

Welcome

Algonquin College is excited to share a Draft Master Campus Development Plan (MCDP) with learners, employees and the broader community. The Draft MCDP is a bold and comprehensive document that will guide changes to the College's three physical campuses over the next decade and beyond. This open house is an opportunity for you to learn about the Draft MCDP and provide feedback.



The College's Facilities Management Department and a cross College Working Group engaged with a consultant team to prepare the Draft MCDP.

grc architects

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

**URBAN
STRATEGIES
INC**

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

E C S

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

MH
MORRISON
HERSFIELD

now

Stantec

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

Master Campus Development Plan
(MCDP)

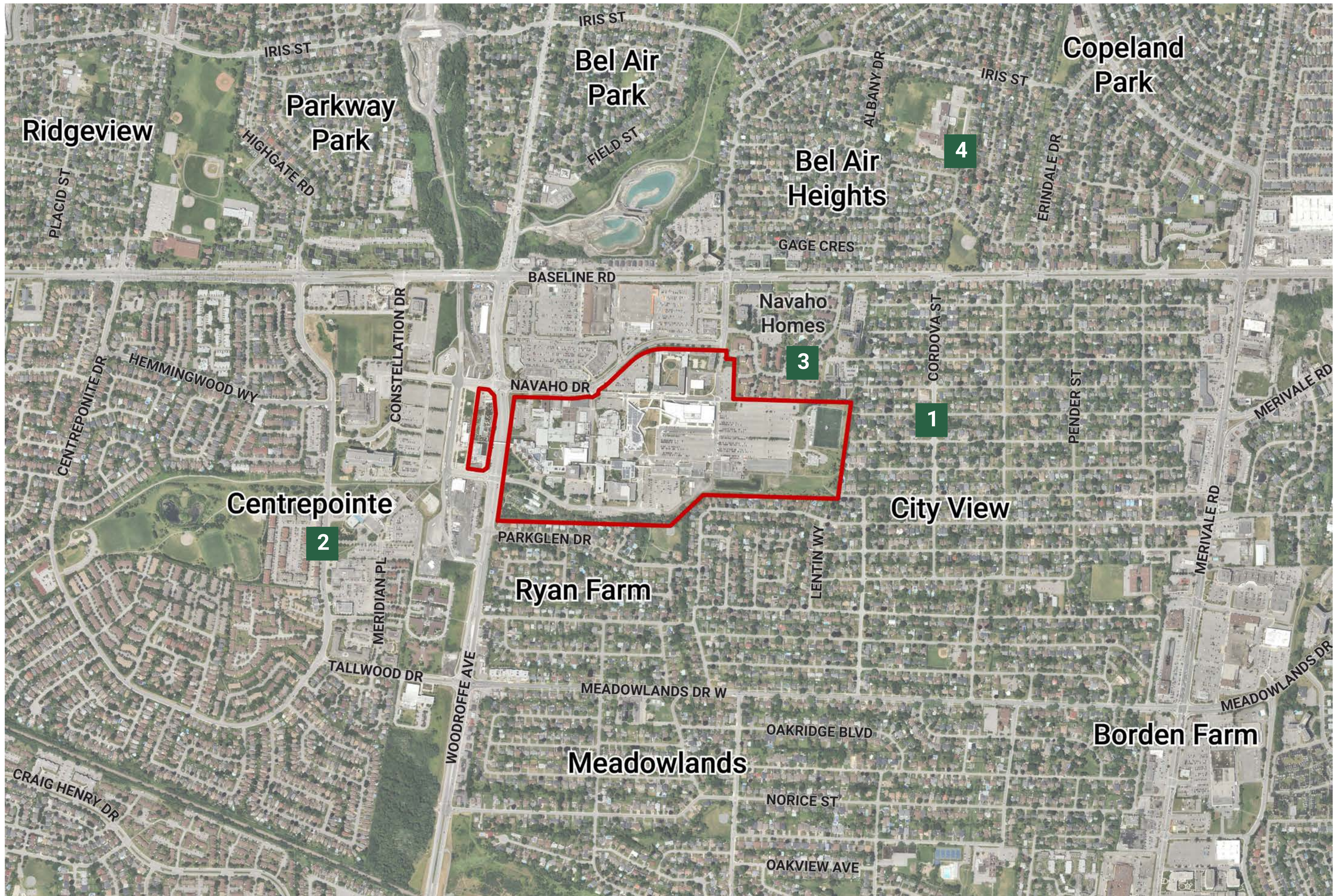
CONSULTATION SESSION

**ALGONQUIN
COLLEGE**

Tell Us Where You Live

Algonquin College's surroundings have a rich heritage that has left a legacy of valued industrial, institutional and residential buildings that together define its unique character.

Where do you live? Place a dot on the map.



1

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 or improved 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 identifies sites and concepts for new facilities that will be needed in the next decade to replace older buildings in poor condition on the Ottawa Campus and support in-demand programs and enrolment growth. The MCDP will ensure these and other investments are aligned with a holistic long-term vision for all three campuses and optimize opportunities to enhance the image and experience of each.

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.

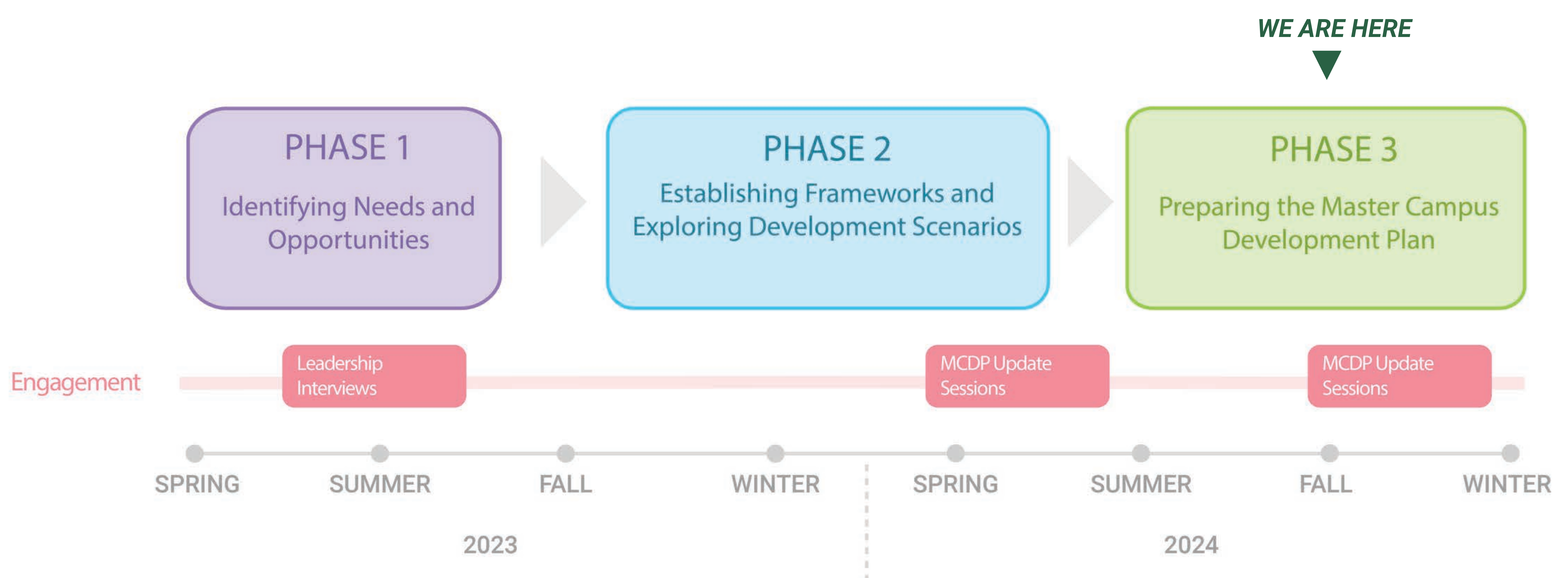
RESPECT

We value the dignity and uniqueness of the individual.
We value the equity and diversity in our community.

GOALS

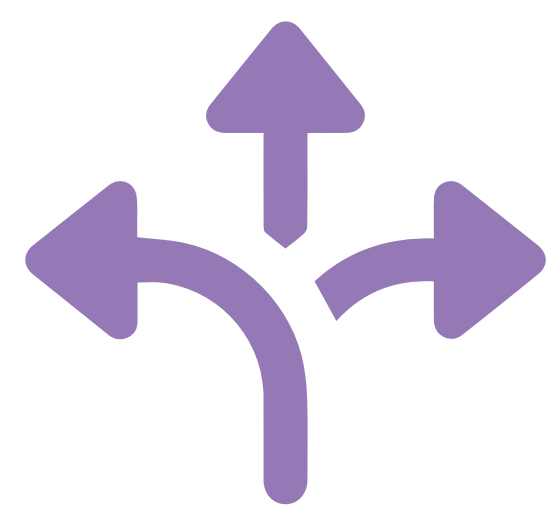
1. Provide Flexible, Personalized, and Lifelong Learner Experiences.
2. Empower Our People to Foster a High-Quality, Innovative, Learner Driven Culture.
3. Create an Equitable, Diverse, and Inclusive Work Environment.

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 learners, 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



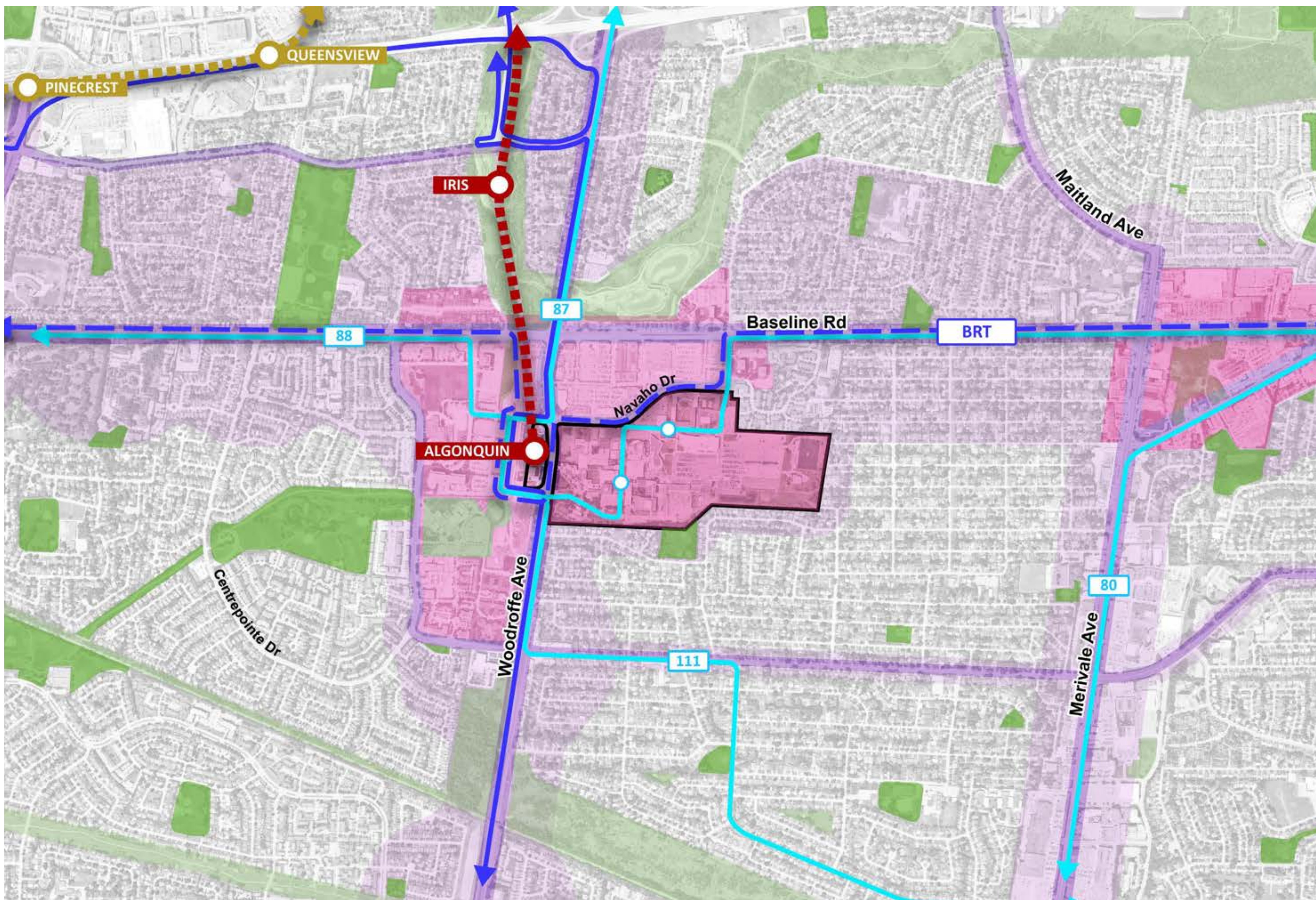
Identity and Place

- 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

3

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.



Transit

- - - O-Train Line 1
 - - - O-Train Line 3
 — BRT
 - - - Proposed BRT
 — Existing Bus Routes

Official Plan Designation

Hub
 Corridor - Mainstreet
 Evolving Neighbourhood
 Greenspace



Recreation Centre
 Park
 Greenspace
 Schoolyard

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.

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 will 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 will 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.

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.

4

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.



1965



1991

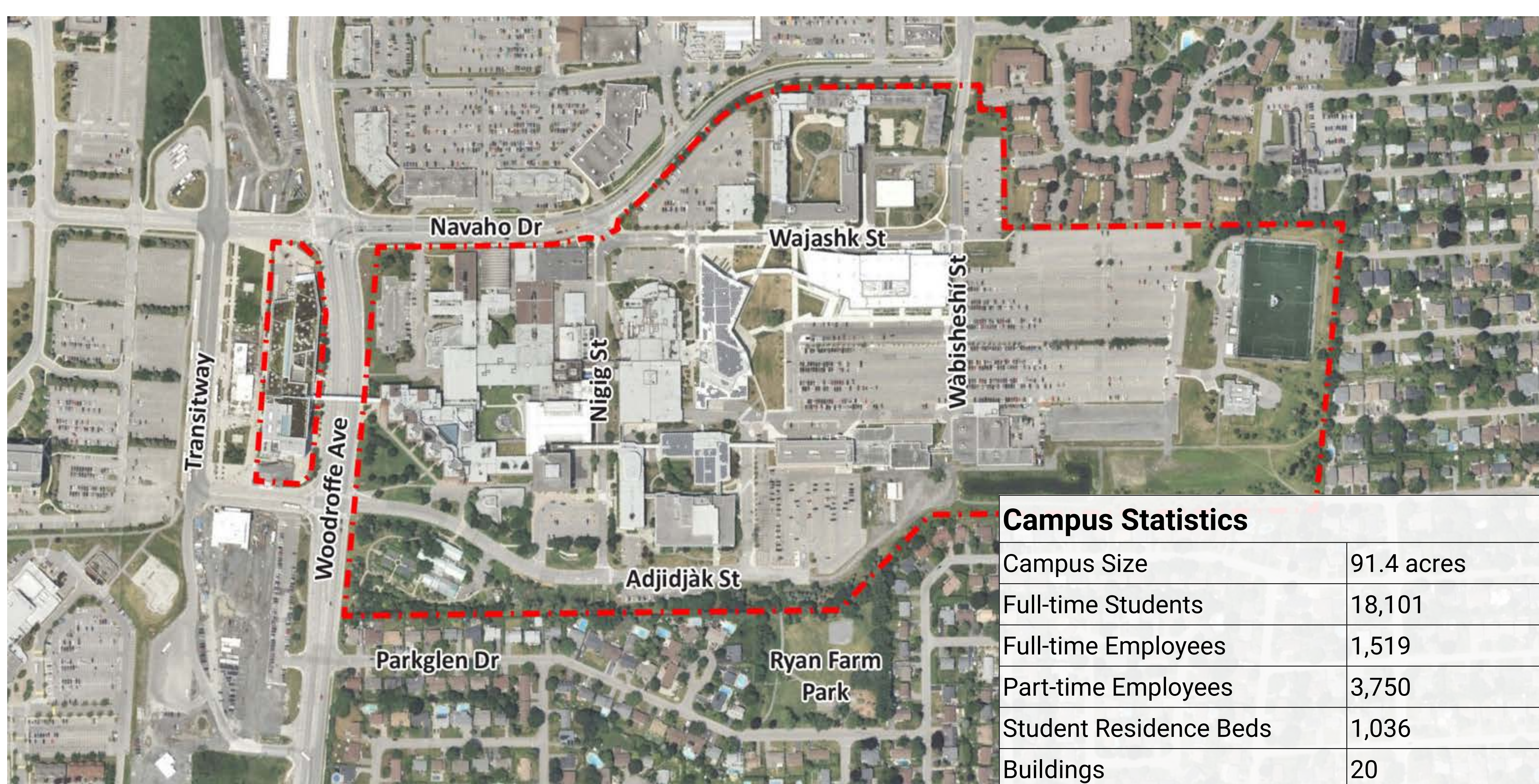


2007

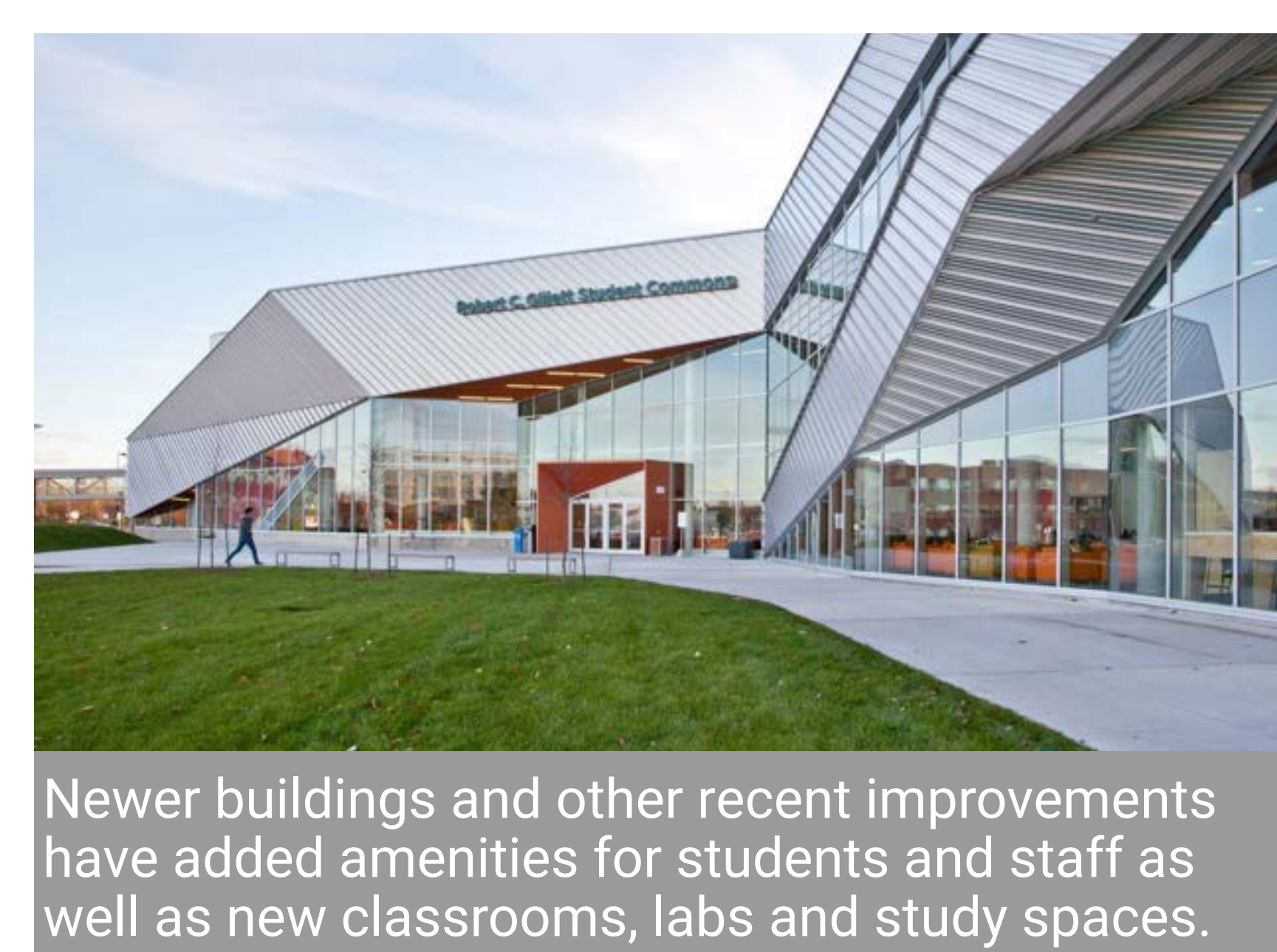


2024

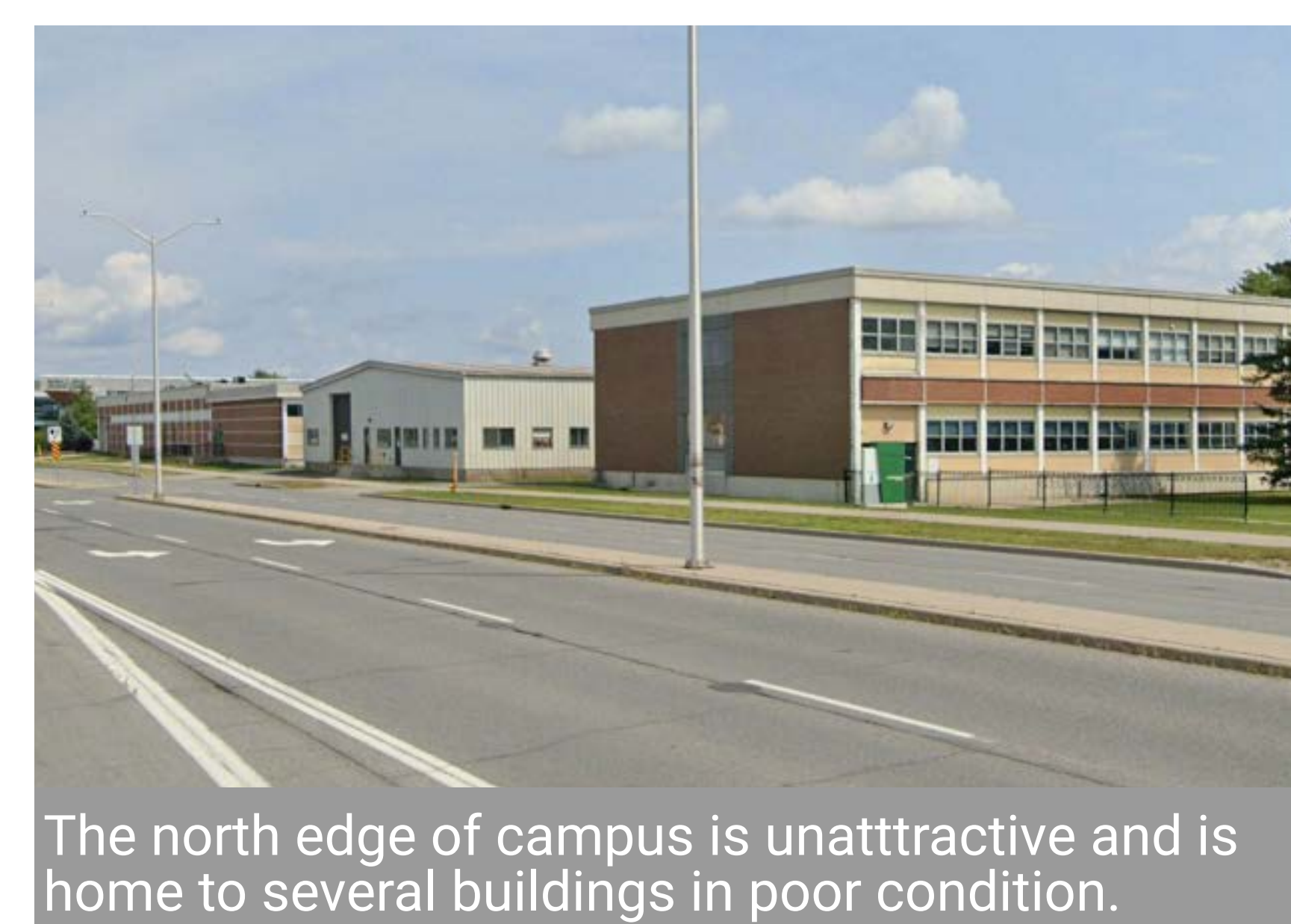
Campus Aerial



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



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

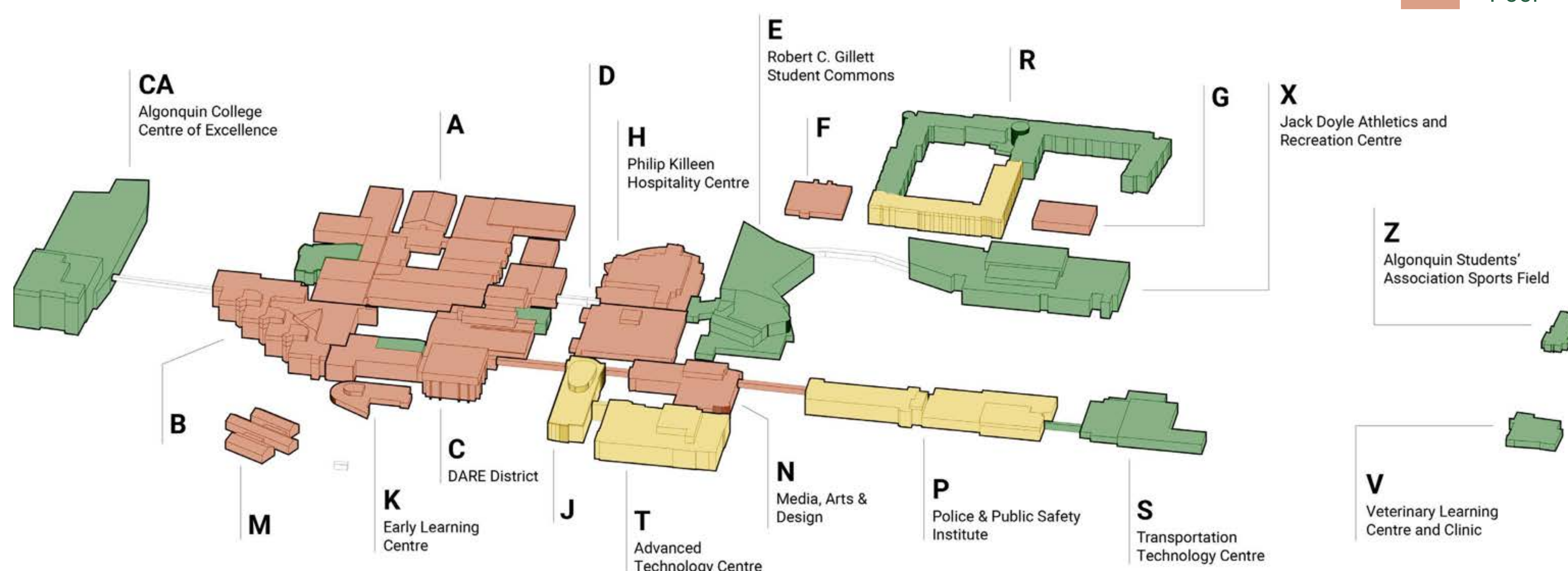


The north edge of campus is unattractive and is home to several buildings in poor condition.

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

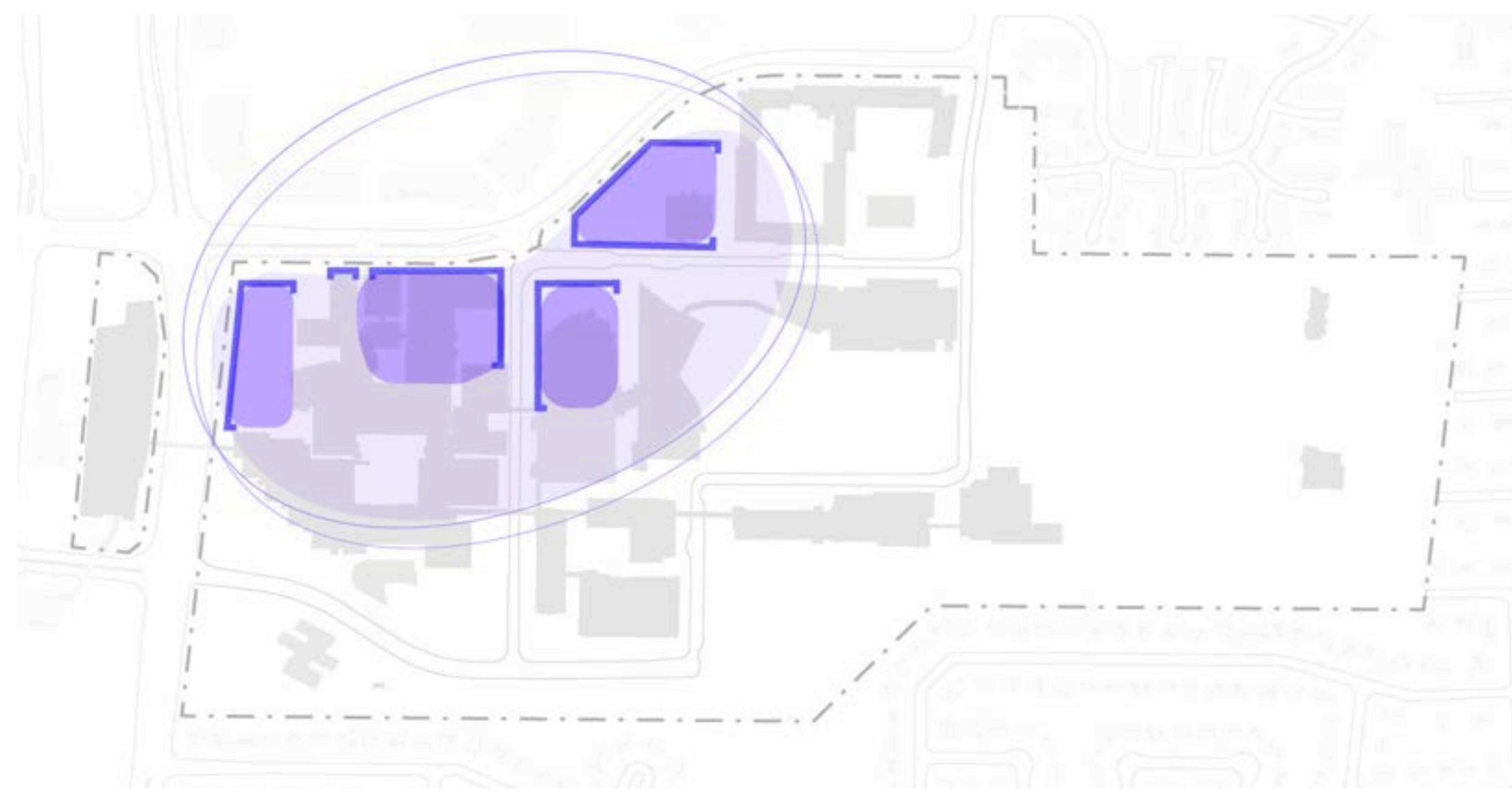


The campus has valued open spaces but overall lacks green space for active uses and passive enjoyment.

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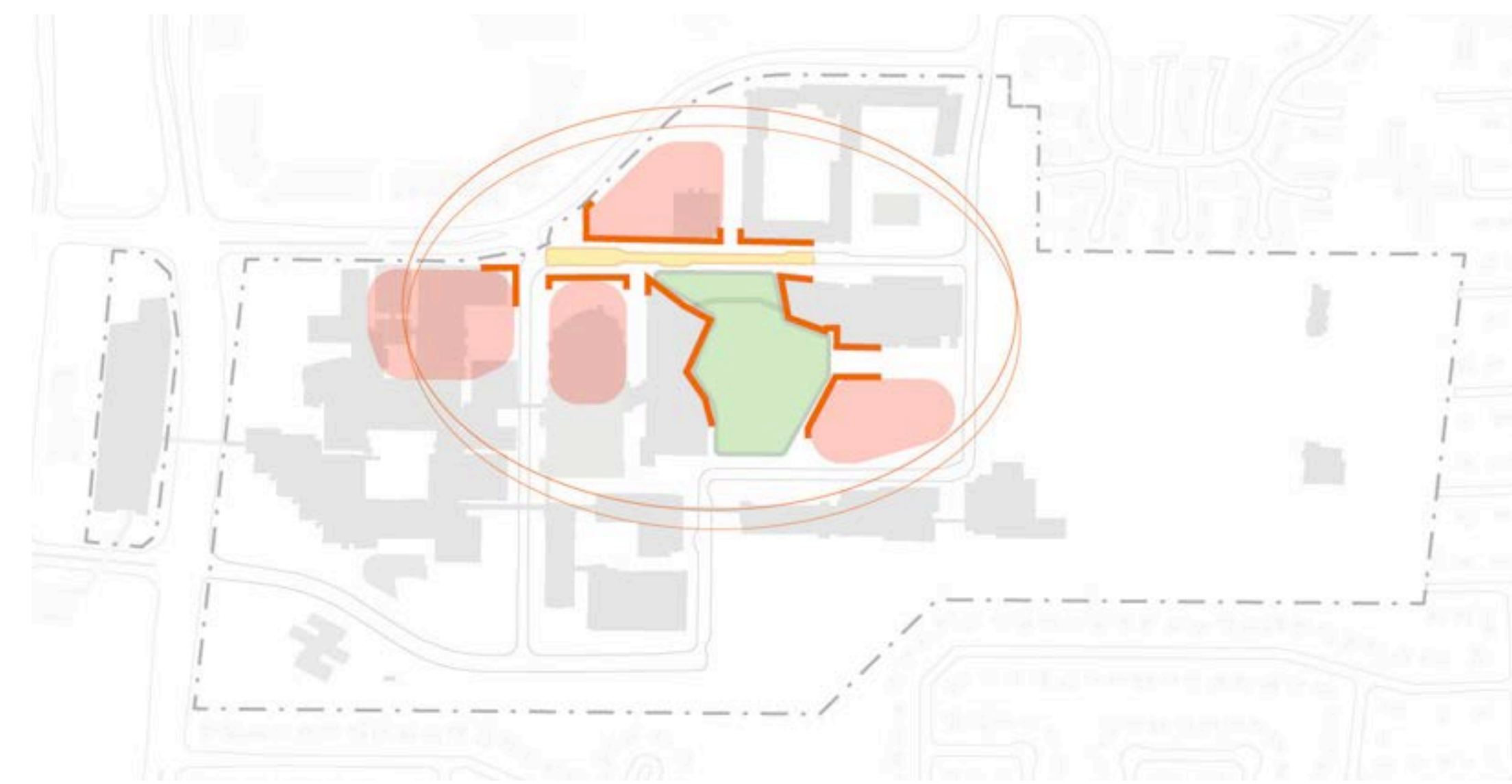
Big Moves

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.

6

Sustainability

Algonquin College is committed to sustainability and has developed a framework to guide actions, practices, and decisions that will reduce the College's ecological footprint, among other goals. The MCDP reinforces goals within the environmental pillar of sustainability by addressing how all aspects of the campus's infrastructure should be developed and improved.



Mobility

Increasing the proportion of learners and employees who commute to campus by public transit, cycling or walking will reduce greenhouse gas options. The Draft MCDP is based on a framework of campus streets, multi-use paths, internal connections and other infrastructure that will encourage these alternatives to the private vehicle. For those whose only option is to drive to campus, future parking facilities are directed to include charging stations for electric vehicles.



Energy

The College's Energy and Emissions Strategy outlined in the Draft MCDP aims for a 37% reduction by 2030 in the total energy usage from the 2005 baseline. The strategy also identifies a goal of an 80% reduction of the 2005 baseline GHG emissions by 2030, with the ultimate goal being a net zero carbon college by 2050. The MCDP supports these goals by listing a range of measures for decarbonizing or reducing the carbon footprint of existing and future buildings. The plan also provides guidance for retrofitting and modernizing the campus's cogeneration plan, specifically identifying options for sustainable energy sources to replace natural gas.



Greening the Campus

More trees, other vegetation and green spaces generally will enhance the ecological wellbeing of the campus and mitigate the heat island effect that contributes to global warming. These goals, along with making the campus more inviting and usable, are fundamental to the open space plan in the Draft MCDP. The plan calls for greener landscapes around existing and future buildings. Over time, surface parking will gradually be reduced or replaced with structured parking below or above ground.



Water

Recent development on the campus has achieved high standards for sustainability, include water conservation. This will continue with future buildings under the MCDP. Over time, the College will be less reliant on the City's stormwater management facility north of Baseline Road as it implements on-site facilities, such as rooftop or cistern storage, bioswales, permeable landscaping, and other low impact development (LID) features.

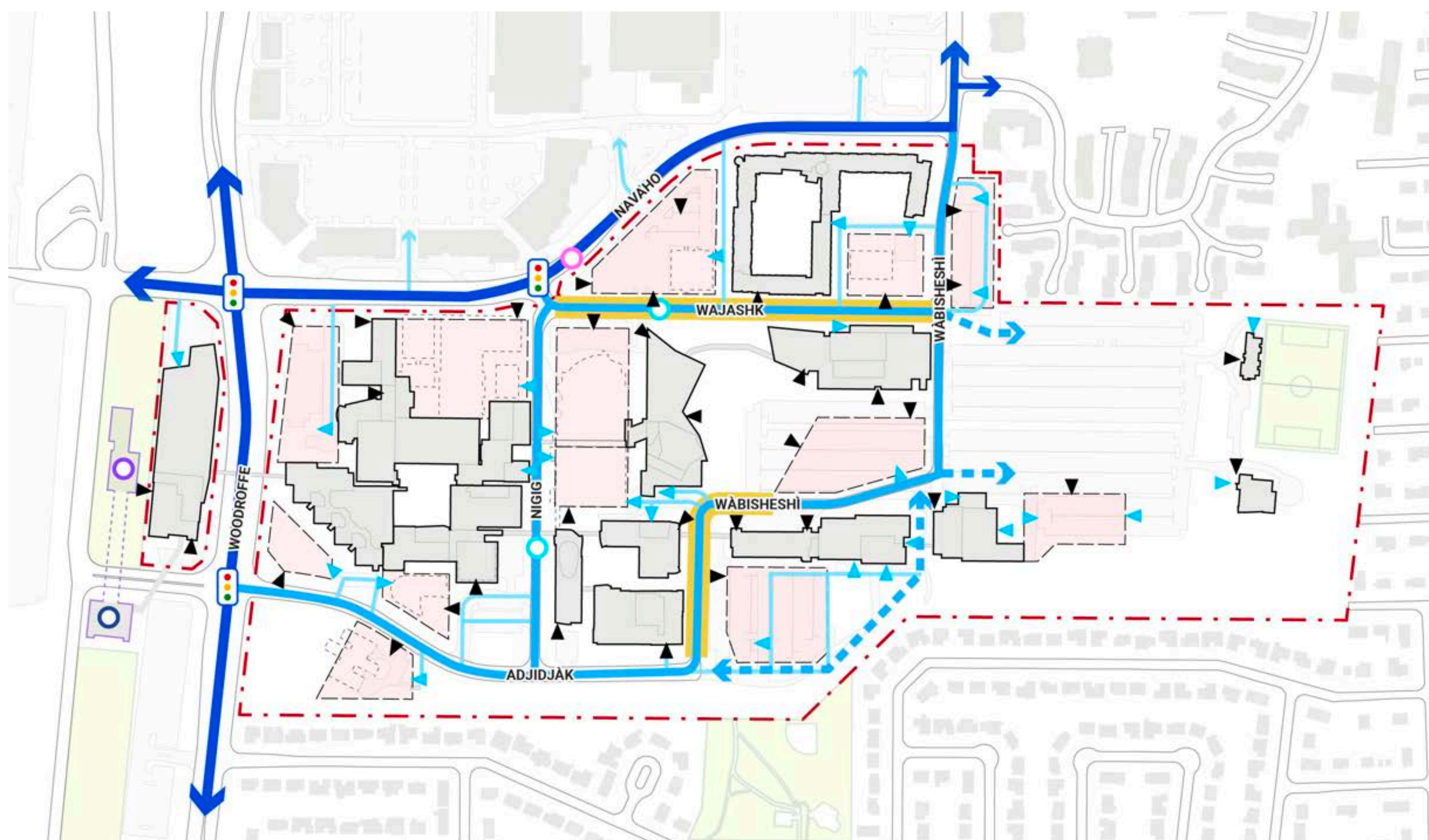


Green Buildings

As noted above, the Draft MCDP provides direction for reducing or eliminating carbon emissions with new buildings and other infrastructure. More broadly, the College strives for LEED Gold certification with major new buildings. The College is studying the Humber College's Green Building Standards, which represent best practice tailored to colleges and other institutional landowners. Once it is ensured that these standards will meet the future City of Ottawa requirements a proposal to the College Executive Team will recommend adopting an Algonquin version. These standards will apply to major renovations and retrofits, in addition to new buildings.

Campus Streets

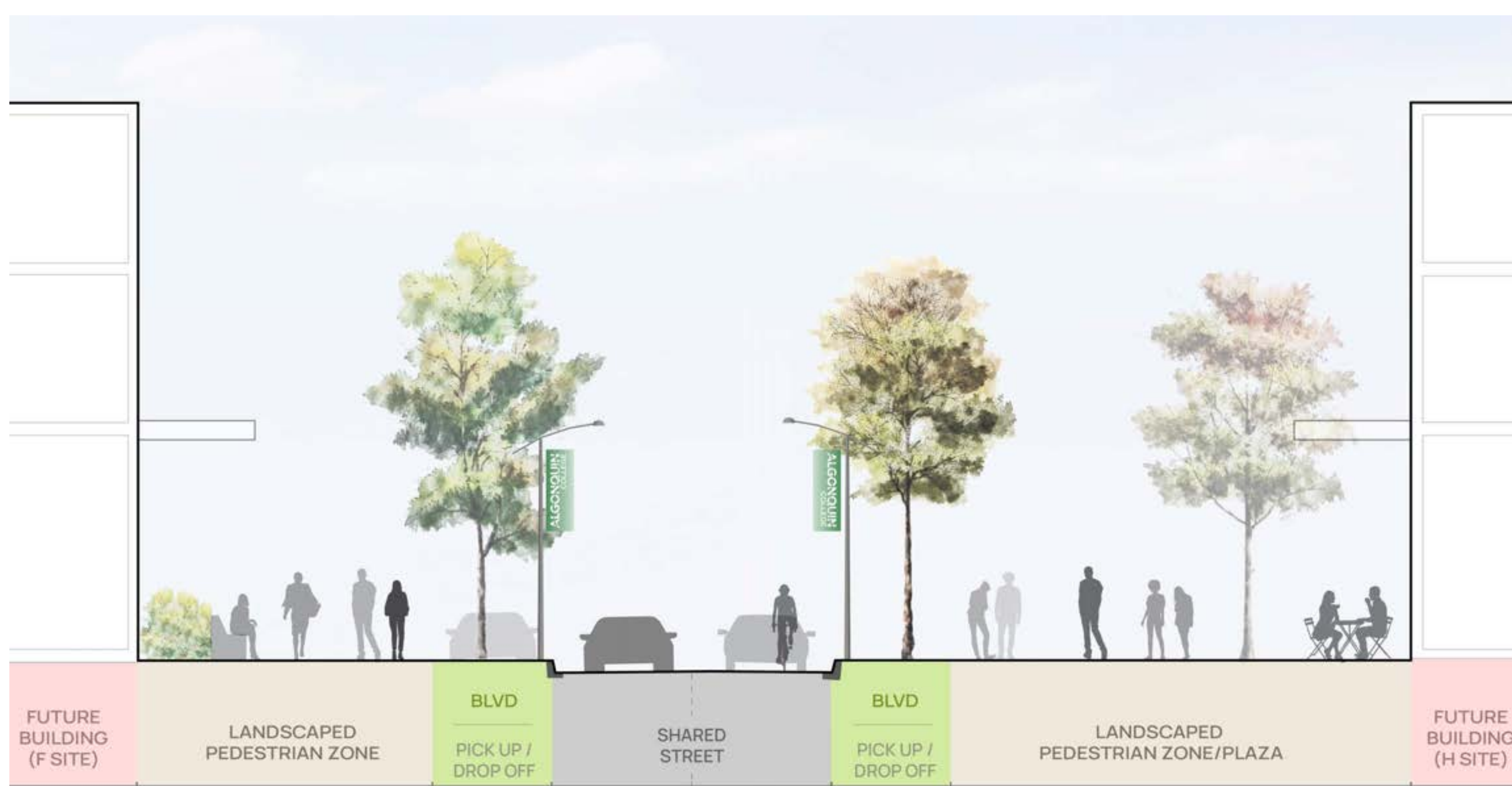
The proposed *Campus Framework* comprises a series of plans that together are intended to organize future buildings and provide direction for the improvement and expansion of various campus systems. Building on the *Big Moves*, the Framework is intended to help ensure future development supports an enhanced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



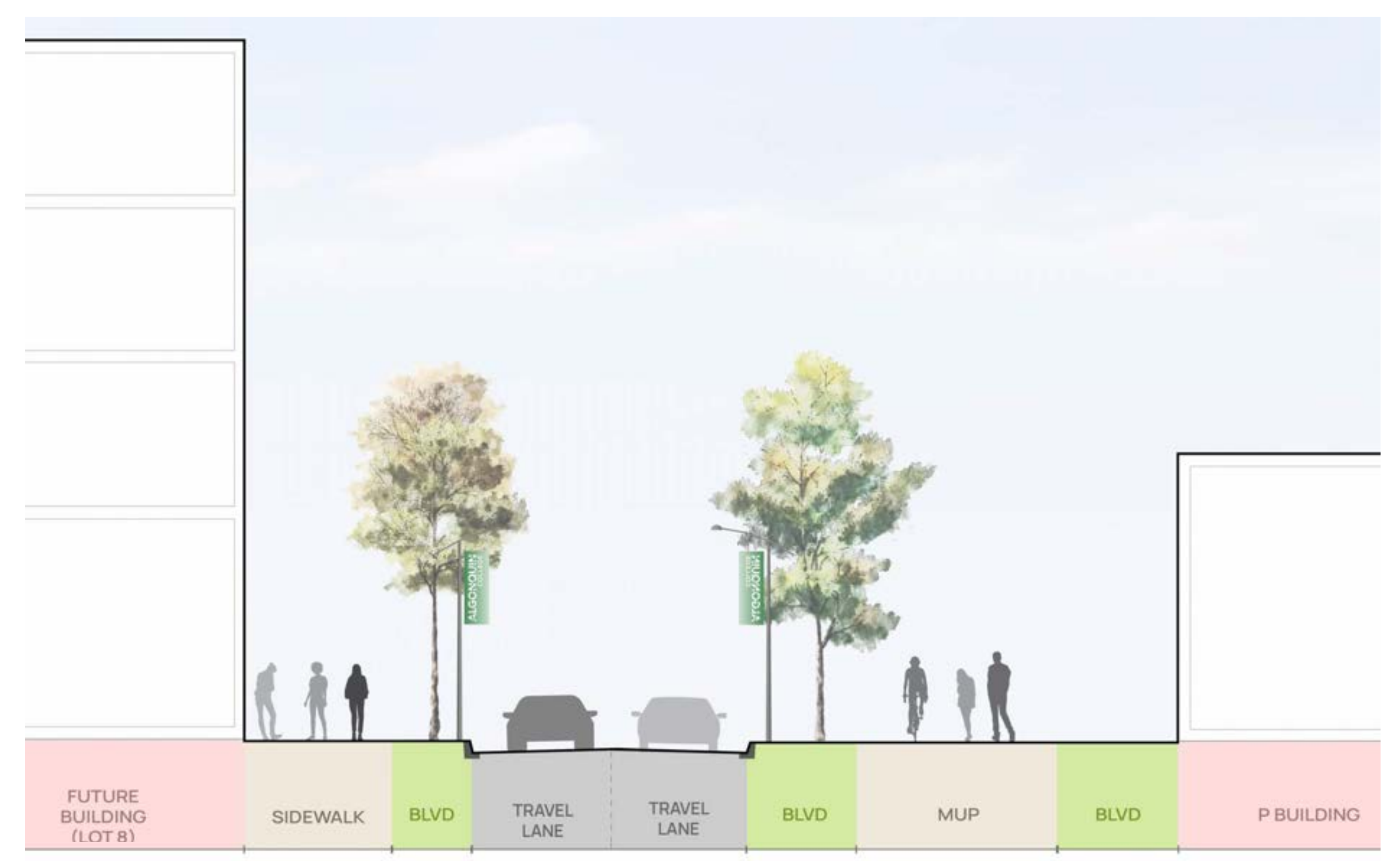
Street Network and Streetscapes

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.

- Public Street
- Existing Campus Street
- Potential Future Extension
- Driveway
- Pedestrian-Centric Street
- ▶ Servicing Access
- ▶ Pedestrian Access
- ▶ Signalized Intersection
- Potential Development Site
- Algonquin Station South Entrance
- Algonquin Station North Entrance
- Future BRT Station
- Bus Stop



Wajashk Street Section

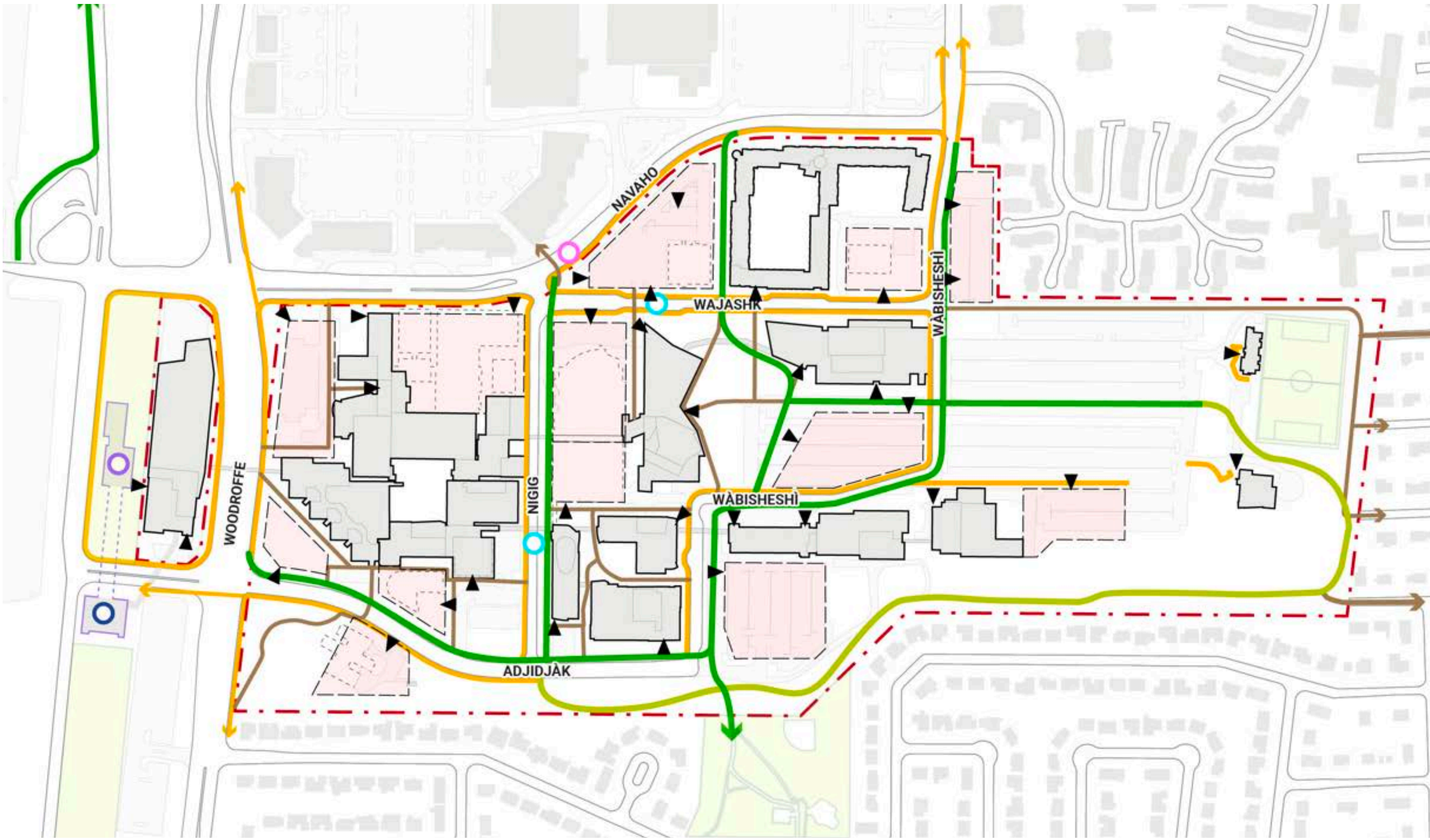


Wabisheshi Street Section



Wajashk Streetscape

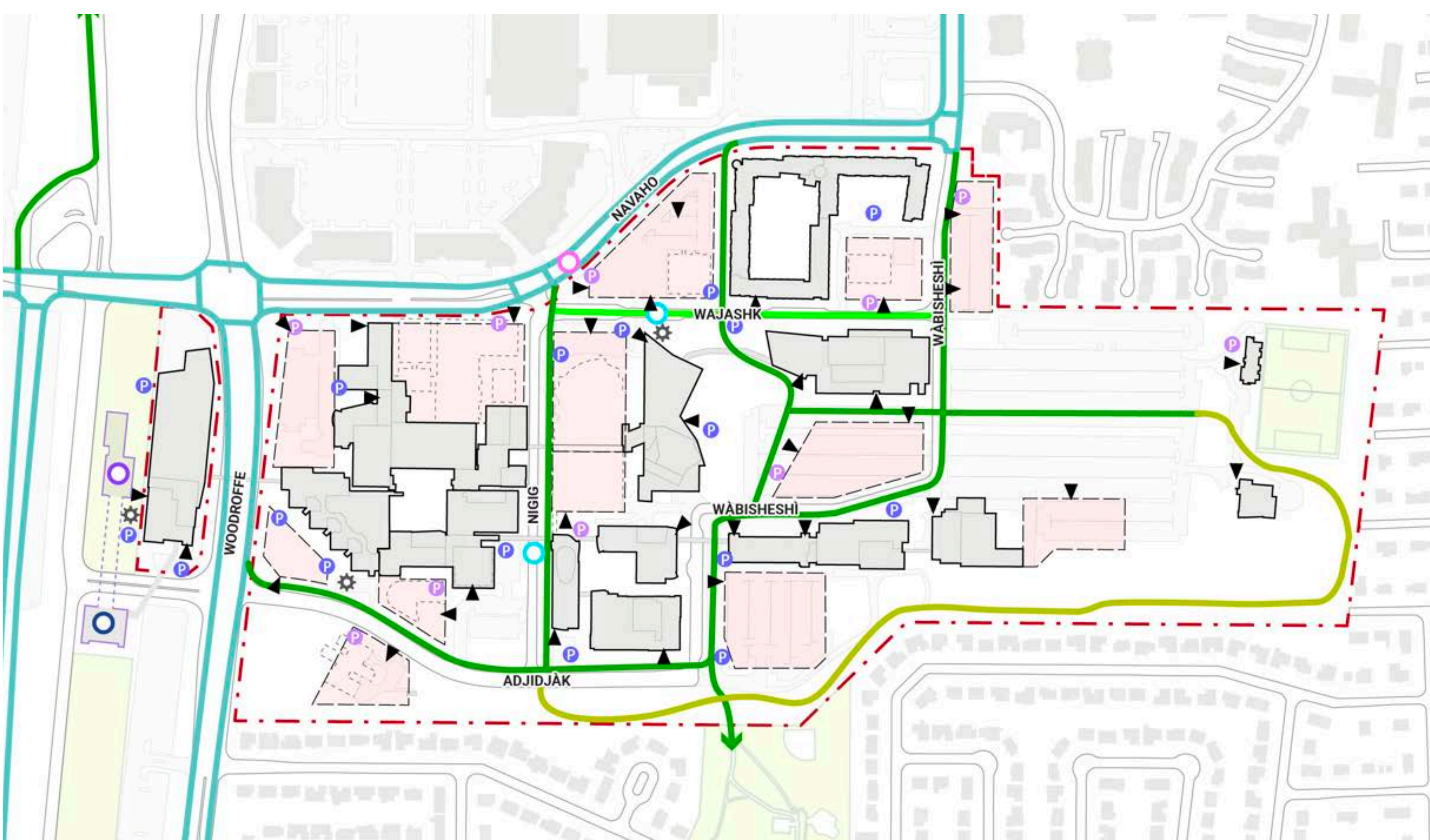
Active Transportation



Pedestrian Network

The pedestrian network plan identifies the primary routes for people walking around the campus. Each campus street will have pedestrian infrastructure on both sides of the street, wither as a sidewalk or multi-use path. A multi-use path along the south edge of the campus would provide an amenity for students, staff and neighbouring residents.

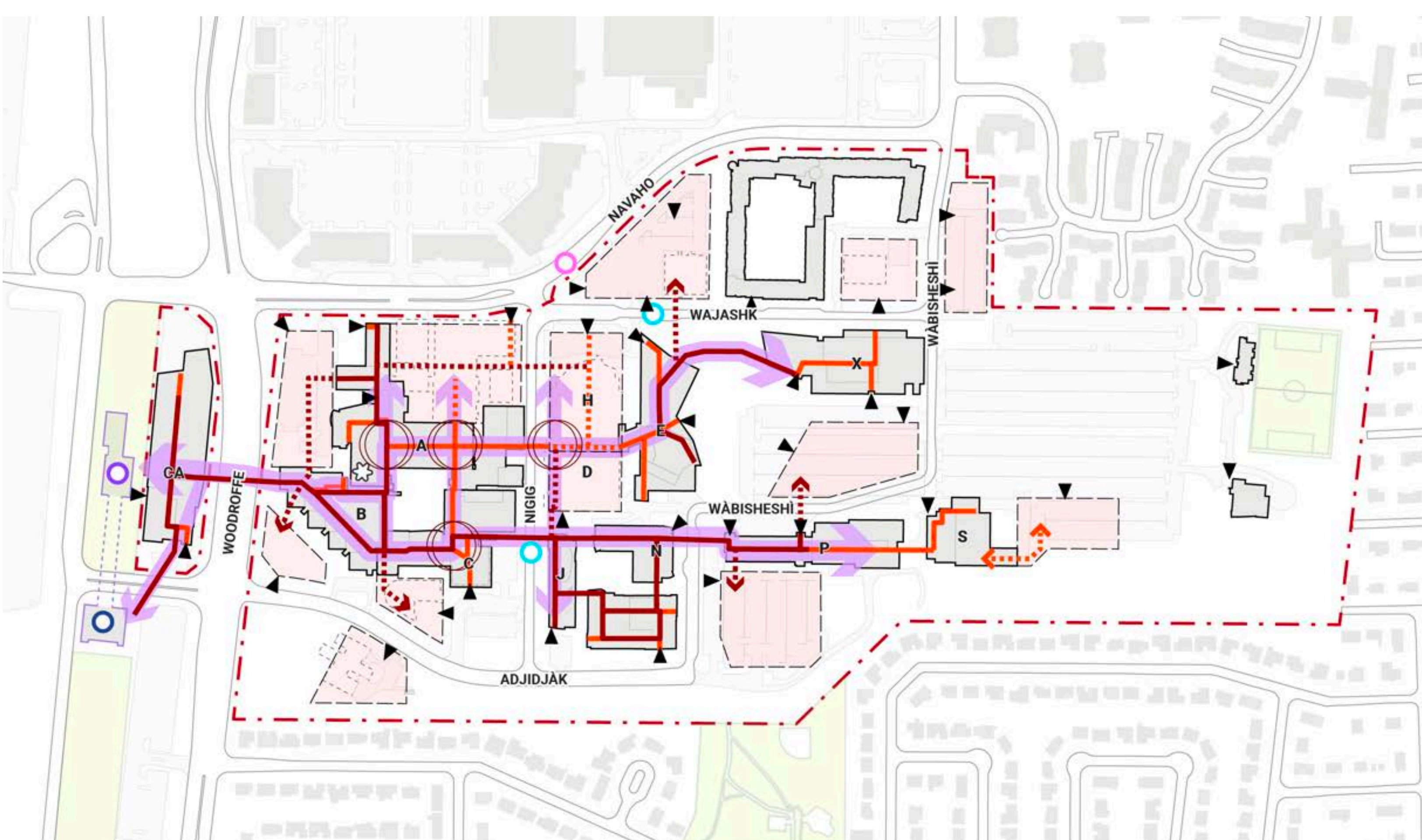
- Multi Use Path
- Trail
- Sidewalk
- Primary Pedestrian Route
- ▶ Main Pedestrian Entrances
- Potential Development Site
- Algonquin Station South Entrance
- Algonquin Station North Entrance
- Future BRT Station
- Bus Stop



Cycling Network

The cycling network plan identifies primary routes for cyclists. New multi-use paths will connect to existing City bike infrastructure to provide safe access to the front doors of buildings.

- Proposed City Bike Lane/ Cycle Track
- Multi Use Path
- Trail
- P Bike Parking: Existing
- P Bike Parking: Proposed
- ⚙ Existing Bike Repair Station
- ▶ Main Pedestrian Entrances
- Potential Development Site
- Algonquin Station South Entrance
- Algonquin Station North Entrance
- Future BRT Station
- Bus Stop



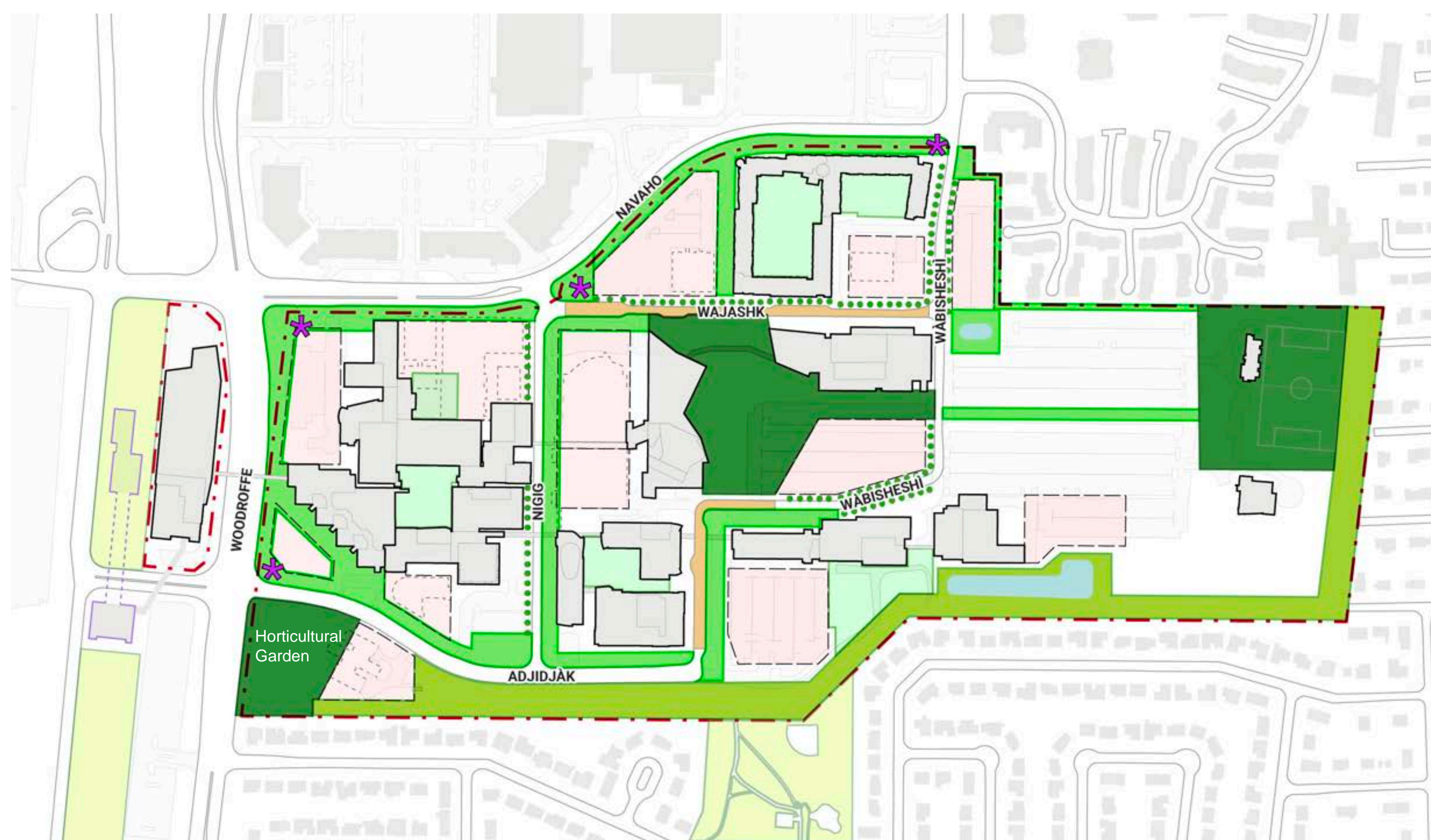
Internal Circulation

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.

- Interior Circulation 100 Level
- Future Interior Circulation 100 Level
- Interior Circulation 100 & 200 Level
- Future Interior Circulation 100 & 200 Level
- Key Node
- Primary Internal Circulation Route
- ⚙ Former Gym
- ▶ Main Pedestrian Entrances
- Potential Development Site
- Algonquin Station South Entrance
- Algonquin Station North Entrance
- Future BRT Station
- Bus Stop





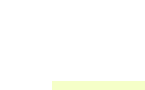





Open Space

Landscaped open spaces are fundamental to the image and experience of a campus as well as achieving sustainability goals. Over time, key open spaces will be enhanced to create a greener campus with more outdoor amenities and gathering places.



Open Space Network

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

Edge Open Space

The Edge Open Space is located along the south and east edges of the campus. It provides a buffer to the adjacent residential neighbourhoods and connects to Ryan Farm Park. It includes the Horticultural Garden, an urban farm and a stormwater pond. Over time, the open space will be enhanced as an amenity for learners, employees, and the broader community with additional landscaping and pathways.

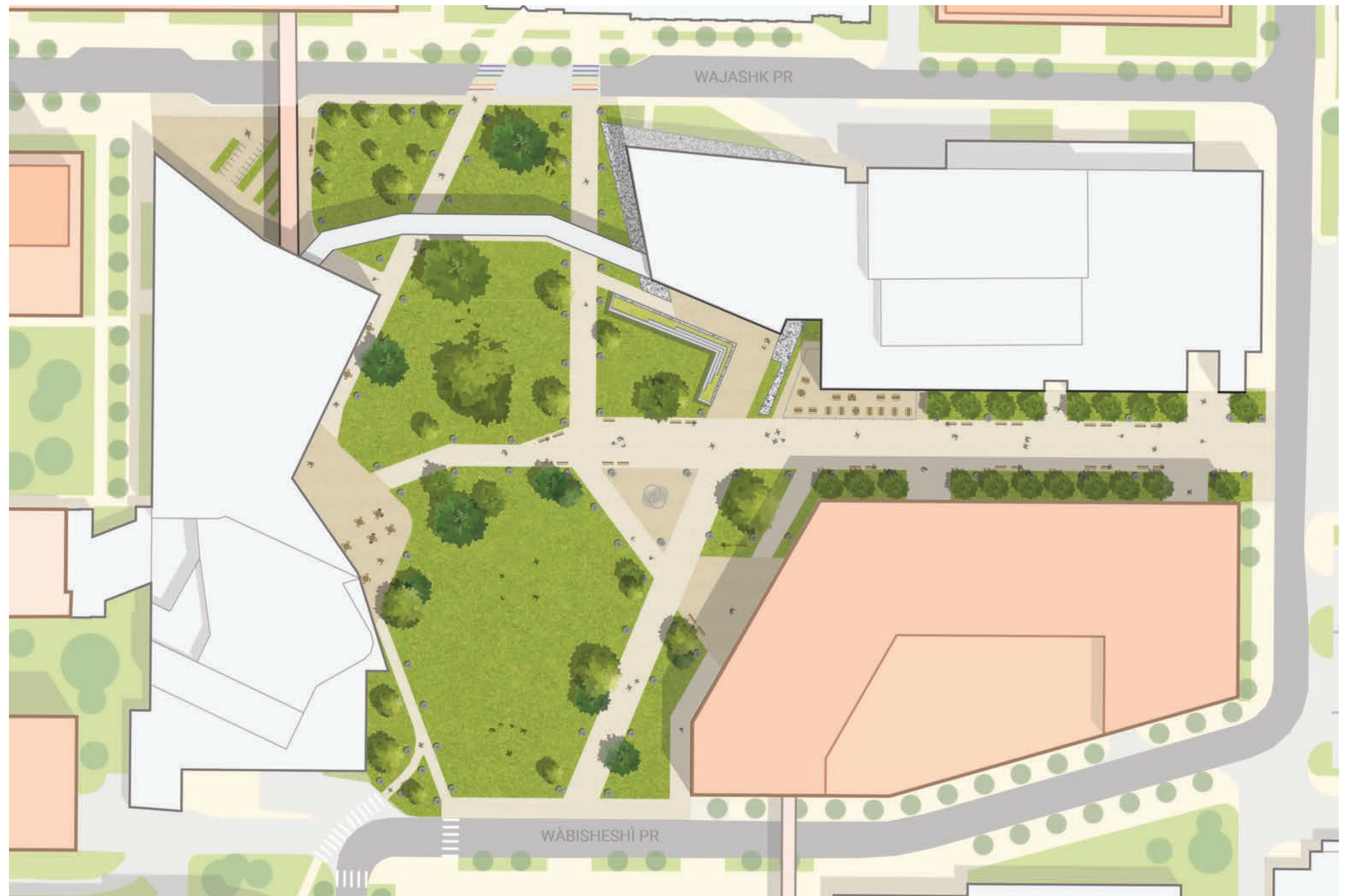
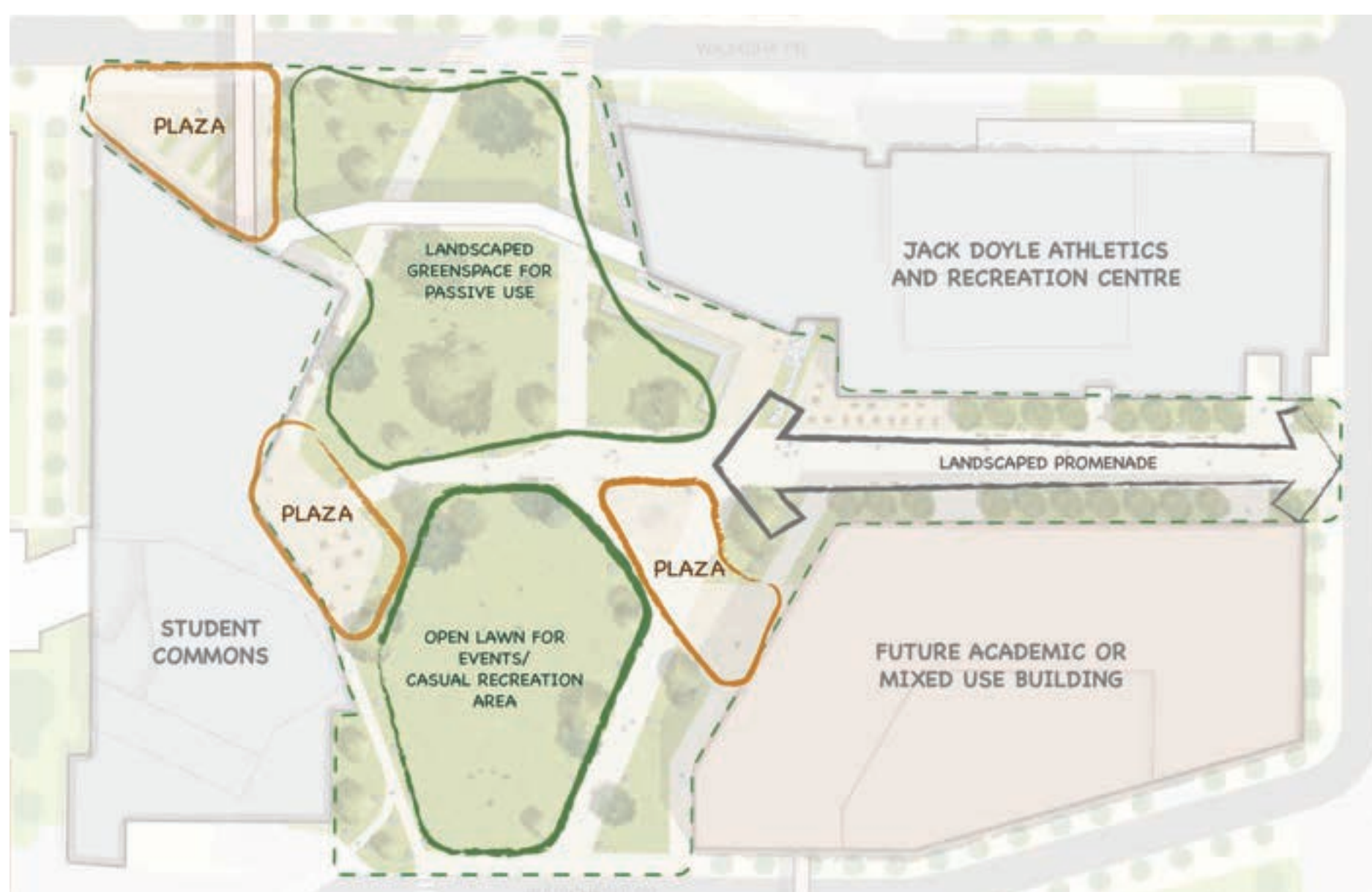


Central Green and Edge Park Concept Plans

Open Space

Central Green and Promenade

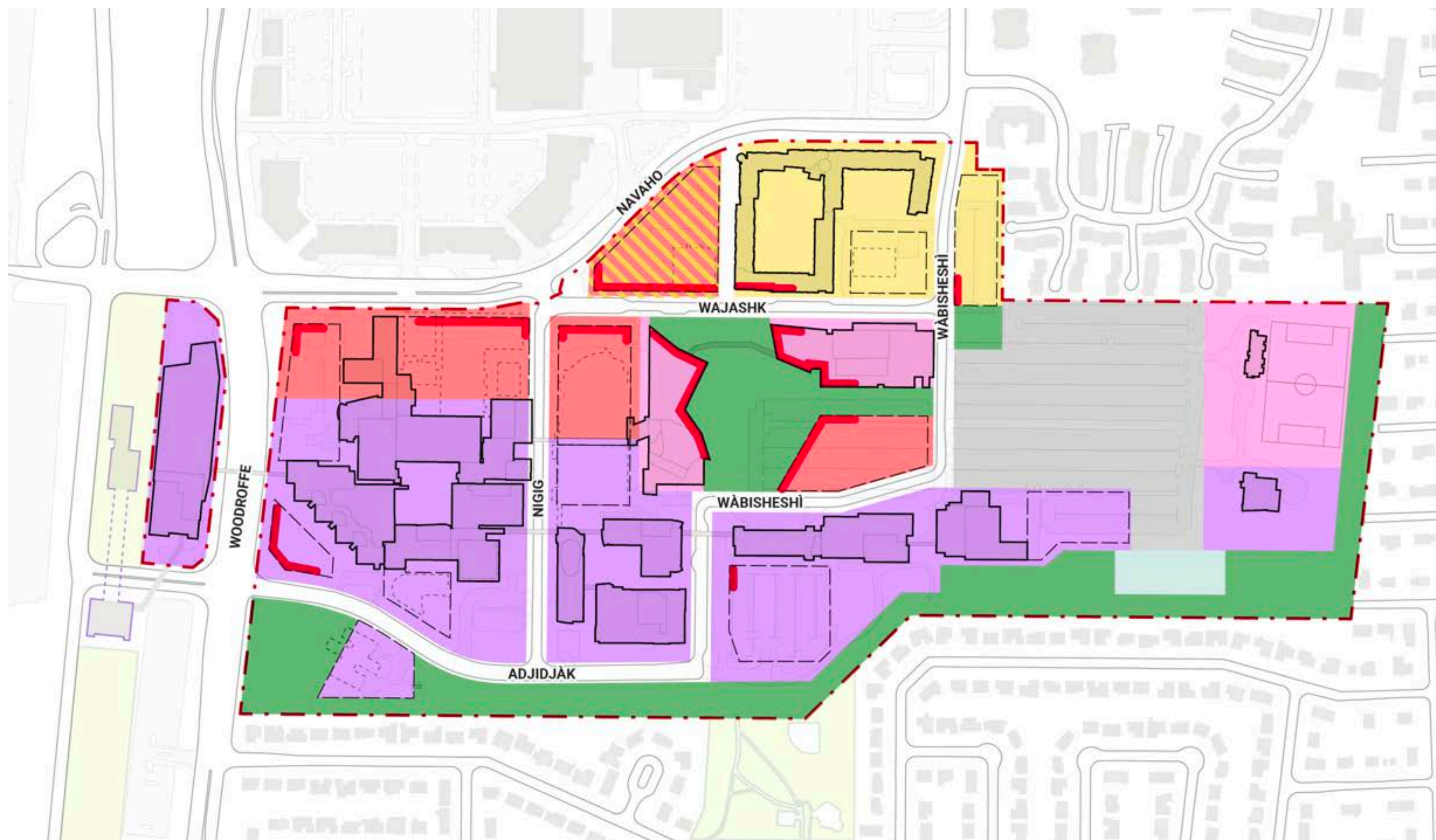
The open space between the Student Commons and the Athletics and Recreation Centre (ARC) has the potential to become a multi-purpose gathering space and signature feature that promotes the College's identity—a distinctive and inviting place for studying, relaxing, socializing, informal recreation and organized events.



View of the Central Green Looking North



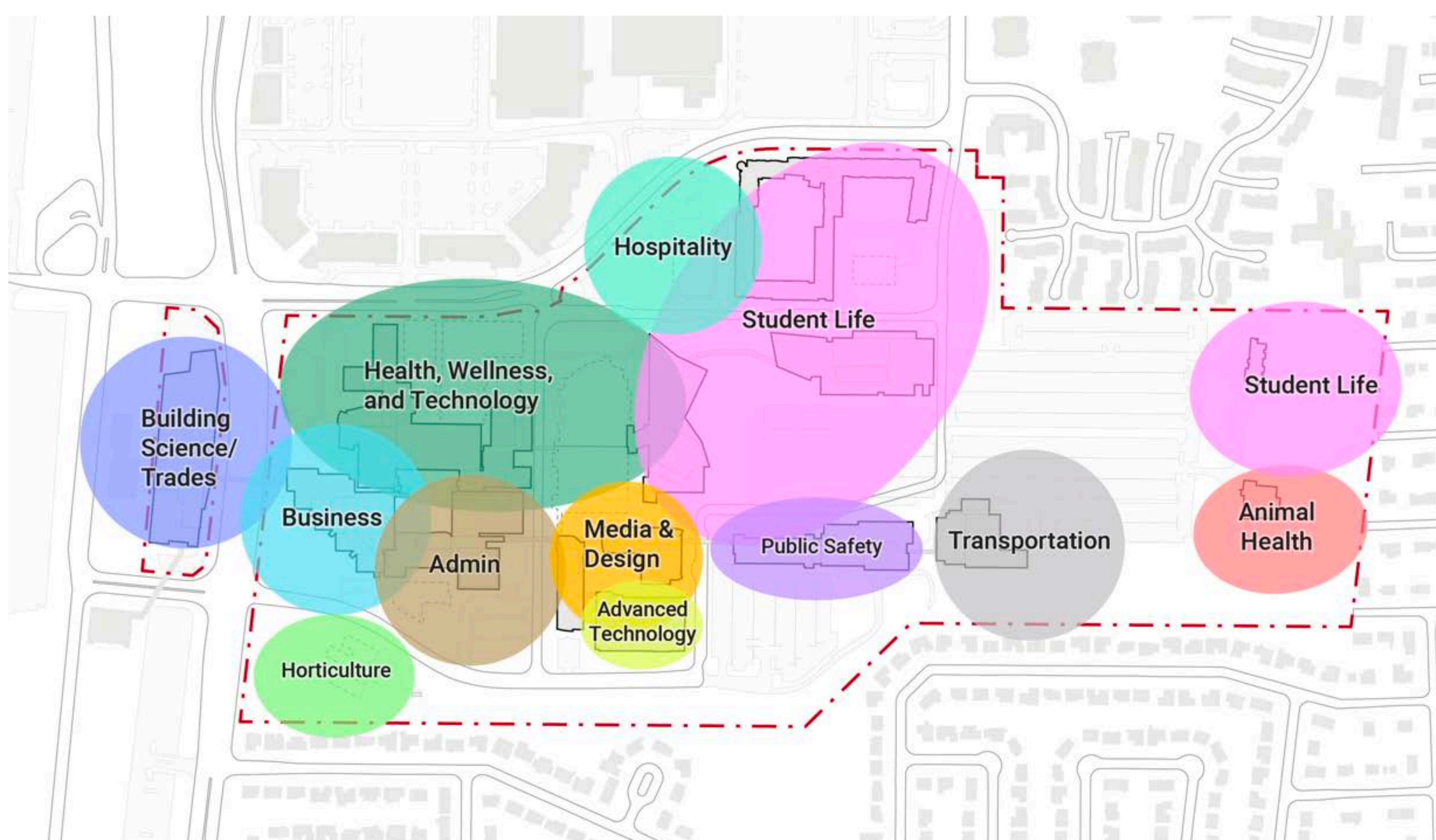
Land Use & Buildings



Land Use

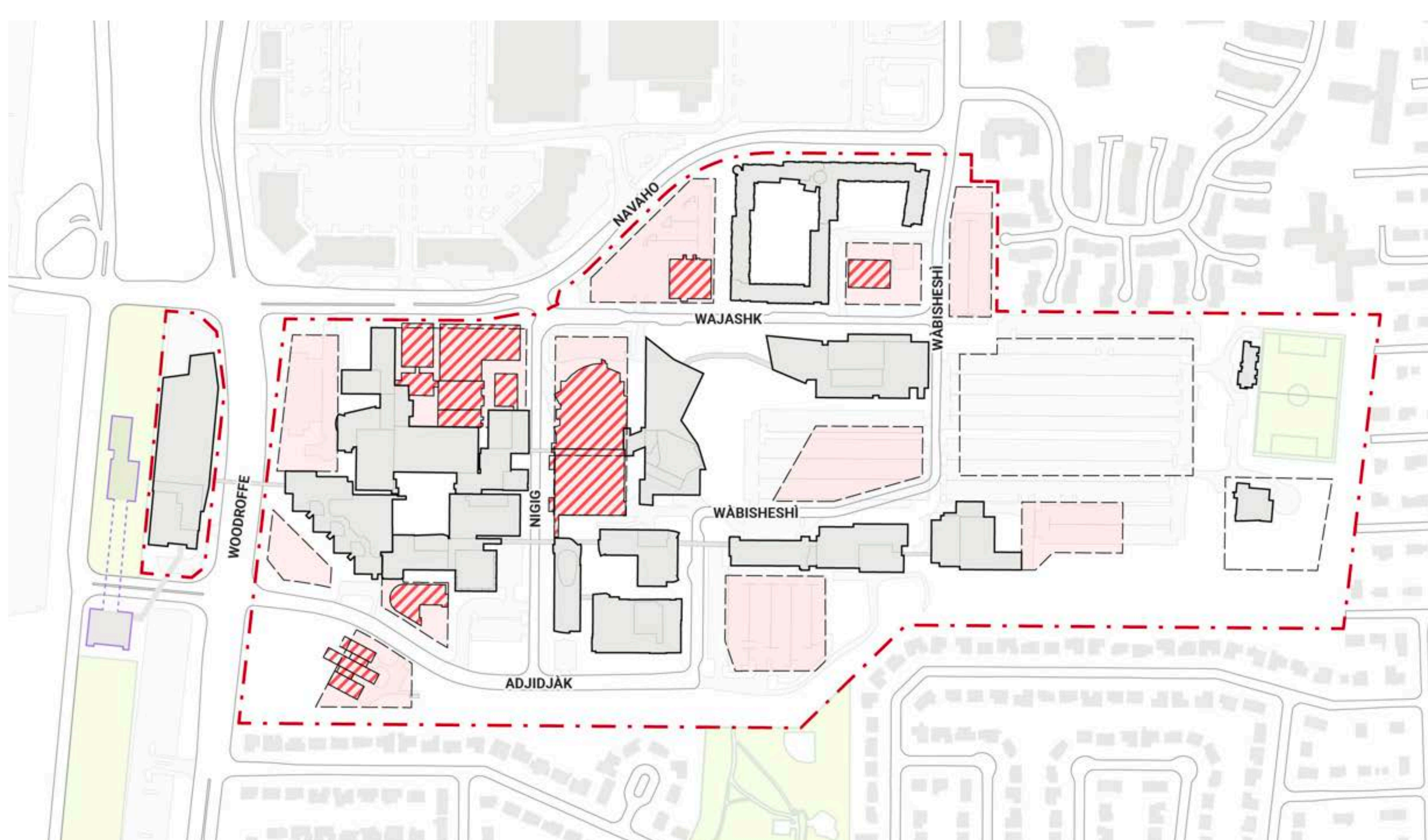
A variety of land uses will contribute to the function and experience of the College. The southern half of the campus will accommodate academic buildings while a diverse pattern of academic, mixed-use and residential buildings is expected to define the north half of campus over time. Transparent ground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

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



Clustering Related Programs and Facilities

The College will seek to maintain existing program clusters and establish new ones. This will help to reinforce the identity of each school and the sense of community within them and within individual programs.

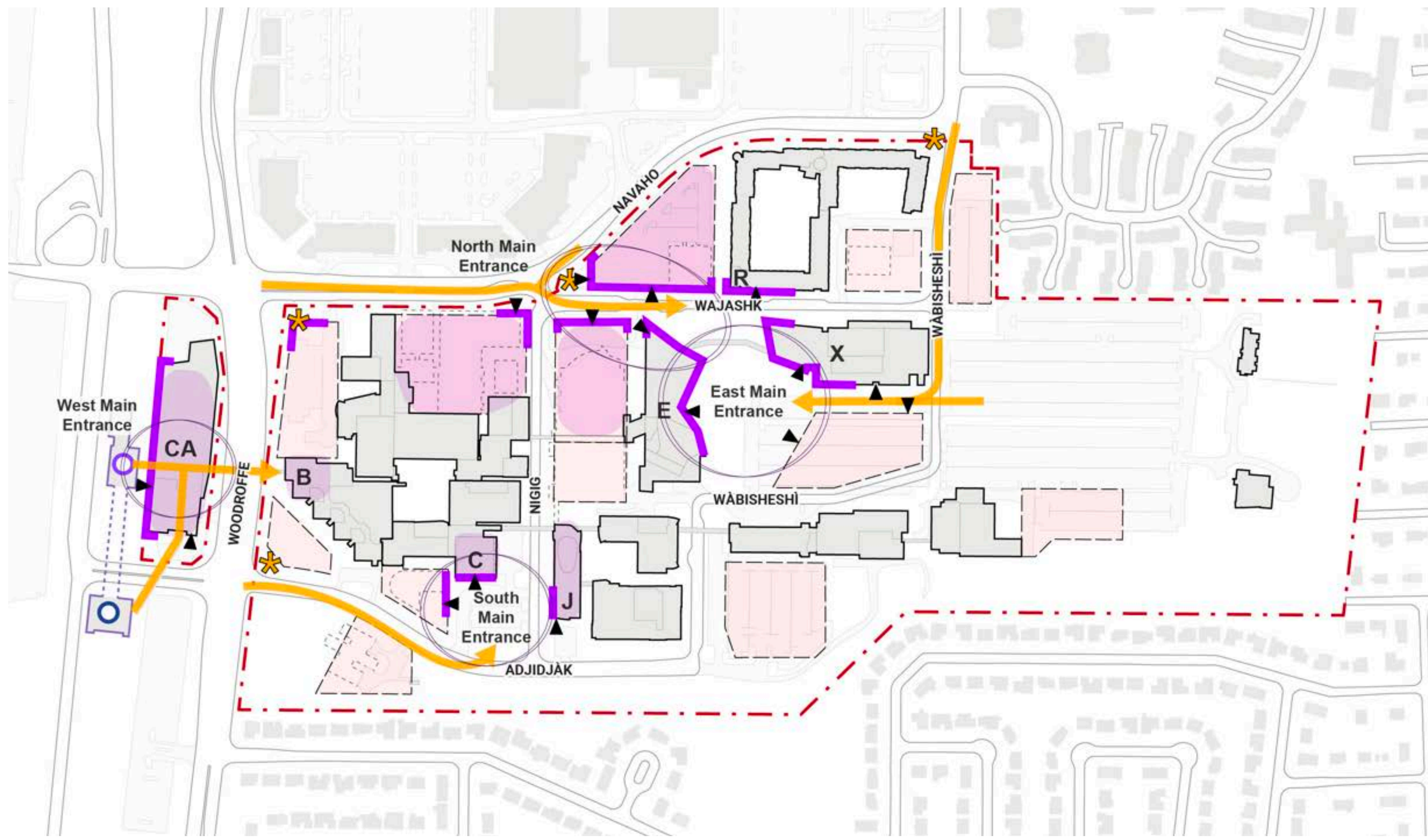


Development Sites

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

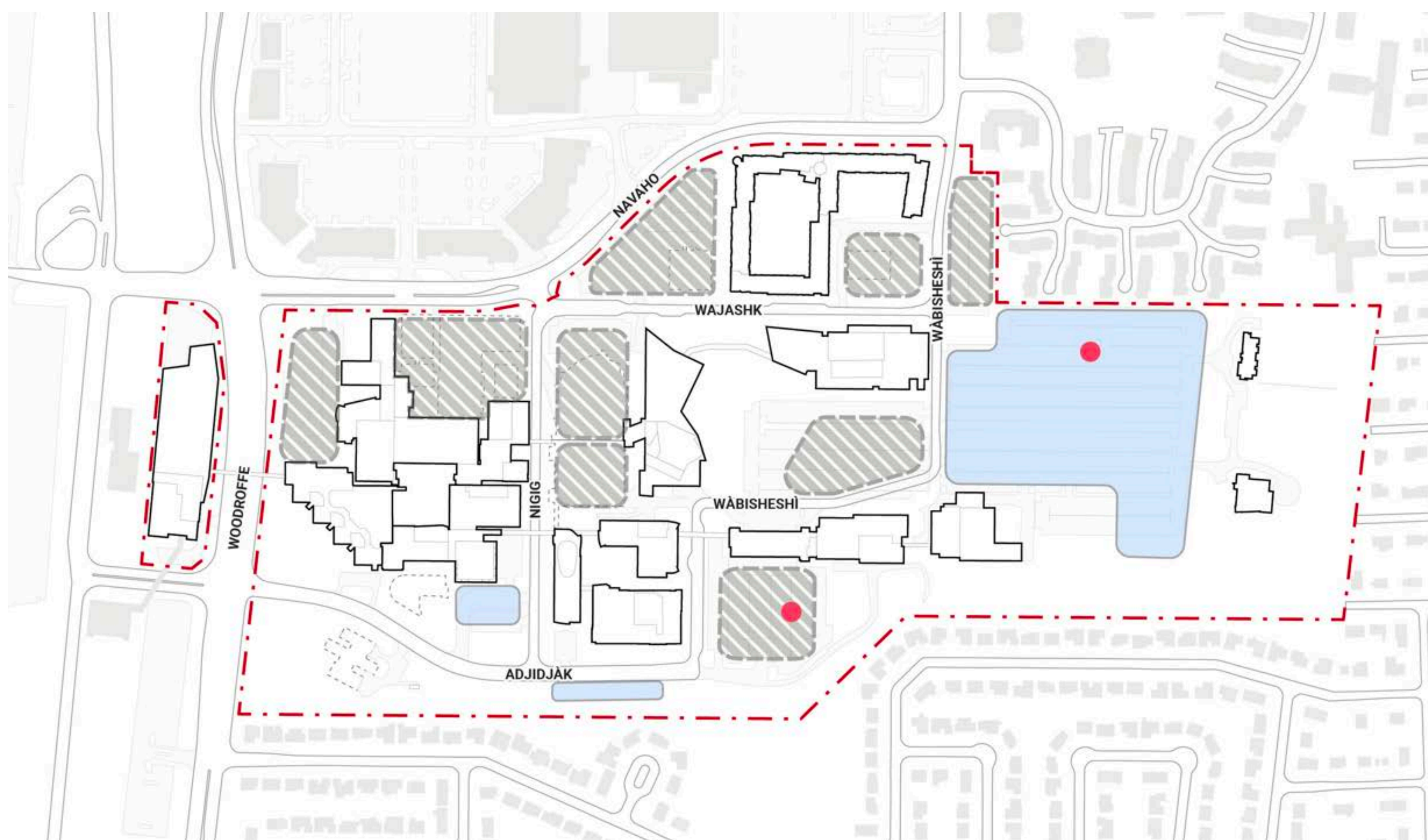
Campus Entrances & Parking



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.

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



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.

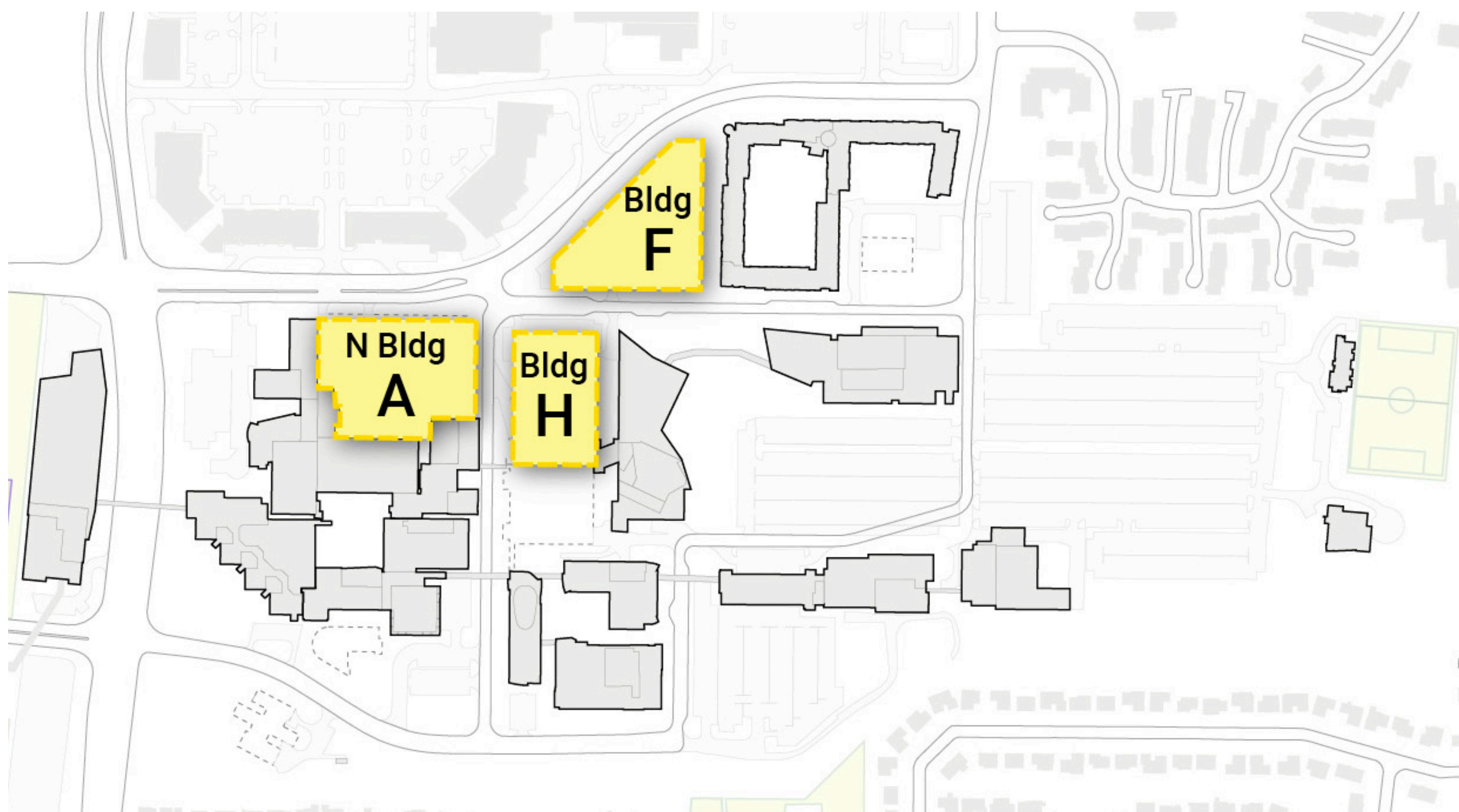
- Opportunity for Below Grade Parking Integrated in Future Building
- Potential Location for Above-Grade Parking Structure
- Surface Parking

Development Strategy

Among the many potential development sites on the Ottawa Campus are three sites where development in the next 5-15 years would support the proposed *Big Moves* and replace unsightly buildings in poor condition.

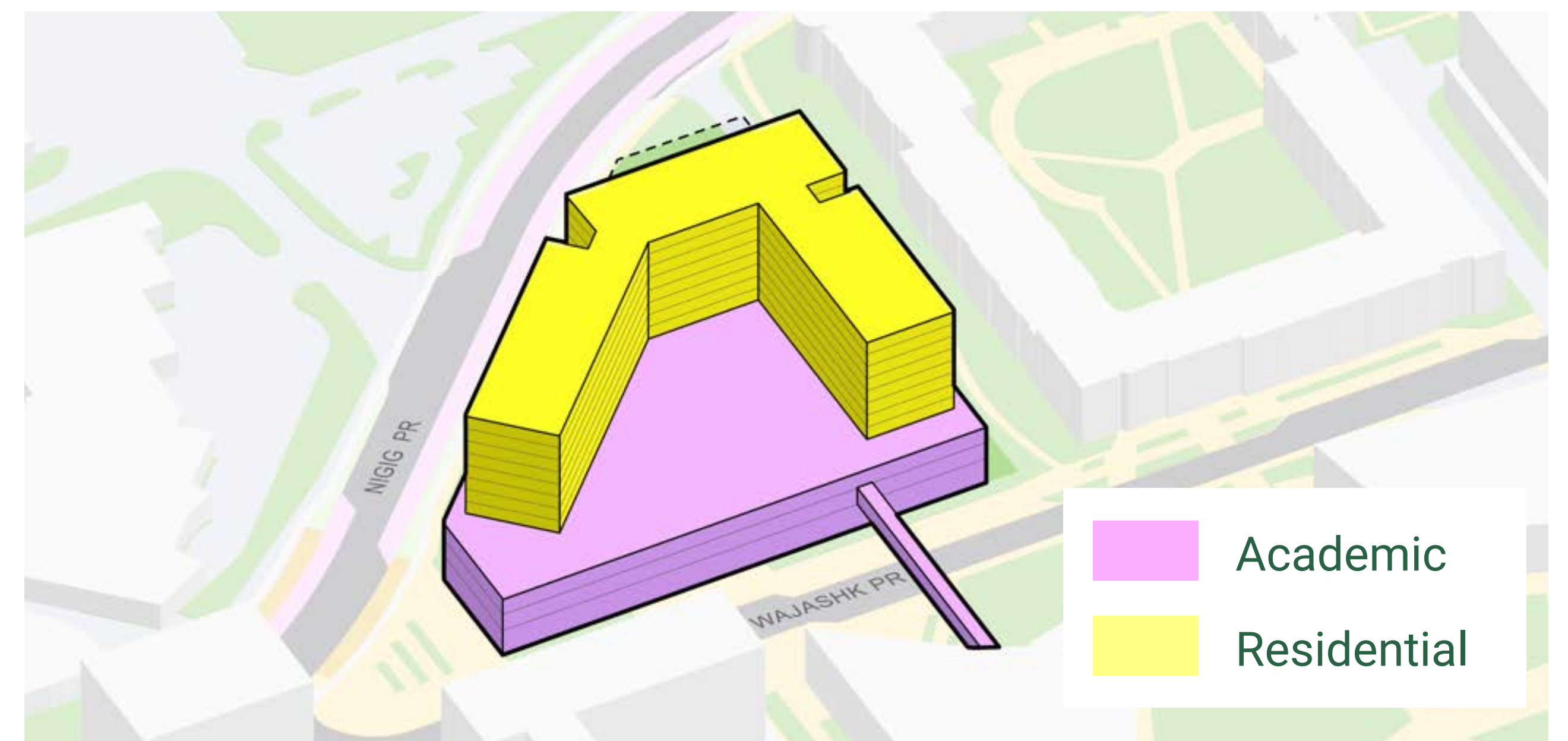
The massing concepts below illustrate the potential of each short-term site to accommodate multi-storey academic buildings connected to the heart of campus. All of the sites also would be appropriate for student housing located above academic uses.

Priority Development Sites



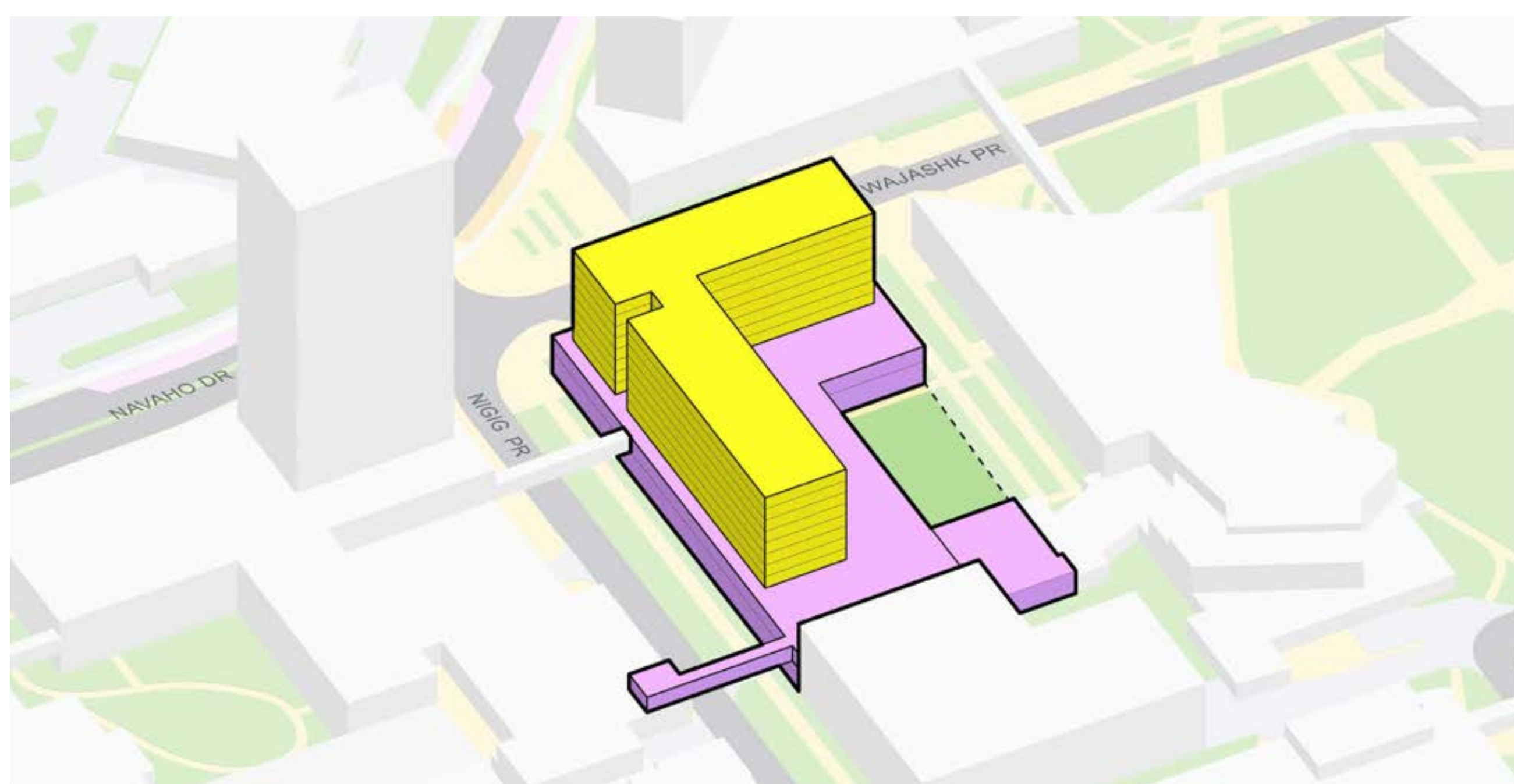
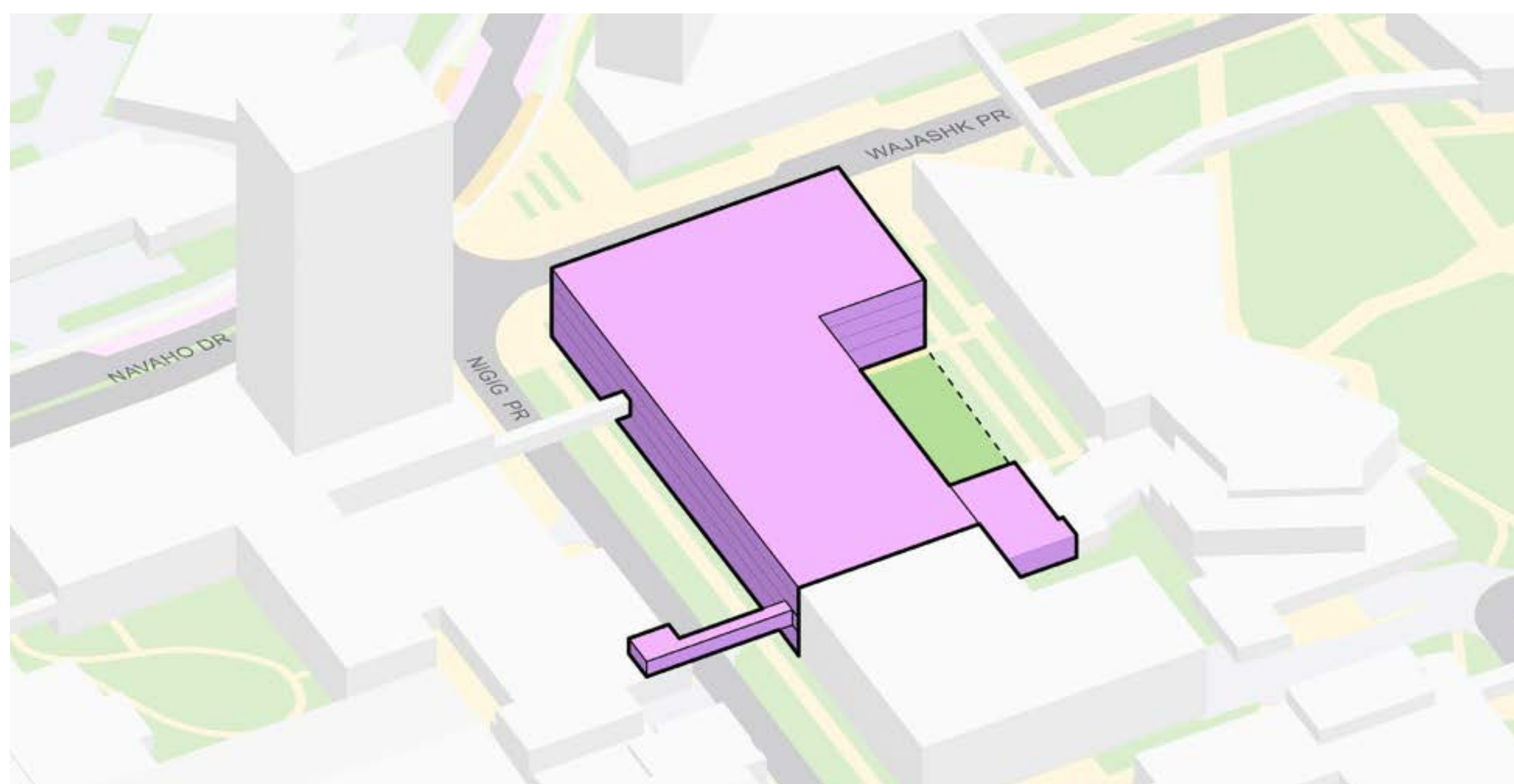
Stage One

Of the five Priority Development Sites, the Building F site is the preferred location for the next major building on the Ottawa Campus. The illustrated concept accommodates over 250,000 gross square feet of academic space and housing for 600 students.



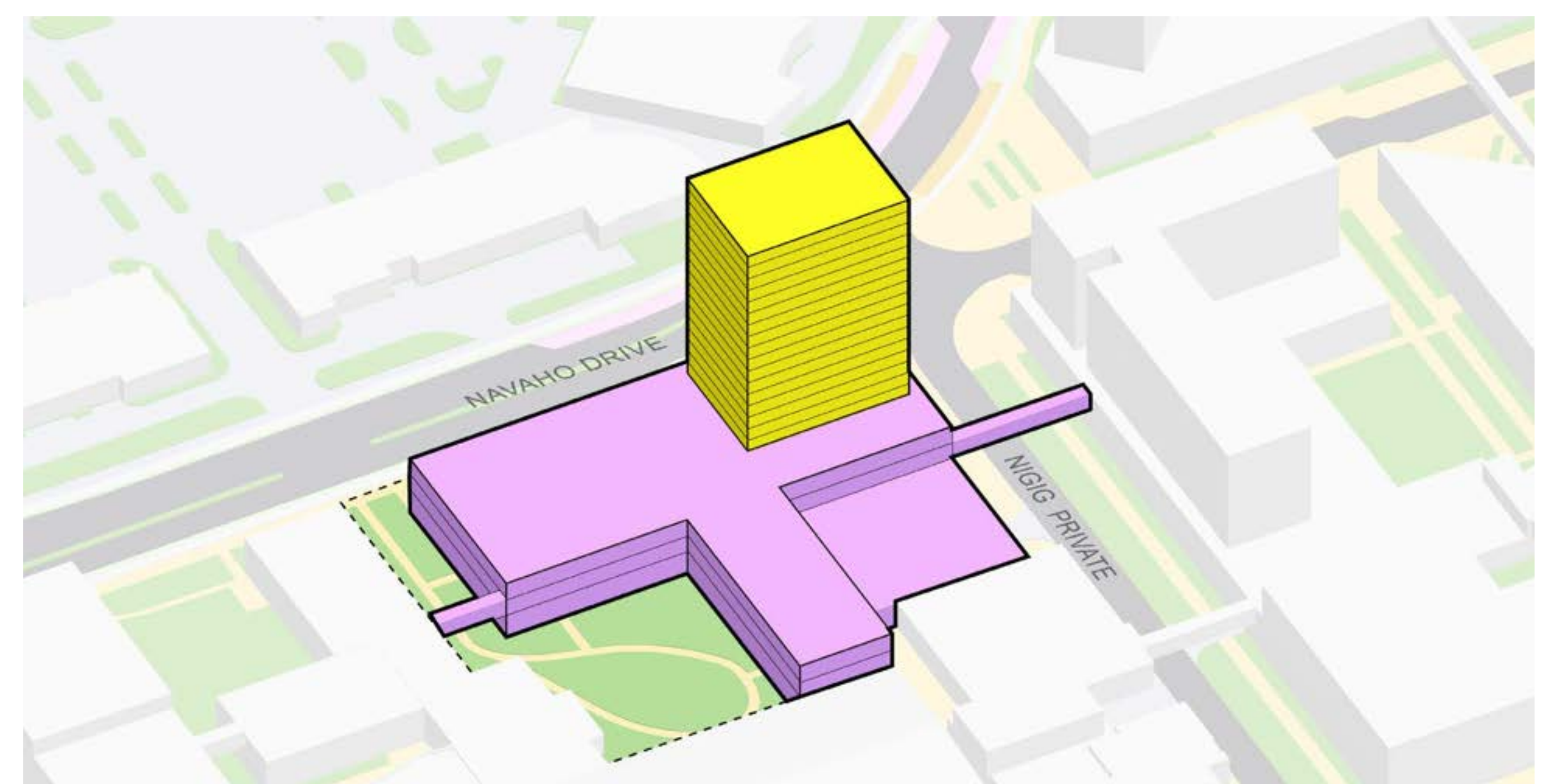
Stage Two

The Building H site would be an appropriate location for the next major academic or mixed-use building. The preliminary concept illustrated below accommodates approximately 150,000 gross square feet of space on four floors for academic uses and student services. A residential tower could provide housing for up to 500 students.



Stage Three

Once the existing facilities in the northeast wing of Building A have been relocated, the wing should be demolished to make way for a third new significant academic or mixed-use building. The concept illustrated below accommodates a four-storey academic building of approximately 140,000 square feet and a residential tower consisting of the potential for up to 600 beds.



Long-term Concept

Demonstration Site Plan



Legend

- Future Building
- Existing Building to Remain

The Demonstration Site Plan synthesizes the frameworks and guidelines of the MCDP to demonstrate how the Ottawa Campus can evolve cohesively, holistically and sustainably as it grows over the long term. The concept is not intended to be prescriptive; the size and form of new buildings will need to respond to their programming.

North Edge Perspective



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.

Long-term Concept

The continued growth and evolution of Algonquin College will support a vibrant campus and an even greater place to learn, teach, work, live and play. Over time, the campus will become more compact and integrated with future mixed-use development envisioned around Algonquin Station to create a pedestrian-friendly urban centre.

View Looking Southwest



View Looking Northeast



16

Tell Us What You Think

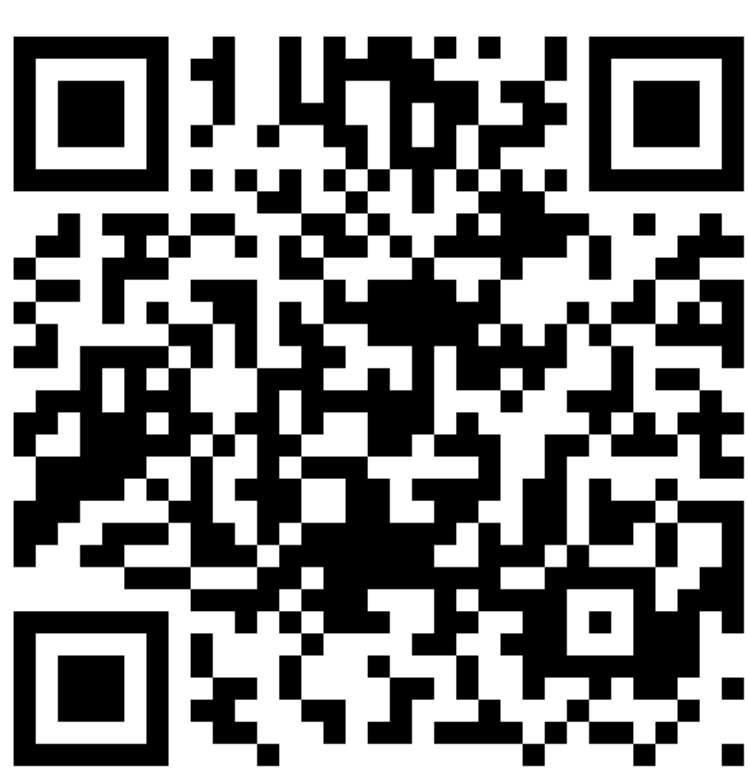
Using sticky notes, share your thoughts on the questions below. You can also provide feedback to a member of the planning team in attendance.

What aspects of the Draft MCDP do you *like the most*?

What aspects of the Draft MCDP do you think *need further consideration*?

Do you have *other comments* on the Draft MCDP?

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