

# GOALS AND GUIDING PRINCIPLES FOR DEVELOPMENT OF THE UNITARIAN CAMPUS

As revised after the Town Hall meeting held on February 10, 2019.  
New wording is *in bold italics*. Deleted text is [in square brackets].

## 1.0 GOALS OF CAMPUS DEVELOPMENT:

To develop the campus lands, in a phased manner over time, in order to unlock the value of this exceptional property for the benefit of the Congregation and the community.

## 2.0 GUIDING PRINCIPLES

Future development of the Church Campus *should recognize and give due regard to* [will be carried out in conformity with] the following Guiding Principles:

(These Principles are based on the Campus Planning Consultations on January 15, 2012 and the 2013 Campus Plan; as updated and broadened by the Campus Planning Committee in 2018.)

1. The use of the land (and of the airspace above it) must be consistent with, and be a positive expression of, our Unitarian Universalist Principles.
  
2. The proposal must serve a social need beyond our own community. ***In particular, the Congregation has affirmed a strong interest in providing forms of special needs housing.***  
In regard to this Principle, ***the following should be noted:***
  - a) The 2013 Campus Plan stated that new development should include “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) The motion passed by the Congregational meeting on October 28, 2018 notes that “WHEREAS it would fulfill part of the Congregation's social purpose to incorporate on its campus additional affordable housing and additional innovative types of living arrangements, particularly for elderly people, for people with disabilities, for low-income families and for millennials”. That motion calls for future development of the campus to include “...a reasonable amount of less-than-market housing...”
  - c) The City of Ottawa Official Plan requires that “Redevelopment of lands within this designation (the Unitarian campus) will require the majority of the uses to be institutional community servicing uses, such as: day care; church; retirement residential; community centre; long term care facility; garden; housing with emphasis on affordable, supportive or multi-faith units; public park; fitness centre; medical clinic; and community gardens. A zoning amendment will be required to demonstrate how the majority of the land uses includes institutional community servicing uses ....”
  - d) Unitarian House of Ottawa plans to continue to operate on the campus and is interested in exploring the possibility of constructing a new residence for seniors at a new location

on the campus as a replacement for the existing building. River Parkway Children's Centre plans to continue to operate in its existing facility, at least until the expiry, in 2037, of a planned 10-year extension to its current lease.

3. Financial risk and financial return:

- a) Development of the campus must not place at risk the long-term financial viability of the Congregation, either through its direct capital and operating costs or through the Congregation not receiving a proper financial return, ***in accordance with paragraph 3 b)***, on the [market] value of its property.
- b) The campus development initiative should repay all of its costs, and should provide a financial benefit to the Congregation. Such benefit could take a variety of forms, but should be equivalent to the estimated market value or the estimated market rental value of the property less any discount from that value which may be approved by the Congregation as a contribution to the social benefits to be generated by the initiative ***or in order to achieve the application of higher environmental standards or higher standards with respect to other Unitarian Universalist principles.***
- c) ***One option to be considered is to sell the entire property, either in the short or long term, and to base the congregation's activities at a different location.***

4. A substantial amount of green space must be preserved on the campus. The City requires that 10% of the land be set aside for park purposes. It is our preference that some or all of this green park space be located generally in the area now occupied by the north and south meditation gardens, and that this area remain suitable for quiet rest and contemplation. ***Consideration should be given to whether "green space" could be located on top of buildings.***

5. "Green", environmentally sound principles must be used in the design and execution of any developments. In this regard, [careful consideration is to be given to] measures ***should be adopted*** to adapt to and mitigate the current and anticipated effects of climate change, including, for example, measures to increase energy efficiency and to address possible risk of flooding.

6. For as long as the present church building remains, the aesthetics of the church building as a focal point of the campus ***should*** [are to] be maintained or enhanced. This means, among other things, that:

- Buildings ***should*** [must] be placed ***so as to maintain*** [so that] good sight lines to the church ***insofar as this is reasonably possible.*** [are maintained.]
- Future development of the campus should consider the heritage significance of the church building as an excellent example of modern church architecture, and best efforts should be applied to protect its architectural features, and to make the appearance of any other building, and of the site in general, compatible with that of the church.

7. With regard to the shape of the physical development on the campus,
  - a) The city of Ottawa Official Plan requires that:

“Redevelopment of this area will be with buildings in a range of heights, in accordance with the following:

    - a. The portions of the lot adjacent and closest to a residential zone must comprise of a transition zone generally 30 metres in depth which includes a 7.5 metre setback, measured from the residential lot line, with a low rise built form;
    - b. Mid-rise buildings for the portion of the lot with street frontage on Cleary Avenue; and
    - c. High-rise buildings up to sixteen stories are permitted and must be:
      - i. Located and designed to minimize the shadow impact on the adjacent low rise residential community,
      - ii. Located in a position designed to minimize the view impacts on adjacent high rise buildings; and
      - iii. Located close to the NCC corridor or in a location that will break up the cumulative massing along Richmond Road.”
  - b) Planning and design of development on the “CPR Strip” of the campus’ land should aim to achieve compatibility between development on the CPR strip and on the adjacent Richmond Road strip. For this area, “compatibility” is meant to include, among other factors, good spacing between tall buildings and minimizing mutual interference in terms of blocking light and views or adversely affecting each other’s successful operations.

There would be definite advantages in arranging for an integrated development on adjacent parts of these two strips of land. Such an integrated development would also help to achieve the goals of a second access and access to services (items 10, 11 below).

8. There must be a sufficient number of parking spaces on the campus to meet the Congregation’s needs on Sunday mornings. As of 2012, these needs were estimated to be 180 spaces. This is in addition to parking required for others located on the campus.
9. Access to the entire campus via Cleary Avenue must be maintained. Beyond this, it is desirable that a second vehicle access route, either permanent or on an emergency-only basis, be created through negotiations with owners of adjacent lands and the City of Ottawa.
10. It is **important** [desirable] that development of the campus include arrangements for facilities on the campus having access to a good supply of **energy**, [electric power, gas,] water, sewer facilities and other services as may be required. Where possible, arrangements should be made for such services to enter the property by a short and direct route from Richmond Road.

11. It is desirable that development of the campus lead to other benefits to the Congregation, such as, but not restricted to, enhanced programming and spiritual practice, social interaction, membership growth and uses of the church for revenue-generating activities.

Note:

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

March 28, 2019. BVI.