

Campus Plan

First Unitarian Congregation of Ottawa



April, 2013

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1.0 INTRODUCTION

On May 21, 2011 the Congregation passed the following motion that gave direction to the Board and Campus Planning Committee (CPC) to undertake a process towards development of a Campus Plan:

“That the Board, in conjunction with the CPC, organize facilitated congregational meetings in the fall of 2011 to discuss the review and further development of a Strategic Campus Plan including a Site Plan.”

Following on this direction the CPC organized a series of facilitated workshops that would provide the opportunity for the Congregation to engage in discussion regarding the future of the campus.

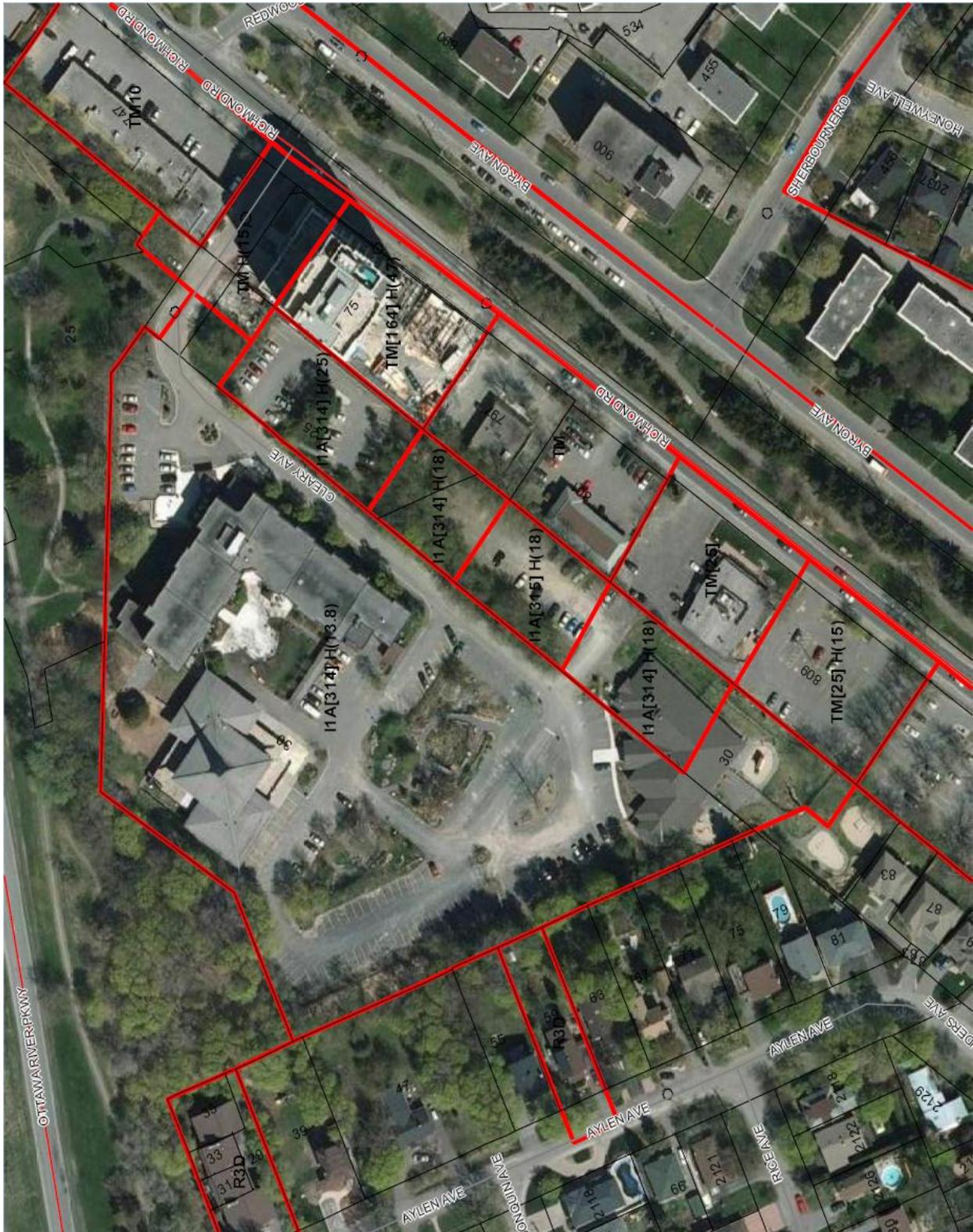
Over the course of subsequent months three workshops were held on December 4th, January 15th and May 26th. The workshops and related planning process are described in the report attached as Appendix B. Generally the process progressed from providing general information about the history of development and planning of the campus within the surrounding neighbourhood to the creation of criteria for assessment and selection of campus land use and development proposals after which a number of ideas were brought forward from the participants for potential development of the campus. This information then provided a base for the formulation of policies that would provide direction for development of the various sectors of the Church Campus.

This plan provides direction for the future development of the Church campus. It presents the goal, policies, procedures and selection criteria that will guide development over the next five to ten years. The Appendix is supplemental to and not formally part of the Plan. It provides a complete record of the planning workshops described above and copies of documents that were presented by the participants.

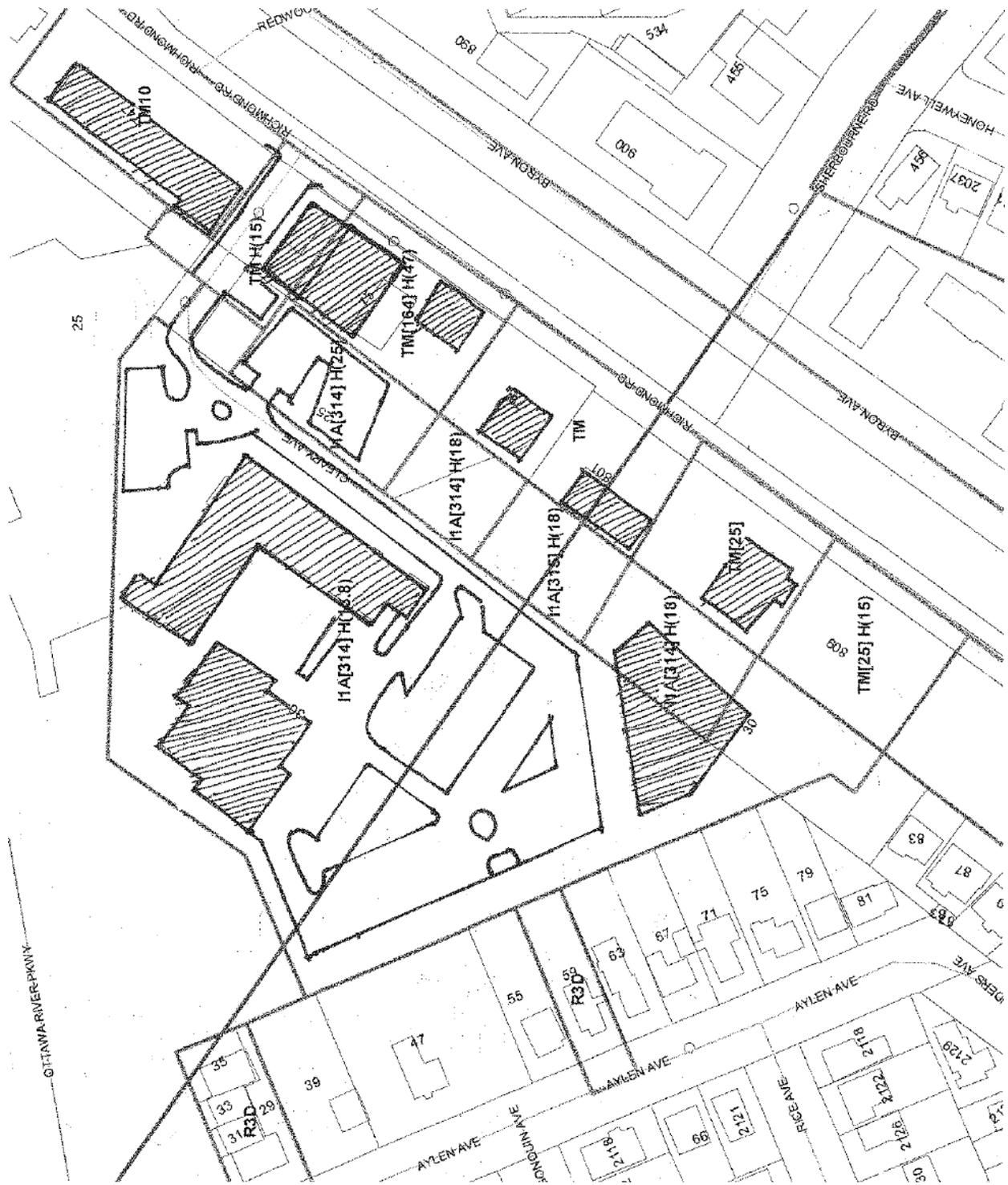
Any development proposals for the Church Campus will be evaluated according to these policies and the selection criteria. Such proposals will be brought to the CPC for review and evaluation. A recommendation will be made by the CPC to the Board of the Congregation who will review and revise the proposal as necessary for presentation to the Congregation for a decision to approve or refuse.

Planning Team:

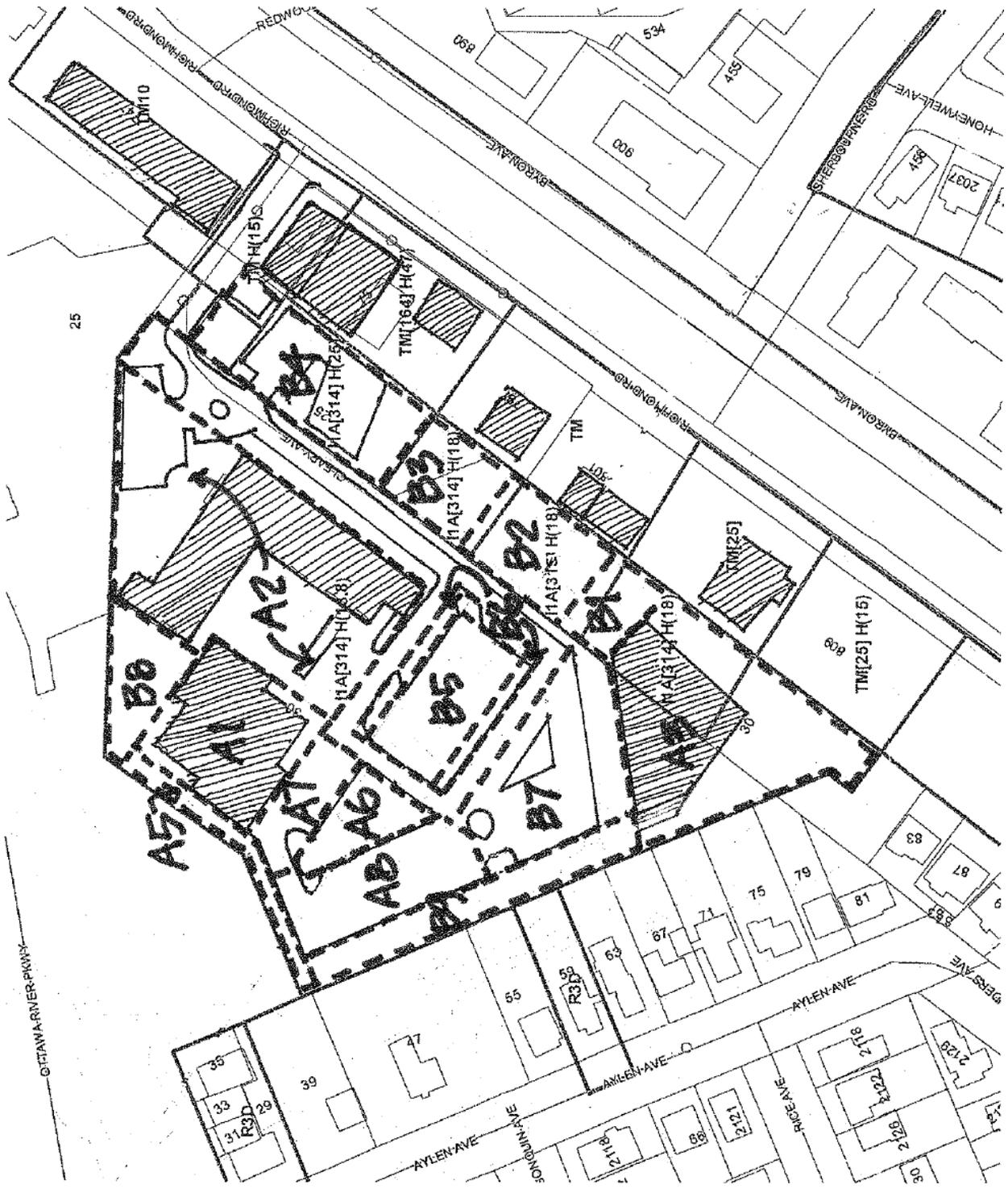
Charles Lanktree, Chair, Campus Planning Committee
Bill Van Iterson, Campus Planning Committee
Jane Lindsay, Facilitator of Planning Workshops



30 Cleary Avenue: Zoning and Property Boundaries (figure 1)



30 Cleary Avenue: Buildings, Parking and Open Space (figure 2)



30 Cleary Avenue: Land Use by Sector (figure 3)

2.0 LAND USE BY SECTOR (refer to Figure 3)

It is intended that the Campus Plan describe the nature of future development that is envisioned on various parts of the Campus. To facilitate discussion, a number of parts of the Campus have been identified, as shown on figure 3, to be considered one by one, or in groups of areas, as may be appropriate. These parts of the Campus are described below:

NOTE: In describing these parts of the Campus, Richmond Road is considered to run east-west, and north is considered to be on the river side of the church.

It is suggested that little or no discussion be focused on the following sectors of the Campus where no development or very little change is anticipated in the coming years:

- A-1 Church building location.
- A-2 Unitarian House: building location, quadrangle, and area east of UH.
- A-3 River Parkway Children's Centre: area leased to RPCC. (Area CPR-1)
- A-4 Entry road south of UH and the paved road loop around the south garden.
- A-5 Green strip north of the church.
- A-6 North garden.
- A-7 Paved parking area immediately west of the church.
- A-8 Paved parking area west of the north garden.

It is suggested that discussion be focused on our vision for development or lack of development on the following areas:

- B-1 Part of CPR Strip east of RPCC, west of the chain (Area CPR-2).
- B-2 Part of CPR Strip between the chain and the UH lease boundary, near the west end of the UH building (CPR-3).
- B-3 Part of CPR Strip leased to UH, west of the Charlesfort condo land (CPR-4).
- B-4 Part of CPR Strip leased to UH, north of the Charlesfort condo land (CPR-5).
- B-5 South garden (the area which is now green).
- B-6 Gravel parking areas immediately east, south and west of south garden.
- B-7 Gravel and paved parking area north of RPCC building, west of south garden.
- B-8 Area east of the church building (former RPPC play area).
- B-9 Green strip between parking lots and our west boundary.

3.0 GOAL OF THE CAMPUS PLAN:

Provide a five to ten year Plan for the future use and design of the Church campus, including its relationship with the surrounding community. Following this period a review will be undertaken to determine how the Plan may need to be changed to address the situation of the time and the anticipated goal for the future.

4.0 CRITERIA FOR ASSESSMENT AND SELECTION OF CAMPUS LAND USE AND DEVELOPMENT PROPOSALS

Any future development of the Church Campus will be in conformity with the Criteria for Assessment and Selection of Campus Land Use and/or Development Proposals as set out in this Plan.

(Based on Discussion at January 15, 2012 Campus Planning Consultation Meeting)

1. The land use (and that of the airspace above it) must be consistent with, and be a positive expression of our UU Principles.
2. The proposal must serve a social need beyond our own community.
3. A substantial amount of green space must be preserved on the campus, including the North Meditation Garden.
4. The aesthetics of the church building as the focal point of the campus are to be maintained or enhanced. This means, among other things, that:
 - The physical appearance of any building must be compatible with that of the church;
 - Buildings must be placed so that good sight lines to the church are maintained.
5. The land use / development must not place the long-term financial viability of the Congregation at risk, either through direct capital and operating costs to the Congregation or through its foregoing of financial return on the market value of its campus asset.
6. The land use / development should provide financial benefit to the Congregation. Such benefit might mean, but not be restricted to:
 - The Congregation receiving rental income which is in line with the estimated market value of the land or which reflects a discount to that value approved by the Congregation as a contribution to the initiative;
 - The Congregation receiving revenue that at least covers all its expenses for services and other costs associated with the initiative.

7. There must be a sufficient number of parking spaces on the campus to meet the Congregation's needs on Sunday mornings. These needs are estimated to be 180 spaces (with the actual number of spaces provided as of January 2012 being 194, apart from the 54 for Unitarian House).
8. "Green", environmentally sound principles must be used in the design and execution of any developments.
9. Access to the entire campus via Cleary must be maintained. Beyond this, it is desirable that the placement and nature of a development create the possibility of a secondary access route, on a permanent or emergency-only basis, being negotiated successfully with other land owners, neighbours and the City of Ottawa.
10. It is desirable that the land use / development result in low cost access by the Congregation to an adequate supply of electric power, water or larger sewers or other such services.
11. It is desirable that the land use / development lead to other benefits to the Congregation, such as, but not restricted to, enhanced programming, spiritual practice, social interaction, membership growth and uses of the church for revenue-generation activities.

*Note:

Notwithstanding application of the above criteria, final approval by the Board/Congregation of any significant development initiative will be preceded by consultation with Unitarian House and the River Parkway Children's Centre, and will, if possible, also be preceded by consultation with neighbouring residents and owners, regardless of the initiative's degree of innovation or consistency with respect to existing zoning.

For the purpose of clarity the campus has been divided into sectors that are considered suitable for particular uses (Figure 3). These sectors are further divided into those that will remain in their current condition and use for the foreseeable future (Sector Ax) and those that are anticipated to see some change in use and design (Sector Bx)

5.0 POLICY FOR DEVELOPMENT OF THE CHURCH CAMPUS

1. The section of the CPR Strip between the RPCC lease land and the UHO leased land is considered to be the largest contiguous parcel within the campus, consisting of Sectors B1 and B2, that has the greatest potential for future development. Therefore, this area will be given the greatest attention and effort by the congregation as described in the following policies.

a) Use of the land for sector B1 and B2: The most suitable use is currently for some form of "special needs" housing. This could include, for example, housing for the elderly, Alzheimer's patients, or people with special needs related to hypersensitivity, psychological support or palliative care, etc. Other socially beneficial uses of the land could also be considered.

b) Development that is integrated or at least compatible with development on Richmond Road strip. (For more details on this, see Options A and B described in item 1 i) below.)

Development on the two “strips” of land should be designed to minimize mutual interference in terms of blocking light or views or adversely affecting each other’s successful operations.

c) In order to protect the development opportunities of our property and promote our own ideas for compatible and/or integrated development on the Richmond Road strip and on our “CPR Strip”, keep in regular contact with the owners of nearby land on Richmond Road. Specific goals for our communications with these land owners are set out in this document.

d) Second vehicle access to the Campus.

It is a goal of this Plan to achieve a second means of vehicle access to the Campus, if possible on a full-time basis, but if not then on an emergency basis. Development will maintain the primary access to the campus via Cleary Avenue.

e) Access to services directly from Richmond Road across the Richmond Road strip.

It is a goal of this Plan to negotiate arrangements for accessing services, such as water, sewer, electricity, gas, telephone, cable etc. related to the development of the Richmond Road strip. It is preferable that this utility right of way would align with the second vehicle access lane.

f) Financial risk. The development would not put the Congregation’s financial position at risk. Instead, it would generate substantial income, in line with the market value of the Campus land used, less any discount which the Congregation might decide to offer in view of the social benefit being served by the project. Project revenue must at least cover all expenses incurred by the Congregation for services and other costs associated with the project.

g) Parking. The project would be designed to ensure that sufficient parking spaces remain on Campus to meet the Congregation’s needs on Sunday mornings, which are estimated at 180 spaces. Actual spaces available as of January 2012 were 194, not counting the 54 for UHO.

h) Size, shape and location of the building(s).

This cannot now be determined, but the following is a description of what is envisioned:

- A new development would be located on the part of the CPR Strip lands between the RPCC leased lands and the UHO leased lands (B1, B2). This total area is about 190’ long x 100’ wide.
- The building footprint would extend as close as is feasible to the boundaries of that part of the CPR Strip which is not occupied by the right of way for city water and sewer pipes. Thus, the maximum footprint would be about 175’ long by 60’ wide.
- Building height would be as permitted by zoning. In general, this means 6 storeys.

However, it is suggested that in negotiating with land owners on Richmond Road we might agree to leave gaps in our development so that taller buildings on the two strips will be offset from each other rather than being located back to back. In compensation for leaving such a gap and for the fact that we cannot build on the sewer and water rights of way, we might seek approval for increasing the height of buildings.

- Parking may be provided underground and also at ground level on the pipeline right of way south of the building(s) and perhaps partly at grade level under the southern part of the building(s).

- Vehicle access to parking south of the building(s) and to Richmond Road would be provided by leaving part of the land open or by creating an opening through a building

i) The physical appearance of any new buildings would be made compatible with the Church.

j) “Green”, environmentally sound principles would be used in the design and execution of the development.

k) An analysis of potential impacts from shadow and wind resulting from the placement of a new building on the CPR strip lands in proximity to Unitarian House and the River Parkway Preschool would be conducted prior to the approval of any related construction project by the Congregation.

l) Development options for CPR Strip/Richmond Road Strip:

Option A - Integrated Development on the CPR and Richmond Road Strips

One arrangement would be to create a single integrated development on part of the Congregation's CPR strip plus part of the adjacent Richmond Road strip (subject to trunk water main right of way). Doing that would greatly facilitate ensuring compatible developments on the two adjacent strips as well as achieving vehicle access to Richmond Road and direct access to services from Richmond Road. In such an integrated development, decisions regarding the location of buildings, parking and particular types of facilities could be made with an eye to the entire development site rather than just the Congregation's CPR Strip land. That would provide many more design options. On the other hand, having an integrated development could complicate ownership, leasing and management arrangements.

Option B: Compatible Developments on the CPR Strip and the Richmond Road Strip.

If it were not possible to achieve Option A, a development could be located on the Congregation's CPR Strip lands only. In that case, strong efforts should be made to ensure compatible development on the two "strips" and to achieve a second vehicle access and direct access to services from Richmond Road.

1. As one priority for development on the Church Campus advance the implementation of a project for special-needs housing, palliative care or related uses. Welcome proposals from interested parties for developments that are consistent with the concept described in this document for the CPR lands. Consider taking initiatives, such as the selection of a developer, to try to arrange a development based on this concept.

2. The north and south Meditation Gardens (A6, B5, B6) will remain as ornamental gardens for the quiet contemplative and ceremonial use of the congregation. The design, construction and maintenance of these gardens shall utilize natural landscape techniques, such as indigenous plant species, plants that are drought resistant, use of a ground water source for supplemental irrigation, use of an alternative power source (solar, wind etc.).

3. The area of the parking lots (areas A7, A8 east and west of the north garden) and (areas B6, B7 east, south and west of the south garden) will generally remain as it is.

4. A landscape strip would continue to be maintained along the west boundary of the Church campus (Area B9) to provide a separation and screen of vegetation between the campus and the residential lots fronting on Aylen Street.

5. Any additions or alterations to the Church building will consider its heritage significance as an excellent example of modern church architecture, and in particular:

- the distinctive profile of the roof line of the building; and
- the importance of views from the windows in Worship Hall to the contemplative experience of congregants.

Any project that would alter the distinctive exterior form of the Church would require a study to be undertaken by a restoration Architect in order to assess potential impacts on the general design concept of the building and especially the above-listed features.

7. As another priority for development on the Church Campus an addition to Fellowship Hall has been identified as a need by the Congregation to provide for expanded meeting space. Such an addition will conform to the above-noted heritage qualities of the architectural design of the Church and be designed and constructed according to environmentally sensitive standards.
8. The area B8 on the east side of the Church could accommodate a playground for the Religious Exploration program.

Ongoing Contact with Owners of Abutting Richmond Road Land

The land on the Richmond Road strip next to and near our Campus has a very high potential for development. The same is true for our own land on the CPR Strip. There is a great risk that developments on one “strip” will greatly reduce the development potential and development value of land on the other “strip” Conversely, there is also a very real opportunity to increase the development value of our CPR Strip land and/or the Richmond Road strip land by ensuring compatible and well-coordinated developments on the two strips of land.

Accordingly, it is recommended that the Congregation, through the Campus Planning Committee maintain regular contact with the owners of all of the properties on the Richmond Road strip, from Kristy’s restaurant to the Polish Deli strip mall in order to:

- a) Stay up to date on their ideas and plans for future development.
- b) Inform them that they should not regard our land as “vacant land” but should be aware that the Congregation intends to undertake development on our CPR Strip lands in the future .
- c) Inform them that the Congregation considers it very important that developments on the Richmond Road strip and on the CPR Strip must be compatible and well coordinated.
- d) Inform them that the Congregation would be interested in achieving, in the future, a second access route for vehicles as well as direct supply of water, sewer, electricity, gas and telephone services from Richmond Road to the Campus.
- e) Inform them that the Congregation would be very interested in exploring with them the possibility of an integrated development to be located on a section of the Congregation’s CPR Strip plus a piece of land on the Richmond Road strip.
- f) Explore their interest in working with the Congregation to achieve d) and e) above.

Consultation with UHO, RPCC and Neighbours

It is recognized that when the time comes to pursue any significant development initiative, final approval by the Board / Congregation is to be preceded by consultation with Unitarian House and the River Parkway Children’s Centre in accordance with the provisions in their respective leases and also by discussions with neighbouring residents and land owners, regardless of the initiative’s degree of innovation or consistency with existing zoning.

6.0 CAMPUS PLANNING COMMITTEE (CPC) PROCEDURE FOR CONSIDERATION OF PROPOSALS (APPLICATIONS) AFFECTING THE FUTURE USE AND DESIGN OF CHURCH PROPERTY (BUILDINGS, GROUNDS AND UTILITIES)

1. Proponents make written request to make an application to the CPC.
2. The CPC decides whether it is appropriate to consider the application. If the decision is not to consider the application the proponents will be advised in writing with reasons. They may be redirected to the Board or another Committee of the Church. If the decision is to consider the application the proponents will be advised of a time and place to present their proposal to the CPC.
3. The CPC will hold an open hearing of the application with a presentation by the proponent. The CPC will ask questions of the proponent and either defer discussion of the application to an in-camera session or render its decision concerning the application.

The decision of the CPC will be to either recommend that the Board approve or refuse the application for a change to the use and design of Church property. Conditions may be applied to a recommendation for approval. Reasons for the CPC decision will be provided to the Board and the applicant. A recommendation will be provided by the CPC with respect to which Committee or group would be responsible to implement the project.

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HISTORY OF CAMPUS DEVELOPMENT, DECEMBER 4, 2011

1. Relocation of the Unitarian Congregation

- The Church at Elgin and Lewis was too small. The RE program occupied several neighbouring houses. In 1961, a Committee on Church Expansion was set up, and in 1964, the Congregation voted to relocate to a larger site.
- The Congregation bought this property from the NCC in about 1965. The NCC had bought the land as part of its land assembly for the Ottawa River Parkway, but decided that this piece of land was not needed for that purpose.
- As was recently documented in “River, Road and Rail”, the book of local history that was prepared by the Woodroffe North Community Association, a residential street called Leafloor Street had been built in the 1930’s running across the present church property south to north, from near Richmond and Sherbourne to the Ottawa River. This street, together with about a dozen houses on it, disappeared when the land at its northern end was bought in the 1950’s for the Parkway and the remaining four properties near its Richmond Road end were bought in the 1960’s by the City to make way for the planned extension of Sherbourne Avenue to the Parkway.
- Leafloor Street also served as access road to Johnston’s Mills, located on the Ottawa River, which had produced other products. The mill was served by a railway spur line running south–west to north-east and passing right over the present site of the Church building.
- Immediately to the east of the present church building were three more residential streets, Melbourne connected to Richmond by Cleary Avenue and running east-west just north of the railway tracks; Clybourne running north-south from the west end of Melbourne, just west of Cleary to the river and Ardmore running north-south, from the east end of Melbourne to the river.
- The land had once been an industrial property and was at this time partly covered in water and thought by many to be a swamp. The church representatives realized it was not swamp and that a culvert had been clogged up.
- The congregation moved into the new building in April 1967, after using Elgin Street Public School for two and a half years after selling the old church. The new building cost about \$450,000.
- From early on, it was recognized that this land was more than the church needed, and that part of it could be used for socially beneficial purposes.
- The road entry to the property was from the West side, using Algonquin Avenue. Electric power came in the same way. Water and sanitary sewers came in from the east, where there had previously been residential streets. The NCC had also bought that land and had demolished the houses.
- A sizeable part of the land had to be reserved for a planned extension of Sherbourne Road. This prevented construction on much of the western part of the property.
- Originally, a stream flowed from close to our present front steps, through the middle of the present church building, through the play yard, and out to the north. To deal with this water flow, a new ditch and drain pipe were installed around the east side of the church, and another new, shallow ditch was created along the north side of the church building.

- The church building was completed in 1967. It was placed at the north-east corner of the property, with gravelled parking to the south of it. Overflow parking for Sundays was located in the south-west area. The area directly west of the church was grass and trees.
- Before UH was built, there was sometimes wetness in the Now Room in the lower level. Afterwards, the foundations of UH blocked that flow.
- The rooms along the east side of the Lower Level of the church building were designed to accommodate a Child Care Centre. River Parkway Preschool Centre was started by Church members. Eventually it grew to occupy almost the entire Lower Level. In 2007, River Parkway moved into its own new building on the campus. More about that later.
- Inside the building, space was also rented to other socially important institutions. In the 1980's these included two notable organizations: the first Ottawa office of Amnesty International, in which Rev. Vernon Nichols and his wife Sue were prominent leaders, and the first home of the Rideauwood addiction treatment centre.

2. Unitarian House

- Planning for a seniors' residence on the church site began very soon after the new church was built.
- This project was helped by the fact that during the 1970's, the City decided to not proceed with the extension of Sherbourne Rd across the church land.
- The residents of Woodroffe North were concerned that a seniors' residence on our site would result in excessive traffic through their neighbourhood.
- As a result, a new entrance to the property was built from Cleary Avenue. This required a three-way exchange of land between the Church, the NCC and the City. The Church gave the NCC some land on the river side of the property and in exchange obtained land on the east side. There was a similar trade of land between the NCC and the City. The church also bought, from the City, some land in what is now the north-west corner of the property.
- UH was erected south of the church, near the east side of the property. It was built where the church's main parking lot and a storage building had been.
- The land on which UH is built still belongs to the church. It is leased land. The initial lease was for 50 years, ending in 2033. The UH building was financed by means of a long term, low interest loan supported by CMHC. The rental payment to the church was equal to the amount that CMHC would agree to as the cost of the land, and was all paid at the start of the lease, in 1983. It amounted to \$3,300 per residential unit, or \$346,500 in all.
- The original leased land included not only the area where the UH building stands, but also the quadrangle, the entry road, and land east of UH.
- Unitarian House installed new water lines, sanitary sewer and storm sewers to serve its land. A new electric power line was installed, still from Algonquin Avenue, to transformers in UH, and a new natural gas line was installed via Cleary Avenue. The cost of the entry road was shared.
- The Church used about half of the rental payment to pay off its mortgage; and used most of the rest to pay for building new parking lots and installing new services. These new services included new water and sanitary sewer lines to replace the deteriorated old ones. These new sewer and water lines connected with the new lines being built for UH, which entered the property from Richmond Road via Cleary Avenue. The church also built a

new electrical connection from the transformer vault in UH. In later years, the church switched to natural gas heating and installed a new gas line, connected to the gas line to UH.

- With a few minor exceptions, UH pays for maintenance of facilities on its leased lands, and the church pays for maintenance costs related to facilities on church lands.
- In the 1990's, UH extended their building, adding an emergency power generator room on the west end and extra rooms at the north east corner. Recently, a canopy was built over the front entrance.

3. Purchase of the "CPR Strip" and Extension of the UH Lease

- Since moving to this new site, the Church had often approached the NCC about possible use of the CPR strip lands for parking or about a Right of Way for a possible second exit. These requests were refused by the NCC which wanted to keep this strip of land intact.
- About 1995, the NCC indicated that they wanted to sell the former CPR Strip. These lands were put on the market. The Strip was zoned the same as the adjoining land on the north side. Parts of the Strip west of the church were sold for residential development; but because the land immediately south of the church land was accessible only via the church land, there were no interested buyers other than the Church itself. The Congregation had available, at most, \$50,000 from the Congregation's Reserve Fund. UH agreed to help finance the purchase of the CPR Strip.
- On July 7, 1998, the church bought the CPR strip land for \$192,570: a real bargain. Immediately, UH leased one third of that area for 49 years, to 2047, for \$127,774. For an additional amount, UH also obtained a 14 year extension, to 2047, to their original lease.
- A condition imposed by the NCC on the sale of the CPR Strip was that the land is to be used for socially beneficial purposes.
- UH built paved parking areas for residents and guests on part of this land. The Church built gravel parking on part of the CPR Strip, including a small area which is part of the UH leased lands.

4. River Parkway Preschool Centre (now R.P. Children's Centre)

- After purchasing the CPR Strip, the Church started to think about leasing part of its lands, especially parts of the CPR Strip lands, to other parties for socially beneficial purposes. Proposals were invited, and three were received, from RPPC, Ottawa Salus Corporation and the Victoria Order of Nurses.(?) The latter two proposals were eventually withdrawn.
- Discussions continued with RPPC who wanted to construct a new, specifically-designed building to house their operations. The new RPPC building was initially planned to be two storeys high. However, after the amount of funding provided by the City of Ottawa was reduced, it was reduced to a single storey. In 2007, a lease was signed for 20 years, with provision for a 10 year extension on terms to be negotiated.
- The lease rent consists of several parts: at the start, payments of \$150,000 in cash plus \$260,000 for a new, larger water line and for extending sewer lines to serve RPPC. In addition, rent of \$15,000 per year is payable for each of the last ten years of the lease.
- The leased land includes the area of the building itself plus the play yard and other space to the south and west of the RPPC building, but it includes very little land in front of or to the east of the new building. RPPC is permitted to use parking spaces in front of and near the building even though that space is outside of the leased land.

- RPPC is responsible for sharing in the cost of snow clearing and maintenance of various types of services in accordance with terms set out in the lease.
 - A drain pipe was installed to carry rainwater from the RPPC play yard to the Meditation Garden. Nevertheless, since the UH and RPPC buildings have been built, very little water flows over or under the ground, from the south, to the Gardens or to the church building.
5. The Meditation Gardens
- The Meditation Gardens are now an important feature of the Campus. Plans for gardens were drawn up in 1982 together with the plans for UH. In 1993, a team assembled by Jack Wright initiated work on the gardens. They created the northern part of the North Meditation Garden.
 - A few years later, Renee Devry and others created the southern half of the North Gardens. In 2003, again following the original plans, work began on the South Meditation Gardens. Brian's Reste was built about 2005, in honour of Brian Kopke when he retired as Minister.
 - In 2010-11, a solar powered water well was constructed which will create a flow of water to feed the pond and provide water for the plants in the garden.
 - In 2010, in conjunction with a proposal to establish an area where the ashes of deceased persons could be scattered, the Board passed a motion that the north Gardens are considered to be a permanent feature of the Campus.
6. Parking: Spaces Available and Parking Requirements
- For Sunday mornings, parking requirements are estimated at 180 spaces for 270-300 people. Except for the Fall Fair or a few exceptional events such as very large funeral services, this is the most we need.
 - The church now has available 194 spaces. This includes 48 on the CPR strip. The church and UH have agreed that UH may use 9 spaces on church (not leased) land, while the church may use 10 spaces on the UH part of the CPR strip.
 - Any future development of the land will almost inevitably remove some of the present parking spaces, and will thus have to include provision for creating new parking spaces.
7. Relationship to Developments Along Richmond Road
- The strip of land on Richmond Road and immediately south of our property, as well as the Nokia Restaurant strip mall represents one of the most desirable locations for high rise development in Ottawa. There is a strong possibility for establishing a transit stop near Cleary Avenue. This would further increase the demand for high density development in our vicinity.
 - When (NOT "IF") new high-rise buildings are built on the north side of Richmond Road south of our lands, they will greatly affect the development potential of our land.
 - It is essential that we take steps to assert our plans for the future use of our land.
 - It is also essential that we take action to ensure that future developments on our land and on the Richmond Road strip are mutually compatible.
 - An example of how compatibility can be improved is the 15 storey Charlesfort condo building, in which the tall building was moved much further to the east, and the west part of the lot has a lower height. This protects development potential of the Church campus.

HISTORY OF CAMPUS PLANNING to DECEMBER 4, 2011

- When the Church property (8.74 ac.= 3.53 ha.) was purchased in the mid 60's it was zoned R4 under Zoning By-law AZ64, which is generally a residential zone permitting single detached dwellings to low-rise apartments and townhouses. Institutional uses were also permitted under this zoning, including a "Place of Worship".
- In 1982 the property was zoned R4-x (1.25) to permit an "apartment dwelling for elderly persons", and an extended care nursing facility, to permit the construction of Unitarian House. At that time the maximum permitted height of buildings was established as 13.8 metres and the minimum number of parking spaces to be provided was set at 143, which remains today.
- Site Plan Approval was granted for construction of Unitarian House on October 26, 1982 by the City of Ottawa Planning Board. At that time the access from Algonquin Drive was closed and access was gained by Cleary Avenue. The campus took on the general appearance that it has today with Unitarian House leasing property from the Church.
- A new Comprehensive Zoning By-law, known as Z2K, was passed by the City of Ottawa in 1984, which established the zoning of the Church property as R4-x (1.25) [78]. This essentially carried over the provisions of the previous zoning to the new by-law.
- An Official Plan was approved by the City of Ottawa in 1991 that established the properties front on Richmond Road as Neighbourhood Commercial, which allows for a mix of commercial and residential uses. The zoning for this area was designated as CN accordingly.
- In November of 1998 the Church purchased the former CPR right of way from the National Capital Commission. This is a 30 metre wide parcel that extended along the southerly flank of the campus behind the properties that front on Richmond Road.
- Also in 1998 the City passed a new Comprehensive Zoning By-law (By-law 93-98) that first designated the Church property as an institutional zone I1[47]. This zoning again carried over the same regulations.
- In 1999 the Church produced a "Long Range Plan", which resulted from a series of workshops conducted in the fall of that year. This set out a range of potential uses for the campus.
- Also in 1999 a Land Use Study Group was formed to produce a call for proposals to interested social service agencies.
- A Long Range Strategic Plan was approved by the congregation in July, 2001.
- A new Official Plan was approved by the amalgamated City of Ottawa in 2003, which designated the Richmond Road frontage as Traditional Mainstreet with the intent to intensify development in a compact, mixed-use, walkable environment.
- The Church conducted a comprehensive survey of the congregation in 2006, which generated a list of facility needs for the Church programs.
- Site Plan Approval was granted by the City of Ottawa to the River Parkway Preschool Centre in 2007 to construct a new facility.
- Richmond Road/Westboro Community Design Plan approved by Ottawa City Council July 9, 2007. This CDP proposed zoning the frontage of Richmond Road as a TM zone in keeping with its designation as a Traditional Mainstreet. The proposal was to limit the height of buildings to six storeys on the properties abutting the Church land.

- Zoning approval was granted to Charlesfort Developments for 775 Richmond by the OMB to permit a 16 story apartment condominium.
- Zoning approval was granted for Richmond Road by the OMB to permit two apartment towers, 12 and 14 storeys on the east side of Cleary Avenue.
- Westerly extension of the Light Rail Transit line could be aligned along the Ottawa River Parkway, Richmond Road or Carling Avenue. This could attract more intense development adjacent to these corridors. The station locations would be dispersed to ensure a rapid transit service.

Purpose of the Zone

The purpose of the I1-Minor Institutional Zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as **General Urban Area** or **Central Area** in the Official Plan; and
- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.

169. In the I1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 169(3) (By-law 2008-341)
 - (b) a maximum of ten residents is permitted in a group home; and
 - (c) a maximum of three ancillary rooming units are permitted in a place of worship.

community centre

community garden, see Part 3, Section 82

day care

emergency service

group home, see Part 5, Section 125

library

museum

municipal service centre

one **dwelling** unit ancillary to a permitted use

park

place of assembly

place of worship and **ancillary rooming units**

recreational and athletic facility

residential care facility

retirement home

retirement home, converted, see Part 5, Section 122

rooming house

rooming house, converted, , see Part 5, Section 122

school

shelter, see Part 5, Section 134

sports arena

training centre limited to job instruction/ training associated with a school

(By-law 2008-341)

Zone Provisions

- (2) The following conditional use is permitted subject to:
- (a) the provisions of subsection 169(3) and
 - (b) The use being ancillary to a place of worship or community centre,
- and
- (c) The use occupying a maximum of 30% of the gross floor area of the building in which it is located, or if the use is located in the basement of a place of worship or community centre, the entire basement may be so used.

community health and resource centre

(By-law 2008-341)

- (3) The zone provisions are set out in Section 170.
- (4) For other applicable provisions, see Part 2-General Provisions, Part 3-Specific Use Provisions and Part 4 Parking, Queuing and Loading Provisions.

I1 SUBZONES

170. In the I1 Zone, the following subzones apply:

I1A SUBZONE

- (1) In the I1A Subzone, the provisions are set out in Table 170A below:

TABLE 170A - I1A SUBZONE PROVISIONS

I Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1,	7.5	

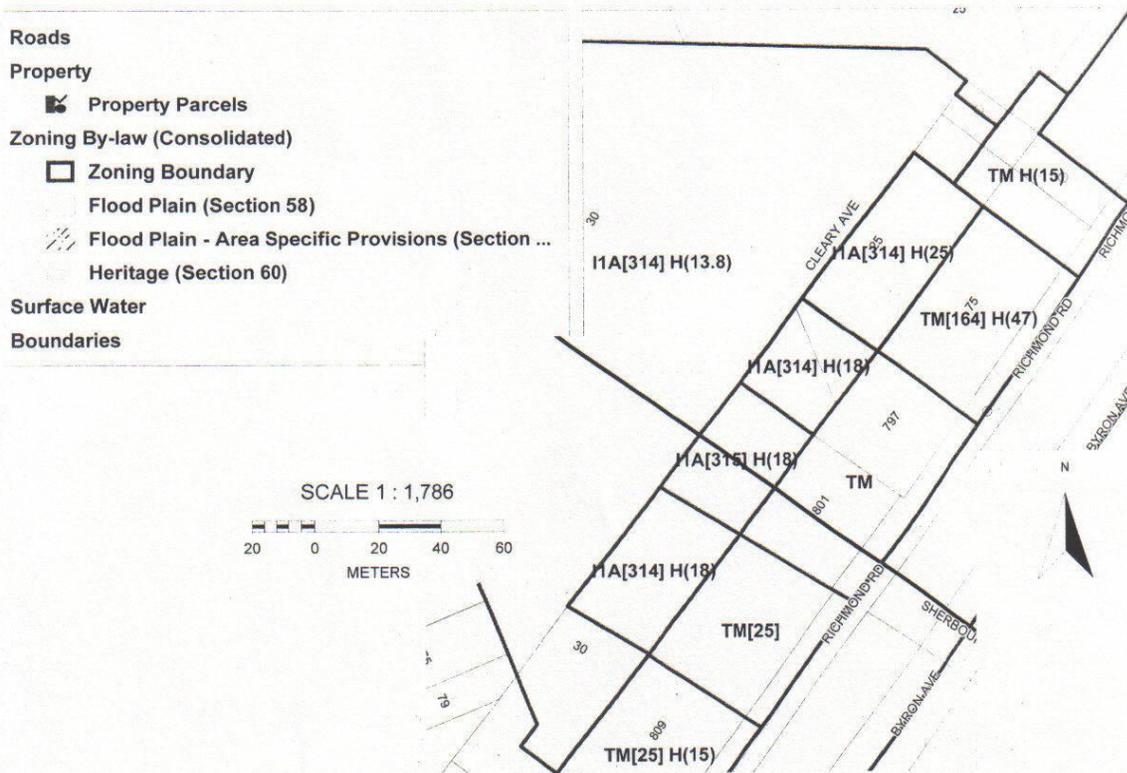
	R2 or R3 Zone- 7.5 Other cases- 4.5	
(e) Minimum Interior Side Yard Setback (m)	7.5	3
(f) Minimum Corner Side Yard Setback (m)	4.5	
(g) Maximum Height (m)	(i) Abutting an R1, R2 or R3 Zone - 11	
	(ii) Other cases - 15	
(h) Maximum Lot Coverage (%)	no maximum	35

Exception [314]

I1A[314] H(13.8)

- minimum 143 parking spaces must be provided
- maximum height of 13.8 m from base elevation of 60.9 m above sea level

Ottawa



RECORD
First Unitarian Congregation of Ottawa
Third Campus Planning Workshop May 26, 2012
 1:00 – 4:15 p.m. NOW Room

I. Background

This was the third of three consultation workshops on campus planning held by the Campus Planning Committee and facilitated by Jane Lindsay. This record has been prepared by Jane Lindsay as an archival record of the overall consultation process and the discussion and written feedback at the third workshop.

The first workshop, held December 4, 2011, concentrated initially on giving participants a shared information base on the history of our campus (see Appendix A) and our planning for it (Appendix B). This workshop then employed a high participation, table discussion process for creating a first draft of campus development project criteria. The record from this workshop is attached as Appendix C.

The second workshop was held on January 15, 2012. This workshop had two parts: the first engaged participants in small group / table discussion of the draft campus development selection criteria in order to refine them; the second part of the workshop consisted of presentations and questions and answers on five different proposals for uses of campus land. There was no time at the workshop to discuss the proposals, but Jane Lindsay and Charles Lanktree told participants that a third workshop would be held for discussion of the proposals relative to the campus development criteria. The draft criteria for campus development resulted from the discussions at the January 2012 workshop. Four of the proposals for land use as they were presented on January 15, 2012 (i.e. Friends of the Garden on retention of both the North and South Meditation Gardens; Appendices F and G by the Site Stewardship Initiative group on a 8-storey highrise with a social housing component and a free-standing parking garage; Bill Van Iterson on development of the CPR land strips 2 – 5 for social housing purposes, ideally as part of a partnership development of both these lands and land on Richmond road; and Ed Cuyllits on the extension of Fellowship Hall. The fifth proposal, on a multi-use building where the South Gardens are now located, was made by Charles Lanktree.

Prior to the third consultation workshop on May 26, 2012, updated proposals and refined criteria were posted on the church website. Congregants were encouraged to come to the workshop having recently read these so that at the workshop they could share their perspectives on the proposals relative to the criteria for campus land use/development and reflect on overall use of the campus land as input toward the creation of a Campus Plan. In parallel to this, the people who would represent their or their group's land use proposal at the May workshop were asked to make summary presentations of up to 8 minutes on their proposal as a refresher / update for participants so that the bulk of time in the workshop could be given to table discussion of the various proposed uses of given sections of campus land.

II. Process of the May 26 Workshop

- Kim Elmer, Board President, welcomed the 37 participants on behalf of the Board and CPC. Kim explained that on behalf of the Board she had asked Jane Lindsay to provide to the CPC and Board a record of the workshop discussions. Kim also explained that

she had asked the CPC to provide to the Board in the fall its assessment of the implications of the campus development options emerging from the May 26 workshop and its recommendations toward a campus plan.

- Jane Lindsay guided the presenters in their presenting summaries of their land use proposals, including specification of the part(s) of the campus to which each applies. Clarification questions were taken but the offering of responses or suggestions was held to the table discussions that followed.
 - The Site Stewardship Initiative (SSI) subgroup of the Poverty Awareness Group presented their proposal for an 8-story, strata ownership, mixed condo and social needs housing building and a separate parking structure facing and for the church, with geothermal heating under it and a roof garden. Three alternative locations were offered, with Options A and B primarily using current parking areas and Option C using some of the western CPR land.
 - Bill Van Iterson presented his proposal for protecting the development opportunities of our property through pro-active, compatible and/or integrated development of a social needs housing and/or palliative care highrise on the Richmond Road strip and on our “CPR Strip”, preferably including unused land now leased to Unitarian House (if such could be negotiated with Unitarian House)
 - Alastaire Henderson presented the proposal from the Friends of the Meditation Garden that both the North and South Meditation Gardens be given permanent protection in a campus plan.
 - Charles Lanktree proposed that a new stand-alone church hall be built on what is now the South Gardens as an alternative to expansion of Fellowship Hall and to serve both church needs and social needs such as a hospice
 - Kathy Yach and Eleanor Benesch presented highlights of the proposal for the extension of Fellowship Hall on to the land east of it and north of Unitarian House (once the playground of the daycare) as an improved space for congregant and rental us.
- Jane facilitated three rounds of discussion, each focused on a specific part, or combination of parts, of the campus and the uses that had been proposed for that land. Each round asked participants to reflect on the proposed uses relative to the draft campus development criteria that came out of the January consultation (and provided to the tables for reference) and to specify aspects which they liked and any which concerned them. The presenters and, where applicable, other members of the proposal development team, were asked to act as resource persons during discussion of their proposal in order to give maximum discussion time to other participants.
 - The first round of table discussion focussed on the CPR land, the proposal from Bill Van Iterson and Option C of the proposal from the SSI group. This was followed by a plenary reporting by each table of key discussion points. Jane’s summary of these plenary reports is contained in the section III of this report.
 - The second round of table discussion and plenary reporting focussed on the parcels of land that now constitute the South Meditation Gardens and the area to the west and south of them which are now paved road and parking and gravel parking. The proposals discussed for this land were: protection of the South

Meditation Gardens, options A and B for an 8 storey mixed housing building and a separate parking structure, and a mixed use church hall.

- The third round of discussion, considerably briefer than the other two rounds in light of themes that had emerged from them, was for the extension of Fellowship Hall onto the land to its east and north of Unitarian House. Again, the summary of the plenary reports is contained in section III below.
- Each participant was given a one-page list of all the parts of campus land and asked to indicate on this list those parts of the campus they would like to see left as they are now and those they would like to see, or were open to seeing, developed / changed. Participants were also invited to write associated comments on the page. A summary of the results of the 28 individually completed lists returned to the facilitator is contained in section IV.
- At the conclusion of the workshop, participants were asked to complete a feedback questionnaire on the workshop and the 3-part consultation workshop series on campus planning. A summary of the 20 questionnaires returned to the facilitator is contained in section V.

III. Summary of Plenary Reports of Discussion at Tables (of 5 - 6 people) on the Proposed Uses of Part of the Campus

The CPR Lands and Uses Proposed for Them by SSI and Bill Van Iterson

- 4 tables indicated that did not have consensus on building on the CPR land or on leaving it as it is, while 2 tables reported interest in building there. *(Note: This lack of consensus, but with some leaning to building – specifically on CPR strips 2 and 3 - is reflected in section D which summarizes written feedback from individual participants. This same section shows that views are more split on CPR strips 4 and 5, which are closer to Unitarian House.)*

The Cons:

- Concern about the impact of the height of the proposed 8 – storey (SSI or multi-storey building (BVI) on Unitarian House and also on the South Garden.
- Concern about increased traffic and control of it
- Doubts about getting financial investment / support from others
- Concern about losing autonomy and other potential issues with a long-term commitment to a developer
- While a second access road here would be desirable, doubt that it can be achieved, in part because it would need to be a private right of way or purchase with the agreement of a private property owner (on Richmond Road)
- Better to leave the CPR lands as buffer from what may take place on Richmond Road
- Partnering in a development would be bring no guarantee that other Richmond Road land owners would not construct higher buildings on their land near ours.

The Pros:

- Incorporating aspects of both the proposals from B. Van Iterson and the SSI (e.g., social needs housing, hospice or long term care, mixed uses, partnership, compatibility with development on Richmond Road) and possibly meeting space aspects of the one from C. Lanktree (but applied to a building on CPR land)
- If the interest is in having some kind of long term care facility in a building here, might it be possible to get a grant for this?
- Hope that there could be a second access road and that development here would be the best way to get it
- Important to get a developer on board for this (1 table)
- Parking should be included
- Do in way that minimizes impact on Unitarian House and on the South Garden (1 table)
- Tenant leases should be honoured and impacts give significant consideration (1 table) but this does not preclude negotiating with Unitarian House to give up rental land it has not built on.
- Do a shadow study (1 table)
- Time would be needed for working to negotiate back leased land and, along with patience for complexity, to partner with Richmond Road land owners and developers.

The South Garden and Some or All of the Gravel Parking Areas to the South and West of It and the Uses Proposed Here by SSI, Charles Lanktree and Friends of the Meditation Garden

- There was widespread but not unanimous preference across all tables for keeping the South Garden. Most of these people favoured designating it as a permanent garden and so not put any building here, including but not limited to the hall proposed by Charles Lanktree, but some felt that not planning at this time to build on it would be sufficient given that other areas currently offer better options for building. The small minority that was not sure about keeping the South Garden felt that they might be willing to give it up in order to do social good, such as that which the SSI Option A would do.

Comments On Keeping the South Garden vs. Building it:

- Keeping the South Garden maintains the sightlines / view of the church and campus aesthetics
- Along with the North Gardens, this area is the commons of the community (including Unitarian House and the broader community)
- One table suggested that the South Garden might be integrated with the North Garden and that by converting the paved area now between the two gardens to garden that some of the most southerly part of the current South Garden could be included in a development on the CPR land. (See #9, section D below.)

- Concerns about losing or impacting the well which provides water for the pond
 - In addition to wanting to keep the South Garden, one table felt that Charles Lanktree's proposal for a hall on it would not be financially feasible for, unlike a partnered development on the CPR land, that the church would have to pay all costs. Another table did not at all like the idea of having a fellowship hall that was not physically connected to the church.
 - One table said that they felt that putting any kind of building here would reduce parking and did not want to see that happen.
 - One table felt that the hospice and extra meeting space aspects of the SSI and C. Lanktree's proposals were desirable but should be made part of explorations for a development on the CPR land.
- With respect to using the gravel area for a strata-ownership housing building,
 - Do not want to lose parking to a building.
 - A building could increase demand for parking
 - With respect to using the gravel area for a parking structure,
 - Not a good use of that land. Instead, include parking in a development on the CPR land
 - Not affordable for the church and cannot not see getting a developer to build it

East of the Church (i.e., the land that was formerly used as the RPPC play area) and the Proposed Extension of Fellowship Hall

- Based on comments made in plenary and reaction across the tables to these comments, a good number of participants thought that extending Fellowship Hall here might be a good idea. *(Note: In the written feedback on the various parts of the campus, quite a number of people mentioned a playground as an option or preference for use they would like to see made of this land. See #11 in section D below).*
- However, there was also widespread concern about our ability to pay the costs involved. On this, some did favour looking into the feasibility of some of these being paid for by the Jewish congregation who once expressed interest in permanently meeting on our property. Others wondered if we might get income for extending Fellowship Hall by doing a development on the CPR land that would generate some income to the church.
- While one participant felt that there could be exciting possibilities for green design of an extension – possibly even for getting grants for this – Charles Lanktree warned that he felt it would be difficult and time-consuming to get a design whose architecture would work with the roof line of the church. He also said that there could be technical problems with having large windows there (close to Unitarian House) given fire break requirements.

Other Campus Planning Input Emerging Out of the Plenary Discussions

- Reports from 2 tables, with some spontaneous supporting comments in plenary from people at other tables, urged the congregation to create some kind of a formal plan – some call this a site plan but that may not be the appropriate form – which shows all buildings, roads and green spaces planned over time for all parts of the campus. Most of these people would like the congregation not just to have this as our reference but to “register” (or other) it with the City of Ottawa so that it is recognized as being in existence and so taken into overt account when any planning or development proposals are being done for neighbouring land.

IV. Summary of Individual Participants’ Preferences for Keeping “As Is” or for Changing /Developing Specific Parts of the Campus (as indicated by their annotation of a list of all parts of the campus)

30 annotated lists were returned to the facilitator. However, as some respondents did not make annotations on, or remarks applicable to, all items of the list, the total number of preferences indicated below for some parts of the campus are less than 30. Comments written on the lists are included with each item to which they apply except those pertaining to the CPR lands. These comments were the most numerous and varying and are grouped at the end of this section.

Parts of the Campus Who’s Use a Majority of Participants (who returned a completed list) Would Like to Keep as They are Now:

1. The current church building location / A-1 in the list (*30 people prefer to keep this existing land use as it is. The potential expansion of Fellowship Hall is addressed separately in #10.*)
2. The North Garden / A-6 in the list (*30 people prefer to keep as is*) See also #8 below
3. Unitarian House building, quadrangle and area east of UH / A-2 in the list (*25 people prefer to keep as is*).
 - 3 other people said they would be open to change (unspecified) or to seeing Unitarian House expanded over the long term
4. River Parkway Children’s Centre on CPR strip-1 area leased to the RPCC / A-3 on the list (*25 people prefer to keep as is*)
 - 3 other people said they would be open to some change here which would be associated with reclaiming the building at the end of the lease and/or which might entail building a second story on the building
5. Green strip north of the church / A-5 on the list (*24 people prefer to keep as is*)

- 4 other people said they would be open to some change here, with 1 of these people specifying the change to be the creation of a playground here.
6. South Garden / B-5 in list (*24 people prefer to keep as is*, with 1 of these saying “for the next 10-15 years”)
 - 4 others said they are interested in change or might be open to it here. *Note: A few of those favouring keeping the South Garden would like to merge it with the North Garden, incorporating the land that runs between them and is now paved. See # 9 below.*
 7. Paved parking area immediately west of the church / A-7 on the list (19 people prefer to keep as is)
 - 8 others said they might be open to change, with several indicating they were uncertain what change might work and with a couple of others wondering about a two storey parking facility, perhaps confusing this area with the paved parking area west of the North Garden
 8. Green strip between parking lots and our west boundary / B-9 in the list (*19 people prefer to keep as is*)
 - 5 other people said that if it were legal they would like to use some of the strip for expanded parking or part of a parking facility
 9. Entry road south of UH and the paved loop around the south garden / A-4 on the list (*17 people prefer to keep as is*)
 - 5 additional people said they preferred to see the road south of UH unchanged but would like to see the paved loop that is between the gardens incorporated into one garden that merges the current North and South Gardens.
 - 6 other people indicated they are interested in change, or might be open to it, but did not specify its nature or if this applied to both the road and the loop.
 10. Gravel parking areas immediately east, south and west of the South Garden / B-6 on the list:
 - Keep as is (*16 people*, with one of these saying for the next 10-15 years)
 - Interested in change or might be open to it (*10 people*, with 1 of these citing possible parking structure)

Parts of the Campus on Which a Majority of Participants Are Interested in Change / Development or Might be Open to It:

11. Area east of the church building which was formerly the RPPC play area / B-8 on the list

(24 people are interested in, or might be open to, looking into expansion of Fellowship Hall here or to creating a playground for RE, with one of these people suggesting a glassed in play area under an expanded Fellowship Hall)

- 3 others prefer keeping it as is, with 1 saying it gives a view from UH and walking access to the river

12. CPR strip-2 east of RPCC and west of the chain / B-1 on the list (18 people are interested in change or might be open to it)

- Another 10 people said they preferred keeping this land as it is / "green", but with 2 of these saying they could consider building here

13. CPR strip-3 between the chain and the UH lease boundary near the west end of Unitarian House / B-2 on the list (18 people are interested in change or might be open to it)

- Another 10 people preferred keeping this land as it is / green
- See comments on CPR lands summarized after #15 below

Parts of the Campus About Which Preferences are Split Between Keeping Them Unchanged and Being Interested in /Open to Change:

14. CPR strip-4 now leased to UH and west of the Charlesfort condo / B-3 on the list:

- Keep it as is (14 people, with 1 of these saying until the lease to UH expires and 1 making an exception for UH expansion.)
- Interested in development or might be open to it (14 people), with some saying it would depend on consultation with Unitarian House
- For church goer use (1 person)
- See comments on CPR lands summarized after #15 below

15. CPR strip-5 leased to UH and north of the Charlesfort condo / B-4 on list:

- Keep as is (13 people)
- Interested in change or might be open to it (13 people), with one saying it would be up to Unitarian House.
- For church goer use (1 person)
- For different access needs if Fellowship Hall were to be expanded (1 person)

Comments on Developing Some or All of CPR strips 2, 3, 4 and 5:

Open to Future Development Here:

- "I am open to partnership and building on these lands"
- "Bill Van Iterson's proposal" (2 people)
- "If there is an advantage to move before a developer does, let's do it."
- "As soon as possible, get a site plan for all future buildings and gardens finalized with builder's expertise and included for registration with the City"

- “Very important to find out about any building plans by Kristy’s owners. Very important to get consensus here.”
- “Social housing” (3 people)
- “If possible, please look at a second access road to Richmond Road” (2 people)
- “Commercial area around here is not adequate to serve people on foot and using buses – consider this factor re CPR strips-2 and 3”.
- “It depends on the financial and architectural design needs”
- “With Unitarian House consultation”

Prefer Keeping the Current Use of the CPR Lands:

- “I think things are great as they are. Our social commitment is not defined by building new facilities – we have other avenues of engagement”
- “I am sensing urgency to build but I do not understand it”
- “I am concerned about the impact of any building on Unitarian House by way of destruction of trees, pollution, increased traffic”
- “Building on the CPR strip would impact directly on Unitarian House residents, removing their view of the gardens / trees and replacing it with a view directly into a building closer to them than on a normal residential street. Unitarian House is already a social responsibility project. Increased density and traffic would drastically alter the quality of life and safety of very elderly residents to whom we have a need to show respect and compassion.

16. Gravel parking area north of RPCC building and west of the South Garden / B-7 on the list

- Keep as is (15 people, with one of these saying for the next 10-15 years)
- Interested in change or might be open to it (12 people, with 2 of these citing possible parking structure with garden on top and 1 linking it to CPR land development)

17. Currently paved area west of the North Garden / A-8 on the list:

- Keep as is (14 people)
- Interested in change or might be open to it (13 people, with 2 of these people mentioning a 2-storey parking facility there)

I. Summary of Feedback Comments on the May 26 Workshop and the 3-Part Campus Planning Consultation Workshop Series Contained in the 20 Feedback Questionnaires Returned to the Facilitator:

The best thing(s) about the May 26 Workshop was:

- The table discussions and dialogue (8 people), which some described as “full, frank”, “non-confrontational”, “stimulating, good group thinking”
- The facilitation (8 people), which some described as “keeping things on the issues, on time and including of all”, “well-grounded in our values”
- It was informative, giving a better understanding of the proposed land use options and of the property (5)
- The turnout / engagement of congregants (2)
- The opportunity to hear people out and to focus on the future (1)

- That it covered all the proposals (1)
- The proposal from Bill Van Iterson for joint, partnered development of CPR land (1)

The worst thing about the May 26 workshop was:

- Too little time both for the presentations and for the discussion of options (4 people)
- Ran overtime on the presentations (2)
- The duration was too long (1)
- Some technical things were not clarified which were important in decision-making (1)
- Too much nitty-gritty (1)
- Tension in the room (1)
- Not enough visuals / maps (1)
- A lot of people were not here (1)

The best thing about the series of 3 workshops was:

- It developed principles and ideas for input to the campus plan and the future / a longer term perspective (3 people)
- The facilitation and opportunities for participation (2)
- It was Informative and made it possible to hear various points of view on important matters (2)
- Comprehensive (1)
- The workshops built on one another (1)

The worst thing about the series of 3 workshops was:

- The duration of the series was long / there was a long delay in holding the third workshop (2 people)
- A more generous time arrangement would have been useful(1)
- Too much time on criteria development (1)
- The maps were confusing (1)
- Little presence of people under 60 years of age (1)

One action I am committed to as a result of the workshop:

- Being open, listening to people's ideas (5 people)
- Staying informed (3)
- Getting more clarification on the building options (including how they might generate income) (3)
- Continuing to engage in the process (3)
- Getting a second road access (2)
- The extension of Fellowship Hall and for any proposals that emerge (1)
- Registration of a site plan with the City (1)
- Pursuing democracy at First (1)

Canvassing the residents of Unitarian House on their thoughts and feelings about campus development 91)

Statement of Need

1. The need to have a registered site plan as a defence against unreasonable developers' plans to build more high-end condos in our neighbourhood (especially on Richmond Road). We must identify a location on our site plan where we intend to build.
2. The Church needs a second access road which could be solved by building some kind of special needs housing on our property.
3. The Church is in need of more parking and again this could be solved by building for special needs on our property.
4. It was the intention when 30 Cleary was purchased to use some of the campus to respond to social needs in Ottawa. This was in keeping with our principles as UUs. A number of initiatives to date have responded to this intention. More can be done. Here we can address our need to meet our UU principles.
5. The Congregation is experiencing contribution shortfalls of \$30-\$60,000 per year and has a cumulative shortfall of over \$200,000. It may be possible to address these fiscal needs while responding to special housing needs.
6. The congregation needs to reduce its carbon footprint wherever feasible.

The General Proposal

The Site Stewardship Initiative proposes that the Congregation explore a long-term relationship (e.g., a 99-year lease) with a condominium corporation/developer to build an 8-storey building and parking structure.

The building will have 10 -12 predominantly 3-bedroom units per floor and will incorporate underground parking for its occupants. Most of the condominium units will be privately owned, perhaps some by congregants. Three condos could be purchased by the Church, one for an on-site custodian and two for staff; or for rental income; or for visitors who are coming to our church for a special purpose. But, as at Somerset Gardens, some of these units could be owned by (a) non-profit organization(s) that provide for social needs housing. These units would be on the lower level(s) and would be available for strata¹ ownership. (St. John's Anglican, Ottawa)

¹ **Strata** is a legal ownership term for a portion of the building, separate from the condominium ownership portion of the building.

The building of a parking structure would be used for congregational parking. A subterranean geothermal heat reservoir should be incorporated in this structure. This structure would be separate from the condo ownership

A second access road will be required which we envision being the responsibility of the developer who has more experience in lobbying City Hall.

Financial Considerations

First Unitarian will lease the land required for housing to a condominium developer. We estimate that the Congregation might realize about \$3M in a one- time lease agreement, of which \$2.5M might be required to build the parking structure. This will leave about \$500,000 to cover the current contribution shortfall (about \$200,000) and to contribute to the congregation's unrestricted Legacy Fund to offset contribution shortfalls for a number of years and/or to respond to other special capital needs.

The arrangement will ensure that interested community agencies or non-profit organizations approved by the Congregation may purchase blocks of units as a legally defined strata at a pre-determined agreed price to rent to some couples or families.

The condominium corporation/developer will be responsible for all costs associated with the building and its ongoing maintenance, such as:

- commercial and/or residential property taxes;
- all up-front expenses, including whatever permits, zoning approvals; infrastructure modifications for increased hydro and water capacity, etc;
- site and access road building required to accommodate 2nd access road to the campus; and,
- constructing the parking structure.

Campus Greening

The above proposal is dependant on the construction of a parking structure to meet present and future parking needs of the Congregation. Funding for this requirement will be provided from the lease of the land to the condominium developer.

A green roof and a green wall of the parking structure facing the church building would increase the greenery quotient of the campus site (the portion of the campus site covered in greenery).

Under the lower level of the parking structure, a subterranean geothermal heat reservoir should be included to provide heat and cooling for the Church, reducing our carbon footprint. (See Parkdale United Church, Toronto (www.greenphoenix.ca/public))

Proposals for Special² and Social³ Needs Housing

The Site Stewardship Initiative of the PAWG proposes the exploration of Strata Housing for social needs and providing a Virtual Alzheimer's Pavilion.

Some **Strata social housing options** could be:

- Multi-faith Housing Initiative might be invited to consider purchasing some units for low-income family housing (<http://www.multifaithhousing.ca/>);
- Salus might purchase some units (their needs are usually for bachelor and 1-bedroom units, with an associated resource centre: http://www.salus.on.ca/en_housing_services.asp?cID=248); and
- housing for people with environmental sensitivities (this would have implications for the construction of the building).
- Other congregants may have other ideas.

A Virtual Alzheimer's Pavilion is an option for special housing. Units in either or both of the condominium area or social needs housing could form part of this "pavilion".

Context

The Alzheimer Society of Ottawa Carleton states that one family in every three in Ottawa will be touched by Alzheimer Disease in some way. (*Citizen*, June 27, 2011 Page A4).

"The information in the 2009 World Alzheimer Report makes it clear that the crisis of dementia cannot be ignored," said Debbie Benczkowski, Interim CEO of the Alzheimer Society. "Unchecked, dementia will impose enormous burdens on individuals, families, health care infrastructures, and the global economy." Statistics cited in the new report suggest that 40 to 75 per cent of caregivers have significant psychological illnesses as a result of their care-

² **special housing needs** – Physical or mental needs that require assistance such as Salus or Alzheimer's Pavilion. Note: special housing needs could be either social or special or both.

³ **social housing needs** - Primary lack of income to afford market rent accommodation.

giving and 15 to 32 per cent have depression. The recent history of our congregation includes an example of a couple for which a wife's daily struggle to provide a happy life for her husband proved to accelerate her mental and physical deterioration. (Norma and Gordon Hatcher). According to the new report, dementia prevalence world-wide will nearly double every 20 years, to 65.7 million in 2030 and 115.4 million in 2050 world.

Proposal

A Virtual Alzheimer's Pavilion (VAP) would complement the use of the campus for special needs housing established with Unitarian House. The "Pavilion" could be composed of (perhaps 8-12) accessible 3-bedroom units, each of at least 1000 square feet. Each unit will be configured in a manner to accommodate outside Home Care support for the Alzheimer's resident if necessary and also support the needs of the spousal caregiver. These units could also be located in the lower levels of the strata components. The VAP has the potential for providing a better home within a caring milieu for couples where one member is acting as caregiver for the other. The impact of caregiving responsibilities on the spousal caregiver will be significantly mitigated by the design of the apartment and important on-site support resources (currently under exploration). Caregiver spouses will be given opportunities to offer social and emotional support to each other.

Next Steps

1. Reaching an agreement in principle
2. Having a well-informed congregational vote on this project
3. Striking two committees:
 - a. One committee will explore the possibilities, logistics and legalities of this project. This will include finding a developer to take on this project through a competition.
 - b. A second committee will explore organizations interested in special and social needs housing. It will work in conjunction with the Alzheimer's Society of Ottawa - Carleton to explore how the Virtual Alzheimer's Pavilion should be developed.

Expansion of Fellowship Hall

Campus Planning Committee Considerations 2007

Fellowship Hall Presentation to Campus Planning Workshop Jan. 15 2012

Discussion on further upgrading of Church Building

- **Presentation to the Board: Jan. 2007**
- **General Strategy**
 - For Immediate Projects
 - Cleaning, painting, replacement of floors essential.) to be completed by mid-March.
 - Intermediate Term
 - Building Renewal Program (mould/structural) is underway, scheduling of upgrading of rooms will be influenced by the impact of the progress of the capital program.
 - Office renovations on the main level for staff to be implemented
 - Priority to be given to those rooms that could be rented on 24-7 and short term basis.
 - Longer Term
 - Major improvements that may require significant capital outlay and will need to be reviewed separately such as expansion to Fellowship Hall.

Presentation to Campus Planning Workshop Jan. 15 2012

Considerations for Expansion (1)

Survey of Congregation Helped to Identify Potential Needs

- Expansion of Fellowship Hall
 - Special events
 - Fundraisers

- Chapel for small Services
 - Child dedications
 - Weddings
 - Meditations

- General
 - More storage*
 - Ability to rent space
 - Meeting rooms
 - Maintenance Workshop*

Presentation to Campus Planning Workshop Ja. 15 2012

Considerations for Expansion (2)

•Design Criteria

- Flexibility in space separations
- Larger kitchen
- Storage space
- Compatible with existing church structure
- Integration of existing facilities in lower level.
- Energy and Green Building technology

Presentation to Campus Planning Workshop Ja. 15 2012

Considerations for Expansion (3)

•Financial

•Other sources of revenue:

•Rent space when not required for Church Uses (compatible with beliefs of congregation).

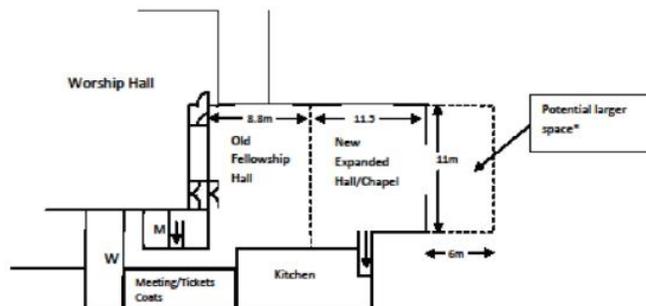
- Workshop / Conference rentals
- Weddings and funerals
- Havurah
- Unitarian House events
- Other*

*Construction Costs in range of \$ 700,000 – \$850,000.
Based on smaller and larger option of expansion.*

Presentation to Campus Planning Workshop Jan. 15 2012

Concept Proposal of Extension to Fellowship Hall

November 2007



Concept only for discussion.

Ed07/11

Presentation to Campus Planning Workshop Ja. 15
2012

Friends of the Meditation Gardens
Presentation to Campus Planning Workshop

Revised for January 15, 2012 workshop

The Friends of the Meditation Gardens group is founded on the strong belief that our congregational gardens are great assets to the congregation. The gardens, as the green heart of the campus, enhance the grounds in ways that benefit a large number of people in many different ways that are congruent with Unitarian Universalist values and principles, especially the 7th Principle: “Respect for the interdependent web of existence of which we are a part.”

We are presenting to this workshop as our collective statement that the Meditation Gardens are as valuable to the Unitarian community here on our campus as its built infrastructure of church, Unitarian House and the River Parkway Children’s Centre. Further building, if is undertaken, will only increase the value of the gardens to everyone on the campus, offering a natural setting and balance to the major buildings.

History

The gardens were conceived in the early 1990s, with the support and active participation of the lead minister and the Board of Directors at the time. Formal landscape plans were drawn up and approved.

In 1993, a group of congregants led by Jack Wright used these plans when they began to create what is now called the North Meditation Garden, by deepening a natural depression into a pond and putting in a path and plantings. Over the years, this garden has expanded and grown into a valued place for meditation and reflection.

In 2003, again following the plans, the section facing Unitarian House was begun and the South Meditation Garden was brought into being over several years. Over the past 9 years, it too has grown in complexity and beauty as plantings were added, including memorial trees and shrubs, two arbours and various benches.

The centrepiece of the Meditation Gardens as a whole is a water well, dug in 2010 and completed in 2011, with the goal of taking the gardens off chlorinated city water by using solar power to pump ground water for the gardens. A spring gala is planned for May 2012 to celebrate the inauguration of the well. First Unitarian is the first Unitarian congregation in Canada to have taken this step toward “greening” its campus.

Congregational uses

- Congregants use the gardens to relax, reflect, and worship in nature.
- Both paid and volunteer staff use the gardens for breaks and picnic lunches.
- Children use the paths and benches to play and explore the outdoors.
- Parents and RE teachers use the gardens for recreation and as an outdoor classroom to teach children about flora, fauna, and respect for all living things.
- Youth and Our Whole Lives groups use the gardens for social gatherings (often around the fire pit) and to mark milestone events.
- Unitarian House residents use the gardens daily for exercise and social encounters.

Wildlife

- Animals such as rabbits, raccoons and even the occasional deer, as well as many different kinds of birds, visit and use the gardens as a sanctuary, a food source, and sometimes a place to raise their offspring.
- The Friends have been working with head gardener extraordinaire, Renee de Vry, to convert parts of the garden to native plantings, providing space for native species to flourish, and native bees, butterflies and insects to find food. As the garden matures, this function will continue to grow in importance.

Visitors and Community Outreach

- Local pagans use the gardens for ceremonies at different seasons and phases of the moon.
- Professional and amateur photographers and painters come to our gardens to take pictures or to sketch and paint.
- Area herbalists bring their students to see the medicinal plants located throughout the gardens.
- Wedding parties use the gardens for striking outdoor photos before and after the wedding ceremony.
- Mourners at memorial services sometimes retreat to the gardens for solace in their grief.
- Garden tours serve as a form of outreach to the wider community.
- Our brochures use the gardens as an attractant to prospective renters of lower-level rooms.
- Visitors for any reason discover in the gardens a living embodiment of Unitarian values, and a welcoming first impression before entering the building.

The Friends of the Meditation Gardens support the proposal that both sections of the Meditation Gardens receive permanent protection as gardens in the to-be-developed site plans. The Friends look forward to years of fruitful collaboration with the Property and Campus Planning committees and with other groups in making our campus a model of ecologically sensitive, socially responsible development.

*Prepared by Friends of the Meditation Gardens
A group affiliated with the Property Committee*

CAMPUS PLAN
RECOMMENDATIONS RELATED TO CPR STRIP LANDS
For Campus Planning Workshop on May 26, 2012

SUMMARY OF RECOMMENDATIONS:

1. In order to
 - protect the development opportunities of our property and
 - promote our own ideas for compatible and/or integrated development on the Richmond Road strip and on our “CPR Strip”,
 keep in regular contact with the owners of nearby land on Richmond Road. Specific goals for our communications with these land owners are set out near the end of this document.
2. Negotiate with Unitarian House of Ottawa with the goal of removing from the UHO leased lands the part of the CPR Strip that lies to the west of the west end of the Charlesfort property. In return, offer to extend the lease on the rest of the UHO leased land.
3. Incorporate into the Campus Plan the idea that the section of the CPR Strip between the RPCC lease land and the UHO leased land (as re-negotiated) be developed as described in this document. As described in more detail below, the intended uses of the land would be for one or more types of special needs housing and/or palliative care services.
4. Be opTake action to advance the implementation of a development such as is described under item 3 above. Welcome proposals from interested parties for developments that are consistent with the concept described in this document. Consider taking initiative, now or at a later date, to select a developer to try to arrange a development based on this concept.

DESCRIPTION AND CHARACTERISTICS OF PROPOSED CPR STRIP DEVELOPMENT

1. Use of the land: The most suitable use would appear to be for “special needs” housing. This could include, for example, housing for the elderly, Alzheimer’s patients, or people with special needs related to hypersensitivity, psychological support or palliative care, etc. Other socially beneficial uses of the land could also be considered.
2. Development that is integrated or at least compatible with development on Richmond Road strip. (For more details on this, see Options A and B described in item 10 below.) Development on the two “strips” of land should be designed to minimize mutual interference in terms of blocking light or views or adversely affecting each other’s successful operations.
3. Second vehicle access to the Campus.
It would be a goal to achieve a second means of vehicle access to the Campus, if possible on an ongoing basis, but if not then on an emergency basis. The development would enable the Campus access via Cleary Avenue to be maintained.
4. Access to services directly from Richmond Road across the Richmond Road strip.

It would be a goal to negotiate arrangements for accessing services, such as water, sewer, electricity, gas, telephone, cable to the development directly from Richmond Road.

5. Financial risk. The development would not put the Congregation's financial position at risk. Instead, it would generate substantial income, in line with the market value of the Campus land used, less any discount which the Congregation might decide to offer in view of the social benefit being served by the project. Project revenue must at least cover all expenses incurred by the Congregation for services and other costs associated with the project.

6. Parking. The project would be designed to ensure that sufficient parking spaces remain on Campus to meet the Congregation's needs on Sunday mornings, which are estimated at 180 spaces. Actual spaces available as of January 2012 were 194, not counting the 54 for UHO. More details on this are provided in item 7 which follows.

7. Size, shape and location of the building(s).

This can not now be determined, but the following is a description of what is envisioned:

- A new development would be located on the part of the CPR Strip lands between the RPCC leased lands and the UHO leased lands (as re-negotiated). This total area is about 287' long x 100' wide.
- The building footprint would extend as close as is feasible to the boundaries of that part of the CPR Strip which is not occupied by the right of way for city water and sewer pipes. Thus, the maximum footprint would be about 270' long by 60' wide.
- Building height would be as permitted by zoning. In general, this means 6 storeys. However, it is suggested that any part of the new building(s) located opposite windows of apartments in UHO be no higher than UHO. Also, in negotiating with land owners on Richmond Road, we might agree to leave gaps in our development so that taller buildings on the two strips will be offset from each other rather than being located back to back. In compensation for leaving such a gap and for the fact that we cannot build on the sewer and water rights of way, we might seek approval for increasing the height of buildings.
- Parking would be provided underground and also at ground level on the pipeline right of way south of the building(s) and perhaps partly under the southern part of the building(s).
- Vehicle access to parking south of the building(s) and to Richmond Road would be provided by leaving part of the land open or by creating an opening through a building

8. The physical appearance of any new buildings would be made compatible with the church.

9. "Green", environmentally sound principles would be used in the design and execution of the development.

10. Development options.

Option A: Integrated Development on the CPR and Richmond Road Strips

The preferred arrangement would be to create a single integrated development on part of the Congregation's CPR Strip plus part of the adjacent Richmond Road strip. Doing that would greatly facilitate ensuring compatible developments on the two adjacent strips as well as achieving vehicle access to Richmond Road and direct access to services from Richmond Road. In such an integrated development, decisions regarding the location of buildings,

parking and particular types of facilities could be made with an eye to the entire development site rather than just the Congregation's CPR Strip land. That would provide many more design options. On the other hand, having an integrated development could complicate ownership, leasing and management arrangements.

Option B: Compatible Developments on the CPR Strip and the Richmond Road Strip. If it were not possible to achieve Option A, a development could be located on the Congregation's CPR Strip lands only. In that case, strong efforts should be made to ensure compatible development on the two "strips" and to achieve a second vehicle access and direct access to services from Richmond Road.

NEGOTIATIONS WITH UHO TO RECOVER PART OF THE LEASED LAND

The Board of UHO have clearly stated that they currently have no intention of building on their leased part of the CPR Strip for the remaining 35 years (approximately) of their lease. The Congregation has a great interest in achieving the best long term use and the maximum long term return from the CPR Strip land, including the part now leased to UHO.

At present, UHO is not using the piece of their leased land which is west of the western end of the Charlesfort property on Richmond Road. If the Church could add that piece of land to the part of the Congregation's CPR Strip lands available for development it would increase the length of the available strip from about 190' to about 287' which would greatly increase the development potential of the property.

Thus, it is recommended that the Congregation take action now to negotiate with UHO with the goal of removing this piece of land from the UHO lease area. In return, the Congregation might offer to extend, pro rata, the lease on the rest of the UHO leased land.

ONGOING CONVERSATIONS WITH OWNERS OF NEARBY RICHMOND ROAD LAND

The land on the Richmond Road strip next to and near our Campus has a very high potential for development. The same is true for our own land on the CPR Strip. There is a great risk that developments on one "strip" will greatly reduce the development potential and development value of land on the other "strip" Conversely, there is also a very real opportunity to increase the development value of our CPR Strip land and/or the Richmond Road strip land by ensuring compatible and well-coordinated developments on the two strips of land.

Accordingly, it is recommended that the Congregation, through the Campus Planning Committee maintain regular contact with the owners of all of the properties on the Richmond Road strip, from Kristy's restaurant to the Polish Deli strip mall in order to:

- a) Stay up to date on their ideas and plans for future development.
- b) Inform them that they should not regard our land as "vacant land" but should be aware that the Congregation intends to undertake development on our CPR Strip lands in the future.
- c) Inform them that the Congregation considers it very important that developments on the Richmond Road strip and on the CPR Strip must be compatible and well coordinated.

- d) Inform them that the Congregation would be interested in achieving, in the future, a second access route for vehicles as well as direct supply of water, sewer, electricity, gas and telephone services from Richmond Road to the Campus.
- e) Inform them that the Congregation would be very interested in exploring with them the possibility of an integrated development to be located on a section of the Congregation's CPR Strip plus a piece of land on the Richmond Road strip.
- f) Explore their interest in working with the Congregation to achieve d) and e) above.

CONSULTATION WITH UHO AND RPCC AND NEIGHBOURS.

It is recognized that when the time comes to pursue any significant development initiative, final approval by the Board / Congregation is to be preceded by consultation with Unitarian House and the River Parkway Children's Centre in accordance with the provisions in their respective leases and also by discussions with neighbouring residents and land owners, regardless of the initiative's degree of innovation or consistency with existing zoning.

By Bill Van Iterson
May 2012

HOSPICE AND CHURCH HALL/CHAPEL PROPOSAL

- Located on existing open space (south garden) of First Unitarian property, which has no formal status or designated use. Land is vacant and can accommodate a use that fulfills a social need and provides space for the church to run programs, such as performance space and social events that can generate revenue.
- Parcel size is 50 metres X 30 metres approx. = 1500 square metres
- Hospice facility for palliative care approx. 2650 square metres (4 storeys as is rest of building).
- Church Hall/Chapel for First Unitarian Church approx. 510 square metres (2 storeys)
- Building steps down to the north from 4 to 2 storeys to alleviate any shadowing on north meditation garden area during growing season.
- The new building could be a showcase for green technology with a LEED rating including a green roof and geothermal heating or other alternative energy source. Existing well will be incorporated into project to provide water for gardens.
- First Unitarian would again lease land to the social agency generating revenue to contribute to the cost of constructing a Church Hall.
- Location allows for access lane from Richmond Road.

Assessment With Respect to Criteria for Selection of Campus Land Use and/or Development Proposals

1. A building that provides a mix of a facility for a social agency, such as a hospice and a new Church Hall would be a positive expression of Unitarian principles by fulfilling a social need. The design would also need to demonstrate a respect for the interdependent web of all existence by incorporating green building features like a green roof and geothermal heating and cooling.
2. A hospice or other social service like special needs housing would serve a social need outside the immediate Church community.
3. The Church campus presently includes a substantial amount of green space and the majority of this would be preserved with the development of the south garden area, which has no approved status as a garden as does the Meditation Garden.
4. The aesthetics of the Church building as the focal point of the campus would be maintained. The exterior of the Church building would not be altered. The new Church Hall would reflect the design of the Church and enhance its appearance.
5. The financial responsibility for the hospice would be with the operating social agency. The Church Hall would be financed with the return on the lease of land to the operating social agency.
6. The construction of a new Church Hall, including a new chapel for small religious services will generate revenue by providing a purpose built performance space, which will be attractive to various musical and theatrical groups.
7. No existing parking spaces would be lost due to the development of the site of the Hospice and Church Hall.
8. The building would be designed as a LEED certified structure thus incorporating environmentally sound principles.

9. The area of the existing south garden does not interfere with access to the Church Campus. The siting of the building would also be in alignment with a secondary access lane from Richmond Road.
10. The driveway from Richmond Road would also provide a right of way for utilities, such as electric power, telecommunications, water and sewer lines to serve the larger Church Campus.
11. The Church Hall/Chapel would provide an expanded and efficient space for a broad program of spiritual, social and cultural activities that would also generate revenue for the congregation.

Important Considerations in Planning for First Unitarian Campus

- The Church has a registered Site Plan for its existing development, including Unitarian House and the River Parkway Preschool.
- Site Plans are only submitted when a building permit is needed for an actual construction project like a new building. They are not submitted to the City with respect to speculative development proposals. Site Plan approval must be renewed each year an approved project is not built.
- Zoning is in place for the Church campus so there is no need to submit further plans to the City. These plans would have no further influence on the City.
- Development on the CPR right of way should be sensitive to Unitarian House as the height (up to 9 storeys) could overshadow. I would suggest that the height of buildings in the right of way be kept to a maximum of six storeys.
- Any additions to the Church would mar its beauty as an excellent example of modern heritage architecture. It was granted an award by the Ontario Architects Association in 1967 as an exemplary example of design for its time. The building was designed as a pavilion building which is symmetrical and can be viewed from all directions. Any additions would detract from its symmetrical profile. Therefore, I do not support an addition to Fellowship Hall or any part of the exterior of the Church building.
- Therefore, any new Church Hall should be a separate building that is located in close proximity to the existing Church and compliments its architectural design.

by Charles Lanktree, May 2012