

TUNNEY'S PASTURE



Illustrative Tunney's Pasture Aerial View



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An architectural rendering of a park area. In the background, a tall, white, rectangular tower stands against a blue sky with light clouds. To the left, a multi-story building with a grid-like facade is visible. The park features a green lawn, several trees with autumn-colored foliage, and a paved walkway. In the foreground, a person is walking a dog on a leash, and other people are seen sitting on the grass and walking. A crosswalk is visible in the bottom left corner.

1.0 Project Description

Leveraging its opportune location along the O-Train Confederation Line and abutting the Ottawa River, Tunney's Pasture is poised for transformation into a complete, mixed-use and transit-supportive community. The vision for Tunney's Pasture aims to shift from the single-use, car-oriented employment site that exists today, to a mixed-use community that hinges on pedestrian-oriented circulation, open space and community integration as core values.

Tunney's Pasture is a 49-hectare federal employment site located in the City of Ottawa adjacent to West Wellington, Hintonburg, Mechanicsville, and Champlain Park neighbourhoods, and is situated approximately 4 km west of downtown Ottawa and Parliament Hill. The site originally was part and parcel to the Ottawa River as an Indigenous gathering place. In the early 20th century, it was owned by a group of businessmen and farmed by Joseph Tunney. The site as it is shown today, was conceived in the 1950's under the Gréber Plan as a government office campus in a pastoral setting, with

large surface parking areas, that has been preserved and provides a prime opportunity for redevelopment.

The site is significantly underutilized



The proposed DPS represents a shift in design approach for the Tunney's Pasture site, from car-oriented to people-oriented. The design of Tunney's Pasture's streets and blocks has emerged as a result of this shift, with spaces formerly dominated by cars, whether vast surface parking areas or green spaces inaccessible to the public, altered to better accommodate the future users of the site. Residents, employees and visitors to Tunney's Pasture will instead experience an environment that is catered to pedestrian activity and active transportation, supported by a system of green spaces to foster community gathering and movement through green linkages.

The design approach focuses on the creation of a block structure that balances the retention of existing buildings, particularly those with heritage value, with the future development of blocks. The DPS supports the accommodation of a higher density and mix of uses, justified by the presence of the LRT Station at the southern boundary of the site. With direct rapid transit access to the site, as well as the site's location adjacent to a vast network of green spaces along the Ottawa River, Tun.6 (t)7,d1 836 In sld 99 BDC BT 11 0 0 1.6 (9 (l)10i)3.

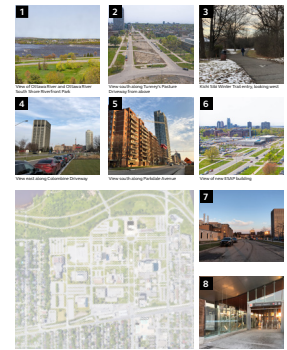
This Urban Design Brief (“the Brief”) has been prepared as requested through the Pre-Consultation process for the DPS proposed for Tunney’s Pasture. It should be noted, that while the DPS represents proposed interventions to the streets and parcel structure within the site, this Urban Design Brief is representative of the bigger picture - a demonstration of the future condition within Tunney’s Pasture that can be achieved through the proposed site structure within the DPS.

As urban design must be looked at holistically to create complete and sustainable communities, site circulation, built form, open space, community integration and creating a sense of place within the site are all essential factors. This document provides an illustrative glimpse at the potential future of the site and the opportunity to create a unique and vibrant destination within the under-utilized federal campus. The Brief aims to respond to the design commentary provided through the pre-consultation process, while also highlighting the design approach to the site to ensure it represents best practices and aligns with City of Ottawa design objectives and guidance. This Urban Design Brief should be read in conjunction with the Planning Justification



Section 2.0 Design Directives provides responses to the urban design comments provided during the pre-consultation process.

3.0 Site, Context & Analysis



Section 3.0 Site, Context & Analysis outlines and analyzes the existing conditions of the site and its surrounding areas to ensure the DPS responds to site-specific characteristics.



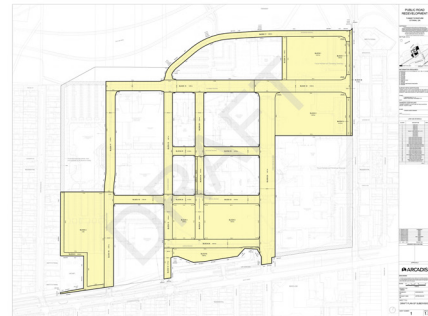
5.0 Summary

The Draft Plan of Subdivision for Tunney's Pasture will establish a clear and concise vision for the future of the site and its surrounding areas. It will also provide a clear and concise vision for the future of the site and its surrounding areas. It will also provide a clear and concise vision for the future of the site and its surrounding areas.

Section 5.0 Summary concludes the Urban Design Brief by reiterating the key themes, contextual details and site design that support the proposed DPS for Tunney's Pasture.

6.0 Additional Materials

6.1 Draft Plan of Subdivision



Section 6.0 Additional Materials provides drawings and studies for reference by the City of Ottawa's Urban Design Review Panel.

Please note that the Wind Studies requested will be prepared during future phases of the planning approvals process.



Illustrative View of Tunney's Pasture from Parkdale Avenue (looking north)

A perspective view of a modern urban street. On the left, a multi-story building with a mix of grey and tan panels and large windows. On the right, a brick building with multiple balconies. The street is lined with young trees and has a crosswalk with white stripes. Several cars are visible, including a silver car in the foreground and a white car further down the road. Pedestrians are walking on the sidewalks, and there are yellow umbrellas outside a building on the right. Traffic lights are visible at the intersection. The sky is clear and blue.

2.0 Design Directives

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As requested through the Pre-Consultation process for the DPS (DPS), this Urban Design Brief has been prepared to respond to the preliminary urban design comments and to further support the application's compliance with the City of Ottawa's design policies. The commentary from the pre-consultation process (highlighted within the orange speech bubbles throughout this section) has been organized by key themes, which this section serves to respond to.

It should be noted that responses provided to the Pre-Consultation urban design commentary have been developed with the overarching vision for Tunney's Pasture in mind. While the built form and character of the site will emerge through its eventual development and site plan application processes, a Demonstration Plan (provided within this report) has been developed to illustrate the development potential of Tunney's Pasture and an example of the built form and open spaces that are envisioned within the bounds of the proposed DPS. In addition to this Demonstration Plan, the previously developed



The gateways proposed for the site introduce a heightened emphasis on pedestrian and active transportation circulation within Tunney's Pasture. Strong multi-use connections are proposed along the eastern and western boundaries of the site, with the proposed Kichi Sibi Winter Trail formalization (west) and the potential introduction of a multi-use greenway along Parkdale Avenue (east). Additionally, a series of linear parks and a re-envisioned cross section for Tunney's Pasture Driveway will introduce the central north-south pedestrian and cyclist connections through the site. The combination of these three north-south connections aim to integrate seamlessly with the open space amenities to the north, and the existing neighbourhoods to the south. East-west, the introduction of cycling lanes into the ROWs and vast pedestrian clearways will allow for east-west integration. A central east-west connection is proposed through green space within the site, connecting to the neighbourhood park from Tunney's Pasture Driveway. This is supported by a re-envisioned cross-section along Colombine Driveway which serves as the primary east-west access point



along Eglantine Driveway. The Urban Design Manual provides guidance to ensure the future of these spaces are protected and align with the City of Ottawa's parks standards, sizing and programmatic requirements. Consideration for sun, shadow and wind conditions within open spaces will be further studied as the planning approvals process progresses. The landscape approach to the site, with ample street tree planting will support microclimate control within Tunney's Pasture's open spaces.

Tunney's Pasture Driveway

Tunney's Pasture Driveway, as the gateway to the site and first experience of the site from the LRT station, has been designed as a series of linear parks to encourage safe pedestrian and cycling movement through the corridor. The DPS proposes its re-alignment, with the large central green space instead re-allocated to either side of the roadway to make it an accessible



between the LRT station and plaza and the Tunney's Pasture community. Along Yarrow Driveway and the western side of Tunney's Pasture Driveway, the proposed DPS will allow for a built form that include a mix of active uses at the ground floor to animate the ROW and allow for a spill-out of activity into the ROW. The vast ROW widths are unique to Tunney's Pasture and will allow for customized roadway configurations that will be distinct and part of the overall identity of the site. This includes the woonerf proposed for Yarrow Driveway, the vast width of Tunney's Pasture Driveway and the green street configuration along Colombine Driveway to the north. While all ROWs will comply with the overall objectives and requirements of the City's standards, the site presents the opportunity to include these unique and custom rights-of-way to contribute to the site's sense of place and identity.

Future Private Roads & Multi-Use Paths

The intended vision(s) for private streets

Difficult to manage the informal cycle tracks and winter trails over private land to ensure future

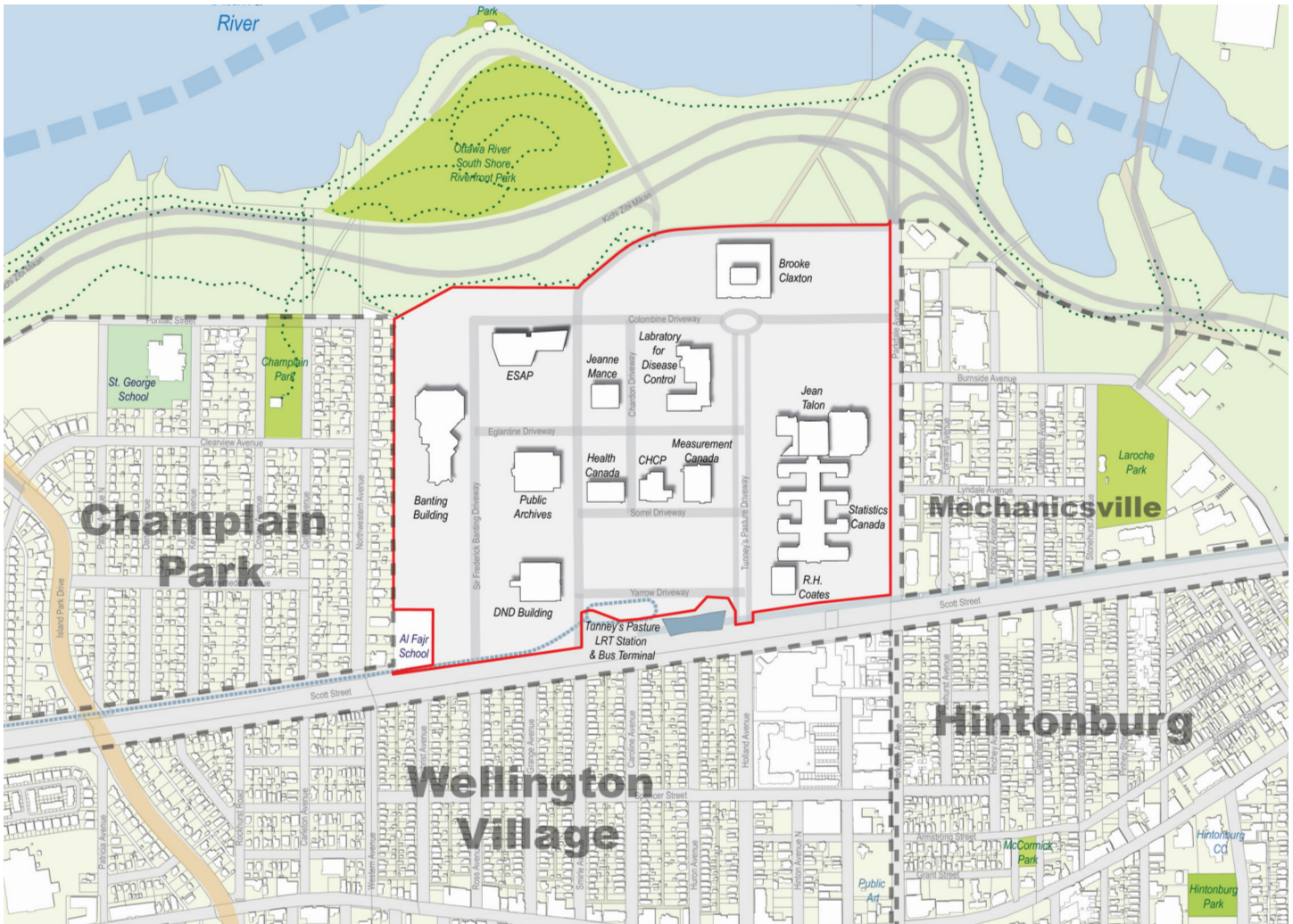


Illustrative View of Tunney's Pasture
Driveway (looking north)



3.0 Site, Context & Analysis

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3.1 The Site Today

A strong understanding of existing conditions is fundamental to ensuring a contextually appropriate design approach for the proposed DPS for Tunney's Pasture. The following sections have been prepared to analyze the site as it exists today and its relation to the proposed DPS.

Site Surroundings

Tunney's Pasture is a 49-hectare federal employment campus located in the City of Ottawa located approximately 4 km west of downtown Ottawa and Parliament Hill. To the west of Tunney's Pasture are the neighbourhoods of Champlain Park and Westboro. Moving east of the site, towards Downtown Ottawa, are the neighbourhoods of Mechanicsville, Hintonburg, Little Italy, and Lebreton Flats. The Wellington Village neighbourhood is situated to the south of the site and to the north is the Ottawa River South Shore Riverfront Park and Gatineau. Tunney's Pasture and these adjacent neighbourhoods are connected by various east-west oriented streets, including



View of Ottawa River and Ottawa River South Shore Riverfront Park



View south along Tunney's Pasture Driveway from Brooke Claxton



Kichi Sibi Winter Trail entry, looking west



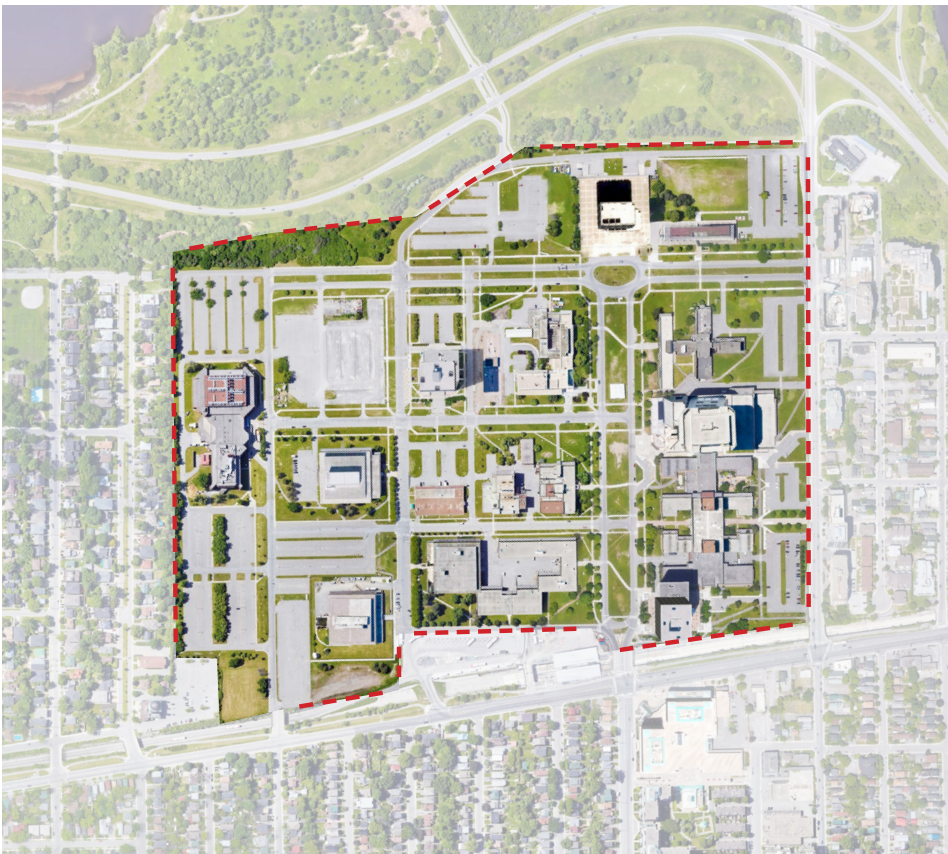
View east along Colombine Driveway



View south along Parkdale Avenue



View of new ESAP building

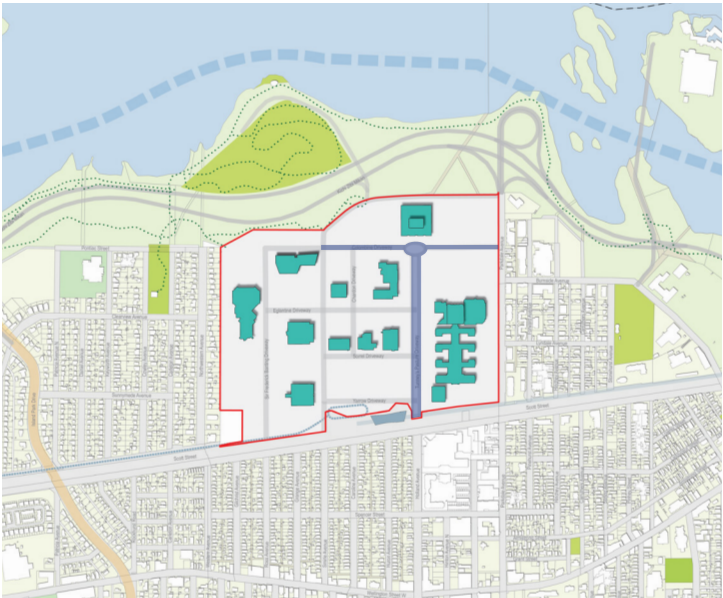
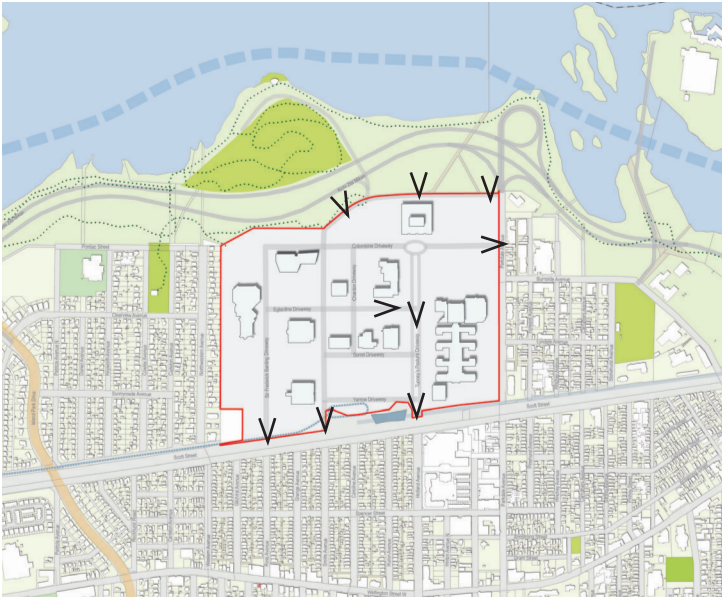


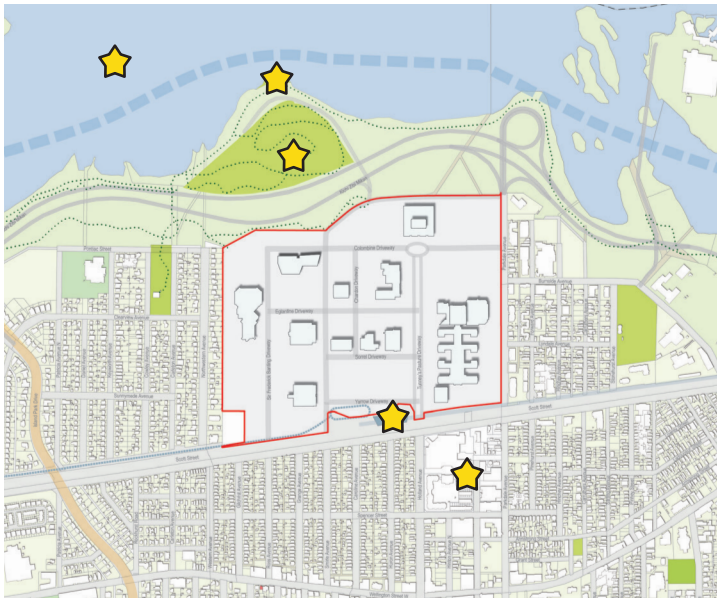
Tunney's Pasture LRT Station entrance

Views

Views to the Ottawa River have been established on the site, particularly within and around the Brooke Claxton Building. The DPS presents an opportunity to strengthen existing visual connections to the Ottawa River and adjacent natural environments, and establish additional riverfront views, specifically to Rémic Rapids Park and South Shore Riverfront Park.

Historic views of federal buildings, notably the Brooke Claxton Building, have been identified by the site's heritage assessment as a primary character-defining landmark of the site. Retained existing buildings on the site hold important heritage value. The enhancement of views and vistas will play a significant part in honouring and building upon the cultural and natural heritage of Tunney's Pasture and further defining the character of





Key Uses & Destinations

Tunney's Pasture is a traditional employment hub where a portfolio of important federal government buildings are located, with some possessing significant historical value. Historically, the site has had a large presence from tenants such as Statistics Canada and Health Canada. The site can be characterized by these office uses and a series of associated surface parking lots. The site is currently single-use in nature, and few amenities exist on-site for employees, with exception of small cafeterias within select office buildings.

The site is supported by retail uses south of Scott Street at Holland Cross and Wellington Village, further south. Other notable destinations in proximity to the site are the parks and natural features along the Ottawa River,





Illustrative View of the Tunney's Pasture LRT Station Plaza

An aerial architectural rendering of a city plaza and street intersection. The scene features a wide, paved plaza with a grid pattern, a large, colorful, abstract sculpture in the foreground, and a multi-story building with a distinctive, curved, wooden-clad roof structure on the left. A road with a crosswalk and a few cars runs along the bottom. The background shows more buildings and trees, all rendered in a soft, hazy style.

4.0 Design Development

4.0 Design Development

4.1 The Vision



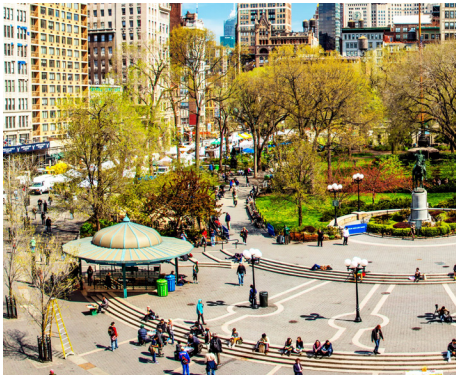
The Tunney's Pasture Master Plan (2014) seeks to create an environment that effectively responds to an existing urban fabric, adapts to long-term changing market conditions, provides development flexibility, and creates an intensified, active and mixed-use, transit-oriented community.

CREATING A WORK LIFE BALANCE

Building on the past and the vision of the Master Plan, Tunney's Pasture will be transformed into a resilient, sustainable, and accessible meeting place that is integrated with neighbouring communities, the Ottawa River, and the larger capital region where green space, services and work opportunities are within a 15-minute walk. A true modern contemporary mixed-use community for today, tomorrow and the future, Tunney's Pasture offers animated street scenes and is designed to be sufficiently flexible to adjust to an ever-changing environment.



4.2 Guiding Principles



1 Be a landmark and sustainable mixed-use site.



2 Be an integrated and valued part of a larger community.



3 Be an attractive, safe and complete site.



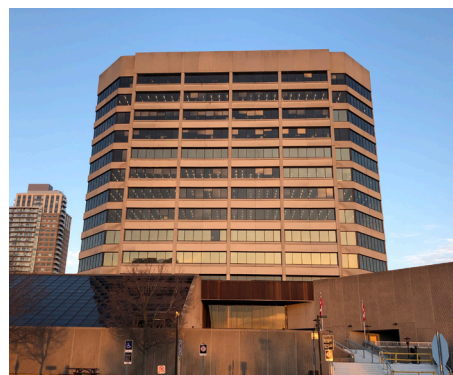
4 Be a connected, and public-transit oriented development.



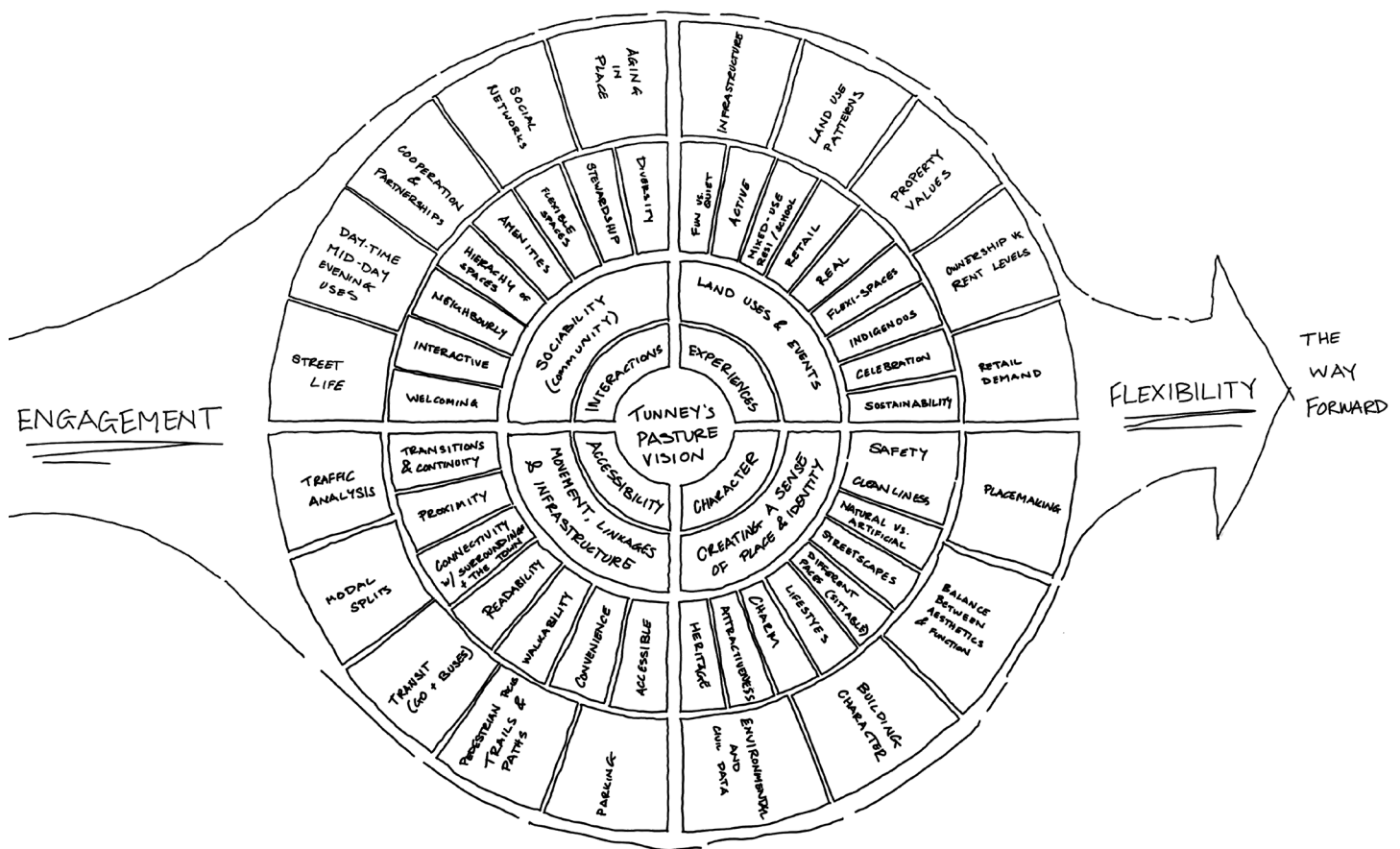
5 Provide a diverse mix of uses and arrangement of buildings.



6 Create a community plan that is flexible in its application to the site.



7 Maximize federal government values and new opportunities.



4.3 Design Evolution

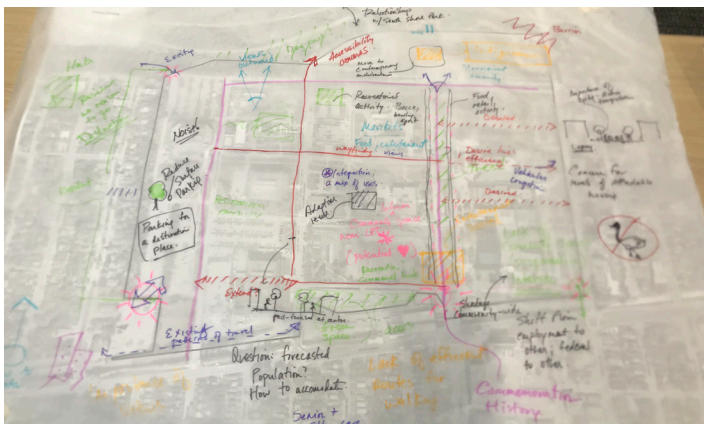
The demonstration plan provided within this report has been updated iteratively to reflect functional changes to the site and DPS, consultation feedback, changing market conditions and new influences on the site.

Functional Changes

Changes to the built form and road network defined by the Tunney's Pasture Master Plan (2014) were implemented to reflect the eventual disposal of existing buildings and the shift of Tunney's Pasture from an employment hub to a complete, mixed-use community. As a result of the common hybrid work model directive being enacted, the Office Portfolio Reduction Plan (OPRP) sought a reduction in the PSPC administered office footprint by 50% over the next 10 years at the National level to deliver a portfolio that is green, accessible, inclusive, and secure. In consideration of the short to medium term retention of federal lands, the road network has been refined by the DPS and phased to enable the movement of various modes of transport, including walking, cycling, public transit, and cars.

A group of people in a meeting room gathered around a large table, reviewing architectural plans and diagrams. The plans feature colorful blocks (red, yellow, blue) overlaid on a site plan. A man in a plaid shirt is pointing at the plans. A black bag and a laptop are on the table.

-
- The image shows a wall display organized into six vertical columns, each with a header label at the top. The columns are: SUSTAINABILITY, HERITAGE, COMMUNITY INTEGRATION, SENSE OF PLACE & CHARACTER, ACCESS & MOBILITY, and OTHER CONSIDERATIONS. Each column is filled with handwritten sticky notes of various colors (yellow, blue, green, orange) containing text related to urban planning and community development. The notes are arranged in a way that suggests a brainstorming or collaborative planning process.



2014 Preliminary 'Urban Grid' Concept

Initial Tunney's Pasture 'Urban Grid' concept, as an employment community with courtyards and urban plazas focused on the west of the site. Includes a green promenade along Tunney's Pasture Driveway.

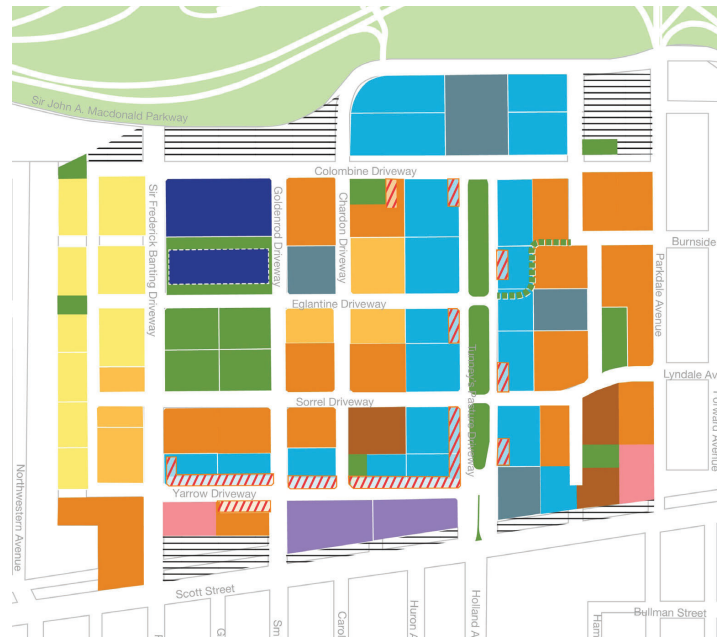


2014 Final Master Plan Concept

Final master plan concept in 2014, defining the site as a

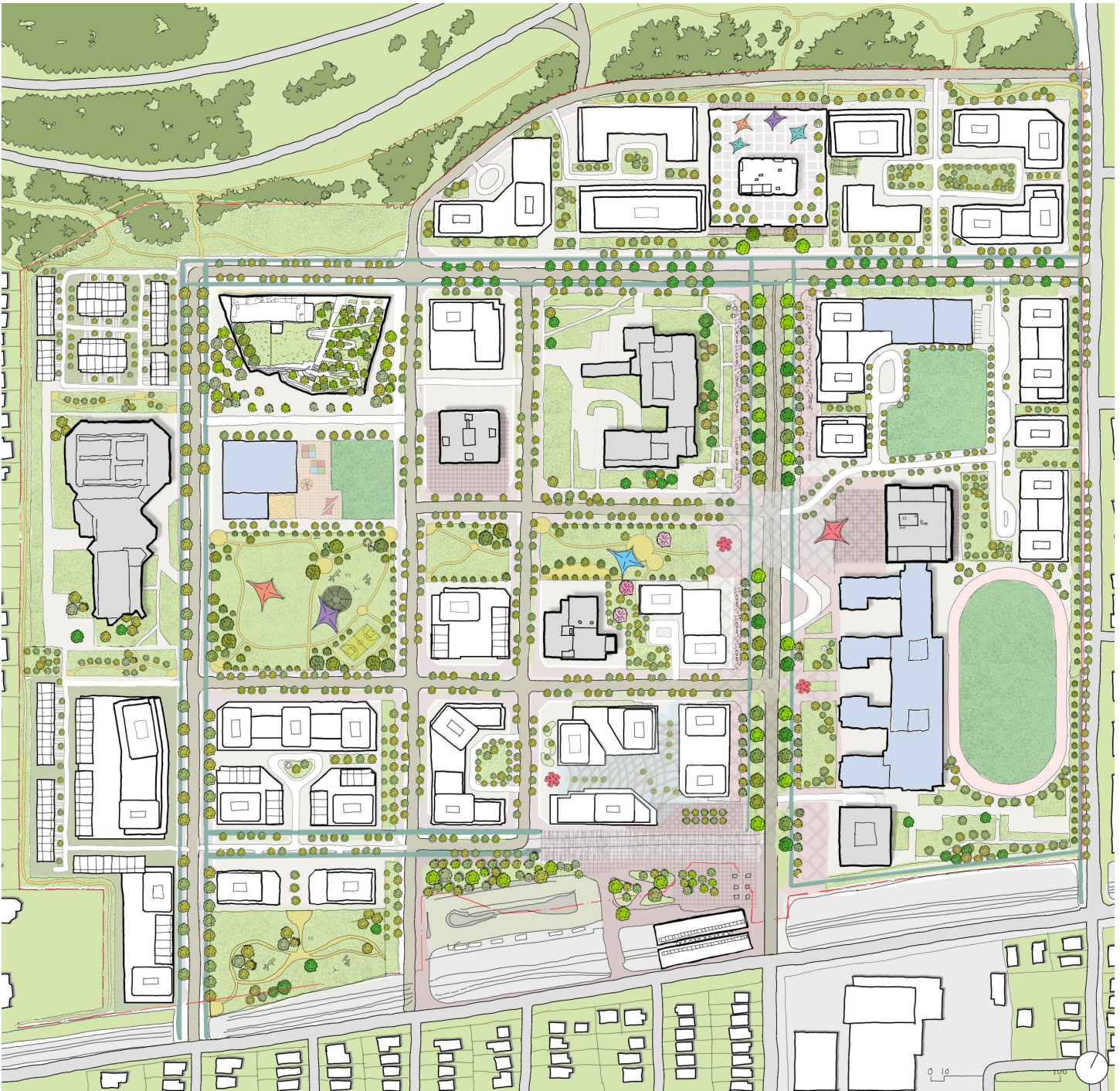
2014 Preliminary 'Green Corridor' Concept

Initial Tunney's Pasture 'Green Corridor' concept, as an employment community with green corridors along Goldenrod Driveway and Tunney's Pasture Driveway and trails throughout. Includes a green promenade with water feature along Tunney's Pasture Driveway.



2018 Tunney's Pasture Implementation Plan

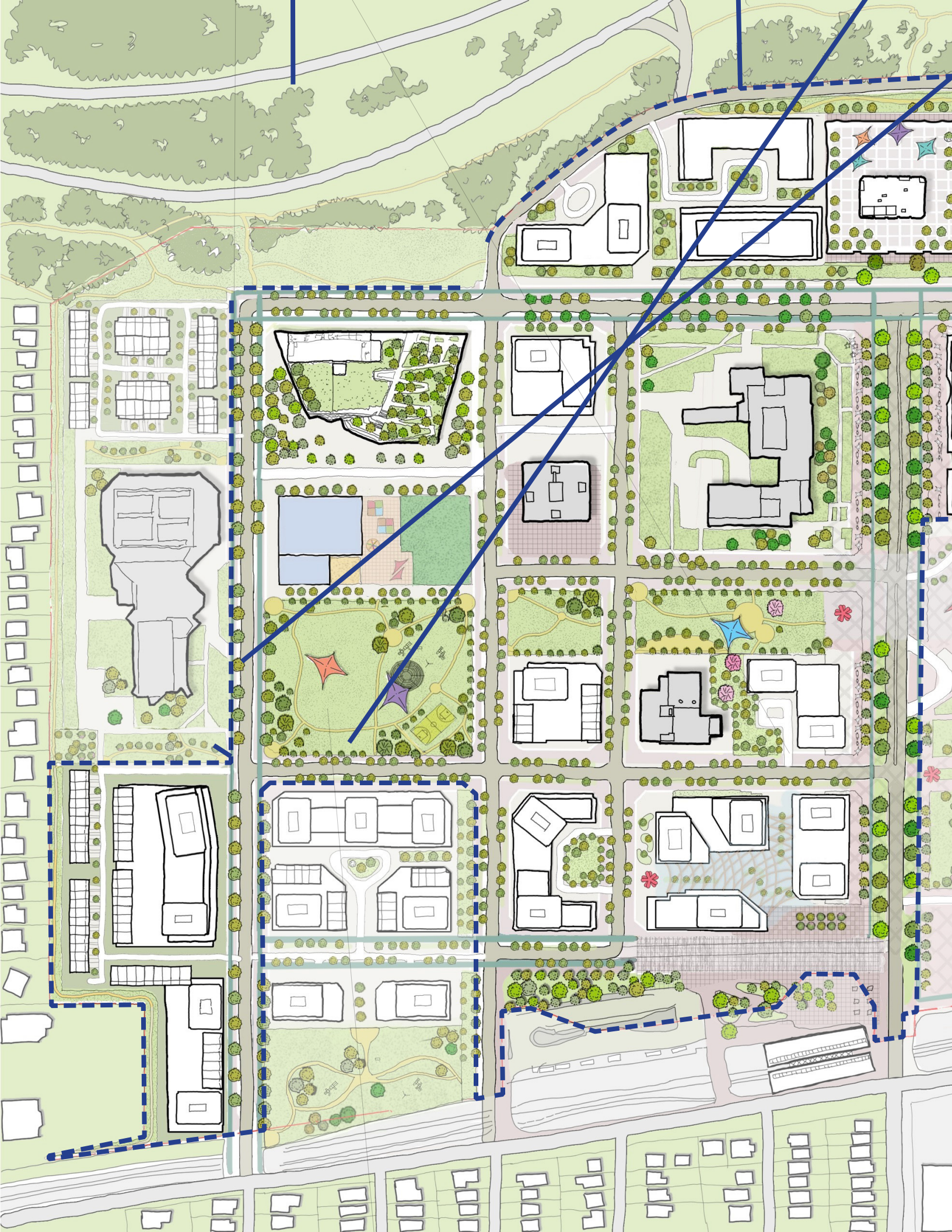
Land use plan developed in 2018 to support a dense, mixed-use residential community with a primary gateway at Tunney's Pasture Station. A finer grain road network and distribution of open spaces and plazas throughout the site support connectivity and permeability for all modes of transport. A central green promenade along Tunney's Pasture Driveway applies a complete streets approach.



2024 Illustrative Demonstration Plan

Demonstration plan, created to illustrate the potential development within the bounds of the DPS, and how it will integrate with the full build-out of Tunney's Pasture. Mixed-use residential community with a primary gateway at Tunney's Pasture Station. A finer grain road network and block pattern takes into account the retention of existing federal buildings with heritage value. Potential community uses such as schools, open spaces and plazas have been illustrated throughout the site to support community wellbeing and connectivity. A re-envisioned Tunney's Pasture Driveway with green promenade along both sides of the street highlights the primary gateway

into the site, focusing on pedestrian-oriented spaces and an activated public realm. A variety of green spaces are allocated throughout the site to support connection through green space.





4.5 Landscape & Open Spaces

An integrated network of open spaces, including parks, plazas, and streetscapes, define Tunney's Pasture and contribute towards an animated and healthy community. The proposed open space network within the Illustrative Demonstration Plan includes a range of spaces of both hard and soft landscapes to facilitate active and passive activities for people of all ages and abilities. In addition to introducing new open spaces, the proposal presents an opportunity to connect Tunney's Pasture to adjacent neighbourhoods and natural heritage features with an integrated network of open spaces, including the Ottawa River South Shore Riverfront Park and Rémic Rapids Park.

An urban legacy corridor is proposed along Tunney's Pasture Driveway, connecting the feature urban plaza at Tunney's Pasture Station to the retained Brooke Claxton Building along Colombine Driveway. Green space, passive programming, and active frontages will contribute towards an expansive linear open space along this corridor and emphasize the prominence of Tunney's Pasture Driveway as the primary north-south connection within the site.

The block pattern set forth by the DPS allows open spaces to be developed within the centre of the site, where underutilized uses and surface parking lots occupy the

blocks. A central neighbourhood park has been identified as a community meeting place that fosters connections between the residents, workers, and visitors of Tunney's Pasture.

An integrated set of internal pathways connect Tunney's Pasture across the site, through green spaces and along roadways, in addition to the trail network and open spaces that border the site. A series of open spaces form a lateral connection across the site. The western link to the Kichi Sibi Winter Trail is maintained, providing connections to the green spaces north of the site, including Rémic Rapids Park and Ottawa River South Shore Riverfront Park.





Open Space Typologies & Character



4.6 Built Form Transition

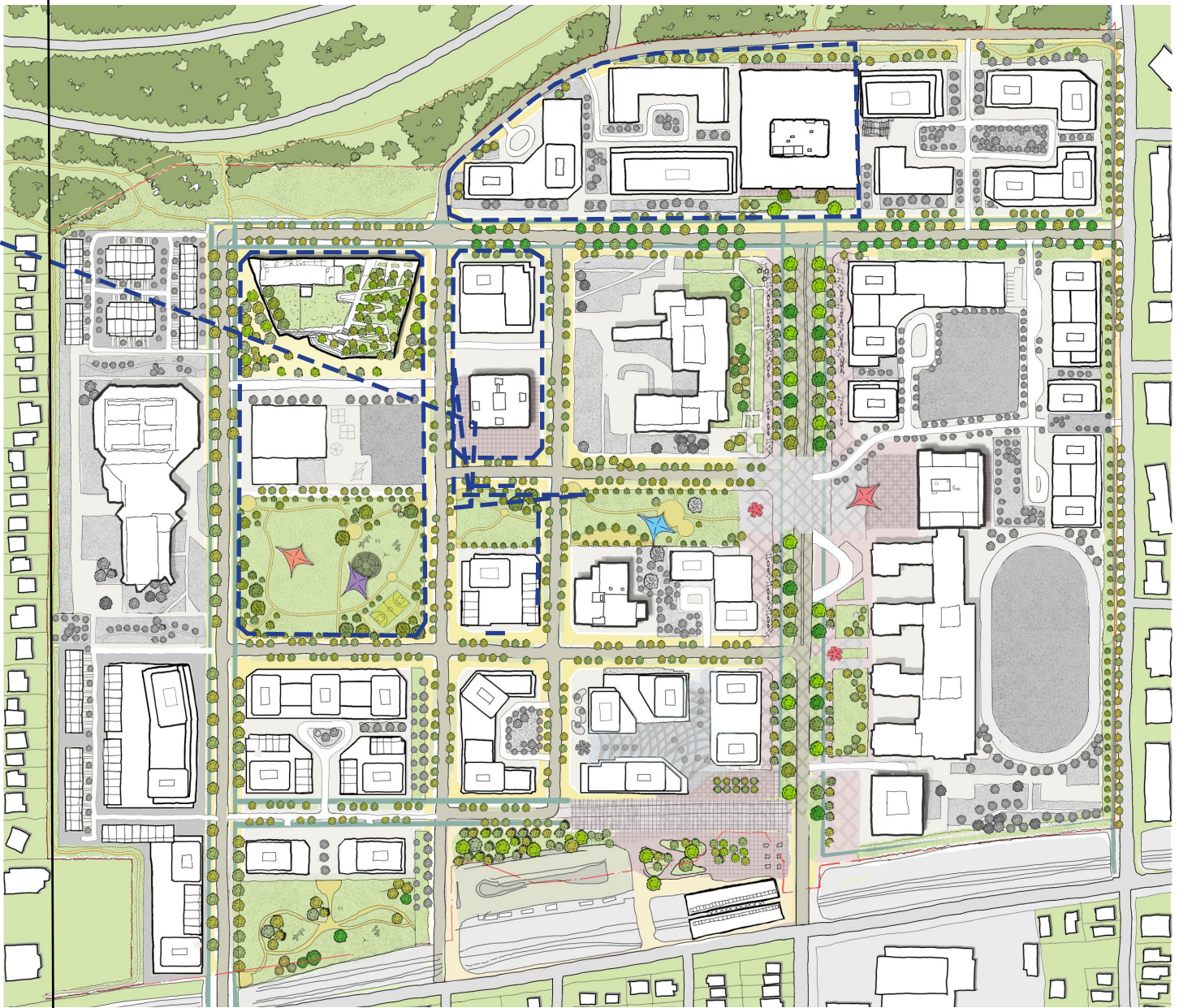
Massing & Community Integration



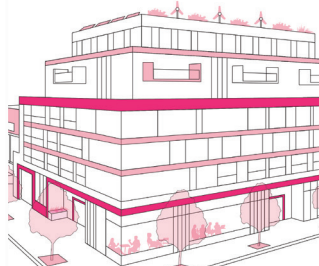
The street and block pattern proposed by the DPS enables a built form for Tunney's Pasture that supports increased densities and a pedestrian-focused environment. As depicted in the preliminary massing model above, delineated block sizes allow towers to be concentrated around Tunney's Pasture Station with appropriate transitions in height towards surrounding neighbourhoods. Heights are focused in the centre and south of the site, with low to moderate heights located along the north, east, and west site boundaries, providing gradual transitions in scale to Ottawa River South Shore Riverfront Park, Mechanicsville, and Champlain Park, respectively. The Brooke Claxton Building located at the north of the site continues to be a focal point with protected views of the river.

The proposed built form also represents a shift away from a car-oriented environment, supporting, instead, an animated public realm and a complete streets approach.

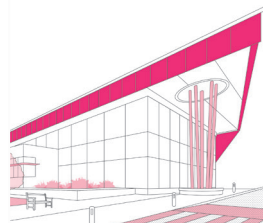
Focused densities located in a fine grain layout of blocks and streets incentivize non-motorized travel within Tunney's Pasture and is a key factor in the achievement of the City of Ottawa's 15-Minute Neighbourhood principles. The proposed introduction of a mix of uses and active ground floor uses encourages a pedestrian life throughout the day in Tunney's Pasture and support the access of various uses and services within a short walking distance. Additionally, a shift from surface parking to structured forms of parking (above or underground) within the built form will allow for the optimized use of currently undeveloped surface parking areas within the site.



Low-Rise Buildings



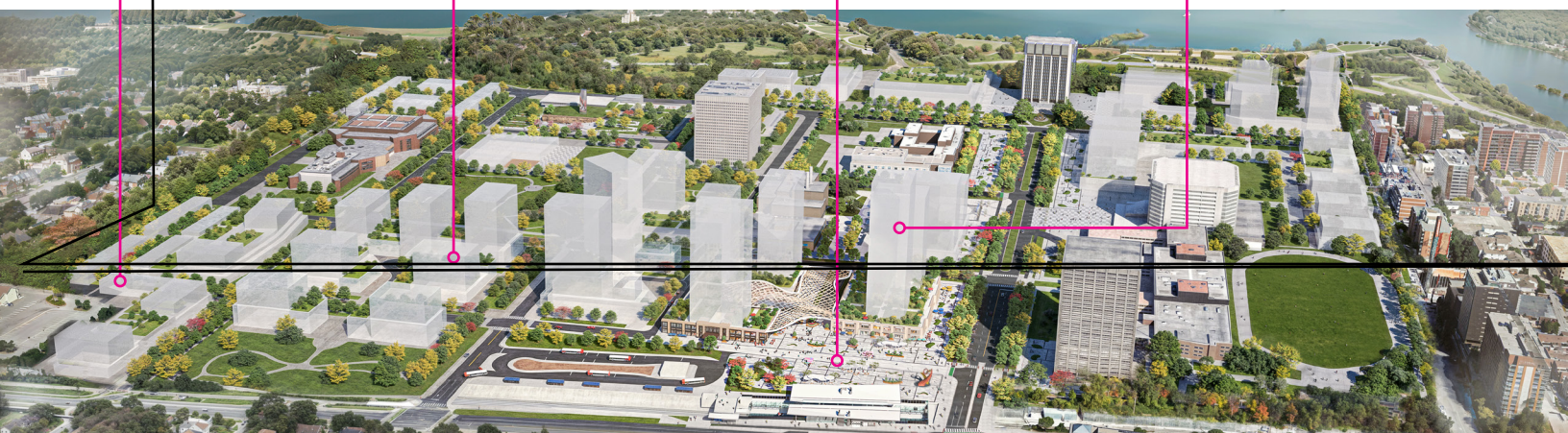
Mid-Rise Buildings



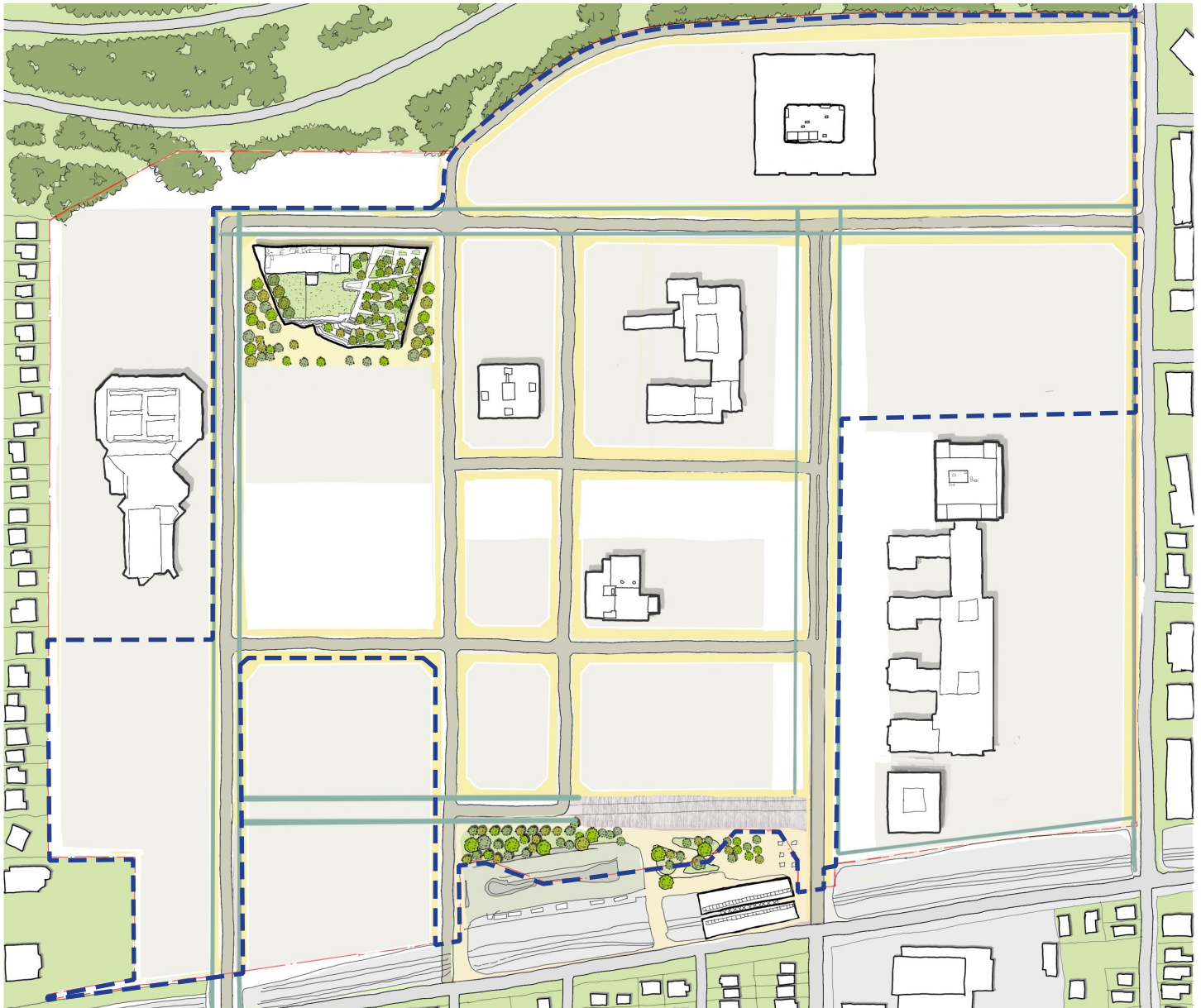
Special Sites



High-Rise



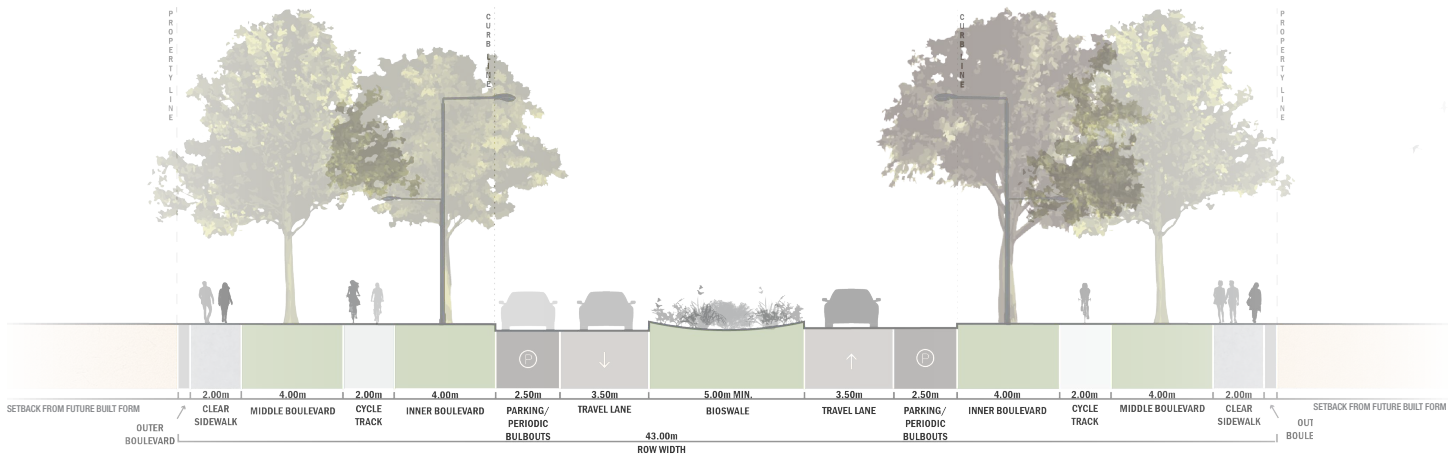
4.7 Street scape & Site Circulation



Illustrative Cross Sections

Tunney's Pasture Driveway- 43.0m ROW

Colombine to Sorrel

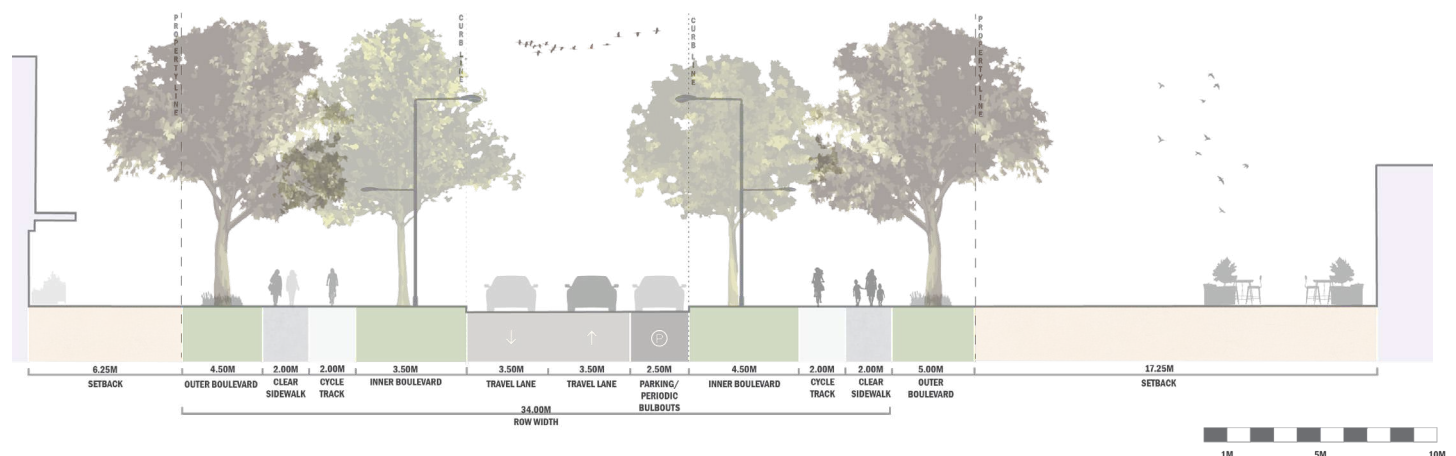


The Tunney's Pasture re-alignment supports a complete streets approach, with separated facilities for cyclists and pedestrians and ample buffering from vehicular movement with a double row of street trees. A narrow median is retained to honour the traditional intent of the Gréber Plan and the existing Tunney's Pasture cross section, maintaining the street as a Legacy Corridor.



Colombine Driveway- 34.0m ROW

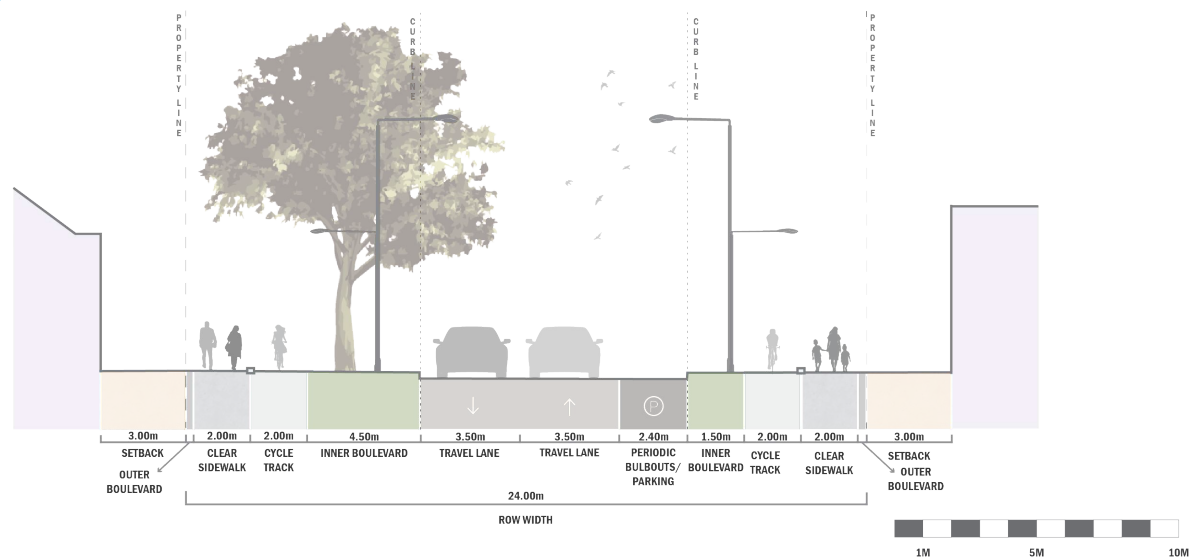
Goldenrod to Tunney's Pasture



The vision for Colombine Driveway is derived from the importance placed on the corridor in the historic Gréber Plan. As the major east-west gateway to the site, the cross section has been re-designed to recoup a portion of the existing roadway for use by pedestrians and cyclists. Double row street tree planting highlights the prominence of the Legacy Corridor, while buffering separated cycling and pedestrian movement.

Collector Streets- 24.0m ROW

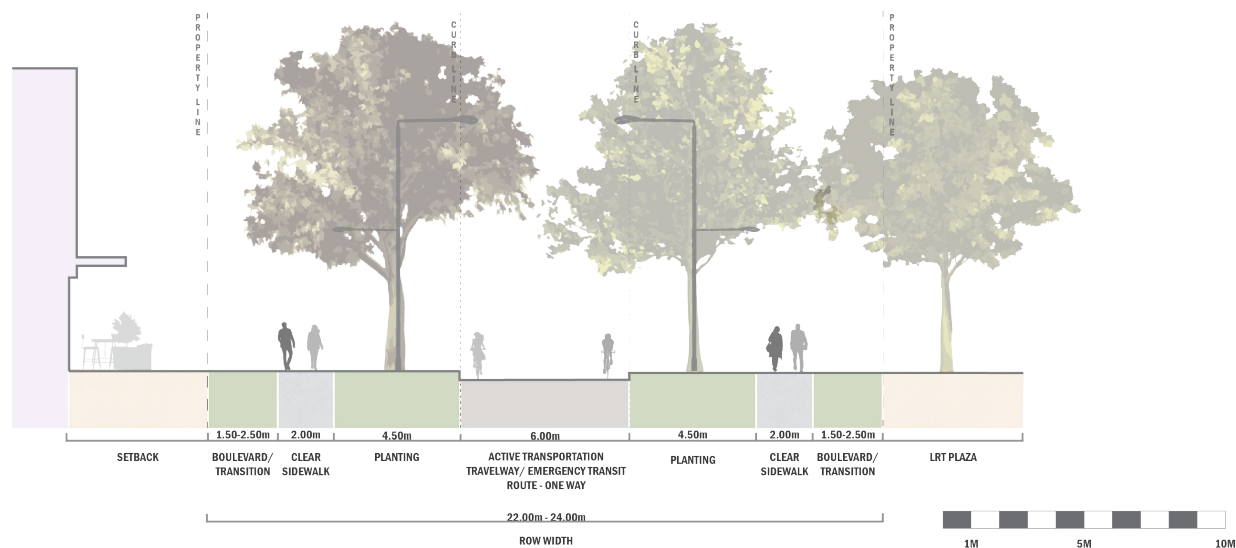
Mixed Frontages



Collector Streets at Tunney’s Pasture will be designed as Green Streets, with a mix of aesthetic and functional elements, including street trees, extensive landscaping, bioswales, and structured paving (where appropriate). These elements will enhance the visual quality of the street,reduce stormwater run-o , and enhance public enjoyment of the street by providing shade from the sun, protection from the elements, and a bu er from vehicular tra c. Separated cycle tracks are provided to encourage active transportation along Collector Roads.

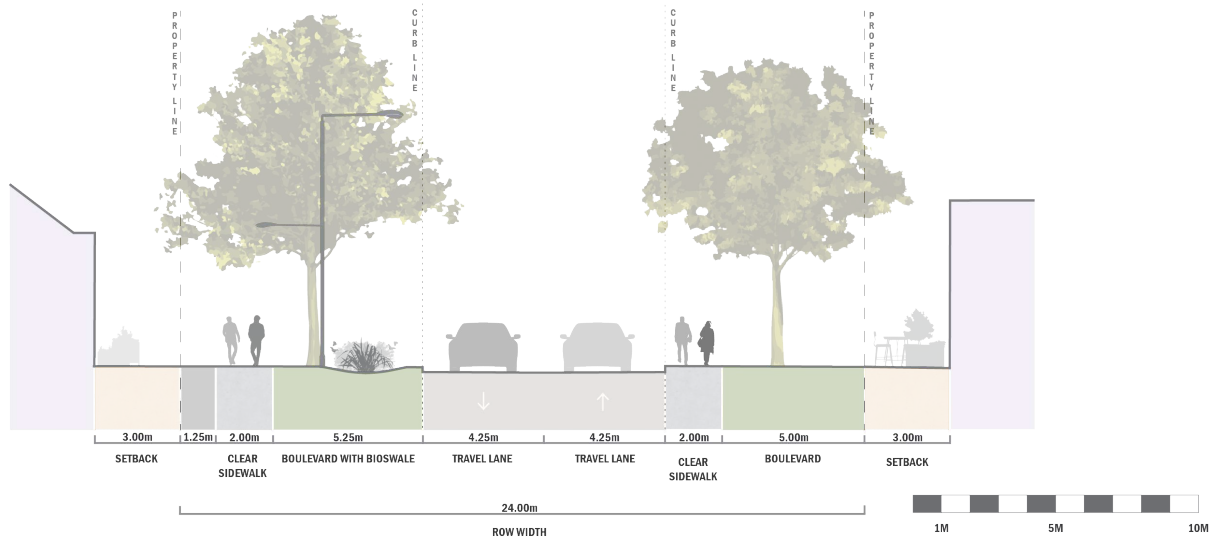
Yarrow Driveway- 22.0 - 24.0m ROW

Proposed Chardon Extension to Tunney’s Woonerf

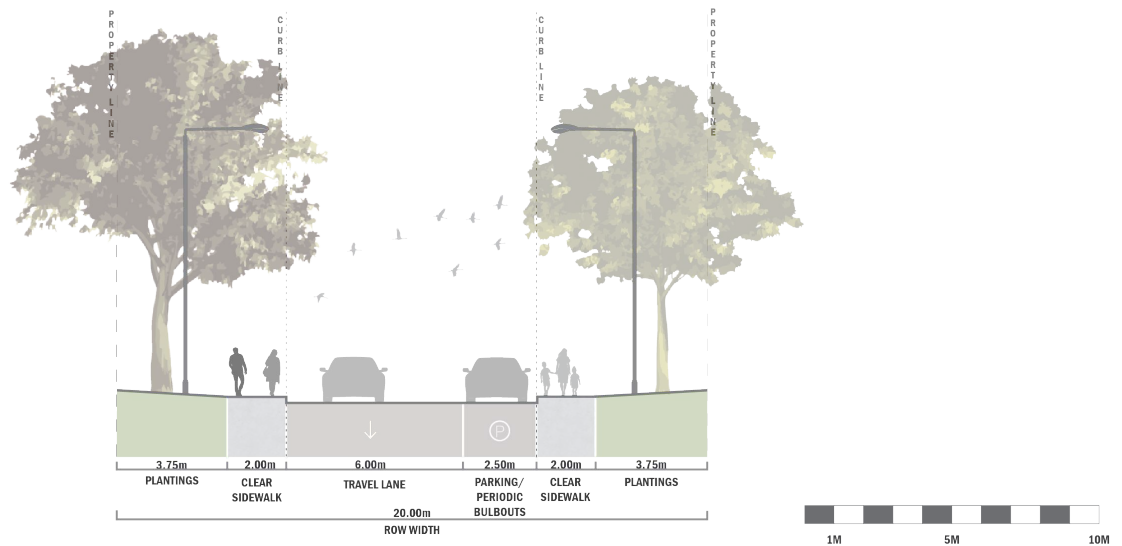


Yarrow Driveway is envisioned as a key active transportation corridor to act as a transition from the LRT and an extension of the

Local Roads- 24.0m ROW with LID



Local Roads- 20.0m ROW without LID

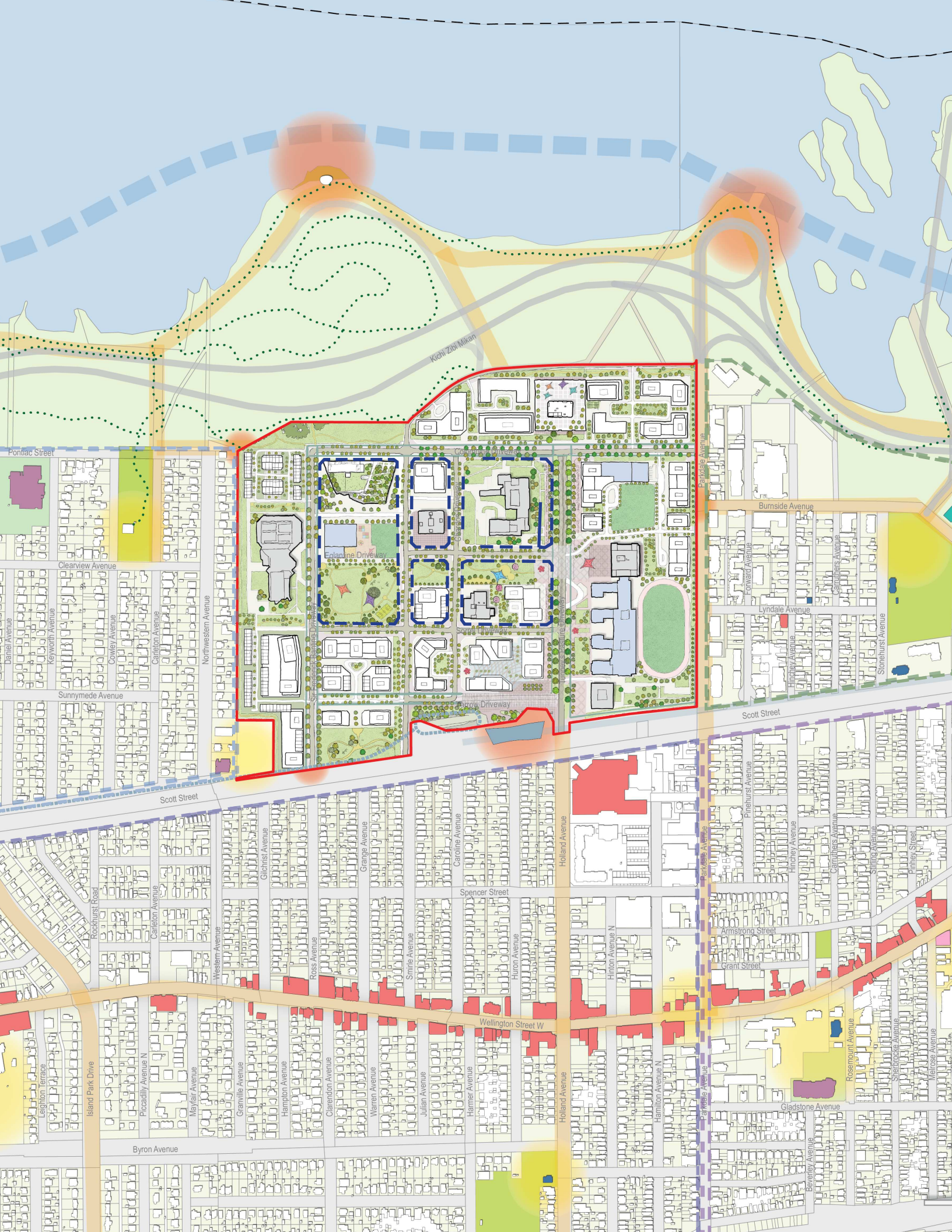


Local Roads in Tunney's Pasture should be designed to accommodate a mix of slow-moving vehicular traffic and cyclists, and pedestrian boulevards with street tree planting and furniture located between the Clear Sidewalk Zone and the roadway. The above examples depict potential configurations of future private streets to provide a finer grain circulation network within new development blocks.

4.8 Community Integration

Tunney's Pasture is located approximately 4 km west of downtown Ottawa, between four neighbourhoods: Wellington Village, Hintonburg, Mechanicsville, and Champlain Park. These neighbourhoods are characterized by single detached dwellings, with some retail uses in Wellington Village and apartment buildings in Mechanicsville. The community engagement process for the site has encouraged members of surrounding communities to provide feedback regarding the integration of their neighbourhoods and interventions within Tunney's Pasture that would improve their quality of life.

The street network proposed by the DPS supports the highly connected nature of the site, allowing a range of links to the surrounding communities to be established. Three vehicular entrances exist along Scott Street, at Sir Fredrick Banting Driveway, Goldenrod Driveway, and Tunney's Pasture Drive, while two exist along Parkdale Avenue, at Colombine Driveway and a proposed local road. Tunney's Pasture is also connected to the regional road network with ramps onto and off of Kichi



4.9 Sustainability

Sustainability is a foundational element in the vision for Tunney's Pasture that ensures the ongoing environmental, social and economic vibrancy of all aspects of the public and private realm. To foster a resilient and healthy community, the Tunney's Pasture Redevelopment Sustainability Conformance Charter ensures the redevelopment meet a series of sustainability commitments across the lifespan of the project.

The principles of One Planet Living, a sustainability framework that composes the Charter, have been used to inform the development of the demonstration plan and will be integrated into all aspects of the built form, streetscapes, and open spaces. The key principles highlighted below provide the framework for the sustainability approach to Tunney's Pasture.

In pursuit of becoming a landmark sustainable community, the redevelopment of Tunney's Pasture will apply sustainability principles and best practices in a manner that exceeds the minimum requirements of codes and standards, setting a new development standard within the City of Ottawa.

All built form elements, including streetscapes and open spaces, are examined through the lens of sustainability, utilizing innovative approaches to exemplify climate positive design. Facilities and infrastructure within Tunney's Pasture a.2 (c)-28 (n)-9.5 (e)5

4.10 Servicing



4.11 Phasing



With input from CLC and PSPC, the phasing plan incorporates consideration for the continued use and functionality of buildings remaining as federal office space to ensure best use of the site during construction and build out.

The phasing seeks to establish the ROW network set forth by the DPS by 2028, followed by sequential redevelopment of the individual blocks. Private and public open space is expected to follow the establishment of the ROW network, aligned with the development of some of the private development blocks in Phase 2. Lands shown for development in Phase 3 and 4 are due to the use of those lands remaining as a federal office for a longer-period, extending the redevelopment period of those blocks. As noted in the phasing diagram, adjacent, a number of buildings are intended to remain, with four remaining as a federal use (including ESAP, Jean Talon, Jean Mance, and the Main Stats Building), and two to potentially be re-purposed for another use (Brooke Claxton, and Existing CHCP Building). Challenges associated with phasing include the long-term maintenance of servicing, loading, and





Illustrative view of Kichi Sibi Winter Trail connection to Tunney's Pasture

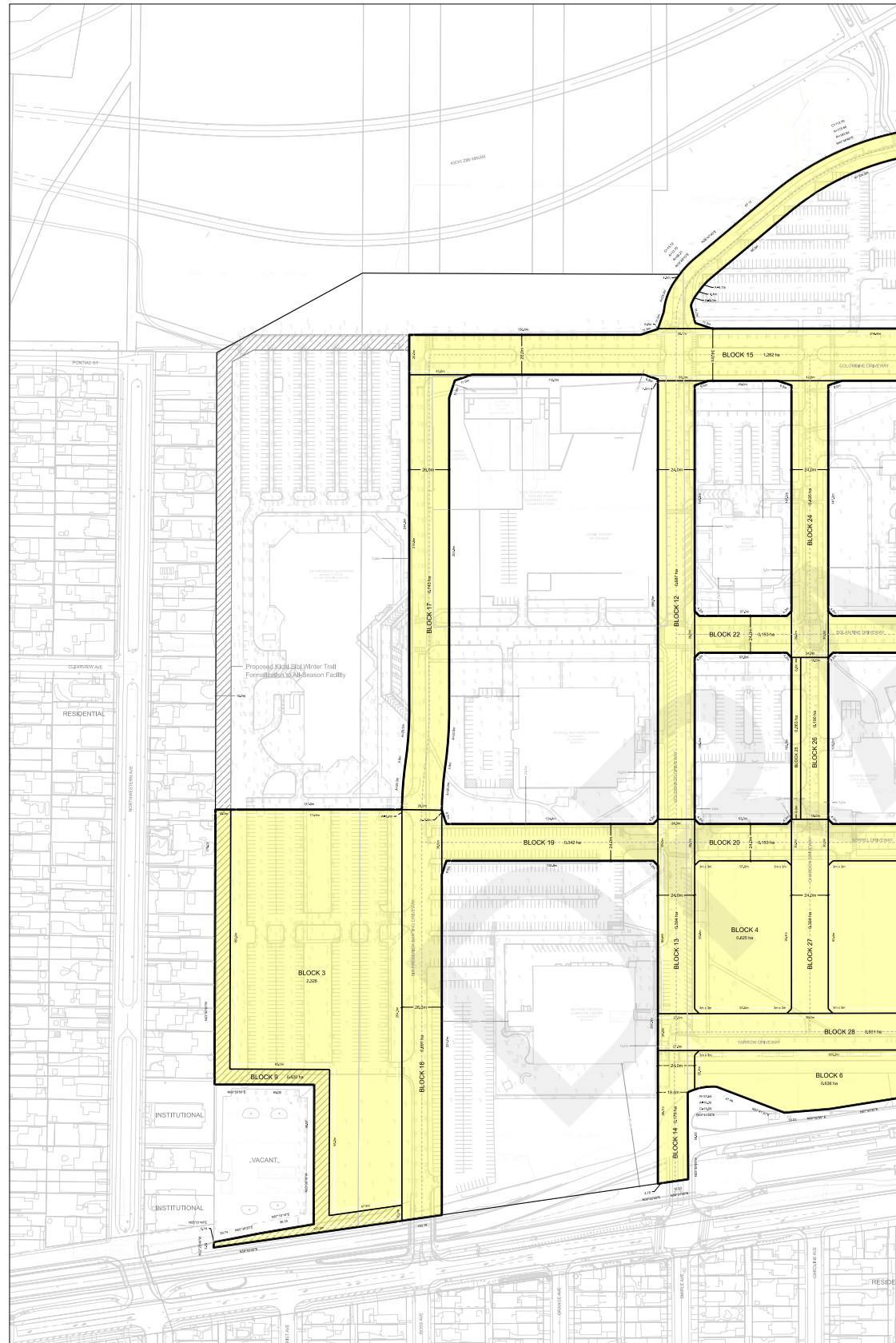
5.0 Summary

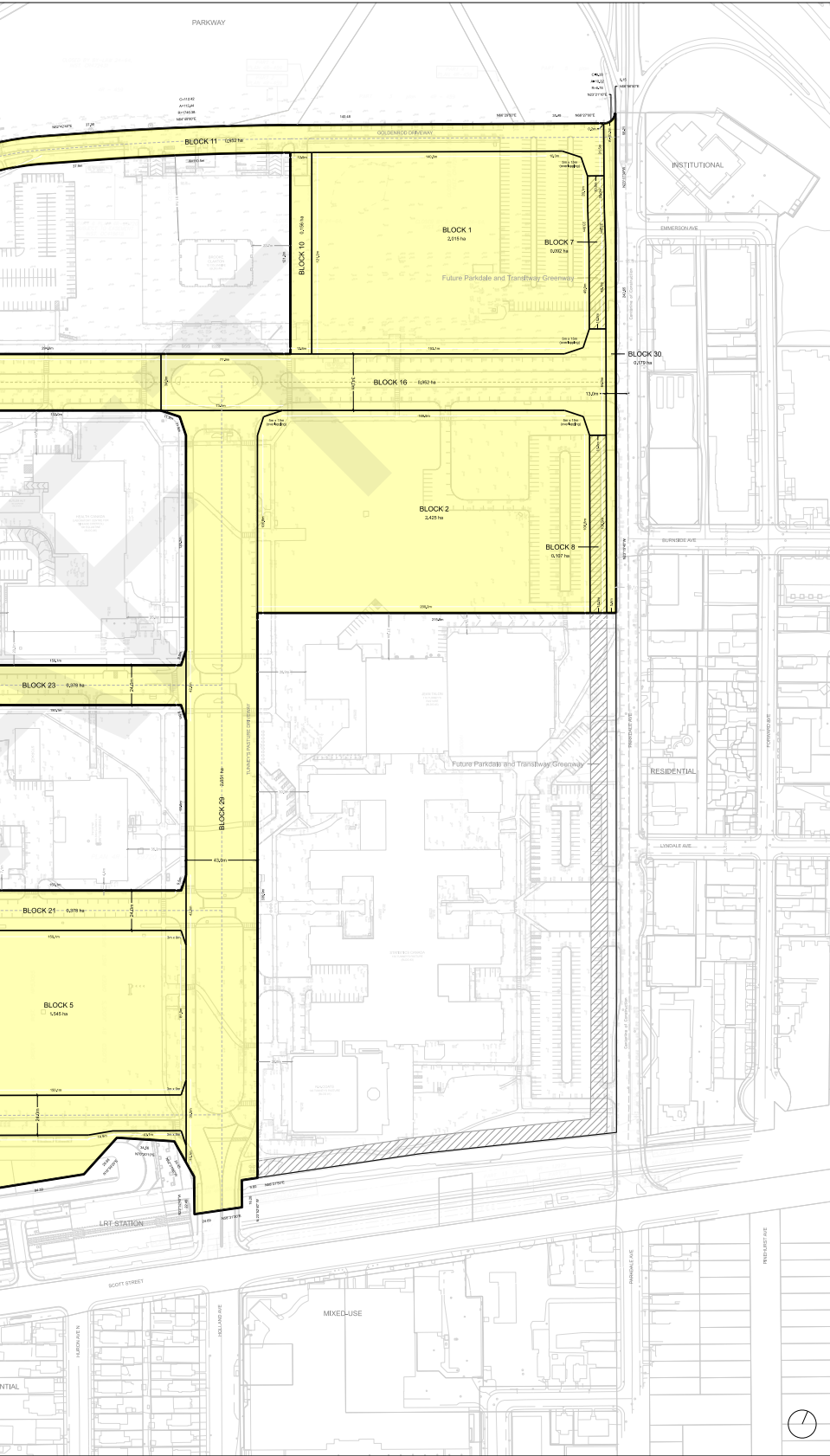
The DPS for Tunney's Pasture will establish a street and block pattern that serves as the foundation for a vibrant, transit-oriented community at Tunney's Pasture with resilience at its forefront. It will be the first step in facilitating intensification and a mix of uses at a highly connected location that is currently underutilized and oriented solely to employment uses and auto travel.

The Illustrative Demonstration Plan, provided within this Urban Design Brief, serves as a vision for future redevelopment and will be refined and advanced during future stages of the planning approvals process. The Demonstration Plan reflects a shift away from the existing vehicular-focused environment, using a pedestrian-oriented approach instead to transform Tunney's Pasture into an animated community that draws people in for a variety of uses throughout the course of the day. With the intent of transforming Tunney's Pasture and maximizing opportunities to activate the site as a highly connected, sustainable, and dynamic community, the DPS works to achieve its vision of establishing a transportation network and block structure that is essential in enabling future development.

6.0 Additional Materials

6.1 Draft Plan of Subdivision





PUBLIC ROAD REDEVELOPMENT

TUNNEY'S PASTURE
OTTAWA, ON

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KEY PLAN - N.T.S.

INFORMATION REQUIRED
UNDER SECTION 17 OF THE PLANNING ACT, PLANS FOR VARIOUS AREAS
(a) - 100%
(b) - 100%
(c) - 100%
(d) - 100%
(e) - 100%
(f) - 100%
(g) - 100%
(h) - 100%
(i) - 100%
(j) - 100%
(k) - 100%
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(p) - 100%
(q) - 100%
(r) - 100%
(s) - 100%
(t) - 100%
(u) - 100%
(v) - 100%
(w) - 100%
(x) - 100%
(y) - 100%
(z) - 100%

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE DECLARATIONS OF THE LANDS TO BE SUBMITTED ON THIS PLAN AND THEIR ADJACENT AREAS TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWING.

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY MR. GROUP, A DRAFT FORM.

DATE _____

LAND USE SCHEDULE

BLOCKS	DESCRIPTION	AREA (sq)
1	RESIDENTIAL	1000
2	RESIDENTIAL	1000
3	RESIDENTIAL	1000
4	RESIDENTIAL	1000
5	RESIDENTIAL	1000
6	RESIDENTIAL	1000
7	RESIDENTIAL	1000
8	RESIDENTIAL	1000
9	RESIDENTIAL	1000
10	RESIDENTIAL	1000
11	RESIDENTIAL	1000
12	RESIDENTIAL	1000
13	RESIDENTIAL	1000
14	RESIDENTIAL	1000
15	RESIDENTIAL	1000
16	RESIDENTIAL	1000
17	RESIDENTIAL	1000
18	RESIDENTIAL	1000
19	RESIDENTIAL	1000
20	RESIDENTIAL	1000
21	RESIDENTIAL	1000
22	RESIDENTIAL	1000
23	RESIDENTIAL	1000
24	RESIDENTIAL	1000
25	RESIDENTIAL	1000
26	RESIDENTIAL	1000
27	RESIDENTIAL	1000
28	RESIDENTIAL	1000
29	RESIDENTIAL	1000
30	RESIDENTIAL	1000

DRAWING ISSUE RECORD

NO.	DATE	DESCRIPTION
1	2024-08-01	ISSUE

APPROVALS

ARCADIS

REMARK
This drawing is a preliminary drawing and is not intended to be used for construction. It is for informational purposes only. The user of this drawing is advised to verify the accuracy of the information contained herein.

SCALE
1:1000

PROJECT NO.
TUNNEY'S PASTURE

DRAWN BY:
BD

CHECKED BY:
BD

PROJECT MGR:
BA

APPROVED BY:
BA

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER
1

ISSUE
1.9

6.2 Preliminary Shadow Study

The height, massing and orientation of the illustrative demonstration plan for Tunney's Pasture is designed to maximize sunlight in public spaces, while mitigating shadowing on sensitive areas within the site surroundings. The following set of images illustrate the shadows casted by the future redevelopment of Tunney's Pasture on June 21, September 21 and December 21.

The height and massing proposed by the illustrative demonstration plan incorporated consideration for minimizing shadows cast on sensitive areas. The City of Ottawa's Shadow Analysis Terms of Reference were used in the development of this preliminary shadow analysis to ensure compliance with City standards. As indicated by the Terms of Reference, shadows are illustrated in one hour increments on September 21 (spring equinox) between 8am and 6pm, June 21 (summer solstice) between 8am and 8pm, and December 21 (winter equinox) between 9am and 3pm. The latitude and longitude used for the analysis are 45.40796N and 75.736592W, respectively.

June 21

Between 8am and 8pm of the Summer Solstice, there are minimal shadow impacts to adjacent low-rise residential areas to the east, south or west of the site. Between 8am and 5pm, there is no shadow impact anticipated by the proposed built form. With only a few exceptions, the as-of-right shadow exceeds the proposed shadow for the majority of the envisioned built form site. Additionally, the proposed new net shadow does not impact parks and open spaces within the site, with minimal shadows cast on the parks during the day (8am to 5pm). As such, the shadow impacts of the proposed built will have little to no impact on surrounding and internal sensitive uses within the site.

- Proposed Shadow
- As-of-Right Shadow
- Existing Buildings
- Proposed Buildings
- Open Spaces





June 21 - 1 PM



June 21 - 5 PM



June 21 - 2 PM



June 21 - 6 PM



June 21 - 3 PM



June 21 - 7 PM



June 21 - 4 PM



June 21 - 8 PM

September 21

Between 8am and 6pm of the Fall Equinox, there are minimal shadow impacts to adjacent low-rise residential areas to the east, south or west of the site. The Mechanicsville neighbourhood to the northeast of the site will experience some shadows cast along Parkdale Avenue after 3pm, but no shadowing during the day. Shadows cast to the north terminate before reaching the Ottawa River South Shore Riverfront Park.

The as-of-right shadow exceeds the proposed shadow for the site in the case of the majority of the buildings envisioned in the site's redevelopment. Parks and open spaces proposed within the site will experience shadow impacts during only the early hours of the morning, with the central park spaces only impacted by shadows during 3 hours of the day. As such, the shadow impacts of the proposed built form will have little to no impact on surrounding and internal sensitive uses within the site and the net new shadow does not exceed the impact of the as-of-right.



September 21 - 8 AM



September 21 - 9 AM



September 21 - 10AM

- Proposed Shadow
- As-of-Right Shadow
- Existing Buildings
- Proposed Buildings
- Open Spaces



September 21 - 11AM



September 21 - 3 PM



September 21 - 12 PM



September 21 - 4PM



September 21 - 1 PM



September 21 - 5 PM



September 21 - 2 PM



September 21 - 6 PM

December 21

Between 8am and 6pm of the Winter Solstice, there are minimal shadow impacts to adjacent low-rise residential areas to the east, south or west of the site. The Mechanicsville neighbourhood to the northeast of the site will experience some shadows cast along Parkdale Avenue after 3pm, but no shadowing during the day. Shadows cast to the north reach the Ottawa River South Shore Riverfront Park only during the 9am hour, with minimal overall impact to the use of the riverfront green spaces.

The as-of-right shadow exceeds the proposed shadow for the site in the case of the majority of the buildings envisioned for the site's redevelopment. Parks and open spaces proposed within the site will experience a higher shadow impact during the winter months. However, the impact of the buildings proposed within the conceptual plan for the site is no more significant than the as-of-right condition. Shadow impacts to the central parks within the site are largely the result of the as-of-right condition. Portions of all green spaces, particularly the open space proposed along Scott Street, are not impacted by the shadows cast. As the design and programming of parks advances, these spaces will be optimized to ensure uses with high activity are situated in areas with the least shadow impact.

While the shadow impacts of the proposed built form are higher during the winter, the impacts do not exceed those of the as-of-right condition and surrounding residential neighbourhoods have minimal disruption.



December 21 - 9 AM



December 21 - 10 AM



December 21 - 11 AM



December 21 - 12 PM



December 21 - 3 PM



December 21 - 1 PM



December 21 - 2 PM

- Proposed Shadow
- As-of-Right Shadow
- Existing Buildings
- Proposed Buildings
- Open Spaces



Canada Lands Company
Société immobilière du Canada



PRÉ TUNNEY
Du vieux rétro
TUNNEY'S PASTURE
Vers le futur