

Sections 3 and 4 together encompass the overall plan for the uOttawa campus. This section describes the foundational layers of the Campus Master Plan and the major physical “moves” intended to define campus development for the next 20 or more years. The layers include the planned transportation network, open space system, land use pattern and strategic development sites. The resulting framework will ensure future development and other initiatives contribute to a coherent, unified and interconnected campus structure. The big moves provide general direction regarding the priority locations for new or renewed buildings and open spaces. By promoting a green, compact, pedestrian-friendly and energy-efficient campus, both the framework and big moves support a more sustainable campus.

The framework and big moves focus on the Downtown/Sandy Hill and Lees Station areas of the campus. The structure for future development in the Alta Vista precincts is described in Section 4.

# Framework & Big Moves



## 3.1 Campus Framework

The framework for future campus development consists of multiple layers, as illustrated on the opposite page and further described in the pages that follow. Starting at the bottom, the first layer looks at which of the existing buildings on the campus should be reconsidered in the fullness of time. With those buildings removed, a new road and pedestrian structure can be implemented, creating new blocks. With this new block structure, additional green spaces can be incorporated and the existing public realm enhanced. Finally, several new buildings can be developed on the new blocks fronting onto the new public spaces.

The campus of the future will reflect the best features of the campus today. It will be compact, complete and sustainable. Spaces will be renewed and the campus will become more walkable and integrated to ensure a high-quality campus image and experience. Embedded within the nation's capital and Canada's fourth most populous city and along the Rideau Canal—a National Historic Site and UNESCO World Heritage Site—the campus will continue to be defined by its remarkable setting. It will be a place that past, present and future members of the university community will recognize, remember and cherish.

Building on the campus framework, the 3D model images in the Master Plan conceptually illustrate how the campus of the future might develop over the next 50 years. The vision is based on the following seven big physical moves, which are described beginning on page 52:

- 1 Renew the Core
- 2 Green the campus
- 3 Transform King Edward
- 4 Develop the River Precinct
- 5 Start development around Lees Station
- 6 Develop complete communities
- 7 Foster new partnerships

Figure 3-1  
**Framework**

## Development Sites

New development blocks provide substantial opportunities for development over the next 50+ years.

## Land Use

To optimize land based on its location and history, specific uses will be encouraged in certain areas on campus.

## Green Armature

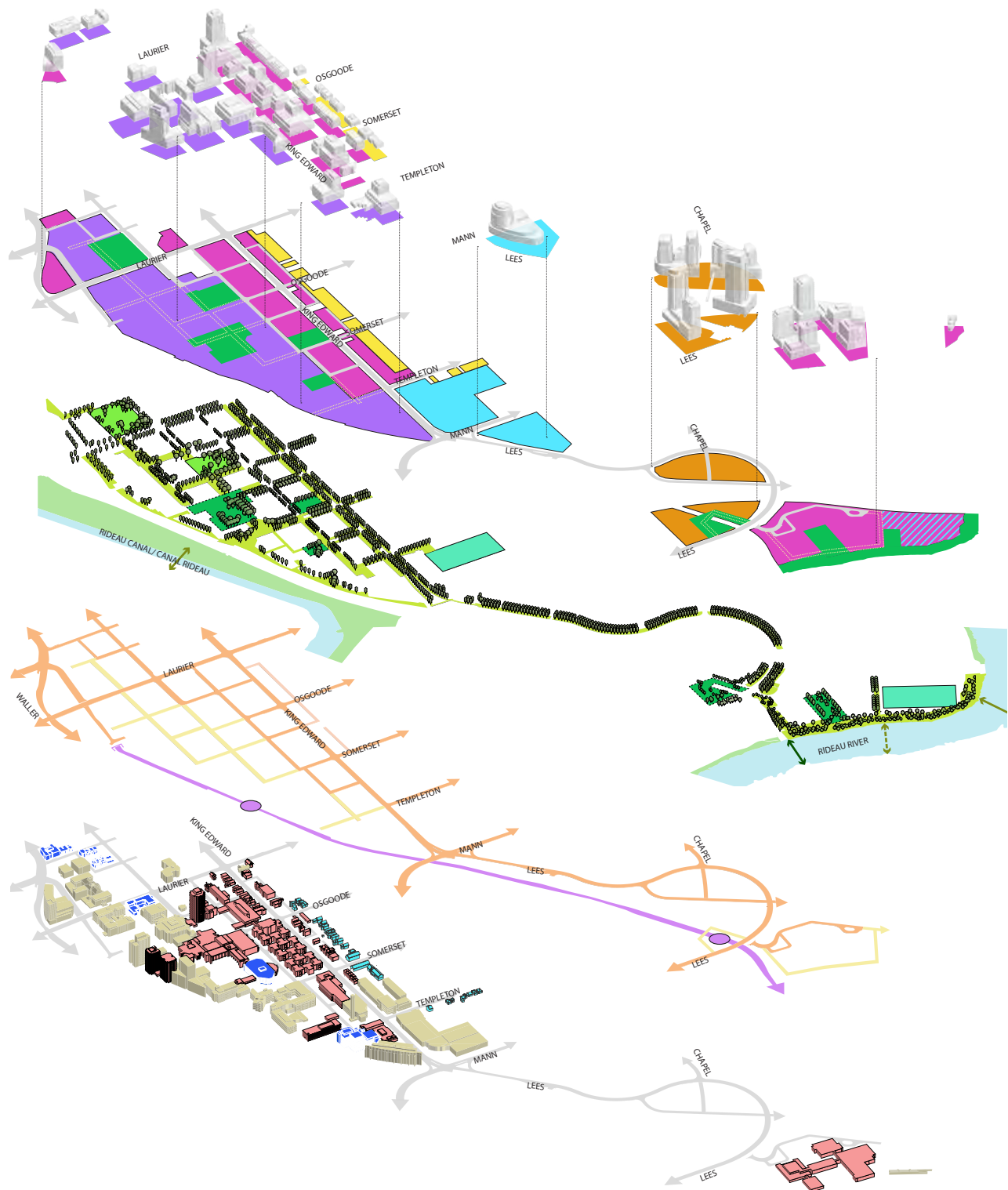
New open spaces and public realm enhancements will link and beautify all parts of the campus.

## Mobility

A new pedestrian priority inner core campus will improve circulation and the pedestrian experience.

## Buildings to be Reconsidered

Certain buildings on campus will be demolished over time to accommodate new facilities and connections.

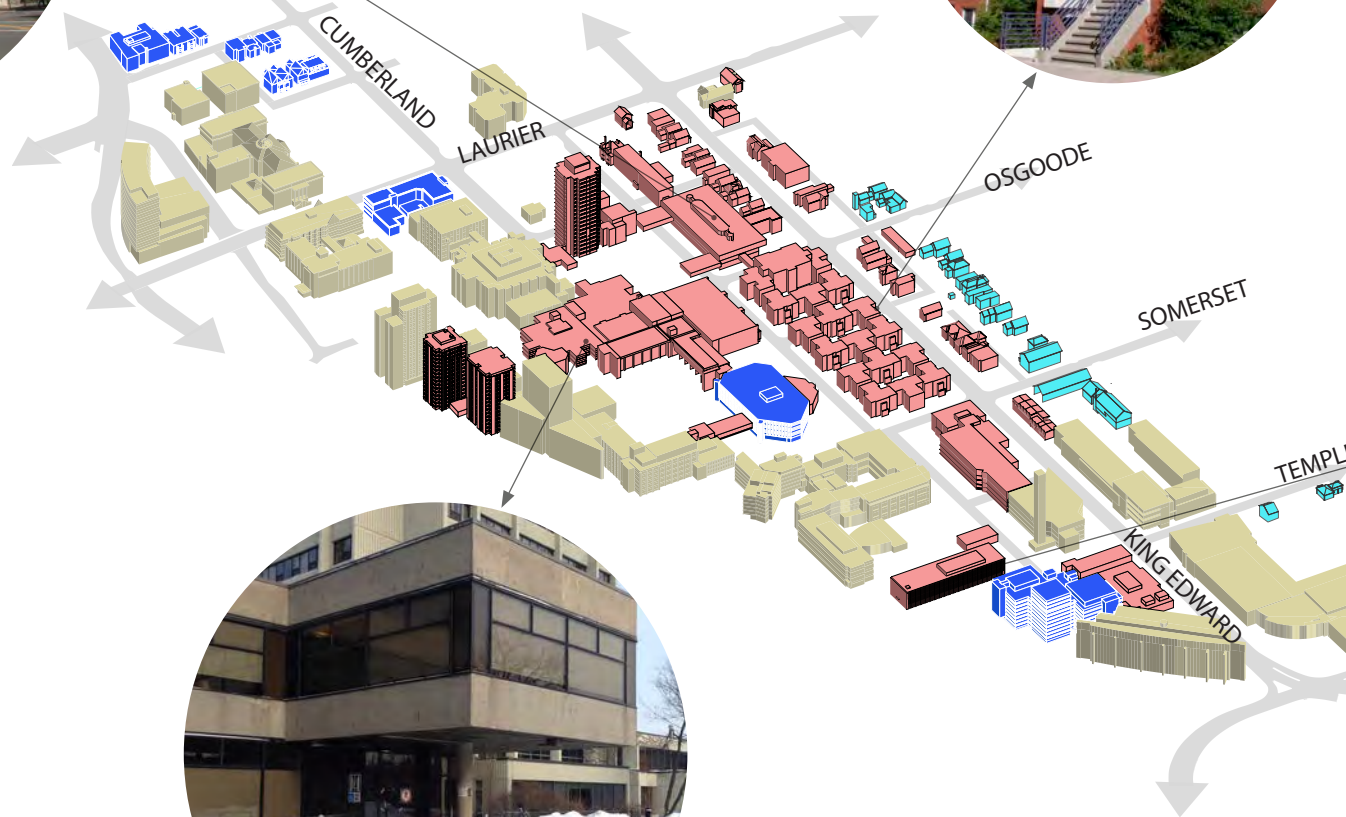




Fauteux should be considered for replacement in the long term.



Brooks Residence occupies a prime development site.



## Existing Buildings

The buildings in pink are deficient for their intended function or represent an underutilization of their site. Incrementally replacing them will allow for significant growth in academic space in the core and the establishment of a more interconnected network of pedestrian connections.

For more information on sites for renewal or redevelopment, see Section 4.1 (p. 70).



The University Centre is out of date and undersized for the current student population.



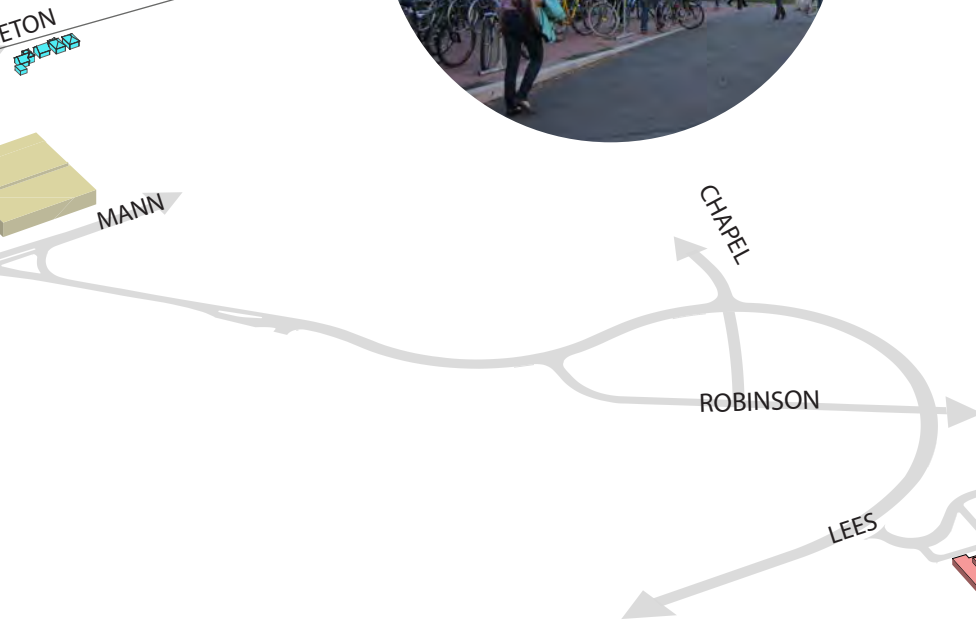
- uOttawa Existing Building
- Building for Renewal
- Building for Demolition
- Neighbourhood Renewal



MacDonald Hall is no longer meeting faculty needs.



Existing buildings at 200 Lees





Waller Street Public Realm

Tabaret Lawn and the Grande Allée



## Mobility

The re-establishment of an urban grid of streets will improve circulation and define development sites. Much of the campus core will become car-free. The LRT and a greener Lees Avenue will improve connections between the core and 200 Lees. Pedestrian routes will be improved with better signage, landscaping and street furniture.

For more information on mobility, see Section 4.8 (p. 106).



Future uOttawa LRT Station by 2018



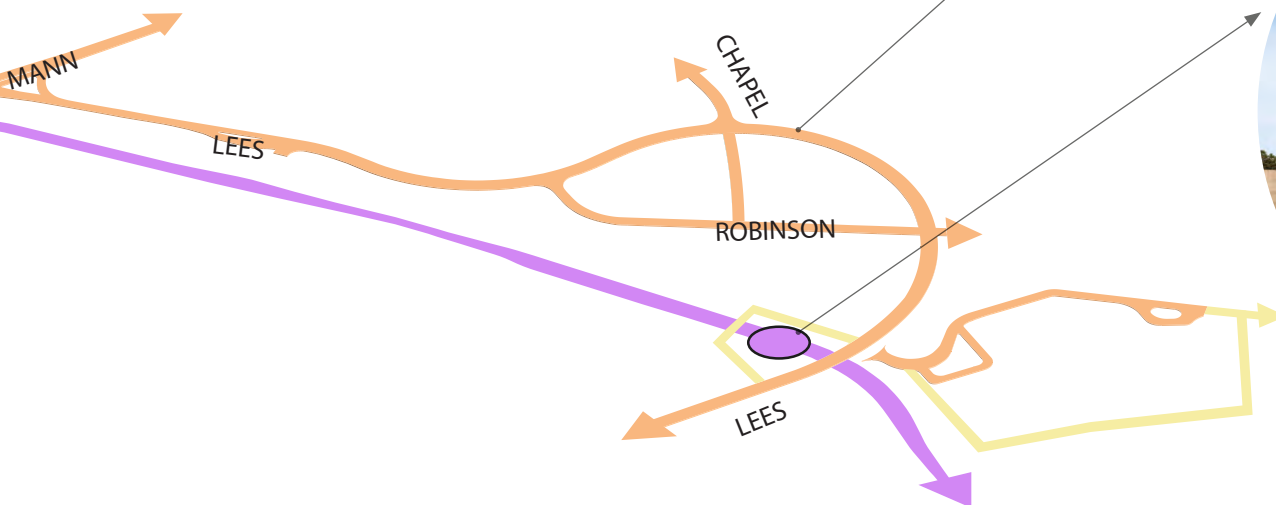
New King Edward  
Streetscape Improvements



Proposed  
uOttawa  
Parkway



Future Lees  
LRT Station by 2018







Tabaret Lawn



King Edward Ave.  
Public Realm and  
Streetscape

## Green Armature




With several existing buildings removed and new streets and walkways created, there is an opportunity to re-imagine the public realm on the campus. A green armature will connect the revitalized open space at Tabaret Lawn, across Laurier and down the Grande Allée, to the new University Square. The armature then weaves east through the campus to an improved public realm along King Edward and south to the newly created uOttawa Parkway, with a tree-lined multi-use trail leading to the River Precinct.

For more information on open spaces, see Section 4.6 (p. 90).



University  
Square



-  Existing Pedestrian/Cyclist Bridge
-  Potential Pedestrian/Cyclist Bridge
-  Existing Pedestrian/Cyclist and Transit Bridge

uOttawa Parkway  
with Proposed Multi-use Path



Lees Station  
Transit Plaza



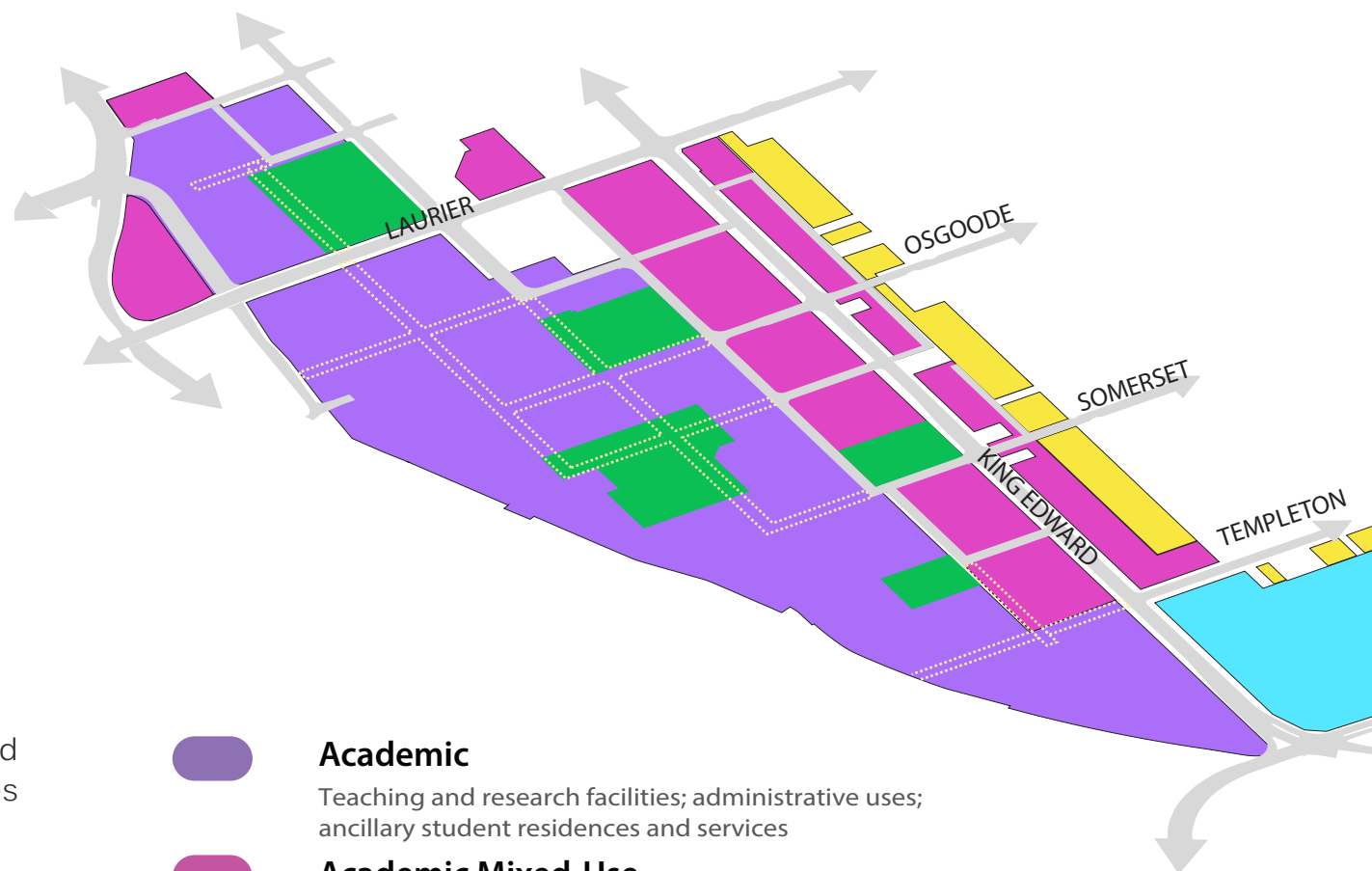
Riverfront  
Park and Trail



## Land Use

A coherent and flexible land use structure clarifies the intended functions for the distinct parts of campus, recognizing that much of the campus should accommodate a mix of uses. The car-free core of campus is reinforced as the primary location for teaching and research facilities, while a second academic hub is allowed to grow at 200 Lees (Alta Vista, the third hub, is addressed in Section 4.8). A broader mix of uses is envisioned along the King Edward and Lees Avenue corridors.

For more information on land use, see Section 4.2 (p. 72).



### Academic

Teaching and research facilities; administrative uses; ancillary student residences and services



### Academic Mixed-Use

Teaching and research facilities; administrative uses; student residences; ancillary services and retail





### General Mixed-Use

General apartment residential; general office; administrative uses; teaching and research facilities; student residences; ancillary services and retail



### Neighbourhood Residential

General apartment residential; detached, semi-detached or row houses; student residences



### Athletics and Recreation

Athletic and recreation facilities; student residences; ancillary teaching and research facilities; services and retail

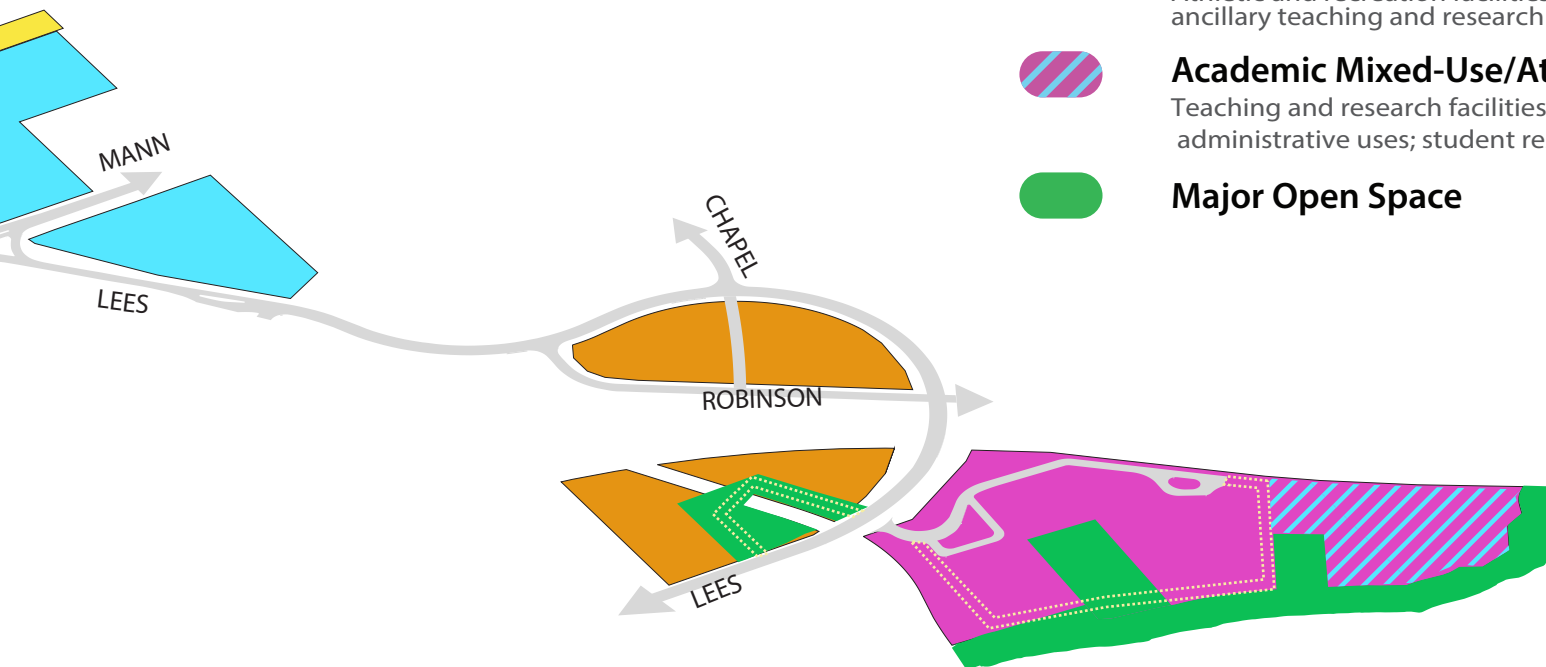


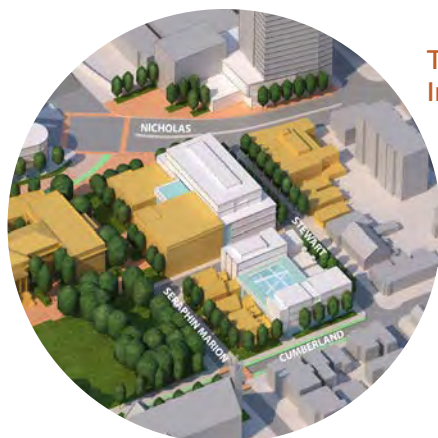
### Academic Mixed-Use/Athletics and Recreation

Teaching and research facilities; athletic and recreation facilities; administrative uses; student residences; ancillary services



### Major Open Space





Tabaret Precinct  
Infill Development



Academic Mixed-use  
Development on  
King Edward



Rejuvenation of  
the Core Precinct



## Development Sites

The new streets and open space network defines several large opportunity sites in the core and in the Lees Station area where development should be focused over the next 50 years. Smaller sites for residential and mixed-used development exist on the east side of King Edward.

For more information on the development potential in each precinct, see Section 5 (p. 135).



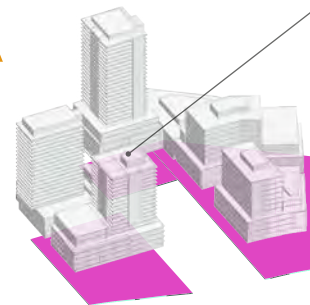
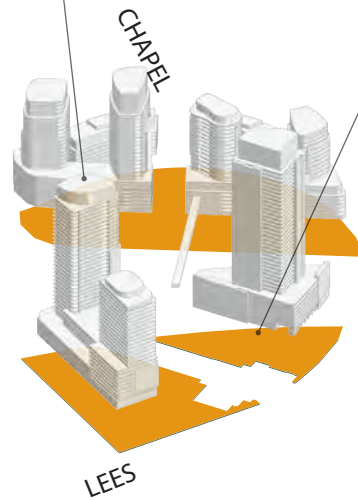
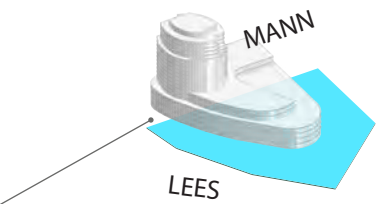
Mixed-use Development  
in the Robinson Precinct



Mixed-use Development  
at Lees Station



Future Academic  
and Residential  
Development in the  
River Precinct





### 3.3 Big Moves

Seven “big moves” identify the areas and ways in which the campus is expected to change significantly over the coming decades. They are based on an integrated, holistic approach to campus planning that will ensure new development leads to a more attractive, complete and efficient campus as academic facilities are enhanced. Design excellence will be fundamental to the success of the big moves. Campus buildings, open spaces and streetscapes should be durable, beautiful, functional and sustainable. The relationship between the campus and the city should be strengthened by capitalizing on views to Parliament Hill, the Rideau Canal, the Rideau River and other prominent features. High quality architecture, an inviting public realm and improved connections for pedestrians and cyclists will invite the community onto campus and make studying, working and living at uOttawa a more memorable experience.

Figure 3-2  
Existing Grid



Figure 3-3  
Future Grid



## 1 Renew the core

### A. Extending the grid - Pedestrian priority inner Core Campus

The original uOttawa campus fit within the City street grid structure with well defined, permeable blocks, but over time the campus became more closed off from the community around it. The Campus Master Plan envisions the inner core of the campus evolving to become car-free and pedestrian-friendly with a re-created grid.

By moving cars out of the inner core, the remaining road segments can become pedestrian and cycling routes through the campus. This re-allocation of space from cars to pedestrians and cyclists will create more space on the campus for large events and social gatherings and will also ease the sense of congestion on campus, particularly between

classes. New and re-allocated parking in the core campus will be principally below-grade, in blocks along the outer edge of the campus and on-street parking will be introduced where appropriate. Pedestrian routes will lead to new and improved open spaces on the campus, with a new multi-purpose open space on Lot X being the most significant.



▲ Figure 3-4  
Existing uOttawa



▲ Figure 3-5  
Vision of Future Grid



## B. Lot X as the new green heart of the campus - University Square

The existing surface parking lot (Lot X) south of the Student Centre will be transformed into the University Square—a heavily landscaped open space that can be programmed for multiple purposes, providing a central gathering place on campus. This space will become iconic for its beauty and the memories of chance meetings, daily lunches, people watching and many special events that occur there during a student's time at the University.

Functionally, it must allow for diagonal pedestrian movements, have ample space for catering tents and special events, and provide ample seating. Furthermore it must be well built for practical maintenance and cleaning. It will be a comfortable place through the week but also serve as a venue for a variety of events of different scales, e.g., Welcome Week, winter ice sculptures, small lunchtime performances, outdoor cinema nights, demonstrations, or

even full-blown stage performances with lights and sound. The space will include lawns, trees and other landscaping; benches and movable chairs; lighting; and electrical equipment for performances.

▼ Figure 3-6 **Proposed University Square**







▲ Figure 3-7  
Proposed University Square



### C. A New University Centre

Campus community hubs are places that bring together a significant number of students to one location and typically include student services, a book store, event space, outdoor open space, and dining options. Amenities like child care may have a place there, too, as may other community spaces like performance venues.

The existing University Centre provides students with a range of services and activities but was designed for a student body of far less than the current 42,000 students. The UCU is not only undersized but also inefficient, not universally accessible and in need of substantial repairs.

The campus master plan proposes that a new University Centre be built in a central location where exciting synergies between student services, commercial uses, academic uses, and recreational uses may be realized. While the precise location will require further study of alternative locations and phasing strategies, the new University Centre will, by the nature of its associated uses, anchor a primary community hub in the Core Precinct.

### D. Enhancing Somerset/Marie-Curie as the Main Campus's east-west spine

Somerset/Marie-Curie is a key east-west connection linking the campus to the Sandy Hill neighbourhood to the east, and to the transit station, the Rideau Canal, and Centretown to the west. As the campus evolves, this connection will be enhanced with high quality design, active ground floor uses, and enhanced pedestrian and cycling infrastructure. The intersection of Somerset/Marie-Curie and King Edward will be given special attention as a community hub and important campus gateway. Services, dining options and the new King Edward Park will draw students, staff and the broader community.

## 2 Green the campus

The university community wants to see a greener campus. More trees and landscaped open spaces will soften the built environment and create a more attractive campus; provide places for relaxation, gathering and learning; help to manage stormwater and mitigate the impacts of climate change; and generally support a healthy campus and healthy lifestyles.

New landscape initiatives implemented with every new development or renovation will ensure that the character and experience of the campus is gradually enhanced and extended to all areas of the campus. Moreover, new landscape initiatives, like the new University Square open space, will provide campus focal points and an opportunity to improve the structure, function and appreciation of the campus. A number of landscape projects have been identified in the Plan, some of them to be implemented on their own and others associated with new buildings or infrastructure.





▲ Figure 3-8 Illustration of Renewed and Re-greened Campus Core



### 3 Transform King Edward

Despite its location adjacent to the heart of the University, the King Edward Precinct is in need of revitalization. There are vacant sites on King Edward being used as temporary parking lots, empty buildings awaiting demolition, and on Henderson, some houses are in need of repair.

The long-term vision for this area is to create an active and attractive corridor with a series of academic, residential, and mixed use buildings on both sides of the street with a mix of amenities on the ground floors. The pedestrian realm of the street will be widened, landscaped and furnished to invite foot traffic and reinforce the sense of a campus street. Cyclists will be given a dedicated bi-directional path in the boulevard. New east-west streets on the west side of King Edward will improve connectivity through the campus.

Over time, the demolition of a number of buildings on the west side of King Edward, including the Leblanc and Brooks residences, Louis-Pasteur, potentially Fauteux, and most of the former houses, will make way for primarily academic buildings that incorporate student and commercial services at the ground level and possibly housing on upper floors. King Edward's intersection with Somerset/Marie-Curie will be enhanced as a key gateway to the campus with a mix of ground-floor amenities framing the new King Edward Park. At the southwest corner of King Edward and Laurier, a signature academic building is envisaged, potentially incorporating a cultural venue. On the east side of the street, housing and smaller academic buildings can be accommodated, all with services and lounge space on the ground floor.

By lining both sides of the street with active, pedestrian-oriented uses and greening it, King Edward will become a gathering place that invites the community onto campus and enhances uOttawa's urban image.





▲ Figure 3-9 King Edward Today



▲ Figure 3-10 Illustration of Potential Development on King Edward



## 4 Develop the River Precinct

Acquisition of the former Algonquin College lands enables uOttawa to create a new “campus within the campus”, with a mix of academic facilities, administrative uses, services and potentially housing. A network of open spaces will link development to the river while the LRT and a parallel bike path will provide convenient connections to the Downtown/Sandy Hill campus core.

The University’s plan to relocate the Faculty of Health Sciences in a new building in the River Precinct provides the springboard for planning other elements that will help to make the area a more complete precinct within the campus. New social spaces and services in a central location will support the establishment of a community hub. As the precinct is redeveloped, existing buildings will continue to accommodate teaching, research and administrative space.

Development in the River Precinct will frame a central open space that opens to the river. A linear park along the river’s edge will provide vantage points and accommodate a multi-use trail linked to the City’s larger trail network. A boathouse and dock will provide access to the river for paddlers and rowers.



▲ Figure 3-11 Proposed Faculty of Health Sciences Building in the River Precinct

Figure 3-12 ►  
Illustration of the Vision for the River Precinct





The overarching three-part goal of each big move is to enhance the facilities, experience and image of the uOttawa campus.



## 5 Start development around Lees Station

In 2014 Ottawa City Council approved the City-initiated Transit-Oriented Development (TOD) Plan for the Lees Station area. The goal of the TOD plan is to accelerate transit-oriented development that supports high levels of ridership for the LRT. The TOD plan, and implementing zoning bylaw amendments permit a significant amount of mixed-use development on the University land holdings.

The land use permissions and TOD zoning allow for flexibility for future development while supporting the City's TOD density and built form objectives. This flexibility will allow building uses, heights and form to vary from block to block and within sites, depending on market conditions.

The University should continue to capitalize on the development potential of these lands, potentially through partnering with developers. Any University-led development of these lands should ensure that communities are built with the appropriate amenities and mix of uses to create complete community hubs.

Figure 3-13 ►

Illustration of the Vision for Station Precinct







▲ Figure 3-14 Illustration of the Vision for Station Precinct



## 6 Develop complete communities

Having a variety of places where the university's communities can eat, sleep, meet, socialize, attend a sporting event, or enjoy art and culture is essential to offering a great university experience. Social spaces are vital to nurturing a sense of community and are also where learning happens, be it individuals with their laptops or tablets or small groups of students studying together. As the uOttawa campus has physically grown to accommodate enrolment growth over the past two decades, the building and improving of "non-academic" facilities essential to life on campus, specifically housing, dining facilities, retail, social spaces and other student service space, have not kept pace. As the University continues to focus on attracting top students, faculty and staff, the development of a more complete campus, with a range of amenities and housing options, will become increasingly important.

The most pressing need is for housing for first-year students, and the University is working to provide up to 1,200 new first-year beds in the short term. As described in Section 4.4 there are a number of potential locations on campus for new student housing. Housing with active ground-floor uses is appropriate on the east side of King Edward, and mixed-use academic developments with a housing component are appropriate on the west side and elsewhere in the core. Longer-term, there is the potential for student housing projects in any of the precincts in the Lees Station area. New on-campus housing will be needed to not only meet current and projected demand but also to replace the aging LeBlanc, Brooks, Stanton, Marchand, and Thompson residences, where redevelopment is required in the short to medium term.

In concert with the building of student residences, the enhancement of community hubs in the core of campus (specifically the UCU but also smaller hubs), the Lees Station area and Alta Vista (in Roger Guindon) will be a priority over the next decade. While a new UCU may be a stand-alone project, other community hubs will be planned within existing and new academic buildings.





▲ Figure 3-15 Illustration of the Vision for King Edward Precinct



## 7 Foster New Partnerships

The last big move is not tied to a specific physical change planned on campus but instead addresses how some of the changes described in the six other big moves might be achieved. As the uOttawa campus becomes more complex and “mixed-use” to support the academic mission and meet student, faculty and staff needs, the University will need to continue to explore innovative ways to develop essential facilities and amenities, such as housing and commercial services.

With its recently expanded land base, the University has the opportunity to work with developers on projects that contribute to both campus development and city-building. Such partnerships may be needed to develop individual mixed-use projects and achieve a complete campus. There are many locations on campus where new commercial leasing opportunities can be considered, but the greatest potential for development

partnerships (as shown on the following map in pink and blue) is along Laurier, along King Edward and around the Lees Station Area—places where uOttawa is planning to be more integrated with the fabric and life of the city. These partnerships could take on a range of forms, such as ground floor commercial uses, residential or office development above an academic podium, or a mixed use development.

In addition to exploring private sector development partnerships, the University will strengthen its collaboration with the City of Ottawa, building on the success of the Arts Court development. Key initiatives requiring cooperation and collaboration include leveraging the new LRT line and improving the campus-wide mobility network.

As it explores development partnerships and leasing opportunities, the University should be cognizant of market conditions. Altus has concluded that revenues from leasing or selling land for commercial or private residential development, in the current real estate climate, are unlikely to be significant.





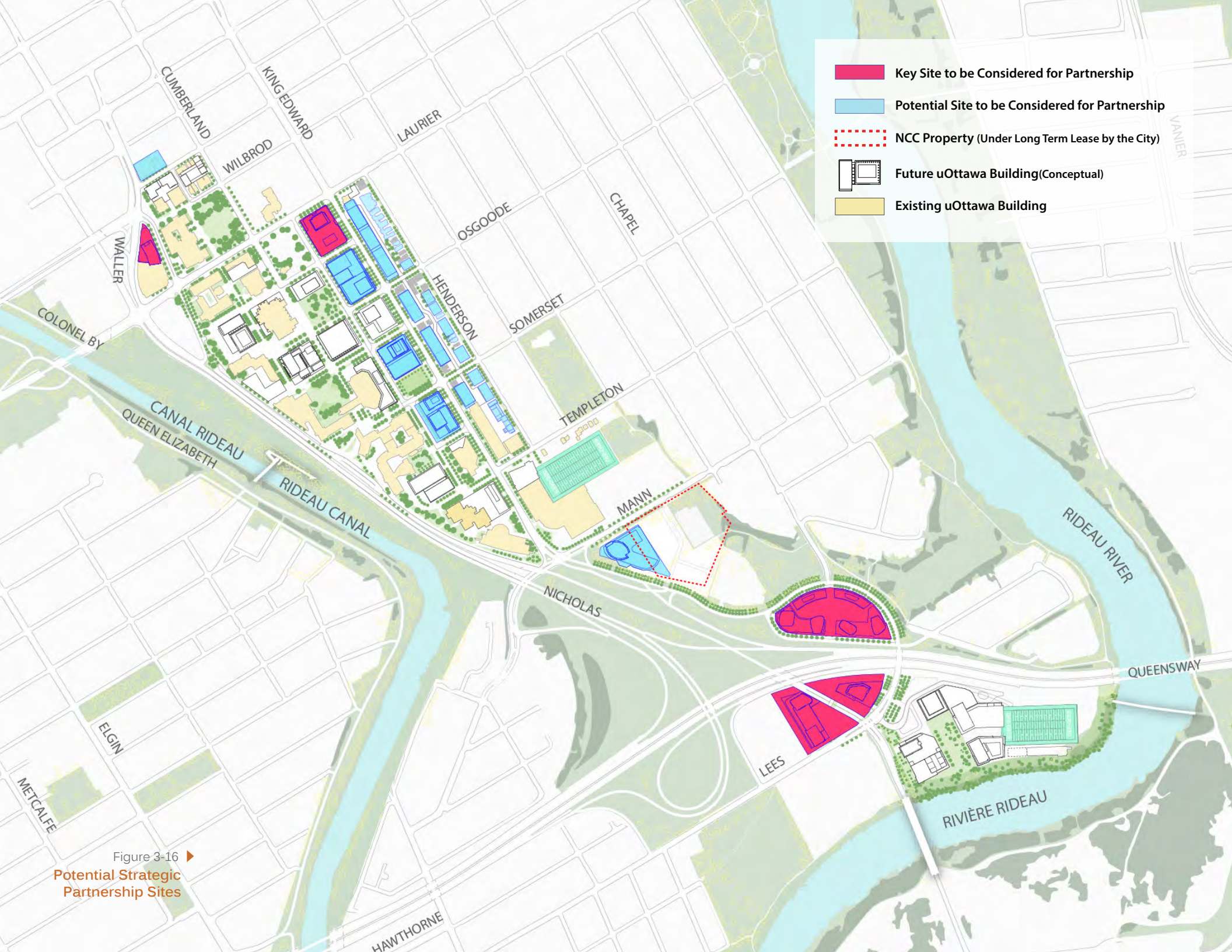


Figure 3-16 ►  
Potential Strategic  
Partnership Sites





MANN

LEES

TEMPLETON

SOMERSET

HENDERSON

OSGOODE

KING EDWARD

LOUIS PASTEUR

LAURIER

CUMBERLAND

SERAPHIN-MARION

STEWART

WALLER

NICHOLAS