifically, participants in the engagement process were asked to comment on a “draft preferred concept” for how 1495 Heron could be redeveloped. The “draft preferred concept” draws inspiration from four initial concepts presented during Stage 2 and the ensuing community input. The table below shows the degree of public engagement for Stage 3:

Engagement	Date	Participation
Public Advisory Committee (PAC)	Meeting: April 4, 2022	Individuals and organizations that represent the surrounding community
In-person virtual webinar	April 13, 2022	100+ participants
Project Website	Mar 23-April 29, 2022	709 pageviews
Questionnaire (online and hard copy)	April 14-29, 2022	336 online visits; between 27 and 30 individuals completing all or portions of the questionnaire
Stage 3 Video (YouTube)	April 14-29, 2022	79 views
Alta Vista Community Association (AVCA) Information Meeting	Meeting: May 9, 2022	31 community plus AVCA executive and Councillor Cloutier
Email submissions	Ongoing	Various, ongoing



WHAT WE HEARD - GENERALLY

The following list captures the key themes that emerged regarding the draft preferred concept, distilled from comments obtained throughout all engagement activities, including the public webinar, the online questionnaire, the PAC meeting, and the various submissions received:

Generally: There was general support for the draft preferred concept and many participants believed 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.

Not everyone agreed with the concept, in particular some residents of the existing homes adjacent to the site's eastern boundary. These residents expressed concern that the density and height of the proposed new buildings was too high, particularly near the existing homes of Guildwood Estates. Some of the residents who were expressing concern about heights were erroneously under the impression that the buildings closest to the east property line would be mid-rise (between five to nine storeys).

Concerns around the proposed school location and traffic were much less prominent at this stage of engagement than they were at the previous one, and opinions remained mixed as to the preferred location.

Heritage: The most frequent comments related to heritage. There was very strong support for the 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. Several participants were unclear about the heritage process and requested clarification about heritage designation. A few participants questioned the potential heritage value of the campus buildings (aside from the chapel and theatre), 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 9-storey buildings. A few participants noted the environmental sustainability benefits of retaining the buildings.

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. Connection 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, 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: As with previous stages of engagement, 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.



Overview

INTRODUCTION

This summary report provides an overview of Stage 3 of the community and stakeholder engagement process that supports the redevelopment of 1495 Heron Road by Canada Lands Company (Canada Lands).

Informed by ongoing community input, the process entails the development of a master plan intended to reimagine 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.

In early 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.

This report summarizes the project's third stage of engagement, whose objective was to solicit input into a "draft preferred concept" for the redevelopment of 1495 Heron Road. The "draft preferred concept" is informed by the previous stages of engagement, notably on four initial concepts presented at Stage 2 and the robust community input received to date. Information of the project's previous stage of engagement can be found [here](#).

A number of engagement activities were held over the period of mid-March to early May 2022. All comments and feedback have been reviewed, analyzed, and summarized to inform the Project Study Team.

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

The property is in Alta Vista Ward and is close to retail services, transit, parkland, and 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 and two tennis courts.



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

Heritage conservation is an important aspect of this project, and the Project Team’s heritage architectural consultants, ERA Architects, are developing an analysis of the site, looking at things like its history, characterizing elements, existing conditions, and adaptive reuse potential. ERA is working in collaboration with the City of Ottawa heritage staff, who will be responsible for the site's heritage designation following submission of the development application.

As well, the Conseil des écoles publiques de l’Est de l’Ontario (CEPEO) has indicated that it is considering some usage of the site. 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 2: Aerial view of 1495 Heron Road and surrounding neighbourhoods



ENGAGEMENT PROCESS

Canada Lands places significant emphasis on the importance of engaging and collaborating with the community and civic officials, with a view to preparing a consensus-based plan for the properties they develop, integrated with and connected to the surrounding areas. The specific goal of this project is to produce a master plan for 1495 Heron Road that:

- Aligns with Canada Lands' mandate to transform and reintegrate the site into the local community.
- Ensures the site's long-term sustainability and viability.
- Contributes to Canada's national housing strategy.
- Reflects citizen values, desires, and expectations.

Canada Lands has voluntarily planned for four stages of engagement to precede a submission of an official development application for 1495 Heron Road with the City of Ottawa. Stage 1 was conducted in March of 2021. Community members indicated that they would like the site to be redeveloped as a mixed-use community. Over 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 now serve as the guiding principles that guide and inform the development of the master plan. (The Stage 1 summary report is available [here](#).)

A second stage of engagement was held over the period of November 2021 to February 2022 where community and stakeholder were asked to comment on [four draft concepts](#) for how to redevelop 1495 Heron Road. A summary report has been posted on the project's website [here](#). The most frequent themes that emerged at Stage 2 are as follows:

- Build-in more green and open spaces, connected to Wren's Way and other pathways.
- The heritage buildings could be used for a new school or some other public use.
- Protect the privacy and enjoyment of the homes in Guildwood Estates by keeping building heights low in the east and gradually increasing across the rest of the site.
- Don't build ponds to manage the site's stormwater.
- Place the commercial and retail spaces along Heron.

This document summarizes the project's third stage of engagement, which was held over the period of mid-March to the end of May 2022. All comments and feedback have been reviewed, analyzed, and summarized to inform the Project Team.

A fourth and final stage of engagement will be held in early June 2022 to present to stakeholders and the public the final concept that will be submitted to the City of Ottawa in the summer of 2022. The public will be afforded future opportunities to provide comments through the City's development approvals process. Once approvals are obtained, the Project Team will focus on the implementation of the vision and concept for 1495 Heron Road that was developed with community input.



APPROACH TO STAGE 3

The objectives of Stage 3 of the engagement process were as follows:

1. To raise awareness for the project and the master planning process.
2. To present and get public input into the draft preferred concept.
3. To show how previous stages of engagement have informed decision-making.
4. To ensure that community considerations remain in the forefront and input is continuously incorporated back into the master plan process.

The draft preferred concept is described as follows:

“In this draft 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.”

The following is a graphic representation of the draft preferred concept:

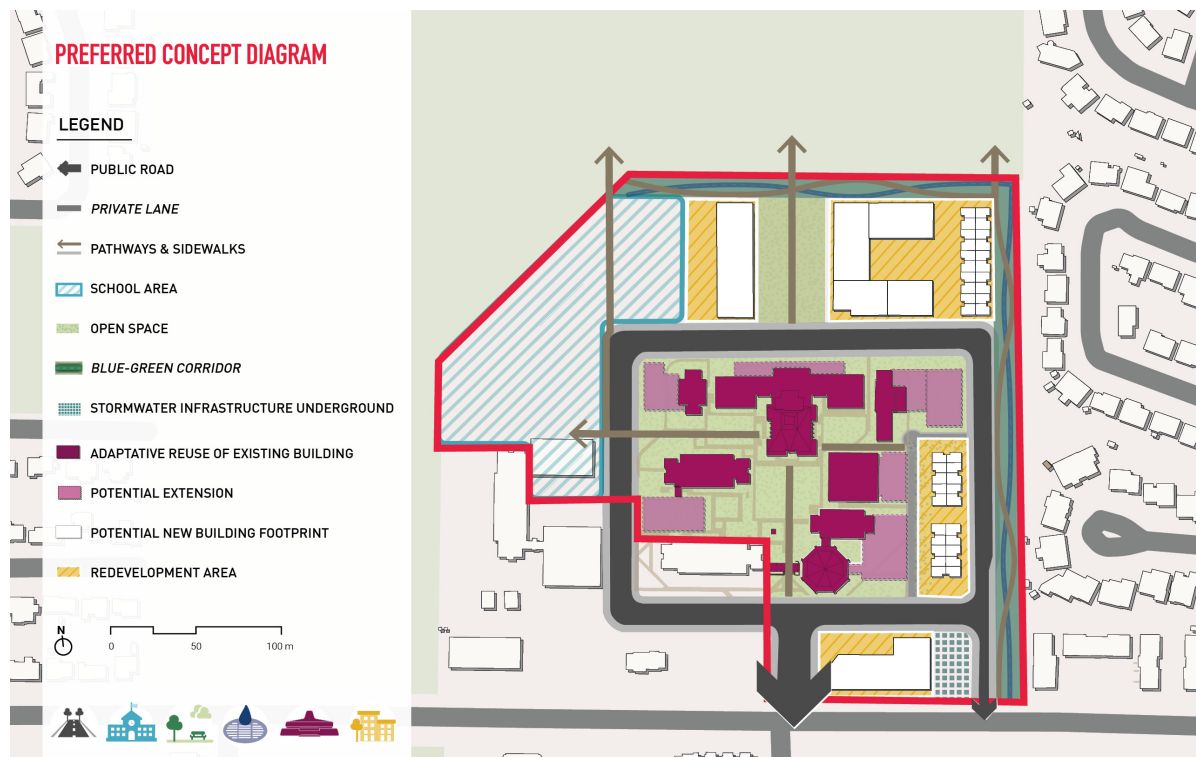


Figure 3: Image of the draft preferred concept for the redevelopment of 1495 Heron Road



Several opportunities were organized for stakeholders and members of the public to learn more about the project and to provide input into the draft preferred concept. The findings from these and the previous stages of engagement will inform the Project Team’s design process as it progresses from the draft preferred concept to a final concept.

Stage 3 activities included:

- **Project Website:** The project website was updated to include information on the draft preferred concept and the opportunities to provide input. A video of a presentation was also posted to the website and CLC’s YouTube channel. Over the period of March 23 to April 29, 2022, the website received 709 pageviews and the video was viewed 79 times.
- **Public Advisory Committee (PAC) Meeting:** The third PAC meeting was held on April 4, 2022, to get the members’ reactions to the draft preferred concept and to get input into the planning of a public webinar (more below). The PAC is made up of representatives from a wide range of interests (see Appendix A for the membership list).
- **Public Webinar:** On April 13th, the public was invited to take part in a virtual webinar. Participants were presented with a technical presentation on the draft preferred concept. This was followed by a moderated question and answer period. Over 100 participants attended in the two-hour webinar, and over 100 questions were answered by a panel of experts and in writing using the Zoom features. Responses to questions left unanswered at the event due to time constraints are provided at appendix B.
- **Questionnaire:** Members of the public could participate in an online questionnaire from April 14 to 29, 2022. Hard copies of the questionnaire were mailed to respondents upon request. Respondents were asked to read a description of the draft preferred concept, view the concept rendering, and answer a mix of open and close-ended questions. The questionnaire took approximately 10-15 minutes to complete. Thirty individuals completed the questionnaire. An analysis of the close-ended questions can be found at Appendix C.
- **Alta Vista Community Association (AVCA) Meeting:** The local community association held an information session for its members on May 9, 2022. The meeting included opening statements by the AVCA executive, local Councillor Jean Cloutier, and Mr. Tim Murray, the original architect for the historic complex at 1495 Heron Road. A technical presentation on the draft preferred concept was delivered by the Project Team, followed by a question-and-answer period managed by the AVCA. Thirty-one community members attended the session.
- **Public Submissions:** Various comments and correspondence were submitted to Canada Lands by members of the public via email. These have been reviewed and considered in this summary report.

The table below shows the degree of public engagement for Stage 3:



Engagement	Date	Participation
Public Advisory Committee (PAC)	Meeting: April 4, 2022	Individuals and organizations that represent the surrounding community
In-person virtual webinar	April 13, 2022	100+ participants
Project Website	Mar-April 29, 2022	709 pageviews
Questionnaire (online and hard copy)	April 14-29, 2022	336 online visits; between 27 and 30 individuals completing all or portions of the questionnaire
Stage 3 Video (YouTube)	April 14-29, 2022	79 views
Alta Vista Community Association (AVCA) Information Meeting	Meeting: May 9, 2022	31 community plus AVCA executive and Councillor Cloutier
Email submissions	Ongoing	Various, ongoing

PROMOTION

A series of promotional activities were implemented to raise awareness and drive participation at the webinar and in the online questionnaire, as well as to establish a shared understanding of the project. Specific communications activities included:

1. Email notices to:
 - a. The 1495 Heron Road subscriber list (116 subscribers);
 - 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. Hand-delivered postcards (400) to local businesses and community centres in the vicinity;
5. Organic and promoted social media posts on Canada Lands' Facebook (2,000 followers) and Twitter (625 followers) accounts; and
6. Advertising in *Le Droit* and the *Ottawa Citizen*.



What We Heard

ANALYSIS

As part of its reporting mandate, PACE reviewed all input received during Stage 3. The analysis below presents the main themes and trends 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.

In each of the engagement activities, information was provided about the Project Team’s analysis of 1495 Heron Road and on the draft preferred concept. Materials and a video were also posted on the project website and participants in the engagement process were encouraged to review these before providing comments.

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.

KEY THEMES

The following list captures the key themes that emerged, distilled from comments obtained throughout all engagement activities, including the public webinar, the online questionnaire, the PAC meeting, and the various submissions received:

Generally: There was general support for the draft preferred concept and many participants believed 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.

As the graphic below indicates, participants in the online questionnaire 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.

Not everyone agreed with the concept, in particular some of the participants that identified themselves as residents of the existing homes adjacent to the site’s eastern boundary. Analysis of the online questionnaire showed that a baseline of approximately ten per cent of respondents selected “disagree” — the lowest indicator of support — for all 13 statements. This baseline sentiment was present across all engagement activities, in which these residents



expressed concern that the density and height of the proposed new buildings was too high, particularly the four stories being proposed near the existing homes of Guildwood Estates. 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). These residents also wanted a wider buffer than the proposed 30 metres between their properties and any new development, with some suggesting that the blue/green stormwater corridor should be widened, and that the proposed road be built further from their homes. A few requested that a new fence be constructed to better separate the development from exiting backyards, with one participant requesting a 30-foot opaque fence.

Concerns around the proposed school location and traffic were much less prominent at this stage of engagement than they were at the previous one.

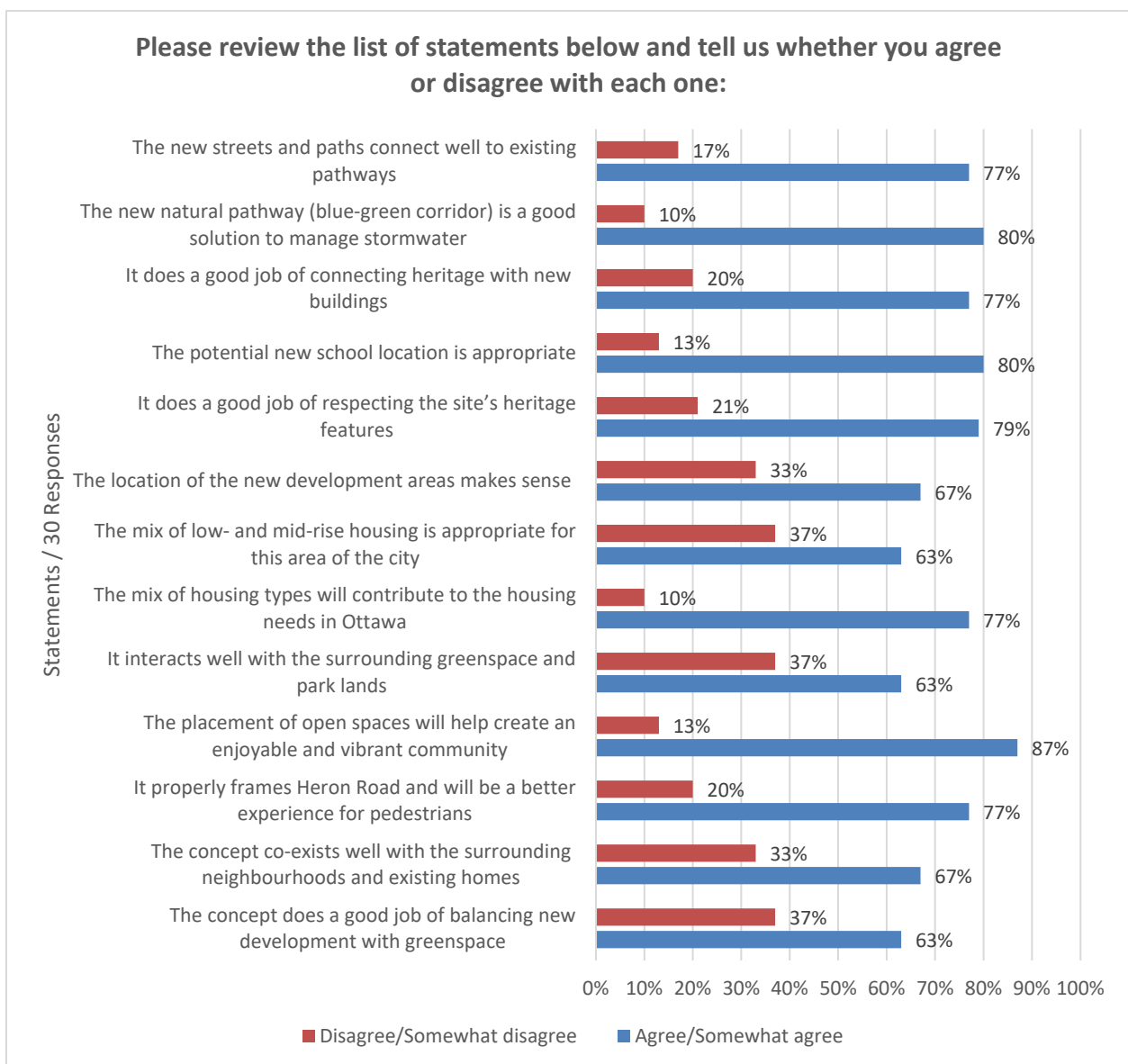


Figure 4: Degree of support for the draft preferred concept (online questionnaire)



Sample of participant statements:

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

“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.” [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.” [Questionnaire respondent]

“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.” [Questionnaire respondent]

“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]

Heritage: The most frequent comments related to heritage. There was very strong support expressed at the public webinar and in the questionnaire for the concept and its approach to conserving the majority of site’s existing buildings. A number of participants wanted to know how the repurposed building would be used, in particular the chapel and theatre, and some were unclear about the heritage process and requested clarification about heritage designation.

A few participants questioned the heritage value of the buildings built in the 1960s (although the value of the chapel and theatre were not questioned). These participants suggested that the buildings (particularly those west of the chapel) should be demolished to create more space for development, thereby more equally spreading out density across the site and reducing the need for 9-storey buildings. A small number of individuals expressed concern about asbestos



and mold in the buildings and the possible impact for nearby residents during the renovations of those buildings. A few participants noted the environmental sustainability benefits of retaining the buildings.

Sample of participant statements:

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

“I'm surprised that most of the existing buildings been considered heritage status. Most seem banal and some badly decaying and may not be suitable for repurposing anyways.” [Workshop Participant]

“I am so happy that you are maintaining the heritage aspects of this architecture marvel.” [Workshop Participant]

“I think this is a good plan... Retaining [the buildings] will create a natural and historic centre for the new community.” [Questionnaire Respondent]

“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.” [Questionnaire Respondent]

“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!” [Questionnaire Respondent]

Greenspace and the Blue/Green Corridor: There were many comments made about the need to protect or build-in more greenspace. Some participants expressed concerns for the greenspace located in the northwest corner of the site. Others wanted assurances that the development would not negatively impact Wren’s Way to the north. A few expressed a liking for the proposed open space in the north and how it interacted with and improved connections to Wren’s Way. Connection to existing paths was important.

Many participants expressed support for the blue/green corridor in site’s north and east boundaries. A few noted it should be wider to create an even bigger buffer with the existing neighbouring homes in the east. A few participants were concerned that the proposed buildings on the northern part of the site would have a negative impact on Wren’s Way.

Sample of participants statements:

“The heaviest development is being done at the area closest to the green space. This seems to disregard the conservation and protection of the environment that many many people care about and will benefit us all.” [Workshop Participant]



““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.” [Workshop Participant]

“Please keep as much green space as possible and have a green walkway connection between the soccer fields and the tennis courts area.” [Workshop Participant]

“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.” [Questionnaire respondent]

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

Mixed-use, Density and Building Heights: There was continued support for a mixed-use community, and the need for plan for affordable housing. Many participants believed that the concept struck a good balance between all the 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 questioned whether developers could increase the building heights after the concept had been approved by the City of Ottawa. A few participants were erroneously under the impression that the concept included high-rise buildings, while others believed 9-storey buildings were being proposed on the eastern side of the site. Some of these residents expressed concerns about their health, mental health, and loss of property value, among other things.

Sample of participant statements:

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

“Can you motivate how the heights of the new integrated buildings was determined? Nine storeys is high on the outer portions of the site.” [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?" [Workshop Participant]

"I think it's really important for the Alta Vista community to have room to "breathe." I'd prefer 5 story buildings to 9 story ones. It's essential that there's low-income housing onsite permanently -not just for 5 or 7 years." [Questionnaire Respondent]

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

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

"Canada Lands plans to add even more residential units, involving several high rises!" [Written submission]

Community Benefits: As with previous stages of engagement, 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.

Sample of participant statements

"What can be done to promote the usage of these spaces for public activities such as outdoor yoga, outdoor theatre, picnic tables or even allocating small sections of these spaces for small-scale vendors?" [Workshop Participant]

"Has it been considered to accommodate a new community centre within this complex to serve the surrounding neighbourhood?" [Workshop Participant]

"Greener space; roof top gardens; garden walls in chapel or theatre areas?" [Questionnaire Respondent]

Next Steps

Canada Lands and the Stantec project team are working collaboratively to finalize the draft concept for Heron Road, which will be shared with the public early in the summer of 2022.

Once finalized, the concept will be part of a more complete development application that will be submitted to the City of Ottawa. 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

PUBLIC ADVISORY COMMITTEE FOR 1495 HERON ROAD – MEMBERSHIP LIST

- Marty Carr, 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 B

QUESTIONS FROM THE APRIL 13, 2022 WEBINAR

The following is a list of answers to questions that were asked at the April 13, 2022, webinar but that were unanswered due to time constraints. Note that over 100 questions were responded to during the event by a panel of experts and in writing using Zoom’s Chat feature.

Question or Comment	Response
Current Conditions	
How big is the site?	The site has a total area of approximately 7.4 hectares (18.3 acres).
Active Transportation and Connectivity	
Hopefully with such close proximity to transit and improved bike lanes the parking can be reduced to minimal amount. This kind of infill density is what cities need to support robust and less costly sustainable transportation. Would like to see separate bike lanes rather than shared pathways. Narrow 3m motor vehicle lanes are good to see.	Supporting active sustainable mobility options through by providing housing and other uses of modest density is a guiding principle of our team's work at 1495 Heron Road. The final concept will provide further detail of the cycling and walking infrastructure that will support the new and surrounding neighbourhoods.
On the street diagrams, it looks like cyclists are expected to ride in the same spaces as parking. A friend of mine was killed in such a situation when she rode around a parked car and was run over. Why not dedicate a lane to bikes, which are being promoted in Ottawa?	We're sorry to hear of your friend's death and recognize that safe cycling facilities are an essential part of community-building. The cross-section you refer to in our presentation is for a specific length of the local street intended as a mixed-traffic area that prioritizes pedestrians and cyclists over vehicles to improve connectivity. These streets are shown to improve safety for all road uses. More details of the design will be provided with the final concept.
How will this development maintain and increase bike and foot linkages with the surrounding community? How will we increase places to cross Heron on foot?	As part of the final concept we will provide more details on the cycling and pedestrian infrastructure that will knit the new community into the surrounding neighbourhoods and the City's larger active transportation network. Improving safety to cross Heron Road will also be explored.
Community Benefits	
From a wider community perspective, for example existing Guildwood Estate residents, is there something being offered by this development that is not currently available	The final concept will permit a range of uses on the site that are compatible with the existing buildings and site's neighbours. The final concept



<p>within the other parks, woods and walkways? I.e. a social gathering location like a coffee shop, restaurant etc.</p>	<p>will allow smaller commercial uses - like coffee shops and restaurants, in strategic locations.</p>
<p>Gardening space for those wishing to grow their own produce or flowers would benefit the site.</p>	<p>We have not yet decided what types of outdoor facilities will be included in the open spaces quite yet, but your suggestion will be considered. We are open to working with the City of Ottawa on community facilities on the site, but it will be the City who will need to explore project viability, funding, etc. The final concept will have built-in flexibility to ensure different uses-like a community facility, can be considered.</p>
<p>I think sport facilities could be a great addition. These could include tennis and beach volleyball courts, and others. Our community should benefit from a development like this and public courts can be very beneficial for everyone.</p>	
<p>Has it been considered to accommodate a new community centre within this complex to serve the surrounding neighbourhood? This site is much more accessible by foot than the site of the Heron Road Community Centre. In addition, has it been considered to use some of the open spaces to accommodate an outdoor fitness park for adults and potentially all ages?</p>	
<p>Open spaces are valuable and important, but certain studies have shown that they yield no health benefits (among other things perhaps) to the community without being used for activities which animate it. Has it been discussed, or explored, what can be done to promote the usage of these spaces for public activities such as outdoor yoga, outdoor theatre, picnic tables or even allocating small sections of these spaces for small-scale vendors? Even if all of these spaces were dedicated to "pollinator gardens", anything is better than leaving it as empty space occupied by a large grass monoculture.</p>	
<p>Density and Height</p>	
<p>You speak of a density/height that will provide a viable (number) community... Have you not considered the Heron Gate project across the street which is more than intensification?</p>	<p>Our team considered the evolving nature and context of all surrounding communities when developing the draft concept.</p>
<p>What existing developments are comparable to the redevelopment plan as currently envisioned? (in terms of density, height etc.)?</p>	<p>Although every location is unique, there are a number of recent projects across the City that sensitively integrate low and mid-rise development into existing neighbourhoods. Some examples include:</p> <ul style="list-style-type: none"> • Greystone Village: includes a variety of residential and commercial uses in buildings from two to nine-storeys. • Vista Local (2816 Sandalwood): is the first phase of the Heron Gate community



	<p>redevelopment composed of six-storey apartments with space for local retail.</p> <ul style="list-style-type: none"> • Wateridge Village: on the former Rockcliffe Air Base lands will, once complete, include a range of low to high-rise buildings. Canada Lands is leading this initiative.
What would it take for CLC to reduce the density?	The densities proposed strike a balance between the varying needs for the site including housing, heritage preservation, affordable housing and green space allocation.
How does such a density enrich communities and experiences and does CLC meet its role of innovative steward enriching the everyday of the Canadian potential by curating memorable experience with this preferred overall plan (these are the words used on the CLC site re their mandate)?	<p>Higher density neighbourhoods that provide improved public realm, transportation options, and a mix of uses and housing types can provide residents with an enhanced quality of life while limiting urban expansion and greenhouse gas emissions.</p> <p>Reactivating the site, providing new and affordable housing options, conserving heritage, and providing an enhanced public realm and community and commercial spaces: these features when combined can enrich the every day experiences of Canadians living in or near the new community.</p>
Good to see a mix of heights and increased density while respecting the heritage and green space.	Great comment, thank you.
Looks very promising. I hope the long-term vision and need to build more walkable, higher density in our cities is in important consideration along with community demands.	Our team is seeking to balance the need to evolve our communities into walkable, 15-minute neighbourhoods while minimizing impacts on the site's neighbours.
Engagement	
I cannot find the reuse presentations previously distributed. Will those be available during this meeting?	The previous presentation can be found at the following link: www.clcsic.ca/sites/default/files/documents/Heron_Road_Presentation-FINAL-Accessible.pdf
Recommend open house at site, as many of use have never had an opportunity to see this beautiful heritage site up close. I am so happy that you are maintaining the heritage aspects of this architecture marvel.	Yes, we are interested in offering a site tour. Subscribe to our mailing list to keep informed.
When will the final concept public meeting be held?	We plan to return to the community in June to introduce the final concept before submitting our development application package to the City. Subscribe to our mailing list to keep informed.
How many people attended this meeting? Thanks!	Approximately 100 people joined the April 13 th public meeting.



<p>Will the Preferred Option be soon posted on CLC's website?</p>	<p>Yes, tonight's presentation is available on CLC website: www.clc-sic.ca/real-estate/1495-heron-road</p>
<p>How could we have a site tour when you won't let us in the buildings</p>	<p>Unfortunately, many of the buildings are in poor repair (after many years of disuse), are not universally accessible, and have not been tested for air quality. We are not able to welcome members of the public into the buildings at this time.</p>
<p>I attended the February consultation. Why did I not receive a follow up message regarding the April 13 meeting? Is the consolation interested in allowing the public to following the project and to understand and see how feedback sought is reflected in the plans?</p>	<p>An invitation to this meeting was sent to everyone who provided us their email address. We also sent out over 15,000 postcards through Canada Post to local addresses adjacent to the site. We also placed ads in the Ottawa Citizen and Ottawa Sun and on social media. We apologize if you were missed. We are pleased to see you made it.</p>
<p>Existing Homes</p>	
<p>Can you clarify again the perimeter width? is it 15 or 30 m?</p>	<p>The current concept proposes buildings be set back at least 30 m from the site's eastern edge. This includes the proposed 15-m wide blue-green corridor.</p>
<p>I understand there is a (small) corridor in the concept, but I am asking why not place the larger courtyard there, which would further allay our concerns of close proximity to "mid storey" development.</p>	<p>The draft concept shows a 30-metre setback from the east property line to the closest proposed low-rise (four-storey) buildings on the site. Mid-rise development is located further west on the site.</p>
<p>Why has the local Guildwood community not been given proper consideration and the school proposed to the east near the Amberdale backyards, rather than the 9 and 4 storey developments; these could surely be placed in the less residentially obtrusive area currently proposed for the school?</p>	<p>We've heard a range of feedback from attendees and those who completed the surveys after our last workshop. Many noted that the school should be located on the west side to protect the privacy (noise, lights, etc.) of existing homes at Guildwood Estates. The current proposed location also takes advantage of co-location with the existing school (St. Patrick's) and proximity to open space connections to and across Orlando Park.</p>
<p>How can you justify the shadowing over our backyards caused by the proposed residential development? The graphic you just showed completely covers our backyards in the middle of the afternoon; how is this considered acceptable or taken into consideration our private land?</p>	<p>Further sun-shadow analysis will be completed to determine what shadowing impact development may have on abutting properties. The draft concept provides a 30-metre set back from the east property line to the closest four-storey buildings with heights increasing with greater distance from the east property line. It should be noted that buildings up to seven storeys in height are permitted by the current zoning with setbacks of 7.5 m.</p>



<p>Why not have the courtyard placed to the east of the residential development, closest to the Guildwood estates backyards, therefore setting back the residential development from our houses?</p>	<p>We've proposed a green corridor between abutting back yards and any new developments on the site. The green corridor would combine landscaping and a walkway while integrating low-impact stormwater treatment. The blue-green corridor allows us to set buildings approximately 15 m from abutting back yards.</p>
<p>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. This is a common question amongst my neighbours. The city could offer a variance for, say, a 30-foot fence.</p>	<p>Privacy screening, such as landscaping and fencing, will be explored in more detail. It should be noted that a 30-foot high fence would be taller than two-storey homes in Guildwood Estates and likely block all afternoon sun from the backyards and homes.</p>
<p>Greenspace and Open Space</p>	
<p>Will you be preserving the green spaces?</p>	<p>Up to 24% of the draft concept is occupied by green space including a new park, courtyards, and the blue-green corridor.</p> <p>The central greenway appeals to the heritage campus design that is an integral part of the character of the site. That said, it is not the only pathway planned, the plan is to create key connections throughout the site and within these open spaces to provide the community with better, more formal access to these parks.</p>
<p>Please keep as much green space as possible and have a green walkway connection between the soccer fields and the tennis courts area.</p>	
<p>Why is the central green walkway being placed there and not on the North East corner? There is no one who is going to regularly benefit from a sight line into the chapel if they are coming from the green space. This is such a low "priority" - if it is even a priority - for anyone who lives here and uses this space. This only looks nice on paper but makes no practical sense.</p>	
<p>It is inappropriate to place 9 stories next to the greenspace - the loss of sun and shadowing and danger to birds and impact the wildlife and vegetation is immense. Having higher buildings away from the greenspace is the most environmentally friendly and healthy approach. This needs to be re-imagined.</p>	<p>We've heard a range of feedback from attendees and those who completed the surveys after our last workshop. The mid-rise buildings were placed to provide a transition from lower density homes to the east of the site. We've also included a blue-green corridor between the site and existing greenspace to the north. There are a range of design features that can be integrated into buildings of all heights to minimize bird impacts and site features that can support bird habitat.</p>
<p>Is the development on the northeast corner there because of the heritage restrictions? Or what? The Heritage interest has not been the main concern of anyone that has spoken to myself, my neighbours or anyone in the community that we have spoken to. The heaviest development is being done at the area closest to the green space. This seems to disregard the conservation and protection of the environment that many many people care about</p>	<p>We've heard a range of feedback from attendees and those who completed the surveys after our last workshop. The mid-rise buildings were placed to provide a transition from lower density homes to the east of the site. We've also included a blue-green corridor between the site and existing greenspace to the north. We'll consider your comment as we refine the concept.</p>



and will benefit us all. Why is the need to buffer the greenspace - a recognized birding safe haven - being ignored?	
What happens to the path through the woods behind St Pat's and will the woods themselves be kept?	The pathway through the wooded area behind St. Patrick is located both on the site and adjacent lands owned by the City of Ottawa. No changes will be made to the City's parkland without their approval.
Given the seven year waiting period for a school board decision, will the ridge that is a beloved feature at present remain in place for now?	The ridge is part of the school block and the land required for the new roadway shown on the plan. We will need to remove the ridge to accommodate the new road and to ensure that the property drains properly. We can consider creating space to allow the public to travel to the Orlando Sports Field, Wren's Way and Heron Road with an accessible pathway with clear lines of site for safety.
What is happening to the wooded hill area on the NW side?	The treed area, and small hill, are within the proposed elementary school site. If the lands are acquired by the school board we anticipate that the vegetation will be removed and the site graded to allow for the construction of a school, a yard for students and for other school uses
"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.	
Leave the hill - it will be a community benefit for the new neighbours!	
May I please have a direct reply about the wooded hill on the NW? Not Wrens Way. not Orlando Park. Are you saying the wooded hill is to be bulldozed away?	
I'm wondering about the lands around the site-- specifically west and north. What do we know about them? Who owns them, are there any plans for them, do we have timelines?	
Density and Height	
Why can the height not be kept to 4 or 5 stories? This would match the heritage value and not change the feel of the area? We are totally opposed to 9 stories.	The draft concept seeks to balance several needs of the community, Canada Lands, and the site's unique features and context. These include preservation of heritage buildings; providing a broader range of market and affordable housing for all demographics; supporting active transportation; and locating new housing and services to support rapid transit and build new 15-minute neighbourhoods. While the New Official Plan identifies Neighbourhoods as areas for low-rise
You keep referring to the mid rise development. Why are you not respecting and presenting scenario with the low rise criteria which would be in accordance with the city council unanimous decision for a low rise application in the case of development of sites such as this 1495 Heron? The community has expressed over and over their opposition to any mid rise	



<p>or above development! Also the community has expressed strong opposition to intense densification / unreasonable intensification particularly given the unfortunate Heron Gate development. How have you met this expectation?</p>	<p>development it also provides opportunities for taller development within the designation under certain circumstances, including where the existing zoning permits taller buildings, and where taller buildings are characteristic of an area. The Official Plan also layout out policies and processes for the City to consider amendments if deemed desirable.</p>
<p>There is no logic to me of adding 9 floor bldgs because you're keeping 9 floor heritage bldg. it seems to me that your rather searching for with amendment and loopholes to justify the option which is not wanted by the community however hard you try to compromise to minimize objections. Comment?</p>	
<p>Will this actually be limited to 9 stories or is this an invitation for a variance for 20 stories?</p>	
<p>Height restrictions could apply now in the CLC process. But later on? The city planners have changed so many building height requirements to the new height requests of the developers. So the city has changed many zoning bylaws to suit developers. What happens now can be changed anytime later on by the city.</p>	
<p>Can you motivate [sic] how the heights of the new integrated buildings determined? Nine storeys is high on the outer portions of the site.</p>	<p>The draft concept locates mid-rise building at the centre and north portions of the site to provide a height transition to low-rise neighbourhoods abutting the site to the east. While mid-rise buildings are proposed along the north edge of the site the location allows distance from established communities to the northwest.</p>
<p>What is the proposed height (number of stories) of the buildings along the entire Eastern side of the development, that is, adjacent to Amberdale Cres. and Garand St.?</p>	<p>We heard at our last public consultation that residents of Guildwood Estates were concerned with having new development located too close to their homes. To address that, we have designed an even wider green zone - 30 metres - between their backyards and new buildings, with a lovely new landscaped pathway. We have also planned for low-rise buildings (4 stories) along the eastern boundary to protect the privacy and enjoyment of the existing homes.</p>
<p>Heritage</p>	
<p>Great to see that the heritage cohesion of the site will be retained.</p>	<p>Great comment, thank you.</p>
<p>Thanks for an excellent presentation, especially for giving a priority to responding to queries and concerns. I look forward to continuing this ongoing process. Glad to see CLC's commitment to the preservation of this excellent example of</p>	<p>While the deadline to apply to participate in Doors Open Ottawa has already passed, we are exploring an opportunity to invite the public to the site before we submit our development</p>



<p>mid-century modern architecture. Perhaps CLC could make the site available for Doors Open Ottawa in June.</p>	<p>application to the City. Stay tuned for more information.</p>
<p>Will you please expand on what uses you are proposing for the theatre and, if still a theatre, how parking will be provided. Who might operate the theatre, have you found real prospective users? In addition, will you please discuss further (or address for the first time) the general topic of parking</p>	<p>At this time we are not able to determine what uses will or will not occupy the various existing or new buildings. Instead, we will be implementing new zoning for the site which will enable a range of uses which could occupy the site.</p>
<p>What are the anticipated uses of the re-purposed heritage buildings? And will the develop maintain a reserve fund to ensure that the lifecycle requirements of these buildings are done?</p>	<p>Buildings that are identified as having heritage significance will be designated under the Ontario Heritage Act for protection. Ownership could take a variety of forms based on the uses proposed for the heritage buildings and integrated new development. Generally, maintenance and operation responsibilities will be shared among the future owner(s) of the buildings, as stewards of the heritage buildings.</p>
<p>Will the existing heritage buildings, apart from chapel and theatre, serve mostly as residential units?</p>	<p>CLC has not been engaged by a prospective user for the theatre, but is open to various community, public or private proposals for the space.</p>
<p>Who will assume ownership of the heritage buildings?</p>	<p>Parking in the community will be accommodated through a combination of underground and on-street parking. All uses in the community will need to comply with minimum parking requirements of the Zoning By-law.</p>
<p>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.</p>	<p>Thank you for your comment and interest in the project!</p>
<p>I'm surprised that most of the existing buildings been considered heritage status. Is this final or open to revision? Most seem banal and some badly decaying and may not be suitable for repurposing anyways</p>	<p>Most of the buildings on the site were previously recognized as having heritage value when under federal ownership. A 'final' evaluation of potential cultural heritage value has not yet been made and will be determined by the City of Ottawa. We anticipate a potential future designation by the City of Ottawa once the development application is submitted. This designation may include specific buildings or more broadly, the overall campus. ERA's analysis of existing conditions and potential for adaptive reuse at a level of detail appropriate to a master</p>



	<p>plan exercise has indicated that the buildings included in the preferred concept can be repurposed. More detailed analysis will be conducted in future stages.</p>
<p>What are the criteria that designate much of this development as a heritage site? There is a former chapel, an auditorium and a few towers that are old and of no architectural significance. I'm intrigued by the focus on 'heritage' for a site that most people have not visited nor had access to. The last time I was on site - admittedly 30 yrs ago- the 'chapel' was a bar.</p>	<p>Most of the buildings on the site were previously recognized as having heritage value when under federal ownership. Based on our analysis, the site includes many notable elements that are important to conserve its heritage value.</p>
<p>When will the heritage decisions be made - this seems to be the main stumbling block to a better development for this site. If the designations are not made, then will the site be better reimagined?</p>	<p>The campus is a good example of modernist architecture in Ottawa and of a modern educational campus designed in a collaborative way. It should be understood as a cohesive ensemble, with many notable elements that can be found in the campus as a whole such as its visual coherence, functional arrangement, the integration of built form and landscape, key views, the intimate pedestrian scale, and contrasts and variations which create visual interest. Also worth considering are the additional features specific to the landscape, such as the variations of open spaces, as well as features specific to buildings, such as the use of good quality material and modernist architectural vocabulary.</p>
<p>This site could have a beautiful modern courtyard and treed canopy with a better layout and provide better density and less impact on existing neighbours without this heritage overlay that is questionable at best.</p>	
<p>It seems that clarification/explanation is needed to some participants on why this important heritage complex is significant and important to conserve and reuse. Time marches on so does our definition of heritage. :-)</p>	
<p>Why is the 1960s landscape design hampering true envisionment?</p>	<p>We have heard from many community members and stakeholders who value the site for its heritage aspects. We anticipate a potential future designation by the City of Ottawa once the development application is submitted. This designation may include specific buildings or more broadly, the overall campus.</p>
<p>Please help us to understand the factors that we should be appreciating to understand the why this needs to be saved (beyond the chapel and the theatre)?</p>	
<p>Maybe the chapel and auditorium are worth preserving but the others are of no interest or value. Nobody takes a circuitous route to see decaying brick</p>	<p>The preferred concept is the direction the team is taking for the masterplan, which will be refined in leading up to the development application submission. Further details will be developed at a later Site Plan Control application stage.</p>
<p>Why consider a 1960's chapel (that most people had no idea existed...) a heritage site that will become a white elephant? there is no parking for outsiders. Raze those buildings, use the entire space for two-story (max) housing. Make the Easter buffer twice the planned width.</p>	
<p>How does the new extensions impact the light into the chapel through the current ceiling opening?</p>	<p>We have heard from many community members and stakeholders who value the site for its</p>



<p>What is the intended future use of the Chapel, given that it is probably not expected to be a religious function?</p>	<p>heritage aspects and who have told us that conserving the Chapel is a priority.</p>
<p>The chapel would be best as a community centre or community use NOT retail!!</p>	<p>In the proposed development, the chapel is retained and will remain the focal point of the campus, with views to it from various directions. The theatre will also be retained</p>
<p>The chapel and the theatre have great heritage value! I walk through the area and it really is a treasure and has great potential to be a focal point of a new thriving community.</p>	<p>The theatre will also be retained</p> <p>New development is included in a way that aligns with heritage conservation parameters. New buildings will be carefully positioned to either side of the chapel to ensure the view to the chapel is retained, including its roof silhouette. New buildings will also be pulled away from the existing theatre and designed in such a way that it does not alter the building's legibility.</p> <p>A sun study was prepared by Stantec. Taller buildings are concentrated to the north of the Chapel, where their shadow will not impact the Chapel.</p> <p>The exact use of the chapel and theatre are still to be determined.</p>
<p>New building extensions to the heritage buildings could be designed with some differences. However, the current heritage site buildings all have brick and concrete as construction materials. Please ensure that these two construction materials are included in the new construction plans with other elements if desired for new design.</p>	<p>We will continue to work to ensure that the concepts of compatible, subordinate and distinguishable govern any feature of the rehabilitation of the heritage buildings and the new construction. The concept of compatibility has to do with ensuring features of the heritage building and the new construction are complementary. The concept of distinguishability suggests that exact copy of heritage features is not recommended for new construction. If we look at materials, for example, new construction should compliment the existing materials and may include materials that are distinguishable as contemporary.</p>
<p>The original chapel design had water flowing over the ceiling opening. Could this not be reinstated with new conservation knowledge and techniques? The original design was a beautiful manner to have sunlight reflected through glass unto the current bronze sculpture. A unique visual experience which could include some new environmental and conservation needs?</p>	<p>This sounds like a wonderful feature in the original chapel configuration. Our team's current scope is to develop a masterplan for the site and as such we are operating at a high level and not getting into the exact functions or alterations of each building, including the chapel and its interior features. The process for the site is such that the details of the conservation work at this scale will be developed at a later stage, and not by CLC.</p>



	CLC will prepare the urban design guidelines that shape this development and is consulting with the City of Ottawa heritage staff to ensure that the masterplan proposal conforms with their expectations. We anticipate a potential future designation of the site by the City of Ottawa.
What guarantee will be made that the heritage buildings will remain heritage after sale to developers?	We anticipate a potential future designation by the City of Ottawa once the development application is submitted. This designation may include specific buildings or more broadly, the overall campus. Depending on this outcome, then any future development proposal would be subject to City of Ottawa policies. Designation confers a legal status on a property by a specific by-law under the Ontario Heritage Act and gives City Council legal authority to refuse an application that would adversely affect the property's heritage attributes.
I am very grateful you are proposing to preserve the heritage elements and keep it as a public space.	Thank you for your comment and interest in the project!
Will there be design requirements for new site buildings to complement the heritage buildings in use of materials, horizontal lines, window openings, etc?	The team will be preparing urban design guidelines to guide the redevelopment of the site. We will continue to work to ensure that the concepts of compatible, subordinate and distinguishable govern any feature of the rehabilitation of the heritage buildings and the new construction. Some concepts that help ensure compatibility are considerations for solidity, proportion and scale. If we look at materials, for example, new construction should compliment the existing materials and may include materials that are distinguishable as contemporary.
Mid century modernism is being destroyed in so many cities!!	Thank you for your comment and interest in the project!
I would like to suggest to some of my neighbours that some of us - myself included! - do enjoy the mid-century design at the current site quite a bit. Appreciate that you want to keep the integrated campus-style feel of this site.	Thank you for your comment and interest in the project!
Perhaps if people think of the site as a cohesively designed collection of Mid-Century architectural buildings - their cohesion and style are significant for their era, now already 60 years old. This is when buildings of all eras are	Thank you for your comment and interest in the project!



<p>often most at risk for destruction, including the Victorial and Art Deco buildings we destroyed when they were of the same age.</p>	
<p>In preserving at least two of the buildings in the complex (the chapel and the amphitheatre, as well as the belltower) will the walkways and lawn between them also be preserved, as well as the overall enclosed pedestrian-only aspect of much of the complex?</p>	<p>Our assessment of the heritage attributes of the site recognize not just the buildings, but the relationships between the buildings and the structure of the enclosed courtyards. The team intends to retain the structure of courtyards between the heritage buildings as publicly-accessible, pedestrian-only spaces.</p>
<p>Can you confirm what kind of efforts will be made to preserve the architectural integrity of the site?</p>	<p>Our team is taking a step-by-step approach to heritage analysis as we have moved towards developing a preferred concept, and which we will continue to do in preparing the preferred concept. Each design decision considers ways to protect the site's heritage value while allowing it to evolve. The approach and process began with an analysis of the heritage character of the site. We have developed a list of preliminary attributes, which are notable elements of the campus that convey its value and that are important to conserve its heritage value. Several preliminary attributes related to architectural integrity include the visual coherence of the campus, the integration of built form and landscape, the use of good quality materials and a modernist architectural vocabulary, among others. We also studied the construction and existing conditions of buildings and landscape elements along with an analysis of the potential for adaptive reuse and the proposed uses for the site. We heard from the community and stakeholders about their perspectives and priorities. Based on these pieces, we developed heritage conservation parameters that have guided the development of the preferred concept. Finally, in doing a heritage impact analysis we examine the impacts of the proposed development on the existing campus and how any that might affect its heritage value can be mitigated to ensure that this value is retained. Most of the buildings on the site were previously recognized as having heritage value when under federal ownership. We anticipate a potential future designation by the City of Ottawa once the development application is submitted. This</p>



	designation may include specific buildings or more broadly, the overall campus.
Est-ce que les bâtiments seront préservés en se souciant de leur valeur patrimoniale moderne ?	La valeur du site en tant qu'exemple d'architecture moderniste est prise en compte dans l'élaboration de l'analyse du patrimoine et de l'approche de conservation du site.
Housing	
If Heron Road is designated for future Bus Rapid Transit, why not consider higher density buildings? We face an affordable housing crisis and public lands being developed as housing, and other uses, should include as much, attractive and location efficient, affordable housing as possible.	The draft concept seeks to balance several needs of the community, Canada Lands, and the site's unique features and context. These include preservation of heritage buildings; providing a broader range of market and affordable housing for all demographics; supporting active transportation; and locating new housing and services to support rapid transit and build new 15-minute neighbourhoods.
The city is currently in the midst of a housing crisis. Especially given the placement of the proposed Heron BRT (and resulting connection to the LRT), this site seems well-positioned for an increased level of density. 9 stories is in line with current developments like Greystone Village, but that development was planned years ago. With the expected growth in Ottawa's population over the next few years, wouldn't a few taller buildings also make sense?	
How much of the property will be designated for real affordable housing	We are committed to provide 20% of the residential units as affordable.
Can you speak to affordable housing, how it will be defined, what percentage of units will be reserved for affordable housing, and how it will be "allocated" (for example would some units be reserved for vulnerable seniors or some other group?)?	
What definition of "affordable housing" is being applied to this project? Will geared-to-income and/or co-op housing be considered?	The definition of what affordable will be defined in collaboration with the City.
Who pays for the 10 to 20% affordability: the city or the developer?	There are many avenues to providing affordable housing such as through private developers, city and other programs. We work with Canada Mortgage and Housing Corporation. We will be pursuing multiple approaches to achieve 20% affordable housing.
Will supportive housing be considered (e.g. Indwell projects which include on-site support staff)?	The proposed zoning will allow flexibility to consider supportive housing.
Would you consider setting aside a piece of land for non profit housing provider or do what the NCC did for Lebreton Flats and require proposals	There are many avenues to providing affordable housing such as through private developers, city and other programs. We work with Canada



<p>to have more affordable housing in perpetuity? For example, MHI will have 130 units which they will purchase so it is not just time limited for 20 or 40 years of affordability.</p>	<p>Mortgage and Housing Corporation. We will be pursuing multiple approaches to achieve 20% affordable housing.</p>
<p>Indigenous Engagement</p>	
<p>In what way does the redevelopment and Master Plan speak to the heritage and relationship between the settler population and the Algonquin's who have not ceded this land? I thought the redevelopment and heritage considerations was an opportunity discuss this element of the land and heritage. An order of Nuns used this land for educational and other purposes. Isn't this a public education opportunity?</p>	<p>As part of the heritage commemoration, CLC will highlight the religious order that built the site and their role as educators of many Ottawa residents. In regards to the Algonquin Community, the Algonquin of Ontario were made aware that this site would be sold to CLC among other properties. The Algonquins of Ontario entered into a Joint Venture with CLC at 299 Carling Avenue: a site closer to downtown, with higher density potential and better transit</p>
<p>Mixed-use</p>	
<p>Will buildings over four storeys be required to have ground floor retail in order to ensure that a true mix of uses develops at this site?</p>	<p>We are seeking opportunities to provide ground floor commercial spaces in strategic locations in the new community.</p>
<p>Does the land-use plan for the site include commercial units of a variety of sizes? I.e., will there be places for larger units (which could accommodate grocery stores, restaurants, movie theatres, etc.) as well as smaller units (which can accommodate cafés, dry cleaners, boutiques, and even small businesses if the rent is affordable enough)?</p>	<p>Through our public consultations, we heard loud and clear that the public wants 1495 Heron Road reimagined as a vibrant community with a mix of uses. The master plan will be flexible enough to allow for retail and office spaces, such as medical/dental, so that new residents, as well as those from the surrounding neighbourhoods, can truly live, work, and play in this area of the city.</p>
<p>Will there be ground-floor commercial units which face the "courtyard" at the centre of the campus?</p>	<p>The draft concept does not precise the future uses for the site but aims to create a flexible framework for future opportunities. That being said, the center of the campus includes several heritage buildings to be rehabilitated and opens the opportunity for non-residential uses that could be accessible to the public.</p>
<p>"Low-level commercial" or "small-scale retail" could mean a lot of things. Small, boutique-style outlets (coffee shop, studios) would be fine, but a bar or a strip mall could create a noisy environment on Heron Road, particularly at night. My neighbours and I on Heron are concerned about the effects on noise, traffic, and light.</p>	<p>We will be exploring what types of commercial uses may be compatible with new and surrounding land uses.</p>
<p>Has any NGOs or communities asked to have space in the complex?</p>	<p>The draft concept aims to create a land use framework that is flexible enough to allow for retail and office spaces, for example spaces for NGOs or community groups. At this point of the process, it is still too early to say if NGOs or community groups would have space in the complex.</p>
<p>Is the inclusion of commercial space still under consideration?</p>	<p>Yes, commercial spaces will form part of the final concept.</p>



<p>In the surrounding area of 1495 Heron Road area we do not have any small office spaces for the business starters. Dymon on Walkley and Heron had that in their preliminary stage but could not continue due to non availability of unit numbers. They had to abandon that project due to taxation issues by CRA. It's going to be a great idea if the project management can consider office spaces about 150 sft+- average for the new entrepreneurs. This kind of affordable business space are in high demand and can bring revenue.</p>	<p>The draft concept does not precise the future uses for the site but aims to create a flexible framework for future opportunities. We will be exploring what types of uses may be compatible with new and surrounding land uses.</p>
<p>Parking</p>	
<p>Have you identified parking areas for residential/housing?</p>	<p>Parking on this site is planned to be primarily underground as well as on-street parking. The number of spaces will be determined based on zoning requirements. For example, residential apartments require a minimum of 0.5 spaces per unit plus an additional 0.2 visitor parking spaces per unit.</p> <p>Off-street parking will be provided on the site in accordance with the City's zoning requirements. On-street parking will be examined in more detail in the final concept as there are both challenges and benefits to on-street parking.</p> <p>In more residential areas (including Wesmar Drive), on-street parking is permitted for up to three hours on weekdays (and six hours on weekends) for any purpose.</p>
<p>What provision is made for car parking?</p>	
<p>How much and where will the parking be for residential component? Same question for commercial-mixed use?</p>	
<p>Two different parking needs - residential and community need parking (for chapel/theatre possibilities)? How are these being considered? City standards talk to these two needs?</p>	
<p>Just looking at the street cross-sections, may I suggest removing car-parking? I noted the goal is that streets be public spaces, but car-parking mitigates this considerably: it blocks sight-lines--particularly for children--and cars pulling in and out are obviously a hazard, and there's the risk of dooring--among other reasons.</p>	
<p>I live on Wesmar, across from the complex. We already have a lot of people that regularly abuse street parking and congest our streets to access the soccer fields, limiting accessibility and presenting safety risks to residents and children in the area. Many of these people also park in the complex. Will that parking still remain available for them? If not, we will be obliged to ask the city to ban public parking on our street.</p>	
<p>Will parking be underground?</p>	
<p>Process</p>	
<p>What is the timeline for the city future designation of the site?</p>	<p>The property is currently designated as 'Minor Corridor' and "Evolving Neighbourhood" by the City's New Official Plan. At this time we have not confirmed whether an amendment to the want is warranted to permit the draft concept as presented.</p>



<p>Hi I like the plan but am wondering how close the actual development will be to this concept?</p>	<p>Tonight we are presenting the draft concept which will be revised with your input. The final concept that will support the master plan will be presented to you in a future meeting. Keep in mind that the Master Plan will guide future development, but it remains a flexible tool that adapts over time and as opportunities arise.</p>
<p>When are you proposing to start building this project?</p>	<p>Construction timing will depend on how long the project will take to gain all approvals. We are currently targeting summer 2023.</p>
<p>Would you be receptive to receiving another preferred plan which would accommodate affordable housing, reasonable density and low rise development, institutional and some mixed and community use, actual needs of the community immediate and wider, etc.</p>	<p>Canada Lands engages with many stakeholders and interested parties, completes significant research and planning to develop its concepts that are informed by its commitments as well as municipal and wider community requirements. Our draft proposed plan has considered all of the required parameters. We would be pleased however to receive and consider your input and feedback on how we can improve the plan.</p>
<p>It would be really useful for people to see a 3-D model of the site with the proposed buildings and site plan, wither physical or electronic. could this be provided?</p>	<p>We agree. Tonight's webinar provides important input into the design process that will help refine the concept. At this point, you can view the presentation materials on the CLC website: www.clc-sic.ca/real-estate/1495-heron-road.</p>
<p>When is expected developers would be able to initiate work?</p>	<p>Construction timing will depend on how long the project will take to gain all approvals. We are currently targeting summer 2023.</p>
<p>But what about the request for a variance?</p>	<p>Once the final concept has been prepared out team will proceed with a Zoning By-law Amendment to implement the proposal. Once development blocks are sold for development any proposed changes to the established zoning (such as through a minor variance) would require Canada Lands' approval.</p>
<p>School</p>	
<p>Will the development consider a School Streets approach--namely, that the area surrounding the school is closed to cars during school drop-off and pick-up hours? This is much safer for children and encourages people to walk or bicycle to the school. (There's an Ottawa-based initiative in this regard: https://schoolstreetsottawa.ca/)</p>	<p>Canada Lands will be working closely with the school board to understand their needs, their plans for a new school, and how these can best be managed within the new community. As well, the site will improve connections to existing pathways, to encourage community residents to walk and bike to their destinations.</p>
<p>can an element of the south west building not remain to provide an edge for the central view and anchor for the entry potico?</p>	<p>The building immediately to the west of the main portico (Building G) is actually owned by the adjacent school. It will remain to frame the front entrance.</p>



<p>Is Canada Lands reasonably confident that the School Board's current "interest" in the site will be a firm commitment, expressed in the coming months? If the Board ultimately pulls out, how does Canada Lands the "school core" area being developed?</p>	<p>Should the school elect not to acquire the proposed school site it will be used for low-rise residential uses.</p>
<p>The community wants the school on the Eastern border. why ignore us to locate it on the Western side.</p>	<p>We have heard from the community that a school near their homes would be noisy and would prefer it be located elsewhere.</p>
<p>How does the status of the adjacent St. Patrick's Intermediate school fit into considerations for the property use?</p>	<p>At this time we do not have information on the Ottawa Catholic School Board's plans for St. Patrick's.</p>
<p>Seniors' Village</p>	
<p>If a seniors' village is proposed will you submit the whole concept plan to a seniors housing overlay to adjust planning to senior housing requirements such as no height more than 5 storeys etc. Could Stantec Senior Care Department do this.</p>	<p>At this time we are proceeding with the concept to include a range of uses and will ensure that seniors housing/continuing care options are permitted by the zoning. The concept will take a flexible approach to ensure a range of compatible uses could be accommodated within the existing and new development.</p>
<p>Stormwater</p>	
<p>Looking at the eastern perimeter of pathways, vegetation and stormwater catch basins. Those open catch ponds are awfully close to people's back yards. How is the soil permeability in the area? Won't storm water encroach onto those landowners' weeping tiles and/or basements?</p>	<p>We'll be completing geotechnical work in the coming months to ensure any stormwater design protects neighbouring properties and structure.</p>
<p>What is the "green" border width between the closest new buildings on the North-West to the current homes?</p>	<p>The blue green corridor at the east border of the site is about 30 meters width from backyards of existing homes to new buildings.</p>
<p>The City of Ottawa has a couple of pilot projects underway w.r.t. permeable driveways. Could this development be considered as a demonstration for a development where roads and driveways are permeable. This would reduce the need for all the emphasis on stormwater management... reduce, not eliminate.</p>	<p>Thank you for your suggestion, will send your suggestion to our team.</p>
<p>Sustainability</p>	
<p>A common concern with developments is car congestion and parking overflow. What measures are being taken so that people can live here fully car-free? This will not only alleviate concerns of neighbours but also help the City meet its climate goals, make the area safer for everyone (particularly children and seniors), and be generally more pleasant.</p>	<p>We believe the site's existing and future context provide an excellent opportunity to build a community centred around active mobility and public transit. By managing parking and designing a public realm that prioritizes people over cars the new community will provide residents with a high quality of life without the need for a private vehicle.</p>



<p>At what LEED and environmental level are these buildings and landscaping approaches reaching?</p>	<p>Of course we will use best practices in sustainability to site, however we are not at the detailed stage where we can confirm LEED or other measurement standards.</p>
<p>What considerations will be given to green roofs, minimizing water run-off and using permeable material for parking areas?</p>	<p>We're exploring a range of low-impact development options for the site including permeable pavement, rooftop rainwater storage (including green roofs), and "rain gardens" (through the blue-green corridor).</p>
<p>Traffic</p>	
<p>May I please ask you to talk in more detail about traffic flow? Particularly speak to the arrows facing north towards Wrens Way and what neighbourhood streets the new roads will be connected to. Thank you</p>	<p>Vehicle access will be provided by Heron Road only. The arrows shown on the draft concept indicate opportunities for trails and pathways to connect the open space north and west of the site.</p>
<p>It seems that there are several ways for a new road to exit the site, but the current plan (southeast) puts it right behind a set of houses on Heron Road. Why not have it go to Heron Road on the western side, even using existing road space? This would not run beside or behind any residential lots.</p>	<p>As part of the Transportation Impact Assessment, it will be determined whether additional accesses are required to support the proposed development. Should it be determined that additional accesses are required, they will likely be configured as right-in/right-out only intersections. Due to separation distance requirements between intersections, potential locations for secondary site access connections could include the eastern limits of the subject property and/or the existing site access location for the current adult school and religious temple, subject to agreement between CLC and the school site, which is a private site.</p>
<p>This development looks to me similar to Barcelona's "superblocks" in that there's an outer surrounding band accessible by car and car-free in the middle. These "superblocks" are wildly successful. Has the team studied this approach, and what other lessons and inspiration can be drawn from it?</p>	<p>We're flattered to have our project compared to one of the world's most liveable cities. Our team draws inspiration from successful urban spaces across the world while tailoring our concepts to fit the unique challenges and opportunities of every site. The superblock concept has been adapted to many contexts since its modern conception by Clarence Perry in the early 20th century.</p>



Appendix C

DETAILED ANALYSIS OF THE ONLINE QUESTIONNAIRE

The following is the analysis of the close-ended questions from the online questionnaire which was made available to members of the public at Stage 3 of the project’s engagement process.

The questionnaire was open from April 14 to 29, 2022. The objective was to obtain the public’s reaction to the draft preferred concept. More specifically, questions aimed to gauge the degree of support for various aspects of the concept, from heritage, to greenspace, connectivity and other features.

The questionnaire took approximately 10 minutes to complete. Respondents were encouraged to learn more about the concepts and the master plan process by accessing a technical presentation made available on the project website (in PDF and video format).

Participation in the online exercise was optional and by interest. The analysis therefore reflects the perspectives of respondents only and is not intended to be statistically representative of a randomly selected population.

Participation

In total, there were 709 pageviews of the project website and 336 individuals visited the questionnaire link. Thirty individuals completed the bilingual questionnaire (with the exception of one question, completed by 28 respondents), which consisted of 13 closed-ended questions and one open-ended. In order to remove barriers to participation, respondents only needed to provide their postal code to begin the exercise; first and last names were optional and no other demographic data was collected.

ANALYSIS

Prior to starting, respondents were shown a graphic representation of the draft preferred concept and asked to read the following description:

“In this draft 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 heritage 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."

Respondents were then asked to review thirteen statements and indicate their degree of support for them by selecting one of five answer options: "Agree;" "Somewhat agree;" "Somewhat disagree;" "Disagree;" and "Neutral or don't know."

Generally

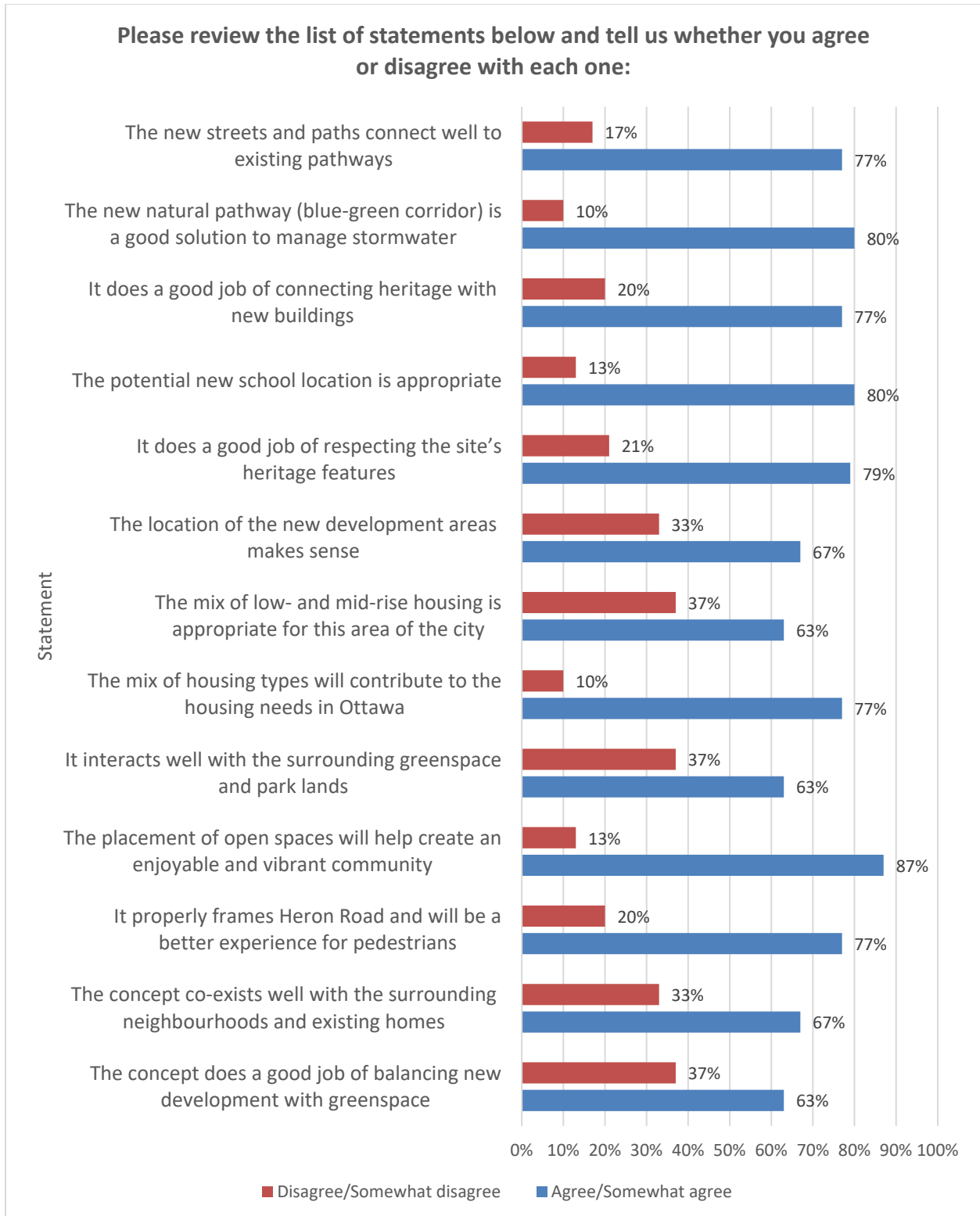
As the graphic below shows, participants in the online questionnaire expressed a very high degree of support for the concept, with the majority or near majority of respondents consistently selecting "agree" — the highest degree of support available out of five answer options — for each of 13 statements presented to them about various aspects of the concept.

This indicates that respondents generally believed the concept struck a good balance between heights, density, and the treatment of heritage, greenspace, and open spaces. In particular, there was significant support (80% 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.

Analysis of the online questionnaire showed that a baseline of approximately ten per cent of respondents selected "disagree" — the lowest indicator of support — for all statements.

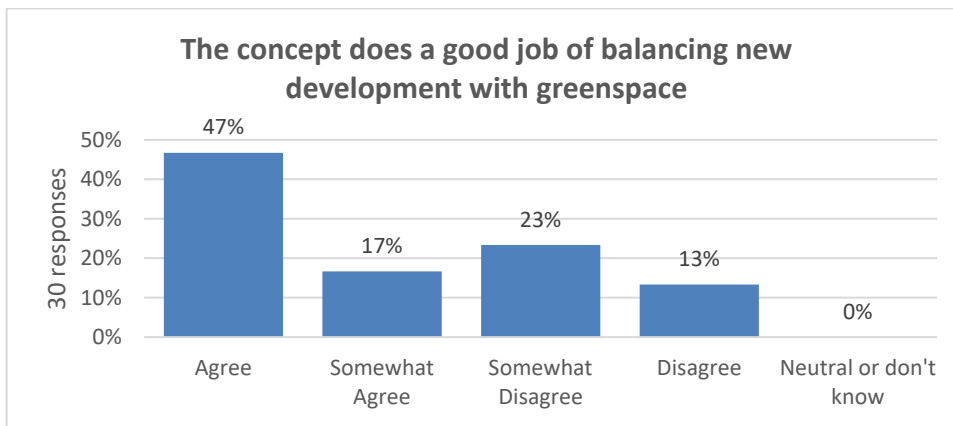




Statement 1: The concept does a good job of balancing new development with greenspace.

Analysis

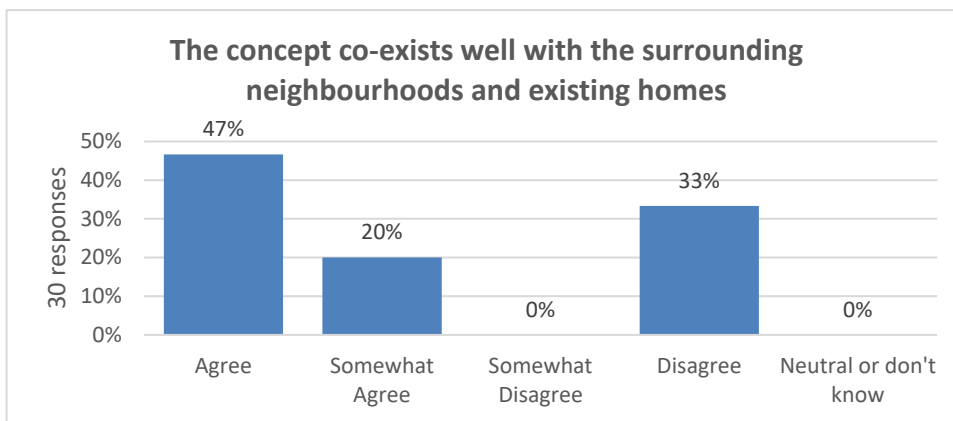
- 30 individuals responded to this question.
- There was clear and solid support for the concept's greenspace offering, with nearly two thirds (64%) agreeing that the concept does a good job of balancing new development with greenspace (47% "agree" and 17% "somewhat agree").
- The balance, just over one third (36%), disagreed with this statement (13% "disagree" and 23% "somewhat disagree").
- When considering the spectrum of agreement, almost four times more people "agreed" with this statement compared with those that selected "disagree" (47% to 13%).



Statement 2: The concept co-exists well with the surrounding neighbourhoods and existing homes.

Analysis

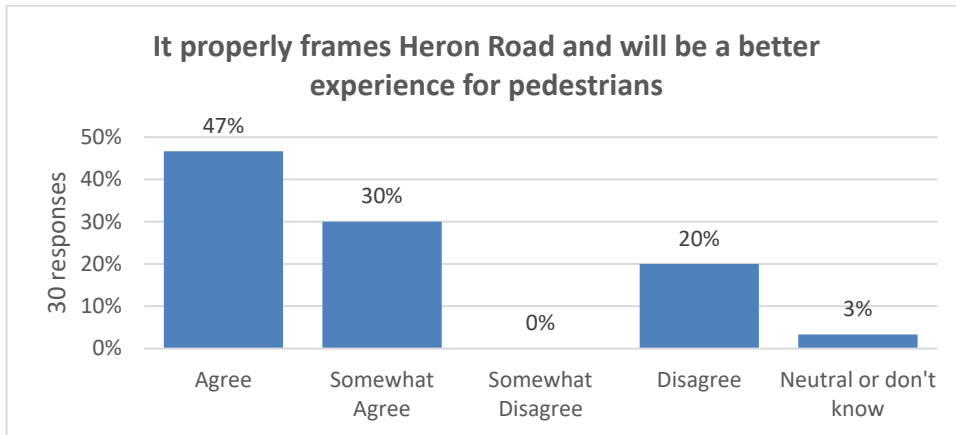
- 30 individuals responded to this question.
- There was clear and solid support for this statement, with two thirds (67%) agreeing that the concept co-exists well with the surrounding neighbourhoods and existing homes (47% "agreed" and 20% "somewhat agreed").
- There was a noticeable minority of respondents that selected "disagree" (33%).



Statement 3: It properly frames Heron Road and will be a better experience for pedestrians.

Analysis

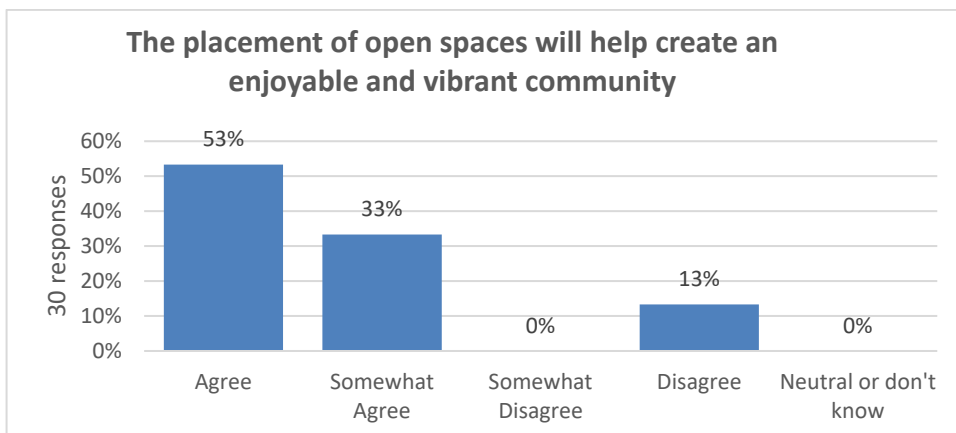
- 30 individuals responded to this question.
- There was clear and solid support for this statement, with over three quarters (77%) agreeing that the concept properly frames Heron Road and will be a better experience for pedestrians (47% "agreed" and 30% "somewhat agreed").
- One in five disagreed with the statement (20% selected "disagree").



Statement 4: The placement of open spaces will help create an enjoyable and vibrant community.

Analysis

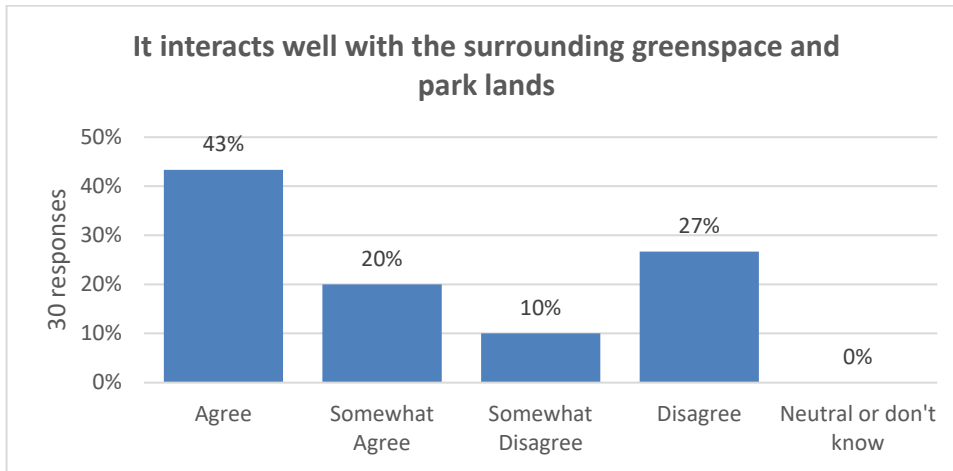
- 30 individuals responded to this question
- There was clear and solid support for this statement, with nearly nine in ten (87%) respondents agreeing that the placement of open spaces in the concept will help create an enjoyable and vibrant community (53% "agreed" and 33% "somewhat agreed").
- Over half (53%) selected "Agreed," the highest indicator of support for this statement.
- Roughly one in ten (13%) respondents did not agree with this statement (13% selected "disagree").



Statement 5: It interacts well with the surrounding greenspace and park lands.

Analysis

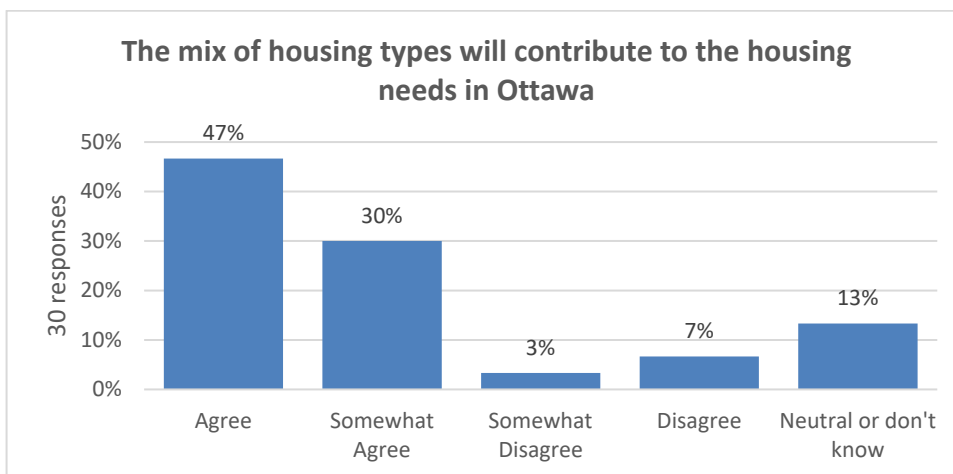
- 30 individuals responded to this question.
- There was clear and solid support for this statement, with nearly two thirds of respondents (63%) agreeing that the concept interacts well with the surrounding greenspace and park lands (43% "agreed" and 20% "somewhat agreed").
- Just over one third (37%) disagreed (10% "disagreed" and 27% "somewhat disagreed").



Statement 6: The mix of housing types will contribute to the housing needs in Ottawa.

Analysis

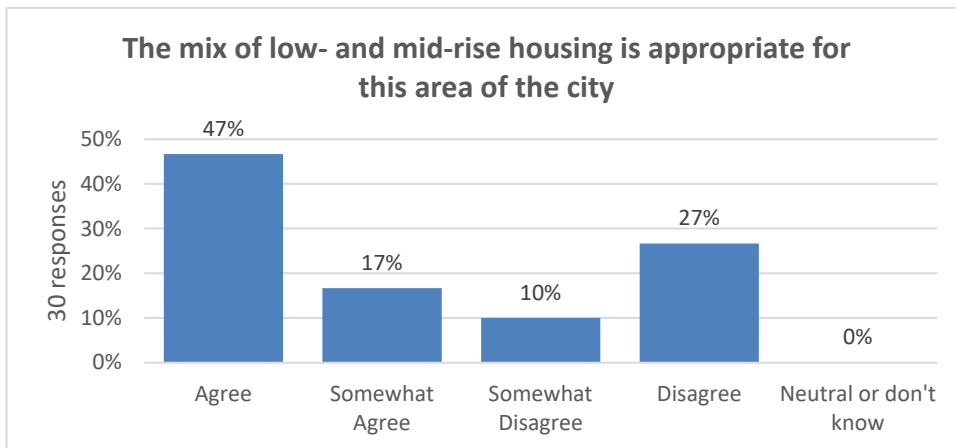
- 30 individuals responded to this question.
- There was very strong support for this statement, with over three quarters of respondents agreeing that the mix of housing types will contribute to the housing needs in Ottawa (47% "agreed" and 30% "disagreed").
- One in ten respondents disagreed (7% "disagreed" and 3% "somewhat disagreed").



Statement 7: The mix of low- and mid-rise housing is appropriate for this area of the city.

Analysis

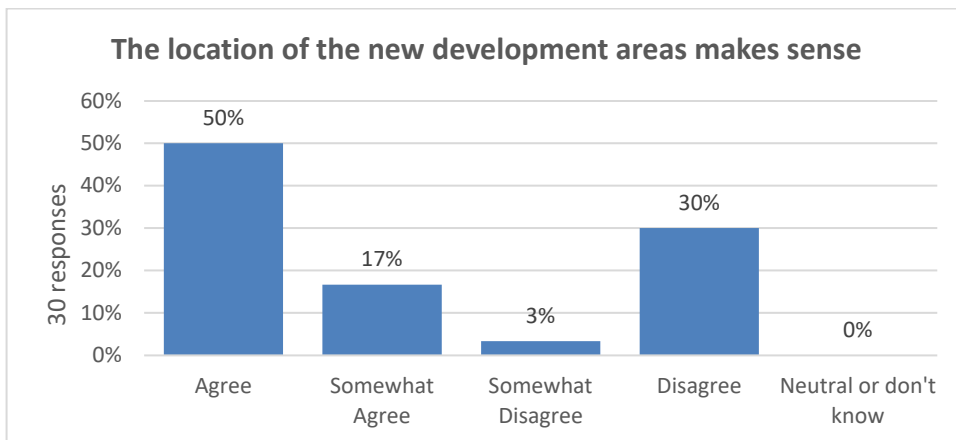
- 30 individuals responded to this question.
- There was clear and solid support for this statement, with nearly two thirds (64%) of respondents agreeing that the proposed mix of low- and mid-rise housing is appropriate for this area of the city (47% "agreed" and 17% "somewhat agreed").
- A noticeable minority of respondents, just over one third (37%), disagreed (27% "disagreed" and 10% "somewhat disagreed").



Statement 8: The location of the new development areas makes sense.

Analysis

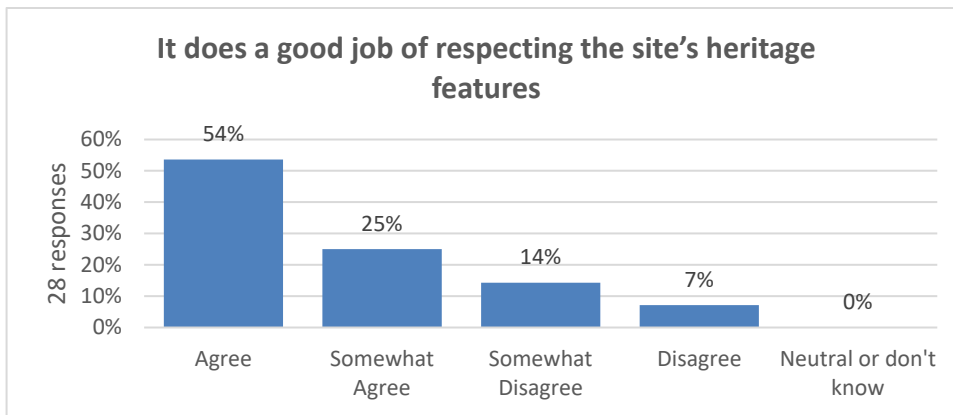
- 30 individuals responded to this question.
- There was clear and solid support for this statement, with just over two thirds (67%) of respondents agreeing that the location of the new development areas makes sense (50% "agreed" and 17% "somewhat agreed").
- One third (33%) disagreed (30% "disagreed" and 3% "somewhat disagreed").



Statement 9: It does a good job of respecting the site's heritage features.

Analysis

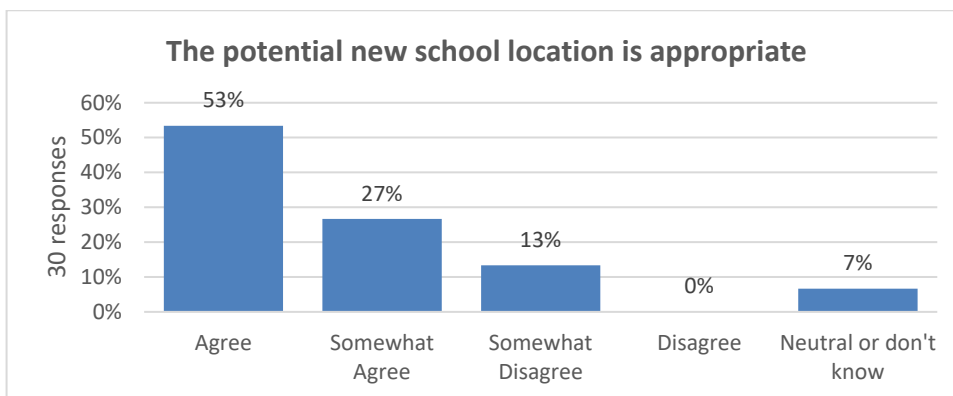
- 28 individuals responded to this question.
- There was very strong support for this statement, with nearly eight in ten (79%) agreeing that the concept does a good job of respecting the site's heritage features (54% "agreed" and 25% "somewhat agreed").
- Over half (54%) selected "Agreed," the highest indicator of support for this statement.
- One on five (20%) respondents disagreed with this statement (7% "disagreed" and 14% "somewhat disagreed").



Statement 10: The potential new school location is appropriate.

Analysis

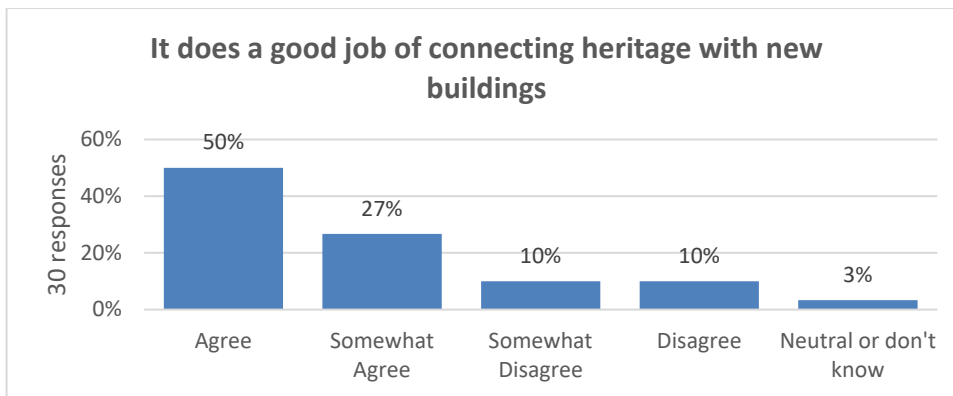
- 30 individuals responded to this question.
- There was very strong support for this statement with the vast majority of respondents, eight in ten (80%), agreeing that the potential school location is appropriate (53% "agreed" and 27% "somewhat agreed").
- Over half (53%) selected "Agreed," the highest indicator of support for this statement.
- Just over one in ten (13%) "somewhat disagreed: with the school's location.
- No one selected "disagree" for this question, while two respondents were either neutral or didn't know.



Statement 11: It does a good job of connecting heritage with new buildings.

Analysis

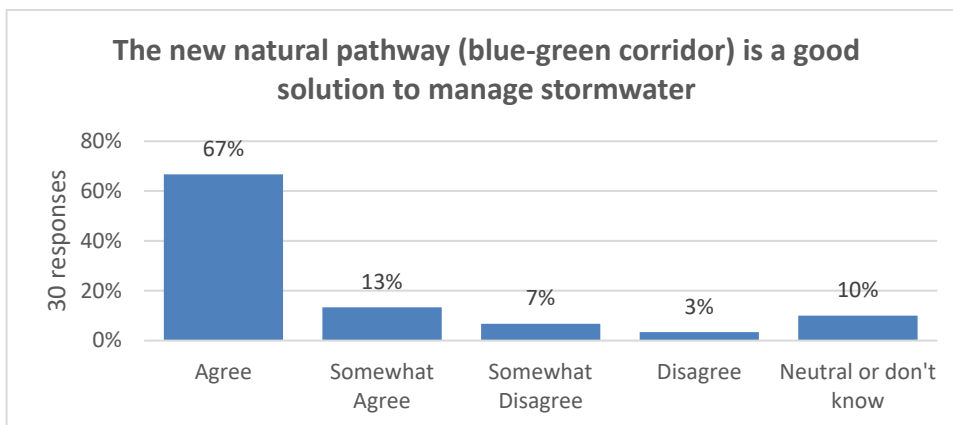
- 30 individuals responded to this question.
- There was very strong support for this statement, with over three quarters (77%) of respondents agreeing that the concept does a good job of connecting heritage with new buildings.
- Half (50%) selected "Agreed," the highest indicator of support for this statement.
- One in five (20%) disagreed with this statement (10% "disagreed" and 10% "somewhat disagreed").



Statement 12: The new natural pathway (blue-green corridor) is a good solution to manage stormwater.

Analysis

- 30 individuals responded to this question.
- A strong majority of respondents (eight in ten, or 80%) agreed that the new natural pathway (blue-green corridor) is a good solution to manage stormwater (67% "agreed" and "13% "somewhat agreed").
- More than two thirds (67%) selected "Agreed," the highest indicator of support for this statement.
- One in ten disagreed (3% "disagreed" and 7% "somewhat disagreed").



Statement 13: The new streets and paths connect well to existing pathways

Analysis

- 30 individuals responded to this question.
- There was clear and solid support for this statement, with over three quarters (77%) of respondents agreeing that the new streets and paths connect well to existing pathways (67% "agreed" and 10% "somewhat agreed").
- More than two thirds (67%) selected "Agreed," the highest indicator of support for this statement.
- Less than a quarter (17%) disagreed (7% "disagreed" and "10% "somewhat disagreed").

