This section describes the distinct precincts that make up the campus and the specific opportunities and proposed initiatives associated with each. It sets the stage for the Precinct Plans, which provide detailed guidelines for new development, open spaces and streetscapes.
5.1 Tabaret Precinct

The Tabaret Precinct is the historical heart and an administrative hub of the University, home to the campus’s most iconic building, Tabaret Hall. Across busy Waller Street stands the Desmarais building, as integrated with downtown Ottawa as it is with the rest of the campus. Proximity to the downtown core and the Byward Market make this precinct the ideal location for arts facilities used by both the University and the broader community. New development should respect the character of the precinct, which is highly valued by students, faculty and staff as well as Ottawa residents.
Existing Conditions

The precinct is home to several heritage buildings and surface parking lots. Several of the heritage buildings will need to be upgraded to meet accessibility standards. Generally streets and sidewalks are in fair or poor condition, and the high volumes of vehicular traffic on the city streets make them pedestrian unfriendly. Bus traffic and narrow sidewalks on Waller Street, in particular, are an issue. Enhancements to Tabaret Lawn and the Grand Allée, currently underway, however, will do much to improve the public realm.

Figure 5-3  Tabaret Precinct
Potential Renewal/Redevelopment Sites
Opportunities and Initiatives

The Tabaret Precinct will be revitalized with new infill developments and building additions, mostly on existing parking lots and designed in a manner that respects the scale and character of existing buildings. Academic and administrative uses will continue to be the primary uses in the precinct; however, residential uses can be considered on the Desmarais block and on Stewart Street. The second phase of development on the Desmarais block could be implemented through a partnership to achieve a base building for academic purposes and a private office, hotel, or apartment tower above it.

The City’s Arts Court redevelopment, which includes the black-box theatre through a successful partnership with the University, and the associated public realm improvements will enhance the Tabaret Precinct and its integration with downtown Ottawa. The development of future arts facilities in the precinct should consider other opportunities, through partnerships, to share facilities with established or new arts organizations.

The Grande Allée and Tabaret Lawn will be improved by removing the parking lot and repurposing it as open space. The City’s redesign of Waller Street, following the completion of the LRT, will enhance the pedestrian realm and seamlessly connect Desmarais to the rest of the campus. The University will need to continue to work with the City on post-LRT plans for the area and on streetscapes improvements on Cumberland.
Illustration of the Vision for Tabaret Precinct
5.2 Core Precinct

The Core Precinct represents the University of Ottawa’s post-war campus stretching along (but separated from) the Rideau Canal. It is where the bulk of teaching, research and socializing occurs. With several buildings at or approaching the end of their useful life, there is the potential through redevelopment to accommodate significantly more academic space in the precinct. At the same, there is a pressing need, and the opportunity, to create new green spaces and better pedestrian connections.
Existing Conditions

The Core Precinct is densely developed with large academic buildings and student residences. Newer academic buildings, such as SITE, the Biosciences complex, and FSS, have created strong homes for their respective faculties and departments. The University Centre, Montpetit, MacDonald Hall and the Thompson, Stanton, Marchand, and Leblanc Residences are outdated buildings that should be replaced with required facilities that are more accessible, flexible and sustainable. There are few open spaces that are inviting, and generally the public realm needs improvement. The presence of sizeable parking lots and the lack of outdoor spaces to gather and relax detracts from the sense of a campus.
Opportunities and Initiatives
The Master Plan calls for the Core Precinct to be reinforced as the academic hub of the campus. Strategic demolition will make room for new buildings as well as new car-free, tree-line streets that make it easier to move around the campus. At least six new buildings, including a new University Centre, are envisioned:
- An academic building, potentially incorporating a residential tower, on Lot K;
- Replacement of the Thompson Residence with a new residence or academic building, or a mixed-use building;
- Two buildings replacing the existing UCU and Montpetit (a study to follow the CMP will explore the options for a new UCU);
- The planned Learning Centre, an addition to Lamoureux; and
- Replacement of MacDonald Hall.

The building of a signature open space on Lot X, University Square, will redefine the social hub of the precinct and the larger campus. A second, smaller square in front of Marion Hall will add green space and amenities to the “science quarter”. Marie-Curie will be enhanced as the primary east-west spine and extension of Somerset through the campus with improvements to the pedestrian and cycling realm. Each new or renewed building will contribute new landscaping to the pedestrian realm, and an overall greening program will enhance the look and feel of the Core Precinct.
Figure 5-10  Illustration of the Vision for Core Precinct
5.3 King Edward Precinct

King Edward is an arterial road long viewed as the eastern boundary of uOttawa’s campus, but with development of the Minto Sports Complex and the ARC building, and the University owning most of the properties on both sides of the street, King Edward will become a more integral part of the campus over time. Redevelopment on both sides can help the University meet needs for academic space, housing and services close to the core of campus. Dotted with active uses that serve the University population and the Sandy Hill neighbourhood, King Edward itself can be transformed into an inviting, vibrant street.
Existing Conditions

The King Edward Precinct consists of six blocks, each with its own challenges and opportunities for redevelopment. The University-owned houses and apartment buildings fronting King Edward generally do not meet the needs of the university and/or are in poor condition. The LeBlanc Residence is also in poor condition, and the Brooks Residence is not well-suited to the need for undergraduate housing and should be replaced in time. The University-owned houses on Henderson, on the other hand, could be maintained and expanded for residential use or replaced with a similar form of housing.

Fauteux Hall is not universally accessible and demolition should be considered before significant investment is made in refurbishing or retrofitting the building. The Louis Pasteur building, which was never intended to be a permanent building, is also a candidate for redevelopment.

King Edward has little in the way of amenities or streetscaping to invite pedestrians. Moreover, the street does not have a distinctive identity or sense of place befitting a campus.
Opportunities and Initiatives

Over time, most of the buildings along King Edward, north of the power plant and ARC, should be replaced with academic, residential and mixed-use buildings that help to enliven the street and put a fresh face on the campus. As existing buildings are replaced, the long blocks on the west side should be divided with mid-block streets or pathways to make the campus more permeable and provide access to underground parking and service areas. The deeper sites on the west side will allow for large 4-5 storey base buildings, potentially with tower elements above. Somerset/Marie-Curie will be enhanced as a key entry point to the campus. Future development on the new block at the southwest corner of King Edward and Laurier should mark this gateway to the campus with an outstanding building that welcomes the community. A cultural facility within the development, potentially realized through a partnership, would be an ideal use on the site.

The east side of King Edward can be rejuvenated with smaller mid-rise (5-7 storey) buildings and could comfortably accommodate housing, academic or mixed-use buildings. Properties on the west side of Henderson should remain residential, with improvements made to University-owned housing.

Figure 5-13: King Edward Precinct - Opportunities

1. Academic/mixed-use development
2. Potential new housing, academic or mixed-use buildings
3. Signature building
4. New student residence
5. Upgraded and widened streetscape
6. New open space - King Edward Park
7. New streets/pedestrian connections
8. New improved Intersections
Restaurants, retail, services and public uses on the ground floors along King Edward would bring vitality to both sides of the street. A consistent setback on the west side will provide room for a wide sidewalk, double row of trees and a bi-directional bike path.

The concept at right show two possible long-term scenarios for King Edward. The top image shows Fauteux in situ with an addition to the east and shows 100 Marie Curie in place with a new development on the site of the Protection Services building. The bottom image shows both sites (Fauteux and 100 Marie Curie) redeveloped with academic mixed-use buildings.
5.4 Mann Precinct

The Mann Precinct, together with the SITE building, acts as a gateway not only to the University but also to the larger downtown. The lands south of Mann have the potential to accommodate new athletic and recreation facilities integrated with residential and/or other uses to establish a new community hub.
Existing Conditions

North of Mann Avenue, the Mann Precinct is essentially fully developed. South of Mann, the land, which is occupied by parking and the Sandy Hill Arena, is in multiple public ownership, and therefore cooperation among the NCC, the City and the University will be required to realize its full potential. Lees Avenue acts as a major thoroughfare that carries a significant amount of traffic to and from the downtown, but its pedestrian realm can be improved.
Opportunities and Initiatives

The Mann Precinct lands represents a unique opportunity for the University to develop additional large-scale recreational uses for the University and the community while also accommodating other academic, administrative or residential uses. Through a strategic partnership with NCC and the City, portions of the Sandy Hill arena parking lot could be developed with a large double or triple gym facility and student housing. In the longer term, these lands may be developed with institutional uses and additional housing.

The gateway corner of Lees and Mann would be an appropriate location for a signature building up to 20 storeys. Improved street and trail connections through and adjacent to the site will be important to connect the main campus to the sites to the south and achieving a “Canal-to-River” campus. Lees Avenue will be enhanced as a “uOttawa Parkway” with a double row of trees, a multi-use trail, and consistent streetscape that is safe and inviting.
Figure 5-19  Illustration of the Vision for the Mann Precinct
5.5 River, Robinson and Station Precincts

The three precincts that comprise the Lees area have the potential to contribute significantly to both campus growth and city building. The University has the opportunity to develop vacant sites and redevelop obsolete buildings to create a high-density, mixed-use hub for a diverse population. The River Precinct, containing mostly obsolete buildings, can become over time a “campus within the campus”, one with a strong relationship to the Ottawa River. To optimize their location next to Lees Station, the more constrained sites in the Station Precinct are best suited for high-density development that potentially includes University uses. The Robinson Precinct (bowl) can become a unique high-rise neighbourhood well connected to the station, to parkland to the east, and to academic precincts to the north and south.
Existing Conditions

Today the lands in these three precincts are separated from one another by the Queensway and busy Lees Avenue, and also constrained in other ways. The 200 Lees lands are home to several low-scale academic buildings and a football stadium. Phasing of future development will need to respond to how existing development is used, accessed and serviced. The lands surrounding the transit station are contaminated, with limited access for parking and servicing. The Robinson Precinct site was formerly a snow dump and is currently being utilized as a staging area during LRT construction.

The new Gee-Gees football stadium at the east end of the River Precinct is proposed to be shifted to the west slightly when it needs to be resurfaced, in order to centre the grandstand on the south side.

Figure 5-22 River, Robinson and Station Precincts Potential Renewal/Redevelopment Sites

- **Potential Demolition**
- **Potential Development Site**
Opportunities and Initiatives

Future development in the Lees area will serve multiple University and City objectives, including: accommodate a range of academic facilities in a campus setting, support LRT ridership, remediate brownfield sites, improve access to the Ottawa River, and add amenities for existing and future residents. Academic facilities are expected to be the primary use in the River Precinct; however, they should be complemented by a range of services that establish a community hub, and residences above academic base buildings should be considered. An interconnected network of open spaces and pathways should provide easy access to and along the river.

The Lees Station lands can be developed with buildings up to 45 storeys with views of the downtown and the river and immediate access to the LRT station; ground-floor retail and service uses should surround the station. The Robinson Precinct site will be most suitable for high-rise residential development ultimately linked to the Station Precinct by a pedestrian bridge over the Queensway.
Figure 5-24 Illustration of the Vision for River, Robinson and Station Precincts
The Alta Vista area is the University’s hub for teaching and medical research within the larger Ottawa Health Sciences Centre. In the near term Roger Guindon will see small additions to increase academic space though another priority should be the accommodation of dining facilities, lounges and meeting space to create a community hub. The Peter Morand lands can continue to accommodate a range of administrative and academic uses; sites could also be leased to businesses that complement and benefit from access to University facilities and faculty. Realizing the full development potential of both precincts will require replacing surface parking with structured parking.
**Existing Conditions**

The Roger Guindon Precinct is an integral part of the larger Ottawa Health Sciences Centre, while the Peter Morand Precinct is located on peripheral lands somewhat isolated from the medical complex. The latter includes two low-rise office buildings but is mostly vacant or used for parking. Physical connections between the two, particularly for pedestrians, are poor. The circuitous road network, seas of parking and massive footprint of the Ottawa Hospital prevent a direct pathway connection. The only commercial amenities in the area are located in the two hospitals.
Opportunities and Initiatives

Roger Guindon Precinct

In the short term Roger Guindon will be expanded with additional academic space to meet the immediate needs of the University. In the long term the building could be expanded to the north and/or west, but this will require building a parking structure to replace lost surface parking, which will require coordination with the plans of the Ottawa Hospital and Children’s Hospital of Eastern Ontario. The programming of new development should include social spaces and other amenities for students, faculty and staff. The University should work with the Ottawa Hospital and the City on developing a multi-use pathway along the Ring Road and other improvements to the pedestrian realm.

Roger Guindon

1. Additional academic/research space
2. Academic/research building
3. Structured parking
4. Plazas
5. Multi-use pathway
6. Proposed traffic light
7. New access point to Ring Road from future Alta Vista corridor
Figure 5-29  Illustration of the Vision for Roger Guindon Precinct
**Peter Morand Precinct**

In the short term, the existing Peter Morand buildings will be renovated to meet immediate academic and administrative needs. In the long term, there is the potential to develop a mixed-use precinct with University and non-University uses that together support research goals. Sites can be considered for long-term lease by commercial tenants or developed through strategic partnerships. Residential uses could be considered on peripheral sites to create a more complete community but would require rezoning. A central open space and network of pathways should provide the framework for future development.
Figure 5-31  Illustration of the Vision for Peter Morand Precinct