A VISION FOR THE...

ALGONQUIN STATION AREA

A transit-oriented community.



Queen's University

Ottawa

Executive Summary

A Vision for the Algonquin Station Area

The Algonquin Station Area (ASA) is being redesigned to suit the needs of future residents and to improve transit connectivity across Ottawa. This project aligns with the City of Ottawa's plans to extend Line One of the O-Train light rail system west, with the extension scheduled to open in 2026. Algonquin Station functions as the interim terminus station until the line is extended to Barrhaven.

The conversion of the existing Algonquin BRT Station into a multi-modal hub facilitates the intensification of the ASA. This proposal outlines a plan for the redevelopment of the ASA to into a vibrant, livable and transit-oriented community.

This report presents two detailed development plans for the ASA, which encompasses the area surrounding the future Algonquin LRT Station. The contents of this report detail the efforts to achieve a complete 15-Minute Neighbourhood within the ASA, while implementing key principles associated with transit-oriented development. The recommendations of this report are intended to create a socially, physically, economically, and environmentally sustainable neighbourhood.

Vision

The Algonquin Station Area will become an inclusive, vibrant, and well-connected place to live, work, play, and learn. The site will serve as an important destination in the broader Ottawa area, integrating a mix of uses and public spaces to create a diverse, resilient, and complete community.

Study Area

The boundary of the ASA was established following detailed field work and subsequent analysis, considering the area's Zoning and Official Plan designations. The ASA contains College Square, Algonquin College, 100 Constellation Drive and Meridian Theatre.



Figure 0-1: Algonquin Station Area Boundary

Existing Conditions

Following a site visit and analysis, it became evident that the ASA and surrounding area lack pedestrian and active transportation connectivity, vibrant public spaces, and a mix of housing types. This is explained further in the following SWOC analysis.

Strengths (Internal) • Proximity to high-demand destinations. • Algonquin College. • Connectivity to the rest of Ottawa. • Recreational Opportunities.	Weaknesses (Internal) • Car-oriented environment. • Large surface parking lots. • Lack of affordable housing. • Absent public realm.
Opportunities (External) • Vacant and underutilized land. • Cultural diversity. • Increasing Population density. • Foundations of a 15-minute neighbourhood.	Challenges (External) • Gentrification and displacement. • Low demand for retail space. • Isolated parks. • NIMBYism.

Table 0-1: SWOC Analysis.

Case Studies:

Thirty case studies from around the world were collected to create a catalogue that offers inspiration, valuable lessons, and best practices for the redevelopment of the ASA. Tree key categories relevant to the ASA, including transit-oriented mobility hubs, greyfield redevelopment, and affordable housing were reviewed.

Case Study Takeaways:

- Community-Centric Design & Engagement:
- Mixed-Use Development:
- Sustainable & Resilient Design:
- Strategic Phasing:
- Access & Connectivity
- Partnerships & Financing

Project Outline

The project team has prepared two alternative design concepts for the ASA. The first concept considers financial and practical constraints, while the second presents an unconstrained vision for the ASA. Both concepts were evaluated against criteria established through prior research and analysis.

The project team developed the following six design principles for the area:

1. Establish an interconnected network of greenspaces, greenways and community spaces.
2. Design a vibrant main street, complemented by a network of active frontage streets.
3. Develop a series of distinct nodes, each with its own unique character.
4. Create safe and accessible active travel pathways to foster a shift toward active transportation.
5. Prioritize high-density development near rapid transit hubs and corridors to create a vibrant destination for residents, students, and visitors alike.
6. Utilize a variety of building typologies and approaches to address the larger-scale need for affordable housing.

Net Precinct Totals	Gross Floor Area (m^2)	Open Space Area (m^2)	Dwelling Units	Potential Residents
Residential Area A	132,417	15,897	309	774
Residential Area B	186,487	13,081	1,620	4,051
Residential Area C	53,372	14,038	407	1,019
Downtown Area	441,248	39,254	3,265	8,163
Cultural Hub Area	54,734	4,802	440	1,101
Older Adults Area	79,314	12,662	468	1,169
Activator Area	355,583	41,603	2,799	6,999
Totals	1,303,156	141,337	9,310	23,275

Table 0-2: Concept 1 Key Statistics



Figure 0-2: Concept 1 Design



Figure 0-3: Proposed Main Street



Figure 0-4: Concept 2 Design

Net Precinct Totals	Gross Floor Area (m^2)	Office Area (m^2)	Residential Area (m^2)	Open Space Area (m^2)	Dwelling Units
Residential Area A	119,836	0	57,849	22,624	697
Residential Area B	195,571	0	141,764	13,081	1,708
Residential Area C	53,371	0	33,817	14,038	407
Downtown Area	387,791	3,179	237,472	31,038	2,861
Cultural Hub Area	57,530	0	38,784	4,802	467
Older Adults Area	79,314	2,552	38,820	12,662	468
Activator Area	292,636	0	191,746	37,315	2,310
LRT Park Cap	46,568	0	0	10,220	0
Totals	1,186,052	5,732	740,251	135,561	8,919

Table 0-3: Concept 2 Key Statistics



Figure 0-5: Concept 2 Park LRT Cap Rendering