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Welcome

Purpose of the Consultation Session

Algonquin College is undertaking an exciting process to develop a bold and comprehensive Master Campus Development Plan (MCDP). Within a long-term vision, the MCDP will guide decisions about campus investments, including short-term initiatives to accommodate growth and improve facilities.

This open house is an opportunity to learn about the *Emerging Directions for the MCDP* and provide feedback to the planning team being led by the College's Facilities Management group. Please review the information on display and share your thoughts about the future of the Ottawa Campus.



The Consultant Team

grc architects

GRC Architects are the project lead and local architect with substantial experience working with Algonquin College.

**URBAN
STRATEGIES
INC**

Urban Strategies Inc are the campus planners and designers for the MCDP.



Educational Consulting Services provide the space needs planning for campus facilities.



Stantec provides technical services for transportation, servicing, stormwater management and sustainability.

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Introduction

The MCDP will guide future campus development

The Master Campus Development Plan (MCDP) is a plan for how Algonquin College's three physical campuses should evolve over the next 10 years and beyond with new buildings, infrastructure and open spaces.

The MCDP will help ensure the College builds and maintains campus environments that make it a great place to learn, teach, work and live. As a "buildable plan", it will identify sites and concepts for new facilities and other improvements needed to support enrolment growth over the next 5-10 years. New academic facilities will be required to replace buildings in poor condition and support in-demand programs, and additional on-campus housing is also needed. The MCDP will ensure these and other investments are aligned with a holistic long-term vision for the campus and optimize opportunities to enhance the image and experience of the campus.

The MCDP will also establish a framework and guidelines for longer-term development, providing clarity and flexibility for the College as it continually addresses the need for new and renewed facilities. The framework and guidelines will guide the siting and conceptual planning of new buildings as well as improvements related to transportation, utility infrastructure and open spaces.

The plan will support the College's Strategic Plan

The Algonquin College Strategic Plan 2022-2025 is a roadmap that identifies high-level goals and directions for the College. The MCDP is being prepared with the mission, vision, values and goals of the Strategic Plan in mind.

OUR MISSION To transform hopes and dreams into lifelong success.

OUR VISION To be a global leader in personalized, digitally connected, experiential learning.

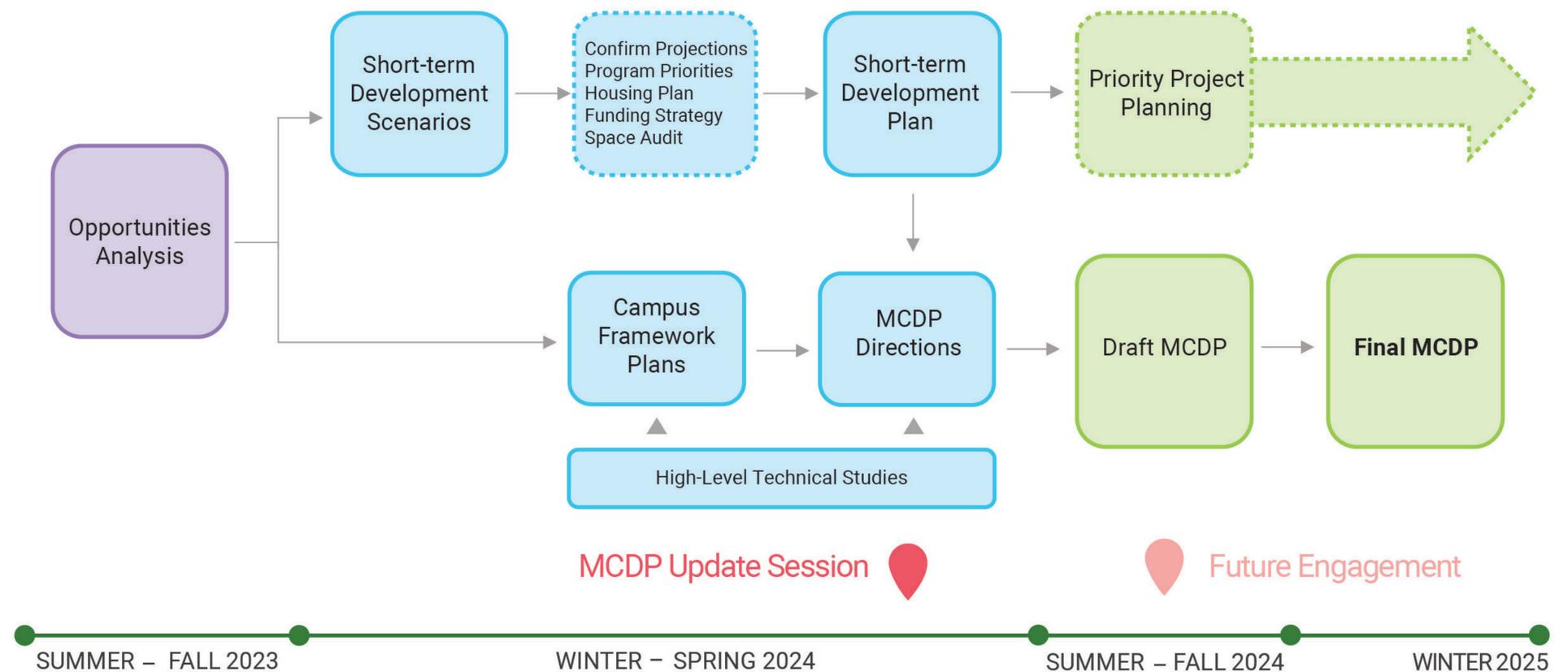
OUR VALUES

- CARING** We have a sincere and compassionate interest in the well-being of the individual.
- LEARNING** We believe in the pursuit of knowledge, personal growth and development.
- INTEGRITY** We believe in trust, honesty and fairness in all relationships and transactions.
- RESPECT** We value the dignity and uniqueness of the individual. We value the equity and diversity in our community.

GOALS

1. Provide Flexible, Personalized, And Lifelong Learner Experiences.
2. Empower Our People To Foster A High-Quality, Innovative, Learner Driven Culture.
3. Create An Equitable, Diverse, And Inclusive Work Environment.

The Planning Process



Guiding Principles

The following *Guiding Principles* for campus planning and development, endorsed by the Board of Governors in 2020 following consultations with College leadership, staff and students, provide a foundation for the MCDP.



Flexibility & Agility

- Develop environments that meet the needs of students, staff and the community
- Optimize existing facilities and technology
- Provide spaces and infrastructure that are adaptable and secure
- Facilitate personalized learning



Collaboration and Partnerships

- Expand opportunities for experiential learning in the community
- Support and leverage partnerships with industry, communities and alumni
- Facilitate cross-disciplinary and inter-campus learning
- Embrace and support Truth and Reconciliation



Stewardship and Sustainability

- Reduce the College's carbon footprint
- Maintain and improve existing useful, valued and adaptable facilities
- Assess the full lifecycle costs and benefits of proposed projects
- Incorporate natural features and functions in built environments



Community and Connectivity

- Develop campuses that are welcoming, navigable and safe
- Be visible and accessible to the community
- Support community well-being and local economic development
- Celebrate the College's social and cultural diversity



Identity and Place

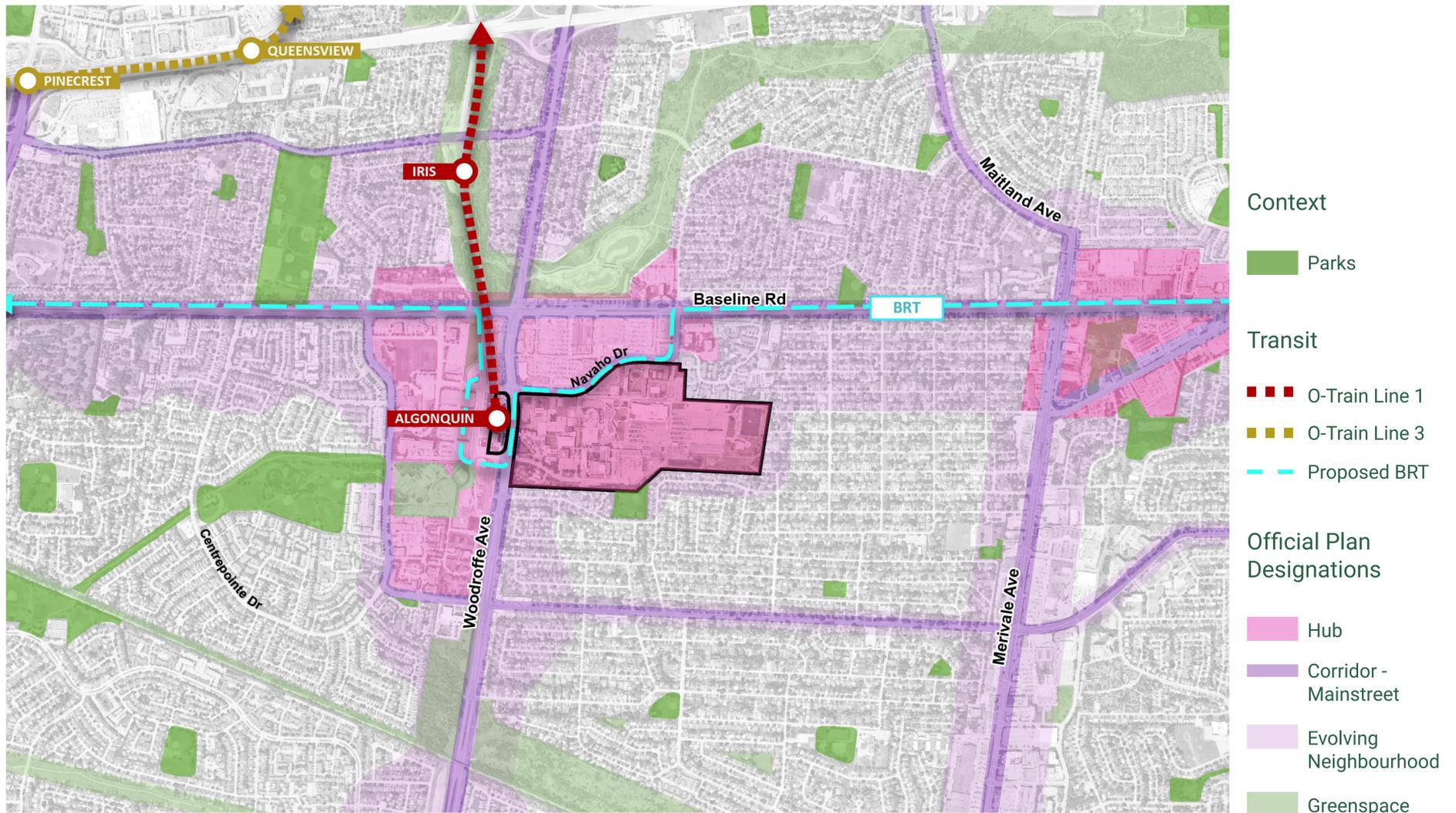
- Create inviting, inclusive and memorable places
- Building complete, 24/7 campuses for learning, working and living
- Promote healthy communities and personal well-being
- Reinforce the College's identity in all campus environments

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Background

The Ottawa Campus is located in a suburban setting expected to see much change with extension of the O-Train to campus and other transit improvements. While the neighbourhoods to the south and east likely will remain relatively stable, lands north and west of the campus are planned for significant intensification over time.

Community Context Map



Official Plan Direction

The Official Plan is the City of Ottawa's policy document that guides growth and development to 2046. The campus and adjacent areas to the north and west are identified as a Hub in the Official Plan. Hubs are planned as areas around existing or future transit stations that will intensify over time with high-density mixed-use development. As designated "Mainstreet Corridors", Woodroffe Avenue and Navaho Drive are also planned for intensification with a mix of uses.

Transportation Context

The campus is well served by existing transit networks including the 88 bus, which runs through campus with stops on Wajashk and Nigig streets and at Algonquin Station. Several other bus routes also stop at the station, which will be the terminus of the extended O-Train Line 1. Expected to be completed in late 2026, the O-Train extension will greatly improve access to campus for students and staff as well as access to destinations within the City for students living on campus. Improving the pedestrian and cycling network on campus will encourage people to take advantage of transit improvements.

Surrounding Land Uses

The Ottawa Campus is within the City View neighbourhood, which comprises mostly single-family homes but also contains apartment buildings and townhouse complexes. Future development of the campus should respect the scale and character of the established neighbourhoods to the east and south with appropriate transitions in building height and generous landscape buffers. In contrast, future development should anticipate long-term transformation of the College Square Shopping Centre into a mixed-use node where College students and staff not only shop and dine but also live.

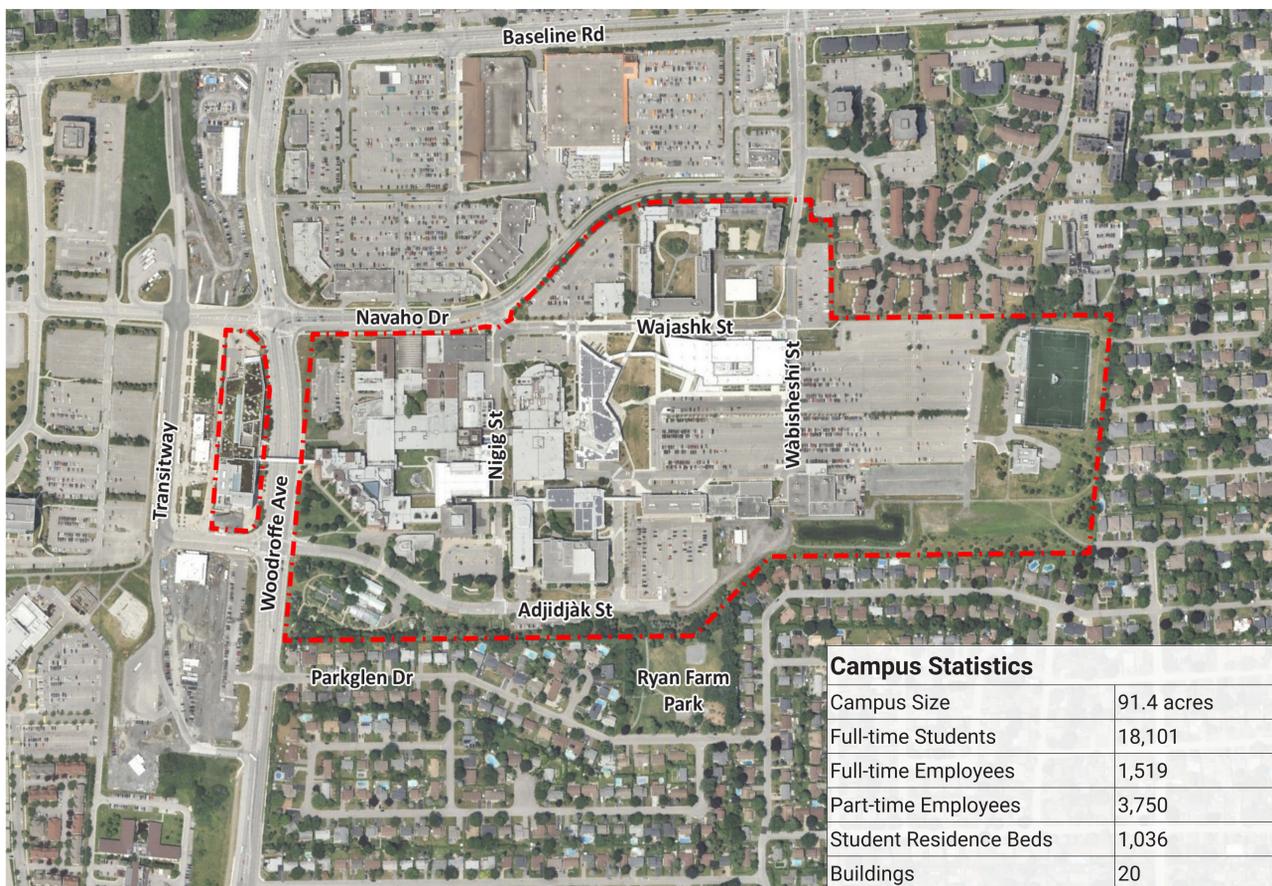
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The Campus Today

The Ottawa Campus today represents the growth and evolution of the campus since it was founded in 1967.

The campus contains 20 buildings of varying age and architectural style that accommodate academic programs, offices, recreation, student residences and student life uses. Several of the buildings are older low-rise buildings that are an underutilization of the land and represent opportunities for redevelopment of new campus facilities. Parking lots are also a dominant feature of the campus.

Campus Aerial



Campus Statistics	
Campus Size	91.4 acres
Full-time Students	18,101
Full-time Employees	1,519
Part-time Employees	3,750
Student Residence Beds	1,036
Buildings	20

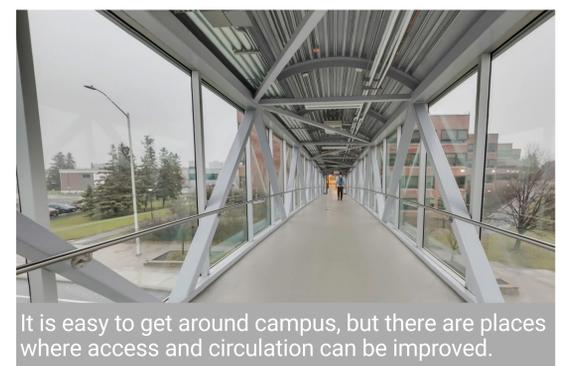
Site Images



Newer buildings and other recent improvements have added amenities for students and staff as well as new classrooms, labs and study spaces.



The north edge of campus is unattractive and is home to several buildings in poor condition.



It is easy to get around campus, but there are places where access and circulation can be improved.

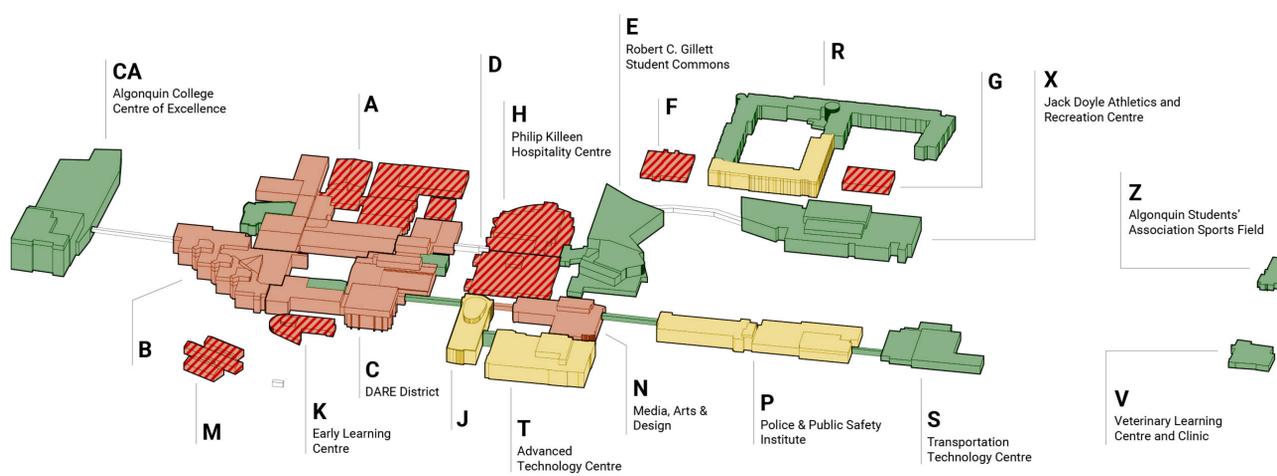


The campus has valued open spaces but overall lacks green space for active uses and passive enjoyment.

Building Conditions

Several buildings on campus are in poor condition due to their age and will require renovations or replacement to continue serving their intended functions.

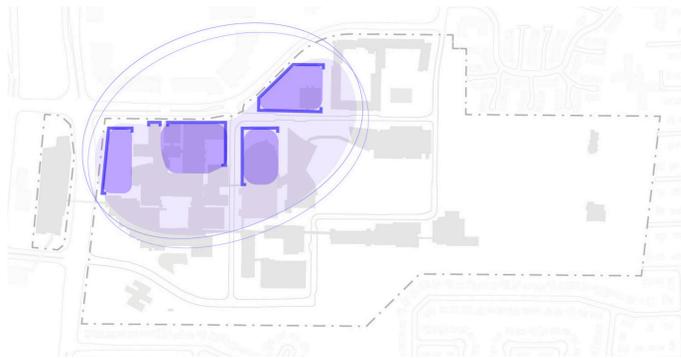
- Good
- Fair
- Poor
- Building for Demolition



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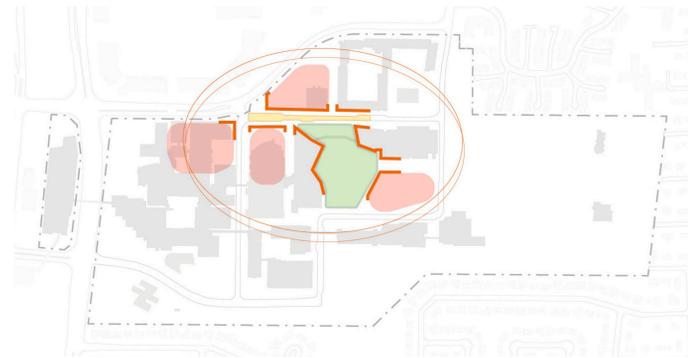
Proposed Big Moves

The proposed *Big Moves* respond to the issues and opportunities on the Ottawa Campus and provide general direction for the MCDP.



1 Renew and Build Up the Core

The core of the campus, currently occupied by older, single-storey buildings, is a strategic area to focus development in the next 10-20 years. Multi-storey buildings and landscape improvements will add modern facilities and put a new face on the north edge of campus.



2 Create a more complete, livable and welcoming campus

More students are expected to be living on campus as the College grows. In addition to new housing within mixed-use buildings, improvements to the spaces between buildings and interior social spaces will support a complete campus experience.



3 Enhance edges, entries and connections to the community

New buildings oriented to Navaho Drive will facilitate the campus's seamless integration with future development on the College Square site. Landscape and pathway improvements around the campus perimeter will reinforce a green image, enhance buffers to adjacent neighbourhoods, and make the campus more welcoming.



4 Establish a diverse, interconnected open space network, including a central green space

A network of landscaped pathways and open spaces will enhance the setting for future buildings and provide amenities for students, staff and visitors. An expanded, multi-purpose central green space will reinforce the hub of student life and accommodate special events.



5 Safely facilitate all travel modes

The campus is located next to a future O-Train station and within a planned mixed-use Hub, where walking and cycling will be the preferred ways of getting around. Future development will be fully accessible, encourage the use of transit and active transportation, and continue to accommodate required parking.

What do you think of the proposed Big Moves?

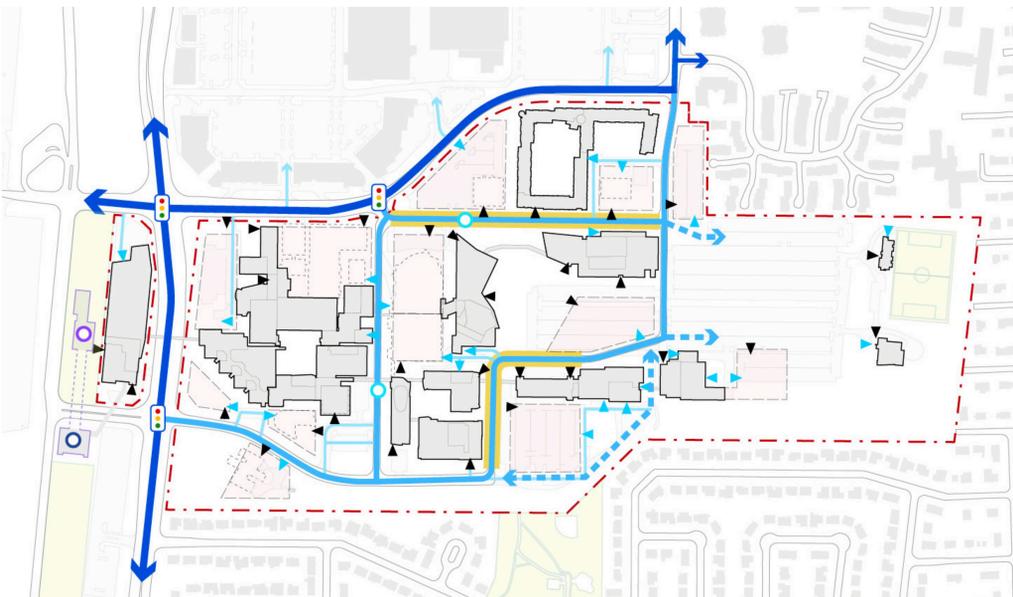
Place a green dot by the Big Moves you think are most important.

Place a yellow dot by the Big Moves you think are least important.

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Proposed Campus Framework

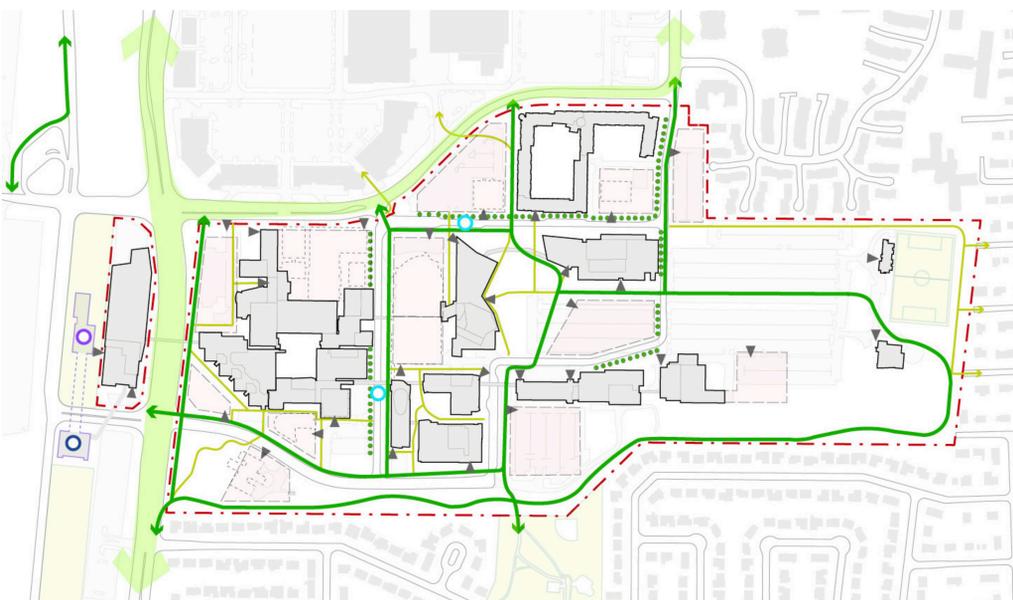
The proposed *Campus Framework* comprises a series of plans that together are intended to organize future buildings and provide direction for the improvement and expansion of various campus systems. Building on the *Big Moves*, the Framework is intended to help ensure future development supports an enhanced campus experience, efficient facility operations and management, and the College's sustainability goals.



Vehicular Access

The vehicular access plan highlights routes to and through campus for transit, private and service vehicles. In time, existing driveways through parking lots in the east half of campus should be redesigned as tree-lined campus streets that improve safety for pedestrians and cyclists. Future servicing access points are located where they will minimal impact on the pedestrian realm.

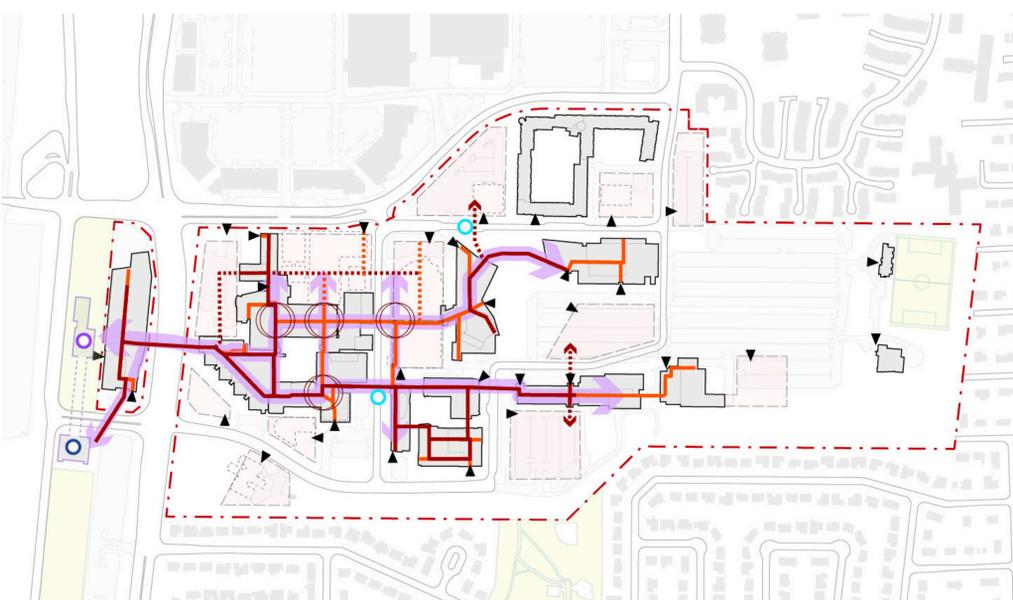
- ▶ Servicing Access
- ▶ Pedestrian Access
- ⓧ Signalized Intersection
- ⋯ Potential Development Site
- Existing Campus Street
- ⋯ Potential Future Extension
- Public Street
- Pedestrian-Centric Street
- Driveway
- Bus Stop
- Bus Terminal
- LRT Stop



Active Transportation

The active transportation plan identifies primary routes for pedestrians and cyclists. New multi-use paths will connect to existing City bike and pedestrian infrastructure to provide safe access to the front doors of buildings. A path along the south edge of the campus would provide an amenity for students, staff and neighbouring residents..

- ▶ Main Pedestrian Entrances
- Enhanced Streetscape
- ⋯ Potential Development Site
- Multi Use Path
- Key Pedestrian Route
- Major City Roads
- Bus Stop
- Bus Terminal
- LRT Stop



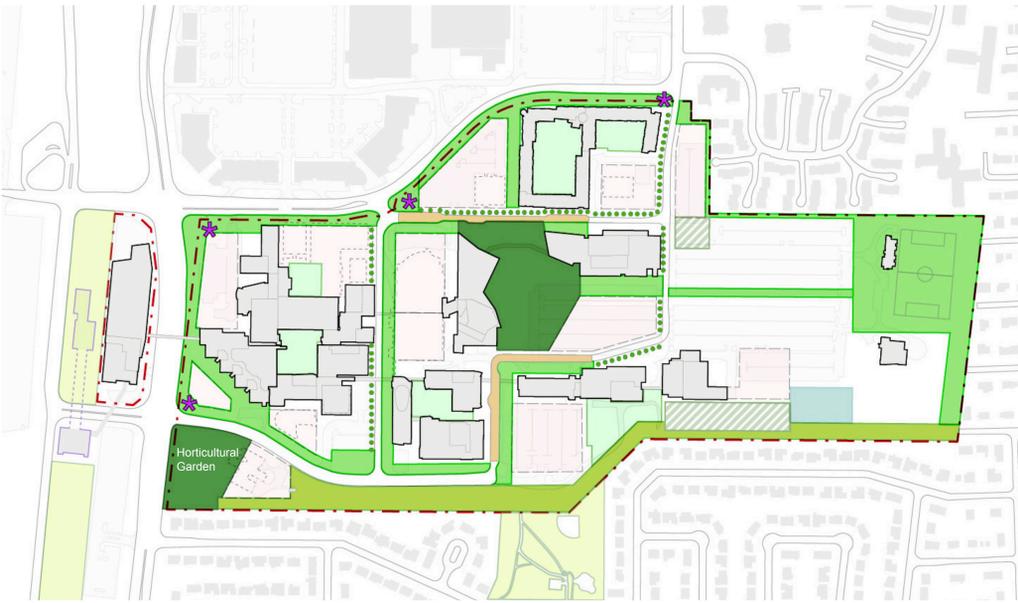
Internal Circulation

The College has an extensive internal circulation network stretching across the campus. In the heart of campus, new buildings will create the opportunity for more direct, intuitive connections between buildings. Where multiple internal circulation paths converge, *Key Nodes* are identified as desirable locations for social spaces and service uses.

- ▶ Main Pedestrian Entrances
- Key Node
- ⋯ Potential Development Site
- Primary Internal Circulation Route
- Interior Circulation 100 & 200 Level
- ⋯ Future Interior Circulation (100 & 200)
- Interior Circulation 100 & 200 Level
- ⋯ Future Interior Circulation (100 & 200)
- Bus Stop
- Bus Terminal
- LRT Stop

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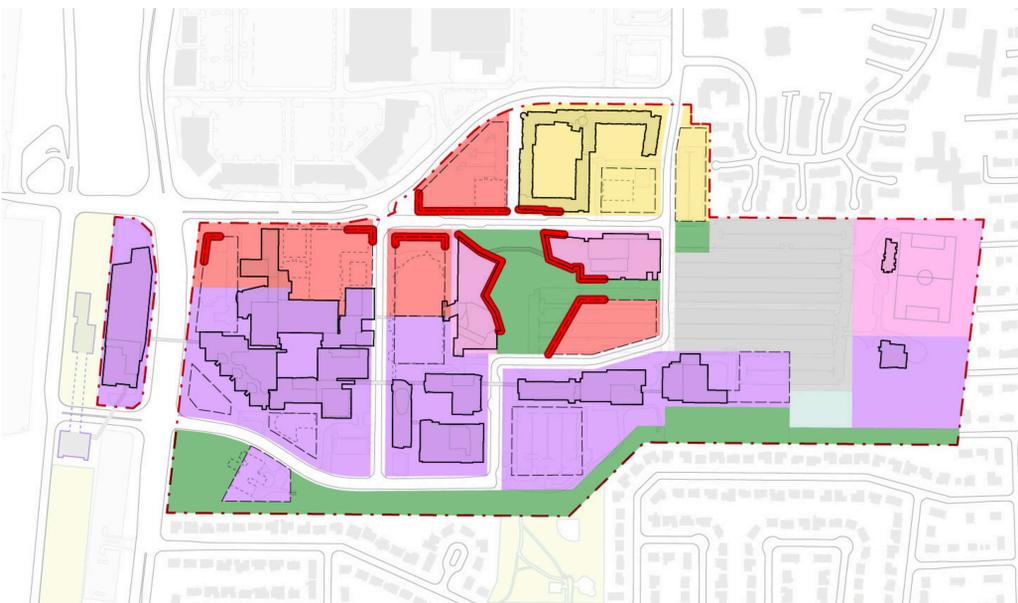
Proposed Campus Framework



Open Space

Interconnected green spaces will contribute to a more attractive and sustainable campus. The central *major open space* will offer a place for gathering, celebrating and student life. Additional internal *courtyards* will provide quieter spaces for teaching, studying and socializing. *Enhanced landscapes and streetscapes* and an “*edge park*” will establish a green campus setting. A portion of Wajashk Street could be designed to function like an open space at certain times.

- Major Open Space
- Courtyard
- Public Open Space
- Enhanced Edge Open Space
- Potential Development Site
- Pedestrian-Centric Street
- Stormwater Management
- Snow Management
- Enhanced Streetscape
- Gateways/Entry Landscape



Land Use

A variety of land uses will contribute to the function and experience of the College. The southern half of the campus will accommodate academic buildings while a diverse pattern of academic, mixed-use and residential buildings is expected to define the north half of campus over time. Transparent ground floors in new buildings will show off labs and active social spaces.

- Active Edge
- Residential
- Student Life, Amenities, Recreation
- Academic
- Major Open Space
- Snow Storage
- Parking/Long-Term Development
- Mixed-Use
- Potential Development Site

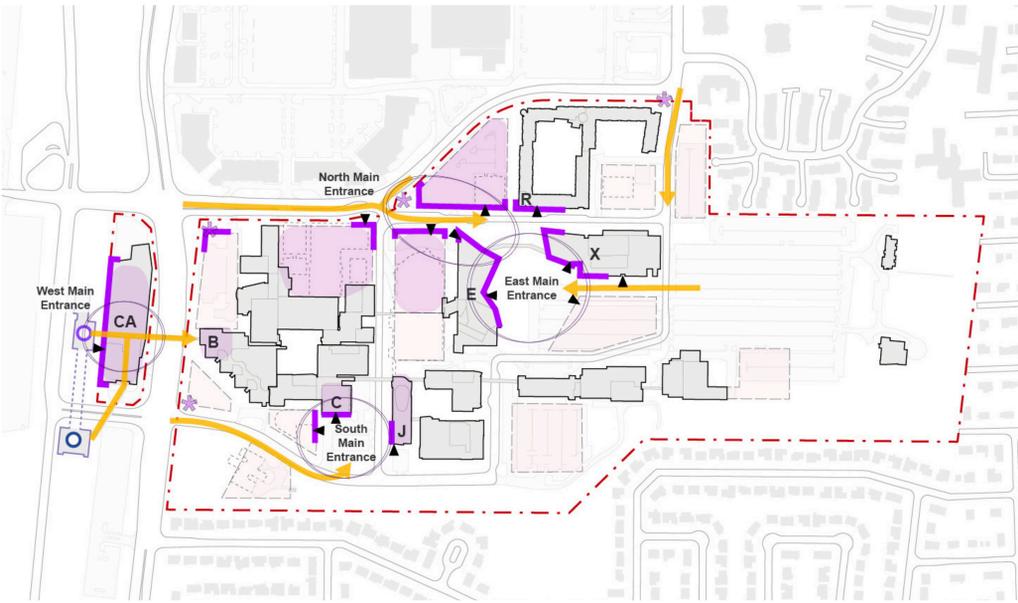


Development Sites

Within the planned mobility and open space frameworks, there are numerous potential sites for new buildings across the campus, some where buildings in poor condition are planned for demolition and some on existing parking lots.

- Building for Demolition
- Potential Development Site
- Long-Term Opportunity Area

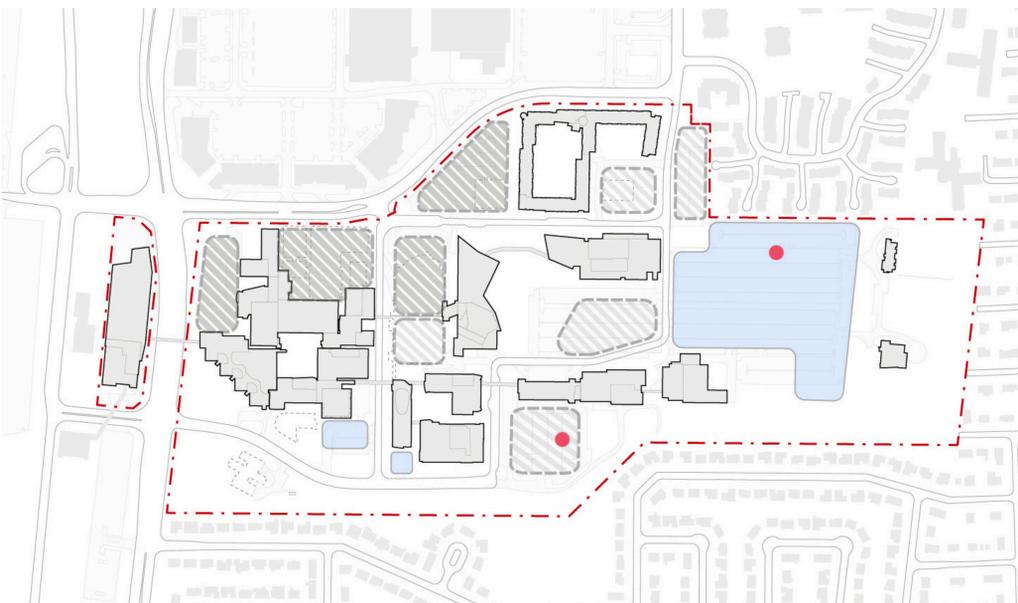
Proposed Campus Framework



Campus Entrances

As the Ottawa Campus has grown, front doors and places of arrival have been added with the construction of the ACCE Building, the Student Commons and their associated landscapes, complementing the original main entrance in C Building. New buildings with active ground floors on the north edge of campus and improvements to Wajashk Street will add a new front main entrance and distinct arrival experience linked to the planned central green space.

- Key Entry Site
- Entry Building Frontage
- Primary Arrival Routes
- Gateways/Entry Landscape
- Potential Development Site
- Places of Arrival



Parking

Most of the surface parking in the east half of campus is expected to remain for next 10-20 years as new buildings are focused in the west half. New buildings generally will be encouraged to accommodate underground parking, which should allow surface parking lots to be redeveloped. Depending on future parking demand, multi-storey parking structures can also be accommodated in the long term.

- Below Grade Parking Integrated in Future Building - Short-term Opportunity
- Below Grade Parking Integrated in Future Building - Long-term Opportunity
- Potential Location for Above-Grade Parking Structure
- Surface Parking

What ideas do you have for making it easier to travel to and around campus?

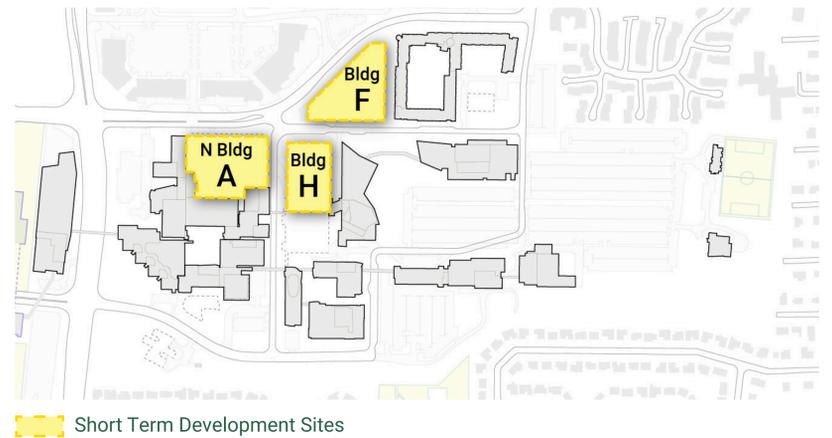
What improvements to the campus's open spaces would you like to see?

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Short-term Development Concepts

Among the many potential development sites on the Ottawa Campus are four sites where development in the next 5-10 years would support the proposed *Big Moves* and replace unsightly buildings in poor condition.

The massing concepts below illustrate the potential of each short-term site, three of which are appropriate for mixed-use buildings that contain academic space in lower floors and student housing on upper floors.



Building F Site

The building F site is the most appropriate site for mixed-use development, given its location, and is expected to be the location for the next new building. The illustrated concept accommodates over 100,000 square feet of academic space and housing for more than 900 students.

Illustration of Massing Option A



Massing Option A



Massing Option B



Massing Option C



Building H Site

The Building H site is also an appropriate location for a new standalone academic building of 3-4 storeys and up to 138,000 square feet but would also be appropriate for or a mixed-use building that accommodates up to 500 beds above academic space.

North Portion of Building A

The northern portion of Building A is another good opportunity for an academic building or a mixed-use building. An academic building of 4 storeys would yield up to 144,000 square feet. A 25-storey residential tower above an academic base building would accommodate more than 600 beds.



Long-term Development Concept

The long-term vision for the campus illustrates how the campus could physically grow and evolve over the next next 25+ years based on the proposed **Big Moves and Campus Framework**. The concept below will also align with guidelines to be included in the MCDP, but it is not intended to be prescriptive. The size and form of new buildings will need to respond to their programming.

View Looking Northeast



View Looking Southeast



Long-term Development Concept

Perspective 1: North Edge



Key Plan



This view looking south east from above the intersection of Woodroffe Avenue and Navaho Drive illustrates the potential to transform the north half of the campus with new buildings and landscape improvements on the short-term development sites.

Perspective 2: Wajashk Street



Key Plan



As illustrated here, Wajashk Street presents an opportunity to establish a new campus main street and entryway full of activity. Generous sidewalks, street trees and other plantings, ground-floor transparency in new buildings, and high-quality materials would all contribute to an attractive and pedestrian-friendly environment.

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Tell Us What You Think

Using sticky notes, share your thoughts on the questions below. You can also provide feedback to a member of the planning team in attendance.

What aspects of the Emerging Directions for the MCDP do you *like the most*?

What aspects of the Emerging Directions do you think *need further consideration*?

Do you have *other comments* on the Emerging Directions?

Thank you for attending and providing your feedback!



Scan the QR code to complete a brief online survey and visit the following website to find updates on the MCDP:

algonquincollege.com/mcdp