

## **Village Canada (VC) – Summary 17 May 2026**

*WHAT is Village Canada (VC)?* VC is a transformative community-based, non-profit housing proposal for older adults at all stages of aging, post-secondary students, persons with disabilities and families. The village will provide a selection of housing options at various levels of affordability and a ‘continuum of care services’ to its approximately 2000 residents. About 60-70% of residents will be over 65 years, 10-20% post-secondary students and adults with disabilities, and the balance will be families.

*WHO is behind the proposal?* The VC Consortium is made up of health and community service providers, non-profit groups seeking housing for select populations and community organizations. We are calling for governments and developers to work with us to respond to a critical shortage of age-friendly housing. The Consortium is managed by a small non-profit board. See page 3.

*WHERE will it be located?* The desired site for VC is 23 acres at 875 Heron Road in Ottawa. It is part of 465 acres of surplus federal government land on Confederation Heights being managed by Canada Lands Company (CLC) and Build Canada Homes (BCH). The 23-acre property of interest has two heritage office buildings and is on a hill overlooking the Rideau River. A shopping centre, a major recreation institution, Carleton University, and a proposed indigenous multi-building development, are neighbours. Transit hubs border the property. At completion Confederation Heights will house as many as 60,000 residents.

*WHY are we developing this Village?* As has been widely publicized, aging boomers are reaching peak numbers in need of care and they want to age in their homes. But support services are challenged by their dispersed geography. Many seniors living in their homes want to stay in their neighbourhood but haven’t a viable option to move into. Living together with students and families in a supportive environment, with appropriate health service partners, seniors can age in a place of their choice.

Village Canada is a ready-to-go solution that connects generations, reduces loneliness, and supports people through every stage of life.

*HOW are we planning to finance it?* We are asking the federal government to make the buildings and property available to us on a 99-year lease at low or no cost and to decontaminate the buildings. We intend to generate capital for development through partnerships. For example, selling older adult housing bonds with Ottawa Community Land Trust. We have some organizations who are provincially or municipally funded. As well, we have inroads into the community with individuals, including “wealth constituencies”, such as downsizing seniors.

Our approach is transformative as we are scaling up and simplifying supportive housing development for multiple small service providers through collaboration. Our multiple-projects portfolio approach to planning purpose-built age-friendly accessible housing will be efficient and aligns with the principles espoused by BCH.

*HOW do we know what people want?* We have done a number of housing surveys in central Ottawa and we will continue to take the community housing pulse through a large-scale survey feedback panel we are developing. We will be able to determine preferences in relation to housing and ancillary services and a "waiting list" of potential residents. The two non-profit seniors retirement residences in Ottawa offering affordable housing have thousands of seniors on their wait lists. The survey panel will also be used as a marketing tool for a social bond issue or other financial investments

*WHEN will pre-planning begin?* Conversion of the existing buildings is Phase One; development of the surrounding land is Phase Two.

Phase One: CLC has indicated that the two buildings will be offered for expressions of interest in early 2026 so we anticipate that soon. The architect firm which carried out a feasibility study of conversion for CLC has told us that our intended usage is ideal to the buildings. They will develop a preliminary plan for the distribution of our proposed usage. We will present our desired conversion plans as Phase One of our project, along with a request for a conditional allocation of the 23-acre site, allowing non-profit organizations the necessary time to do capital planning and arrange financing. VCC will arrange and oversee the development process, and will undertake direct development when an appropriate agency or organization is not available, or is too small to take on the initiative.

The ten-story tower will house the Glebe Centre with Seniors Active Living Centre, Community Support Services and long-term care for 250 people. The five-story building will provide three communal housing residences (see table) and 60-100 bachelor, one and two-bedroom units, for seniors, adults with disabilities and students.

We are currently meeting with nonprofit and commercial developers to seek a winning partnership.

Phase Two: CLC expects that the City will approve the secondary plan in July 2026 so that they can begin to change the streets and utilities in preparation for sale within the next year or so. Once our land lease is approved, we anticipate staged development of six to 12-story buildings with bachelors, one, two, and three bedrooms - Sliding scale rentals, co-op rental opportunities, group rental opportunities - 1000-1500 units. These developments may be undertaken by individual organizations, as well as the VCC group.

## Consortium Members

<b>Organizations that want to build in Phase One</b>
Glebe Centre Community Programs and Long-term Care
Ottawa Foyer Partage *
Ottawa Senior Pride Network
Abbeyfield Riverside Housing Inc
Flo's Seniors
<b>Organizations that want to build in Phase Two</b>
PAL*
Harmony House *
HOUSE (student non-profit)
Other organizations will be invited when property is secured
<b>Organizations providing services for phase 1 and 2</b>
Ottawa Community Land Trust
Causeway Work Centre
AGEWELL National Innovation Hub
South East Ottawa Community Health Centre
Carefor Health and Community Services
Glebe Centre Senior Active Living and Community Support Services
RA Centre
<b>Organizations providing advice and advocacy</b>
Guildwood Residents Association & SWAV
Heron Park Community Association
Unitarian House of Ottawa
Seniors Health Innovations Hub
Carleton U School of Architecture
Council on Aging of Ottawa
*provisional

<b>Village Canada Consortium Board</b>
Terrance Hunsley – co-chair
Carolyn Inch – co-chair
Jacque Benjamin - Director
Sheila Bryan - Director
Donna Mayer - Director
David O'Neill - Director
Grace Welch - Director
Don Simpson – Corporate Secretary (non-board)