

# INTRODUCTION

This project includes an Official Plan Amendment (OPA) and an Area Specific Plan (ASP) for Accora Village.

This Open House is being hosted ahead of an Official Plan Amendment (OPA) application to update the Area Specific Plan (ASP) for Accora Village.

The goal of the new ASP will be to establish the planning framework to guide future development at Accora Village in a way that is well-designed, sustainable, and aligned with City and community objectives. It will provide, neighbourhood-level guidance on building height, density, land use, mobility, public spaces, and community design.

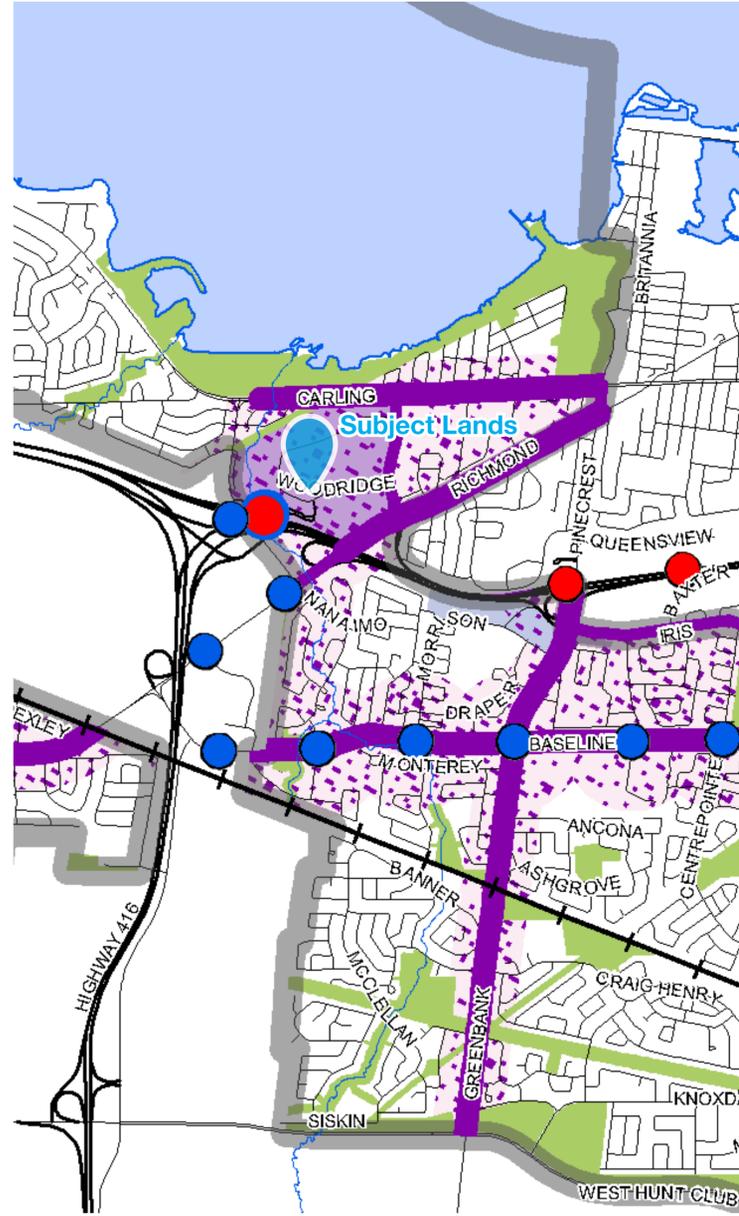


Figure 1: Schedule B3  
Outer Urban Transect, City of Ottawa Official Plan

### Legend:

- |                        |                         |
|------------------------|-------------------------|
| Outer Urban            | Industrial and Logistic |
| Evolving Neighbourhood | Greenscape              |
| Hub                    | Neighbourhood           |
| Corridor - Mainstreet  | O-Train Station         |
| Corridor - Minor       | Transitway Station      |
| Mixed Industrial       |                         |



Figure 2: Map of subject lands. Source: Google Earth + Fotenn

### Legend:

- Subject Lands
- Properties of Influence

# HISTORY

## Bayshore Neighbourhood

- / Bayshore is a west-end Ottawa neighbourhood located next to Bayshore Shopping Centre and Bayshore Transit Station.
- / The area has evolved from farmland into a residential community since the 1960s.
- / Development began with townhouses and apartment buildings, followed by additional growth in later decades.
- / In 2011, the community became known as Accora Village, with continued investment in building upgrades and shared amenities.
- / Today, Accora Village is home to thousands of residents and includes housing, community spaces, and recreation facilities.



Pre-Development view of the Township of Nepean (1958). Source: GeoOttawa.



First phase of development in the Bayshore community (1965). Source: GeoOttawa.



Accora Village - Image from 2024. Source: GeoOttawa.

## Transportation

Bayshore Transit Station opened in 2000 and expanded in 2009 and 2017. Currently under construction, the station is being upgraded from a Bus Rapid Transit to an LRT station as part of Phase 2 of the Light Rail Transit system, with completion expected in 2026.



Image of Bayshore Transit Station (2010). Source: Wikipedia - Bayshore Station.



Townhomes and mid-rise apartments in the community. Source: Ferguslea Properties.



Aerial view of Bayshore Shopping Centre and surrounding area, showing the 2012 expansion. Source: Ferguslea Properties.



View of Bayshore Park with townhomes and mid- to high-rise buildings behind. Source: Ferguslea Properties.

## Entertainment

Bayshore Shopping Centre, connected to Bayshore Transit Station, is Ottawa's second-largest mall, expanded in 2012. Nearby, the Famous Players Cineplex opened in 1998 on the former site of Ottawa's first drive-in theatre.



Residents enjoying the public pool. Source: Ferguslea Properties.



Image of Britannia Drive-In Theatre screen. Source: Pinterest, Jacqueline Tremblay.

## Education

Accora Village has two elementary schools: Bayshore Public School (English with ESL) and St. Rosa of Lima School (Catholic, bilingual), both serving K-6 students.



Residents and students enjoying the open spaces. Source: Ferguslea Properties.

# VISION AND GUIDING PRINCIPLES

## Green Village

Accora Village is envisioned as a sustainable urban neighbourhood in Ottawa, offering diverse rental housing near rapid transit and natural features. Following the One Planet Living framework, it delivers people-focused, holistic solutions for a truly green community.



## Inclusive Village

“Accora” represents harmony and togetherness, at the heart of Accora Village. The community provides quality amenities, welcoming spaces, and fosters diversity, neighbourly connections, and a sense of belonging. It takes a village.



## Urban Village

Accora Village, ideally located, is envisioned as a mixed-use Urban Village supporting local businesses and offering diverse services and employment. With rapid transit access and high-quality open spaces, it provides a range of housing types and densities for residents at all life stages.



## People-First Community

Accora Village supports healthy, active living through a people-first approach, offering inclusive housing, high-quality open spaces, and shared amenities. A pedestrian-scaled public realm connected to natural features and multi-use paths fosters daily interaction and a strong sense of community.



## Connected Village

Accora Village is well connected to citywide transportation, with a walkable internal network of pedestrian streets, bike lanes, and multi-use paths linking community amenities and nearby destinations such as Andrew Haydon Park, Carling Avenue, and the DND Carling Campus.



**What are your thoughts on the guiding principles for future growth at Accora Village?**

*Add a sticky note with your response below.*

# OPPORTUNITIES AND CONSTRAINTS



This figure illustrates opportunities, such as transportation and infrastructure connectivity, and also illustrates constraints to be considered or mitigated in future development.

## Legend:

- Subject Lands
- Parks
- Greenbelt
- Commercial
- Low-rise Residential
- School
- 600m Radius from Rapid Transit Station
- Arterial Road
- Collector Road
- Provincial Highway
- NCC Pathway
- Potential Pedestrian Connection
- Potential for Scenic Views
- Potential Community Gateways
- Community Centre
- Bayshore BRT/LRT Station
- Graham Creek
- Steep Grading / Topography
- Noise Constraint
- Water / Wastewater Infrastructure
- Potential for new connection To Carling Ave

Opportunities and Constraints / Views of Interest and Natural Map

# DESIGN FRAMEWORK MAPS | NARRATIVE

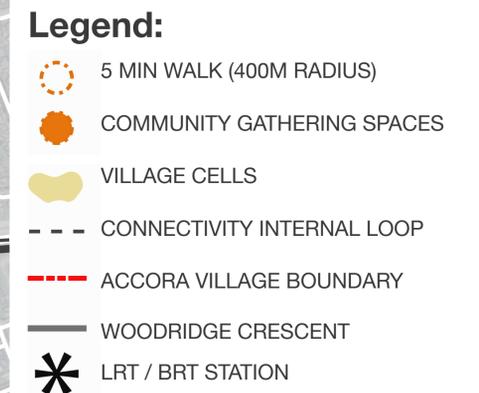
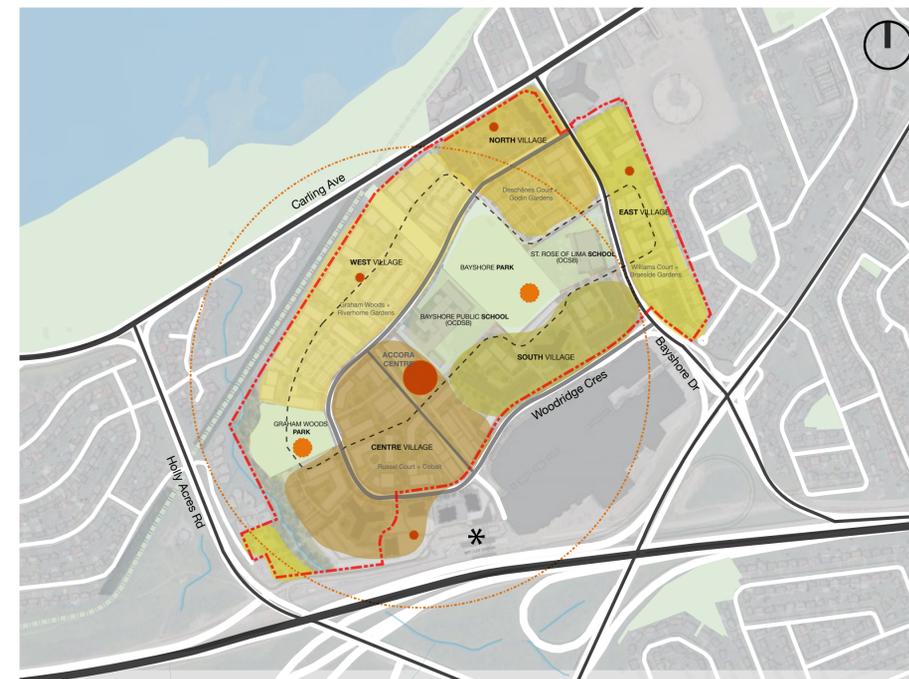
## Open Space Structure and Active Transportation



## Built Form / Land Use Structure



## Neighbourhood Structure



## Open Spaces Precedents



# SUSTAINABILITY

Ferguslea is committed to creating a sustainable, resilient, and vibrant community at Accora Village through thoughtful design, renewable energy, active transportation, and shared green spaces. The sustainability approach considers the full lifecycle of the project and follows the One Planet Living framework, promoting a holistic, triple-bottom-line vision that supports environmental responsibility, social well-being, and economic resilience for current and future generations.



	<b>Health and Happiness:</b> Encouraging active, social, meaningful lives to promote good health and well-being.	<ul style="list-style-type: none"> <li>/ Provide flexible community and cultural spaces.</li> <li>/ Support daily physical activity with accessible indoor and outdoor recreation.</li> <li>/ Foster social connection and well-being through welcoming public spaces, year-round community connection.</li> </ul>
	<b>Equity and Local Economy:</b> Creating safe, equitable places to live and work which support local prosperity and international fair trade.	<ul style="list-style-type: none"> <li>/ Offer diverse, accessible housing for different household needs.</li> <li>/ Support aging-in-place through adaptable, barrier-free design.</li> <li>/ Create safe, inclusive public spaces with equal access for all.</li> </ul>
	<b>Culture and Community:</b> Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.	<ul style="list-style-type: none"> <li>/ Collaborate with local groups to co-create community initiatives.</li> <li>/ Reflect local history and culture through public spaces, art, and wayfinding.</li> <li>/ Provide flexible spaces for gathering and cultural expression.</li> </ul>
	<b>Travel and Transport:</b> Reducing the need to travel, encouraging walking, cycling and low-carbon transport.	<ul style="list-style-type: none"> <li>/ Partner with local to shape community initiatives.</li> <li>/ Celebrate Accora Village's heritage through design, art, and wayfinding.</li> <li>/ Offer flexible spaces for gathering and cultural expression.</li> </ul>
	<b>Land and Nature:</b> Protecting and restoring land and marine systems for the benefit of people and wildlife.	<ul style="list-style-type: none"> <li>/ Connect green spaces to support biodiversity and social interaction.</li> <li>/ Use urban forests and shading to reduce heat and enhance habitats.</li> <li>/ Protect and enhance local wildlife and pollinator habitats.</li> </ul>
	<b>Local and Sustainable Food:</b> Promoting sustainable, humane farming and healthy diets which are high in local, seasonal, organic food and vegetable protein.	<ul style="list-style-type: none"> <li>/ Support local and sustainable food through markets and community events.</li> <li>/ Provide spaces for community and urban gardens.</li> <li>/ Promote food education on healthy and seasonal eating.</li> </ul>
	<b>Sustainable Water:</b> Using water efficiently, protecting local water resources and reducing flooding and drought.	<ul style="list-style-type: none"> <li>/ Use green infrastructure for sustainable stormwater management.</li> <li>/ Design public spaces with water access and views.</li> <li>/ Connect residents to waterways through protected trail networks.</li> </ul>
	<b>Material and Products:</b> Using material from sustainable sources and promoting products which help people reduce consumption.	<ul style="list-style-type: none"> <li>/ Use life-cycle assessment to guide low-carbon material choices.</li> <li>/ Prioritize durable, responsibly sourced materials.</li> <li>/ Promote repairable, recyclable, and long-lasting materials.</li> </ul>
	<b>Zero Waste:</b> Reducing consumption, re-using and recycling to achieve zero waste and zero pollution.	<ul style="list-style-type: none"> <li>/ Use recycled and low-waste materials in construction.</li> <li>/ Provide accessible waste, recycling, and organics facilities.</li> <li>/ Promote waste reduction through education and reuse initiatives.</li> </ul>
	<b>Zero Carbon Energy:</b> Making buildings energy efficient and supplying all energy with renewables.	<ul style="list-style-type: none"> <li>/ Explore renewable energy through a Community Energy Plan.</li> <li>/ Design energy-efficient, net-zero ready, fully electrified buildings.</li> <li>/ Reduce operational carbon while enhancing comfort and affordability.</li> </ul>

# MASTER PLAN CONCEPT



- 1 Enhance connectivity to NCC trail and Carling Ave pedestrian crossing towards Andrew Hayden Park, by providing clear accesses so that pedestrians can easily navigate towards those major city amenities.
- 2 Buildings framing the street, bringing them closer to front lot line, promoting eyes on the street.
- 3 Provide variety of building typologies to enrich the massing and design experience of residents through the site and enhance aging in place.
- 4 Provide space for tree planting as per the City of Ottawa guidelines.
- 5 Ensure quality sidewalks and enhance cycling infrastructure.
- 6 Step back higher portions of buildings to enhance human-scale experience. (Podiums up to 4 storeys)
- 7 Strategic placement of driveways to avoid conflicts with main pedestrian spines.
- 8 Activate frontages with at-grade retail or ground-oriented residential units, hiding surface parking from public realm and pedestrian sight.
- 9 Enhance pedestrian connections throughout the site, linking major community amenities and public open spaces.
- 10 Provide a clear access route to transit LRT/BRT station to the south, and local bus stops along Woodridge Crescent and Bayshore Drive.



# MASTER PLAN CONCEPT | BUILT FORM | PRECEDENT IMAGES



Ground-oriented units - Townhouses



Ground-oriented units - Podiums



Low-rise Apartments



Mid-rise Apartments



High-rise Apartments



## Built Form Transition



# NEXT STEPS AND TIMELINE

## TARGETED PROJECT TIMELINE

