

Village Canada

Visualization created by Marlo Fabello as part of course in Carleton U
School of Architecture



A Proposal for 875 Heron Rd portion of Confederation Heights –
23 acres / 465 Acres

Presentation to Canada Lands Company, September 19, 2025

Overview: 1 Where we are 2:Where we want to go

- project has support of Yasir Naqvi, MP





Who are the Village Canada (VC) Consortium?

Seniors Health Innovations Hub
Council on Aging of Ottawa
AGEWELL National Innovations Hub
(Carleton U)
RA Centre
Glebe Centre and Abbotsford Community
Programs
Perley Health
Carefor Health and Community Services
South East Ottawa Community Health
Centre
Carleton U School of Architecture

Abbeyfield Riverside
Senior Watch Alta Vista
Heron Park Community
Association
Guildwood Residents
Association
Ottawa Senior Pride Network
Ottawa Community Land Trust
Senior Liberals, Ontario Section
The Causeway
Unitarian House of Ottawa
Flo's Seniors



Why Build the Village *On this site?*

- 875 Heron offers a unique opportunity to create an inclusive, vibrant, multi-generational, non-profit urban village
- Proximity to RA centre – partnering to include seniors' service, recreation and fitness in capital plan
- Billings Bridge Plaza and OC Transpo hub in close proximity
- Vincent Massey Park and interspersed greenspace
Footbridge across Rideau River to Carleton U.





What is Village Canada?



A global leading-edge model for aging in place, a complete and vibrant community - a mixed-use, mixed-income development where generations and people of all ability levels intersect

- A diverse 15-minute community: people can live, work, shop, care for children and recreate
- When people are close, mutual care and connection goes up. Social isolation goes down

Components

- Non-profit residential: Design options for lease or purchase on leased land
- Support levels for independence through to long term residential care
- Complete health care services, personal care, cafeterias, pubs..

Funding sources

- All levels of government funding are integrated with private rental and service fees to provide a continuum of housing from fully subsidized to (nonprofit) market rates.



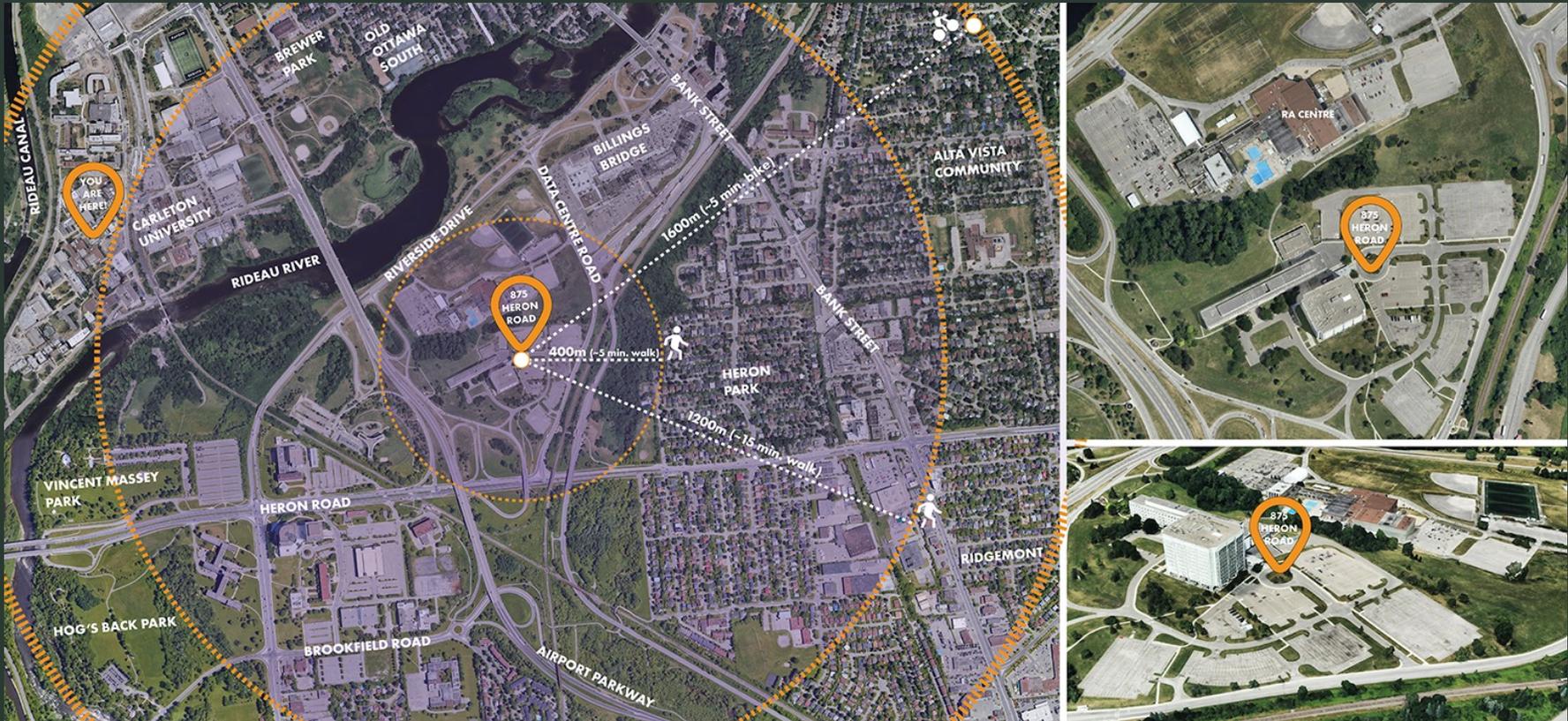


Other Anticipated Innovations

- Group home structures for Cognitive Decline and Ambulant Long Term Care
- AI monitoring and care assistance
- Caregiver support and respite services
- Child Care Centre
- Community Gardens
- Social prescribing
- Active living with pedestrian streets.....and more



Walkability around site enhanced by walkability on site



Development will be Phased



- 10-story building – student accommodation and Abbeyfield Co-Living Model?
5-story building – mainly studios with 1 and a few 2br's?
- Main floor + addition – multicultural food court and event venue



Phase 2

Fanning out from the heritage buildings in a complementary manner,

1. Subject to feasibility – underground garage to serve the village, with entry at Data Centre intersection, exit at Heron Rd – disappearing into the contour of the land
2. Long term residential care facilities Data Centre Rd to Heron Road
3. Community health centre plus nursing, medical, rehab, diagnostic services location TBD.
4. Social and support services centre (location TBD)
5. Apartments, co-operative and co-living east of existing buildings
6. If possible, connect to district energy system

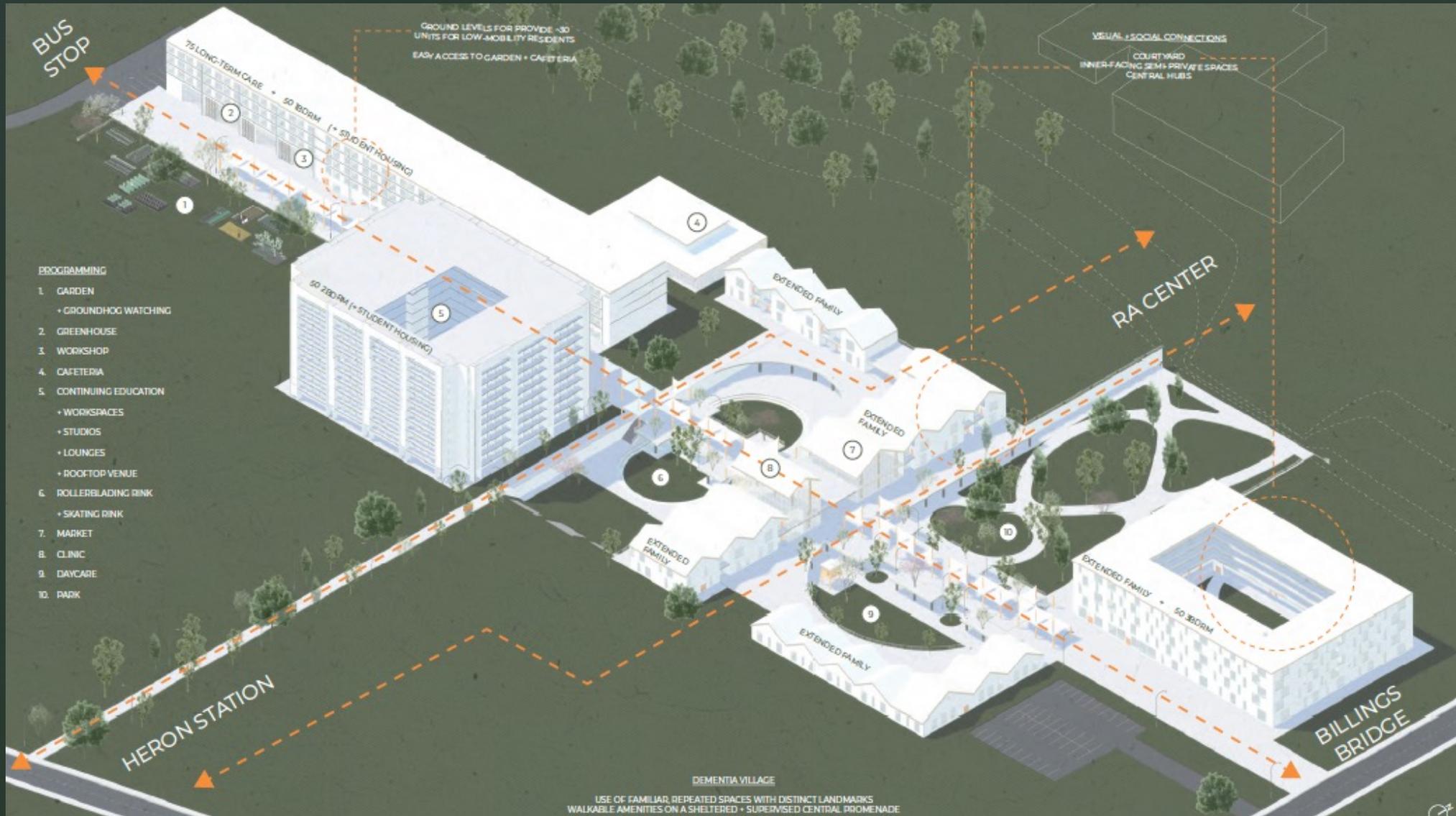


Phase 3

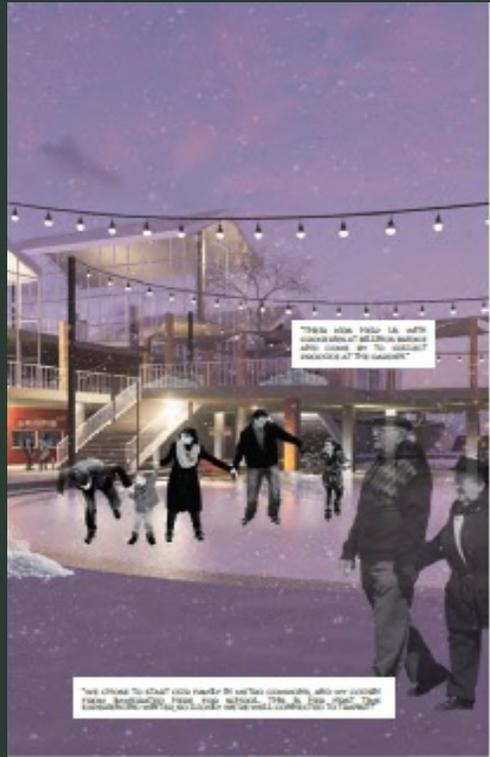
- Further development along Heron Road and west edge of site, including west of RA Centre
- Following are some concept visualizations developed by the Architecture students with our group, to inspire Village design



By Marlo Fabello



By Marlo Fabello



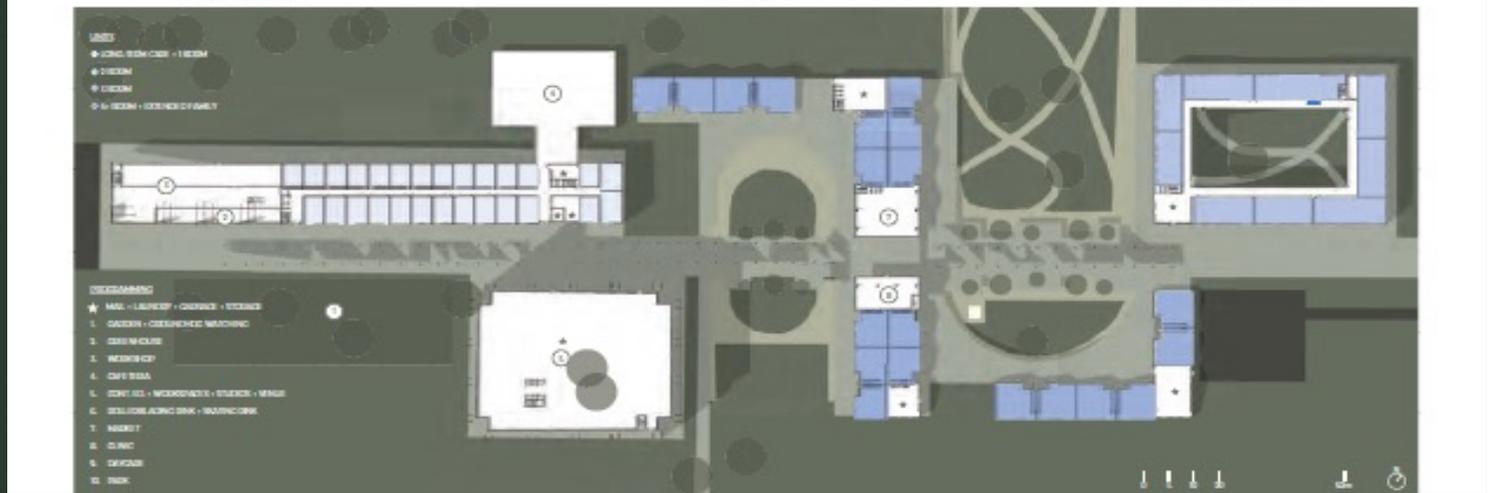
AGING BUILDING - 1 (ELEVATED) STAIR
MEN'S DINING AND HALLWAY



AGING BUILDING - 2 (ELEVATED)
OUTDOOR PARK

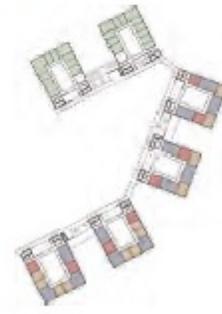
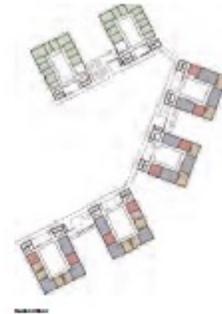


AGING BUILDING - 3 (ELEVATED) STAIR
WORKSHOP AND COMMUNITY





The Vine: An Intergenerational Village





Clover Hill

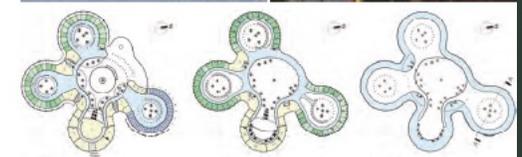
By Mandy Gonzalez



Rideau River
 (15 minute walk)
 -Natural Landscape
 -Park



Billings Bridge
 (10 minute walk)
 -Shopping
 -Dining



R.A. Centre
 (5 minute walk)
 -Sport facilities
 -Public programs



Data Centre
 (Existing Building)
 -New delivery road included

Heron Station
 (5 minute walk)
 -Adjacent Routes





By Nadine Musfada





What we need to proceed

Assurance that the land can be available subject to an acceptable proposal preferably with a long term lease, and potential equity funding

Support for feasibility study of existing buildings and proposal development

Our next steps:

- Seek funding –development planning, feasibility to repurpose existing buildings, seed funding for incorporation and operations
- Technology research for aging accommodation,
- Engage developer(s), perhaps with Build Canada Homes as primary developer
- Continue building community involvement and support

*Build Canada Homes published a [Market Sounding Guide](#)

- VC response is [here](#).





Win - Win

- Collaborate for public purpose and economic stimulus
- VC will significantly exceed 20% affordable housing
- VC can comply with Proposed Zoning, active transportation Arches and Shared/slow streets
- Universal design allows evolution to meet future public needs
- Sustainable, modular, pre-fab and panellized construction technology
- Potential sustainable model of district energy system

