



The Oblate Lands Redevelopment

The Regional Group

Ottawa East Community Association

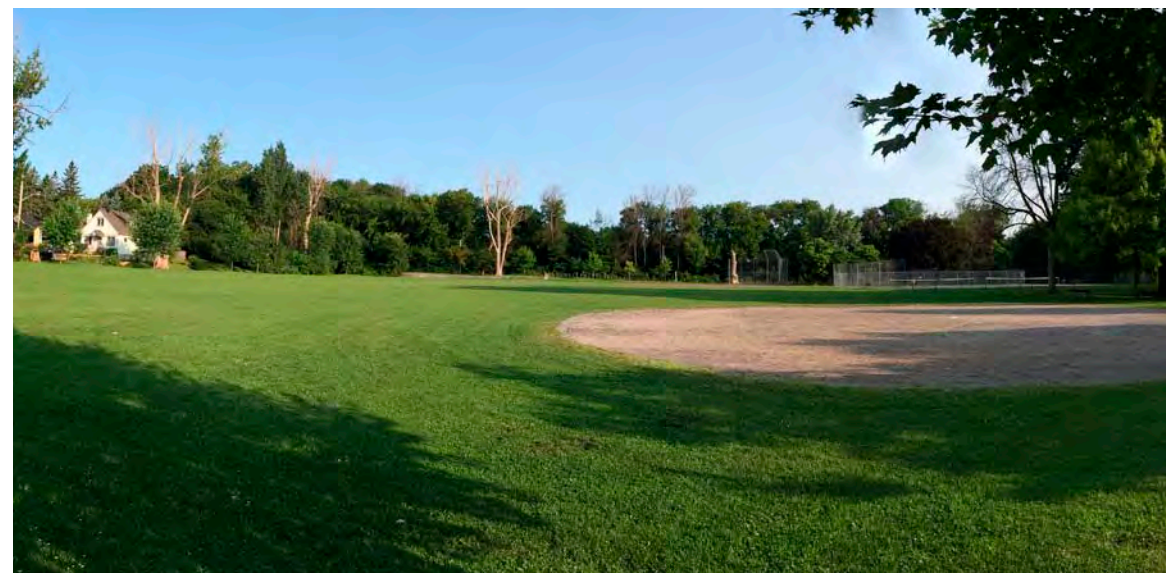
Sustainable Living Ottawa East

City of Ottawa

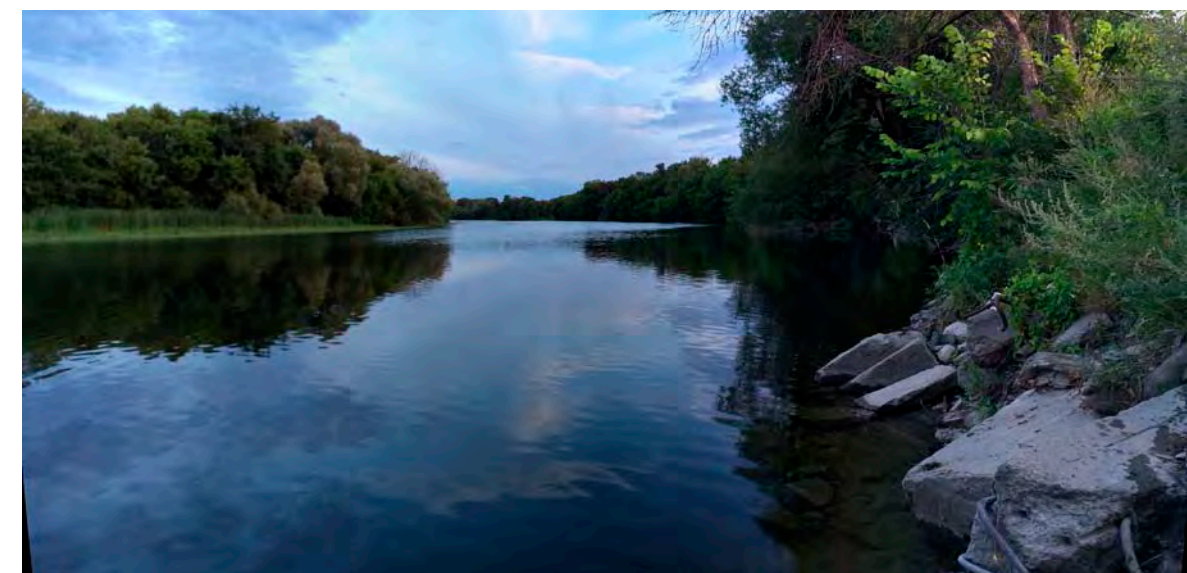
1. A River Runs By It



Springhurst Park



Brantwood Park

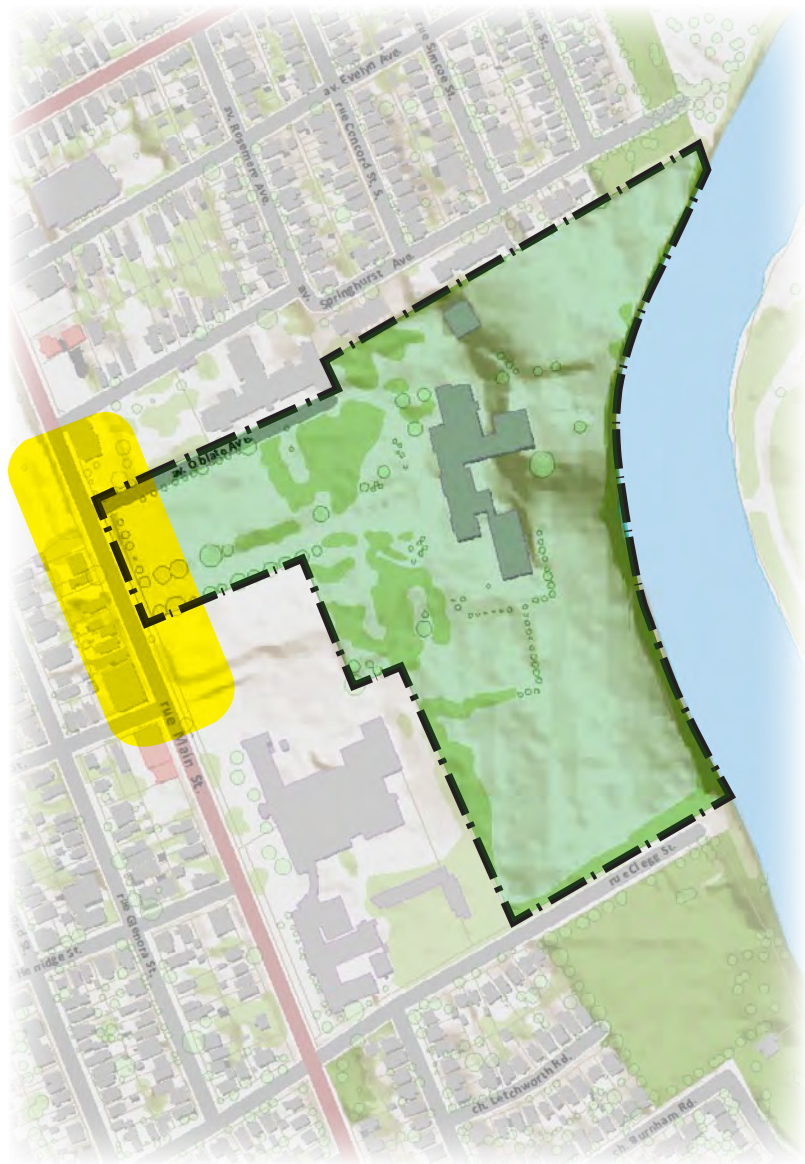


Rideau River

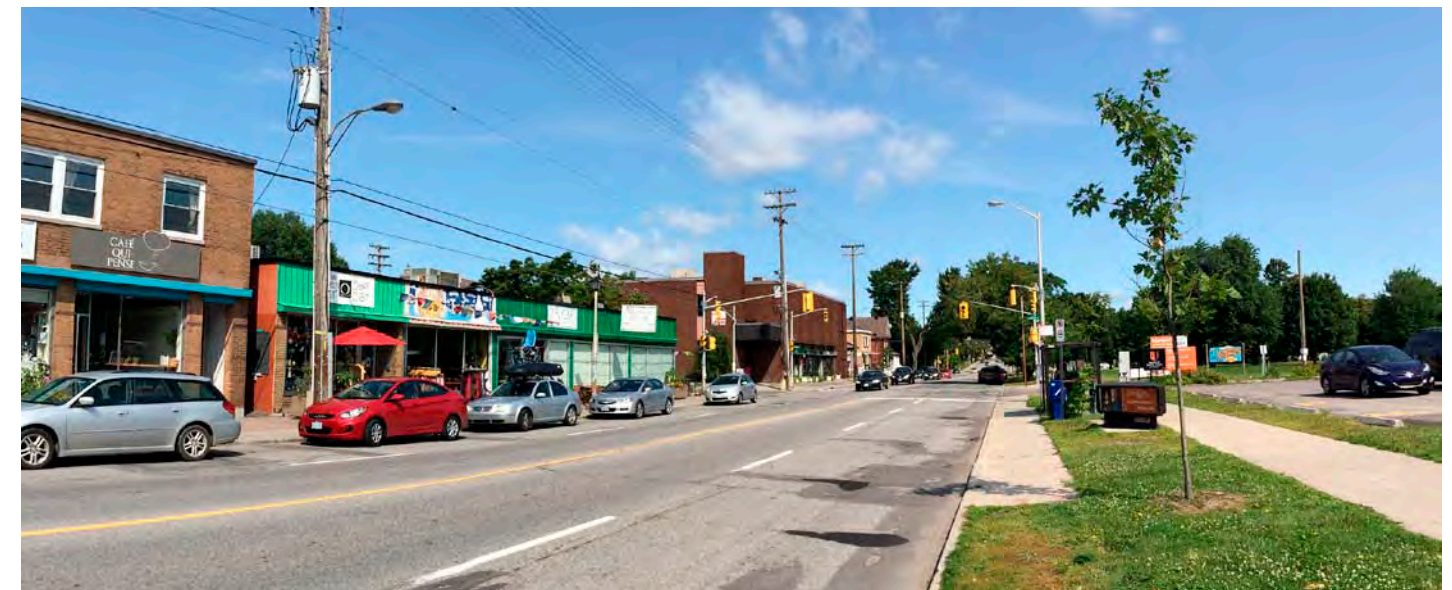


Setting
Existing Fabric
the Stage

2. A Not-So-Main Street



View from Grande Allée



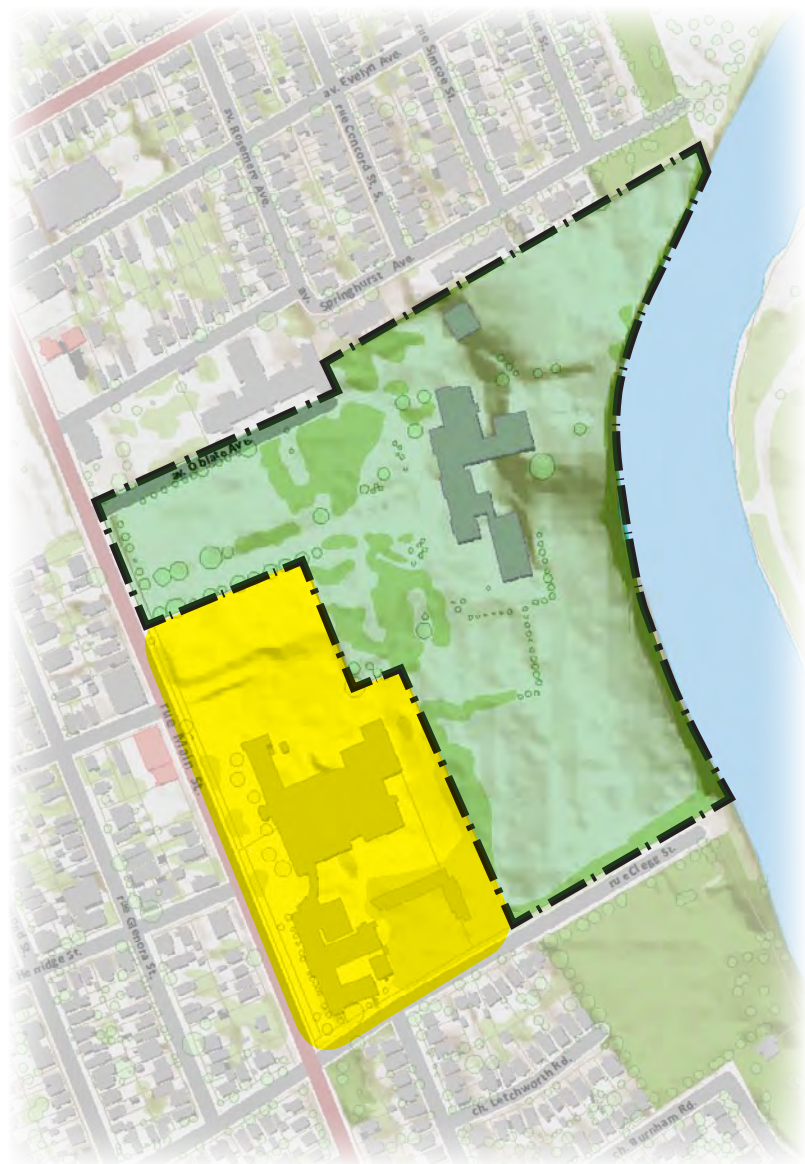
View North along Main Street

Setting
Existing Fabric
the Stage

3. St. Paul's University



View From Grande Allée

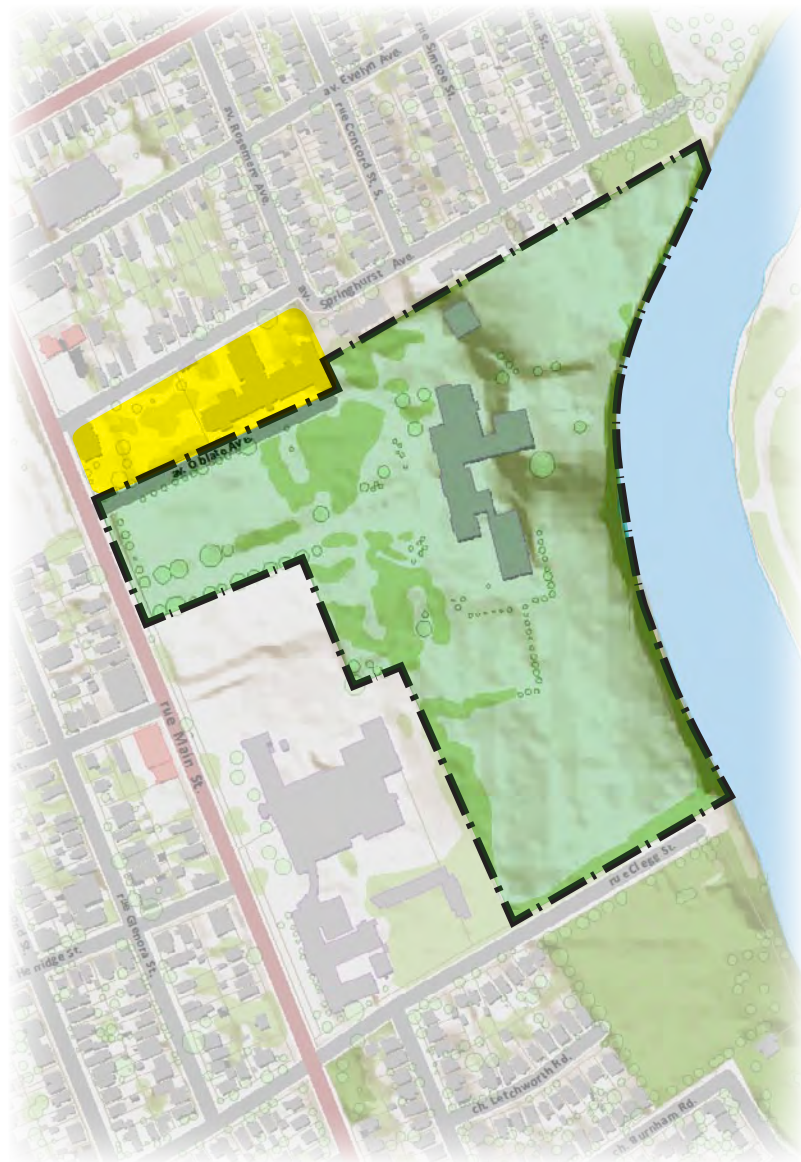


View From River Edge

Setting
Existing Fabric
the Stage

4. Domicile Lands

(formerly the Convent of the Sisters of the Sacred Heart)



View from Grande Allée



Oblates Ave Looking West

Setting
Existing Fabric
the Stage

5. Springhurst Avenue



View North



Lees Avenue Towers Beyond

Setting
Existing Fabric
the Stage

6. Clegg Street



Clegg St Homes



Brantwood Park

Setting
Existing Fabric
the Stage

Site Legacy as Organizing Principle



Petites Allées

**Woonerf &
Naturalized Shoreline**

Grande Allée

Forecourt
Plaza

The Plan:
The Public Realm



Key Sustainable Design Values

- ✓ Mixed-use/mixed income centre
- ✓ Bicycle network
- ✓ Access to public spaces & recreation facilities
- ✓ Historic resource preservation

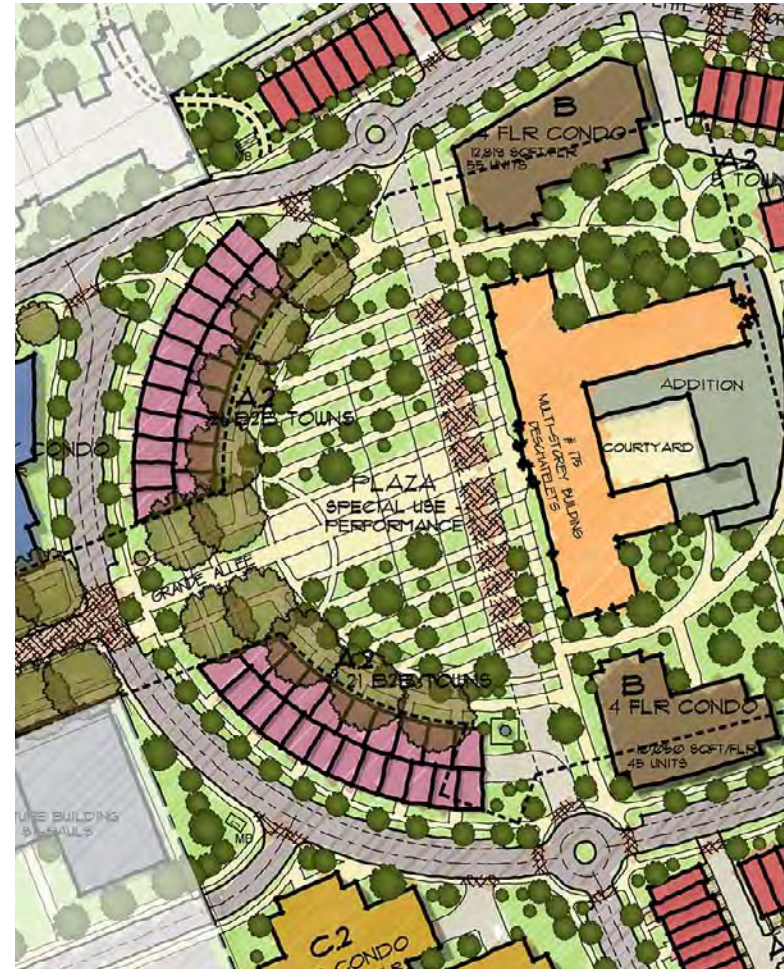


The Plan:
Grande Allée
 The Public Realm



Key Sustainable Design Values

- ✓ **Bicycle network**
- ✓ **Access to public spaces & recreation facilities**
- ✓ **Historic resource preservation**
- ✓ **Stormwater absorption**



The Plan: Forecourt Plaza The Public Realm



Key Sustainable Design Values

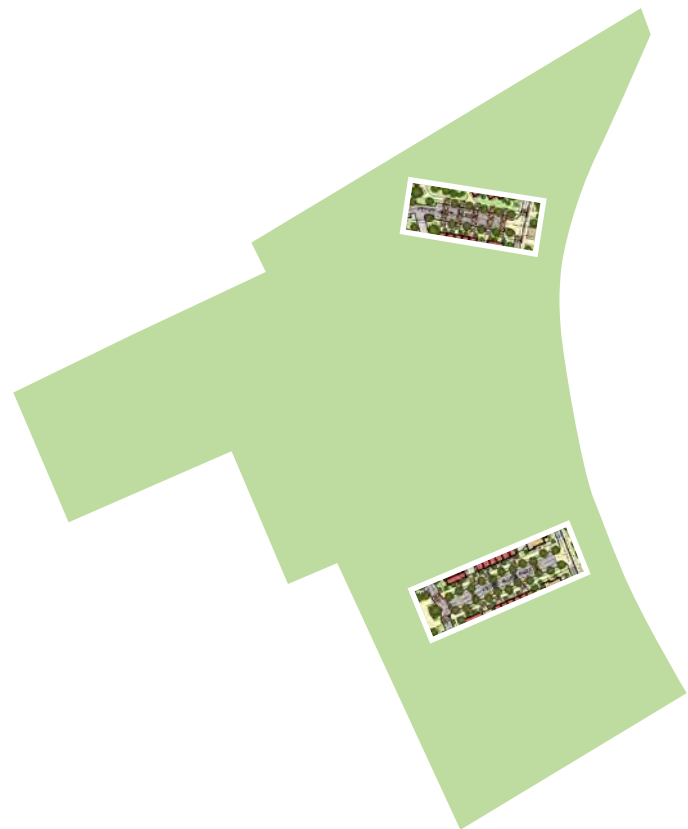
- ✓ **Bicycle network**
- ✓ **Walkable street**
- ✓ **Access to public spaces & recreation facilities**
- ✓ **Tree-lined streets**



North Petite Allée



South Petite Allée



The Plan: Petites Allées The Public Realm

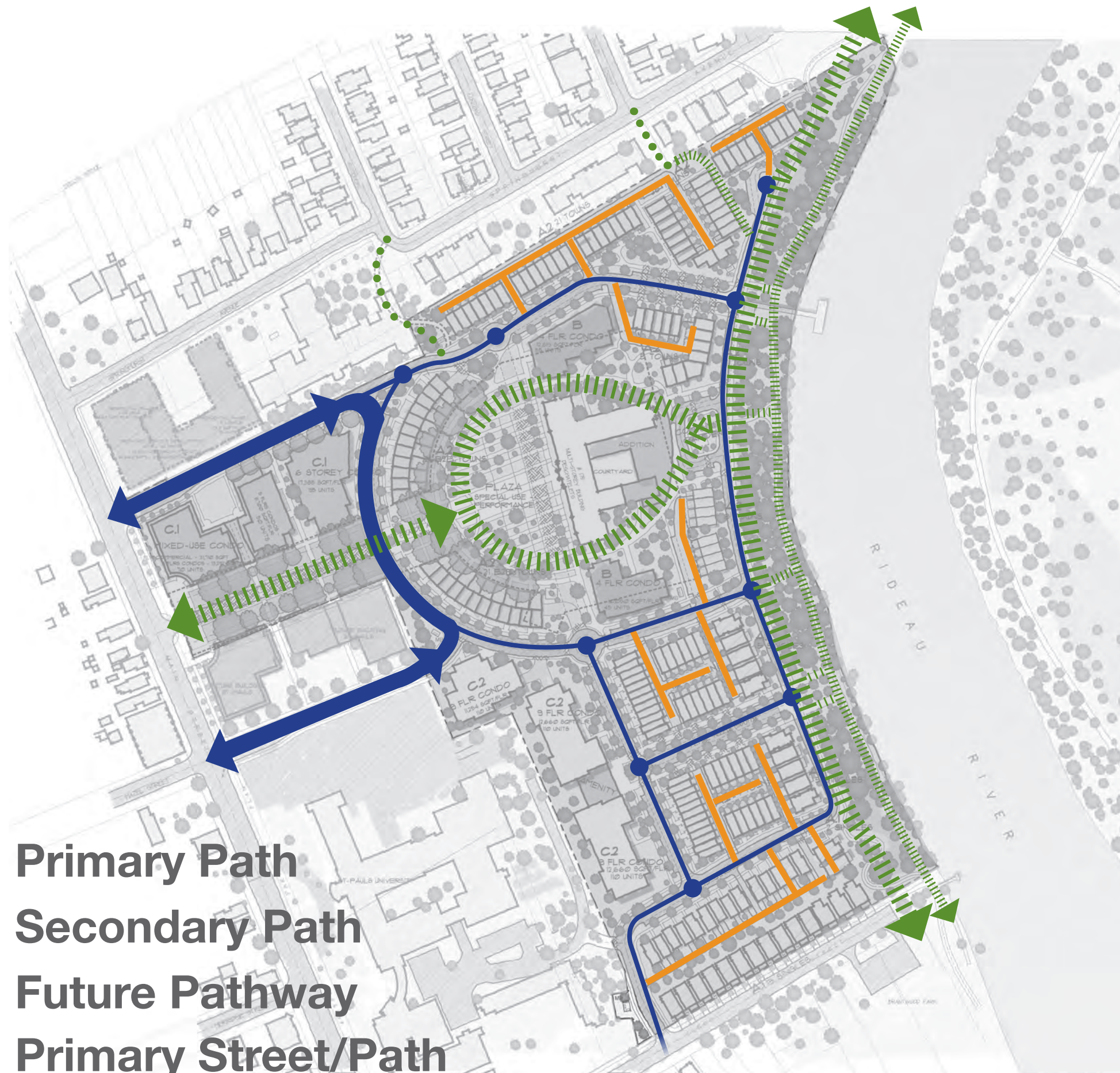








Key Sustainable Design Values

- ✓ **Bicycle network**
- ✓ **Restoration of wetlands and water body**
- ✓ **Walkable street**



The Plan Woonerf & Naturalized Shoreline



-  **Primary Path**
-  **Secondary Path**
-  **Future Pathway**
-  **Primary Street/Path**
-  **Secondary Street/Path**
-  **Rear Laneway**

Key Sustainable Design Values

- ✓ **Reduced automobile dependency**
- ✓ **Reduced parking footprint**
- ✓ **Bicycle network**
- ✓ **Walkable streets**
- ✓ **Transit facilities**
- ✓ **Access to public spaces and recreational facilities**
- ✓ **Connected open community**



The Plan
Community Connectivity & Public Access



Key Sustainable Design Values

- ✓ Water efficient landscaping
- ✓ Brownfield redevelopment
- ✓ Reduced auto dependence



The Plan: The Private Realm

Singles



Key Sustainable Design Values

- ✓ Brownfield redevelopment
- ✓ Water efficient landscaping
- ✓ Infrastructure energy efficiency



The Plan: Townhomes The Private Realm



Key Sustainable Design Values

- ✓ Mixed-use
- ✓ Housing and jobs proximity
- ✓ Mixed-income diverse community
- ✓ Historic resource preservation



The Plan: Back-to-back Townhomes

The Private Realm



Key Sustainable Design Values

- ✓ **Brownfield redevelopment**
- ✓ **Bicycle network & storage**
- ✓ **Reduced parking footprint**
- ✓ **Access to public spaces & recreational facilities**



The Plan:
Low-rise Condo
The Private Realm



Key Sustainable Design Values

- ✓ **Certified Green building**
- ✓ **Building energy efficiency**
- ✓ **Possible district heating**
- ✓ **Reduced parking footprint**



The Plan: **Mid-rise Condo** The Private Realm



Key Sustainable Design Values

- ✓ Housing & jobs proximity
- ✓ Mixed-use/Mixed-income community
- ✓ Reduced parking footprint
- ✓ Certified Green building



The Plan:
Mixed-use
The Private Realm

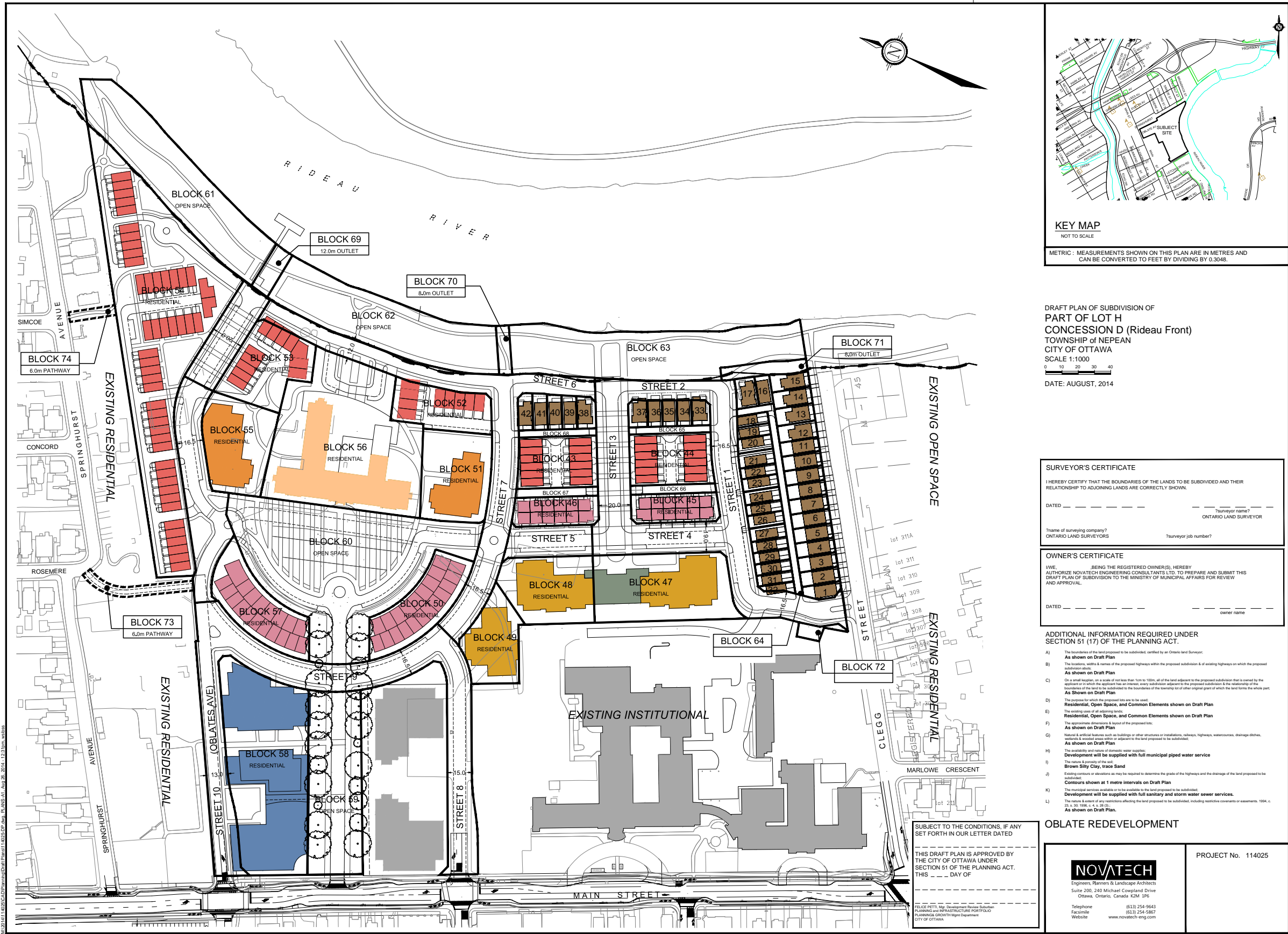


Key Sustainable Design Values

- ✓ Historic resource preservation & adaptive reuse
- ✓ Preferred location
- ✓ Brownfield redevelopment
- ✓ Reduced automobile dependence
- ✓ Access to public spaces & recreational facilities



The Plan: Deschâtelets Building The Private Realm



KEY MAP
NOT TO SCALE

METRIC - MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT H
CONCESSION D (Rideau Front)
TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SCALE 1:1000

DATE: AUGUST, 2014

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED _____

?surveyor name?
ONTARIO LAND SURVEYOR

?surveyor job number?

OWNER'S CERTIFICATE

I/WE, _____ BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH ENGINEERING CONSULTANTS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MINISTRY OF MUNICIPAL AFFAIRS FOR REVIEW AND APPROVAL.

DATED _____

owner name

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
As shown on Draft Plan
 - B) The location, width & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
 - C) On a small section, or a scale of not less than 1:1000, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township for of other original grant of which the land forms the whole part.
As shown on Draft Plan
 - D) The purposes for which the proposed lots are to be used.
Residential, Open Space, and Common Elements shown on Draft Plan
 - E) The zoning uses of all adjoining lots.
As shown on Draft Plan
 - F) The proposed dimensions & names of the proposed lots.
As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan
 - H) The availability and nature of domestic water supplies.
Development will be supplied with full municipal piped water service
 - I) The nature & proposed use of the soil.
Brown Silty Clay, trace Sand
 - J) Existing contours or elevations on which the proposed subdivision is to be situated to determine the grades of the highways and the drainage of the land proposed to be subdivided.
Contours shown at 1 metre intervals on Draft Plan
 - K) The municipal services available or to be available in the land proposed to be subdivided.
Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any encumbrances affecting the land proposed to be subdivided, including easements, covenants or easements, 1984, c. 29 s. 30 (1984, c. 4, s. 20).
As shown on Draft Plan.

OBLATE REDEVELOPMENT

PROJECT No. 114025

NOVATECH
Engineers, Planners & Landscape Architects
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Ottawa, Ontario, Canada K2M 1P6

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Facsimile: (613) 254-5807
Website: www.novatech-engineers.com

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN OUR LETTER DATED _____

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____

PLANNING & INFRASTRUCTURE PORTFOLIO
PLANNING & GROWTH DEPARTMENT
CITY OF OTTAWA

Moving Forward



Appendix 1: Demonstration Plan