

THE CONVENT SITE

114 RICHMOND ROAD



THE TIMELINE

In the fall of 2009 Ashcroft Homes successfully bid for the right to purchase from The Sisters of Visitation this 5.25 acre site, complete with its one-hundred-year old Monastery.

Since that time and after a continuous consultation and design refinements, as described below, we are now on the eve of the consideration of Ashcroft's vision for this site by Planning and Environment Committee and City Council, and hopefully the approval of the zoning that would enable the project.

- **November 2009 through May 2010;**
 - Four public consultation meetings were held seeking input from adjacent neighbours, community associations, and surrounding communities on the future design/use of this site.
 - Meetings with the Ward Councillor.
 - Meetings and working sessions with City Staff.
 - Continuous refinement of the concept by Ashcroft and its design/planning team in response to comments received.

- **February 4, 2010;**
 - Closing of the land acquisition process.

- **March 19, 2010;**
 - Filing of the zoning application; deemed complete on April 14, 2010.

- **March 2010;**
 - Designation of the property as Heritage under Part IV of the Act.

- **June 21, 2010;**
 - Issuance of the City's Peer Review Panel's Report on the Ashcroft vision, design concept and re-zoning direction.

- **July 21, 2010;**
 - Ashcroft's submission of a revised Concept Plan/Vision for the site which responds to input received by the Ward Councillor and her constituents, and those of City staff and the Peer Review Panel.

THE PROPOSAL

- The **design concept** proposes a multi-building, mixed-use community with the restored and adapted reuse of the Monastery at its centre.
- From the **flagship condominium building** along Richmond Road (250 units), past the Monastery precinct as the centerpiece, through to the seniors and retirement precinct in the southern half of the site (300 rooms), the entire community will be linked by a network of walkways, passages, and portals leading to courtyards, patios, and entrances throughout.
- More than 40 percent of the site will be dedicated to **open space** and the Monastery precinct; new residential buildings will occupy only 60 percent of the development.
- **Retail and commercial spaces** will occur at street level along Richmond Road, and within the Monastery precinct (50,000 sq. ft. and 28,000 sq. ft., respectively).
- **Public and semi-public spaces** will be available in the Monastery precinct, providing opportunities for neighbourhood organizations, and performing arts, as well as professional office space.
- Easy access to **generous parking areas** below ground (650 spaces) will be provided throughout the site.

- The development will incorporate several '**green**', environmental initiatives, such as rain-water irrigation, green roofs, and bicycle-friendly installations.
- A reduced dependency on car ownership will be encouraged due to the **proximity to existing transit**, and the City's bikeway system. As well, a system of auto-sharing such as VRTUCAR is being considered.

THE PEER REVIEW

A Peer Review Panel, consisting of the following nationally-recognized professionals, was established by the City of Ottawa to review and provide direction on the Ashcroft proposal:

- David Pontarini - Architecture
- Greg Smallenberg - Landscape Architecture
- Michael McClelland - Heritage Conservation

The Panel was briefed by staff and reviewed the complete application package plus related City documentation. They held a series of informative meetings/interviews with the Ashcroft team, City staff, Councillor Leadman and representatives of the Island Park and Hampton-Iona communities.

The Panel's Report made a number of key recommendations that have been incorporated in the final design concept:

- The Panel recommended a 10-storey maximum height limit on Richmond Road. The final design concept actually reduces building height along Richmond Road from 12 storeys to 9 storeys.
- The building immediately to the south of the Monastery has also been reduced from 12 storeys to 9 storeys.

- The new buildings on both sides of the Monastery building have been pulled away and stepped back to increase its visibility, access, and stature as an historic structure.
- The existing row of mature maples along the eastern property line will be protected in the revised design, resulting in a significant setback from the Leighton Terrace properties to the senior's project.
- The preservation of the monastery, together with the adjacent open courtyard and the proposed north/south green corridor will result in more than 2.2 acres of this 5.2 acre site being dedicated to the Monastery precinct and open space.
- A second pedestrian portal has been included in the Richmond Road building providing additional access and view lines to the Monastery precinct.
- An additional 2.0m setback is provided along Richmond Road in response to a desire for an extra wide pedestrian space along this street.

Selected Quotes from the Peer Review Panel Report:

“The arrangement of courtyards as a gesture to the historic patterns of open space on the site is interesting.”

“The conservation of the heritage resources of the site is a significant undertaking. As the project goes forward it will be crucial that the implementation process for this conservation be developed. The heritage resources of the site are important public assets that can only be secured, as a long-term proposition, through a successful development of the property.”

WHAT THEY SAY

Community Foundation of Ottawa

Barbara McInnes, CM. President & CEO:

“Along with many others in the community, I am very excited about the possibilities that are being explored for adaptive uses of the heritage building. All of Ottawa would benefit from a Centre For Innovation, which could incorporate the arts and other creative enterprises.”

Colliers International

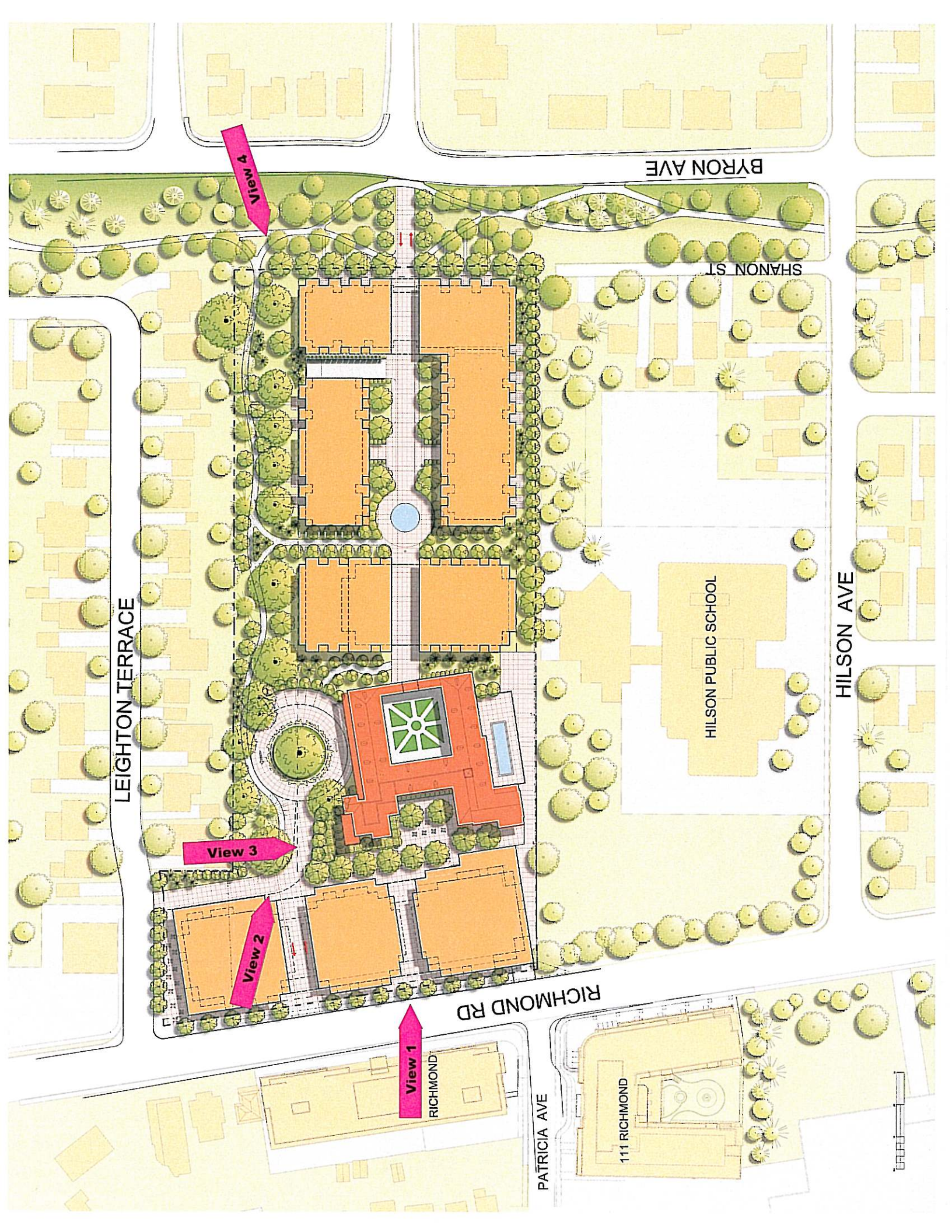
Pierre Benoit, CPM, Broker, as agent for the almost 50,000 square feet of retail and commercial space:

“This site has the opportunity to reveal Ottawa’s historic presence, and bridge the communities of Westboro and Wellington West. This centerpiece will become a social spotlight in tune with Ottawa’s growing demand, with the real potential to be as commercially successful as the Byward Market.”

Ottawa Citizen

Randall Denley, Columnist. Sunday, August 22, 2010:

“...the plan has responded to criticisms made by the experts, incorporates an imaginative new use for the convent and is getting a thumbs up from heritage advocates.”



BYRON AVE

SHANON ST

LEIGHTON TERRACE

HILSON AVE

HILSON PUBLIC SCHOOL

View 4

View 3

View 2

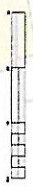
View 1

RICHMOND RD

RICHMOND

PATRICIA AVE

111 RICHMOND





View 1



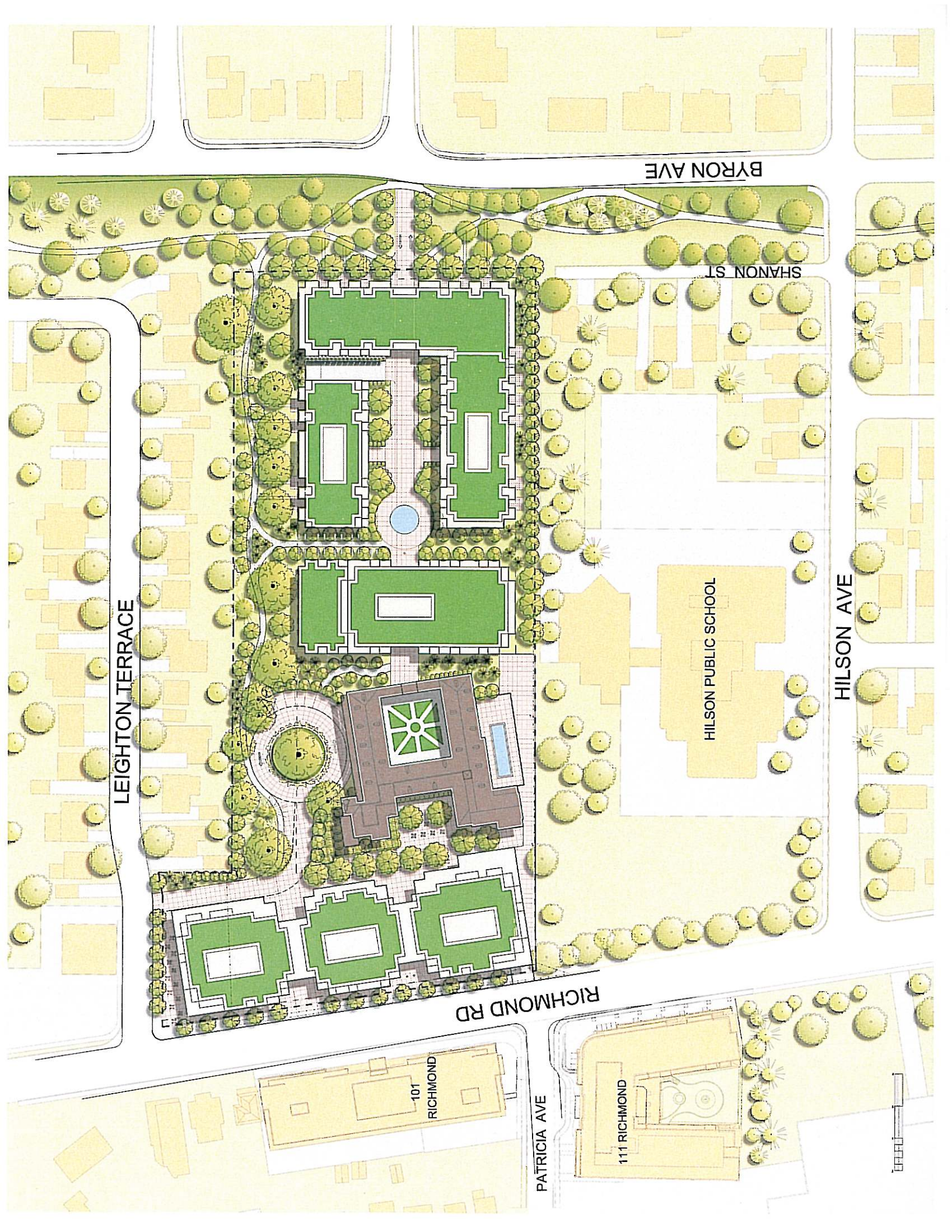
View 2



View 3



View 4



BYRON AVE

SHANON ST

LEIGHTON TERRACE

HILSON PUBLIC SCHOOL

HILSON AVE

RICHMOND RD

101 RICHMOND

PATRICIA AVE

111 RICHMOND

