

EXECUTIVE SUMMARY

Confederation Heights has served as one of the National Capital Region's most important primary federal employment nodes since the 1960's, accommodating a number of key federal departments and agencies.

This node resulted from the recommendation of the 1950 Gréber Plan that complexes of new government buildings should be located in peripheral urban zones. Gréber's rationale was based on the need to reduce downtown traffic congestion and to shorten commuter distances. Decentralisation helped to consolidate federal functions while reducing the scattered pattern of wartime temporary buildings.

The 1999 *Plan for Canada's Capital* identifies Confederation Heights as a Federal Employment Node focused on administrative functions. The broad policy direction supports the consolidation and optimisation of existing federal nodes. The Plan also supports the diversification of federal nodes by permitting commercial development to meet the needs of the federal departments in the node, and the accommodation of private sector companies whose work directly supports a federal department.

In July 1991, Canada Post Corporation proposed the redevelopment of its lands at the corner of Heron Road and Riverside Drive in order to consolidate operations within the NCR. This redevelopment was to be carried out by a private sector development consortium (Triangle Projects Inc.) and included a new headquarters building for Canada Post. In the longer term, the proposal envisaged a compact, mixed-use employment area with private sector office, residential and retail uses on the Canada Post lands. The NCC requested Triangle Projects Inc. to undertake a detailed study of the entire Confederation Heights area, on behalf of all federal custodians having an interest in the node. Such a plan was necessary to recognise Confederation Heights as a primary employment centre by way of regional and municipal official plan amendments, and to rezone the Canada Post property to increase density and to allow non-government uses.

A federal planning document was also required by the NCC to facilitate the review of development proposals within the Confederation Heights node. Such a document would address specific federal concerns such as approvals under the National Capital Act, the requirements of the Canadian Environmental Assessment Act, and the reconciliation of federal land use objectives with municipal and regional policies.

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A Sector Plan under the NCC's Planning Framework provides the federal planning policy context for Confederation Heights. The objectives of the plan are:

- to indicate the federal policy context;
- to identify federal objectives for the use of these lands;
- to identify areas where federal and municipal policy objectives differ;
- to harmonise, where possible, federal and municipal planning objectives and procedures; and
- to identify the implementation process required by federal legislation.

This Sector Plan guides future development in the Confederation Heights area, and specifically supports the evolution of the area as a mixed use Federal Employment Node. The plan provides a vision and objectives for the area and policies for Land Use, Urban Design, Transportation and Transit, Servicing, Recreation and Leisure, the Environment, including stormwater management, and Implementation, including federal requirements for development approvals.
