

CENTRE DES
SERVICES
COMMUNAUTAIRES
VANIER



VANIER
COMMUNITY
SERVICES
CENTRE



Ottawa
Community
Housing
Logement
communautaire
d'Ottawa

A Vision for Vanier's New Community Centre



2501 CH. MONTRÉAL ROAD

LAND ACKNOWLEDGEMENT

We respectfully acknowledge that the Vanier Community Services Centre, in the heart of Vanier, is located on the traditional, unceded territory of the Algonquin Anishinaabe Nation. We express our gratitude for their stewardship of this land since time immemorial. We are committed to continuing our work in solidarity with Indigenous peoples, fostering inclusion, reconciliation, and social justice.

Vanier is home to one of the highest populations of Indigenous peoples in Ottawa. This reality enriches our community and strengthens our responsibility to work in solidarity with Indigenous peoples, advancing inclusion, reconciliation, and social justice.

CONTENTS

250 CH. MONTRÉAL ROAD

Introduction 6

- 6 Who We Are
- 6 Regional
- 7 Vanier Community Services Centre
- 8 Ottawa Community Housing
- 9 Urban Design & Planning Team
- 9 Hobin Architecture
- 11 Stantec
- 13 The Big Ask



Context 17

- 18 Proximity Map
- 20 Montréal Road District Secondary Plan
- 22 Community Features



A Unique Opportunity 26

The Vision 31

- 32 Inspirational Images

Concept Plans to Drive the Vision 37

- 36 Ground Floor
- 38 Second Floor
- 40 Third Floor
- 42 Typical Upper Floor

Stakeholder Goals 46

- 46 City of Ottawa
- 47 Province of Ontario
- 47 Government of Canada

Next Steps 50



INTRODUCTION

INTRODUCTION

Who We Are



Since 1958, Regional Group has been **shaping communities** in Ottawa and throughout Canada’s National Capital Regional.

Our standing and relationships within the community afford us intimate knowledge to make forward thinking decisions supportive of the future.

As a company, we are driven by a philosophy of integrity which is apparent in our actions. The Vanier community has a strong identity within the City of Ottawa, with a history emboldened as a stand-alone municipality with its own culture. We want to play a part in a project that reflects that unique culture.

Regional Group has a history of community focused and holistic developments through the Capital Region, with communities such as Greystone Village in Old Ottawa East and Equinelle in North Grenville. These communities are examples of Regional Group’s commitment

to fostering and upholding community, a commitment which will be sustained through the Montréal Road development.

Working with community groups, Regional Group aspires to create a project that leaves a meaningful legacy of place and defines the heart of Vanier. Our goal with this project is to create something special that contributes to the growth of community in Vanier.

“This move to 250 Montréal Road is more than a change of address — it’s a statement about who we are as a community. We are investing in a future where support is close, connections are strong, and hope is within reach for every resident of Vanier.”

— Michael McLellan, Chair,
CSC Vanier Board of Directors



For over 40 years, the Vanier Community Services Centre (CSC Vanier) has been at the heart of our community — **a trusted anchor** providing essential services, programs, and advocacy for Vanier residents and francophones across Ottawa, Cornwall, Kingston and Prescott-Russell.

Each year, thousands of individuals and families come through our doors seeking support, connection, and opportunity. We provide employment services that help job seekers build pathways to meaningful work, and we are home to the Clinique

juridique francophone d’Ottawa, which ensures fair and equitable access to justice in French.

CSC Vanier also delivers a wide range of programs for children, youth, and parents, creating safe and supportive spaces where young people can grow, learn, and thrive. From early childhood activities to after-school programs and parenting support, our services are designed to strengthen families and build resilience.

In addition, we provide settlement and integration services that help newcomers make Canada their home. Our settlement workers are not only embedded in schools across Ottawa, but are now also serving communities in Cornwall, Kingston, and Prescott-Russell—extending our reach and impact across Eastern Ontario.

Through our food security initiatives—including the Partage Vanier Food Bank—the CSC Vanier addresses one of life’s most fundamental needs with dignity and care, while our community development programs, such as Vélo Vanier, foster inclusion, wellness, sustainable and active transportation options, and stronger neighbourhood connections.

Our approach is simple yet powerful: we meet people where they are, respond with compassion to urgent needs, and work together with partners to build long-term solutions that strengthen individuals, families, and the community.



INTRODUCTION



Ottawa Community Housing (OCH) is the City of **Ottawa's largest provider of affordable and community housing**, delivering homes across a wide range of neighbourhoods and housing types. OCH's work is grounded in the belief that housing is more than bricks and mortar — it is the foundation for stability, dignity, and opportunity.

As a housing provider, OCH focuses on building and preserving homes that connect residents to transit, services, recreation, and community supports. Increasingly, this includes exploring mixed-use and community-oriented developments that bring affordable and community housing together with social, cultural, and recreational spaces, helping create places where people can build strong, connected lives.

OCH advances this work in partnership with the City of Ottawa, community organizations, and other levels of government.

At sites like 250 Montréal Road, OCH's interest is in housing solutions that respond to local needs, complement community services, and contribute to complete, inclusive neighbourhoods — while remaining financially viable and deliverable over the long term.

"Every square foot of this future building will be designed with our community in mind. This is a space where people will feel welcome, respected, and supported. A true beacon in Vanier — our new heart!"

— Andrée-Anne Martel,
Executive Director,
CSC Vanier



PHOTOS OCH/HOBIN

Urban Design & Planning Team

The success of creating interesting design opportunities for any development at 250 Montreal Road is rooted in a strong and thoughtful collaboration between community stakeholders and experienced private sector partners.

Our visionary team brings deep expertise in urban design, planning, engineering, and community-focused development. Their involvement ensures that the vision for this site is not only ambitious and inclusive, but also technically sound and responsive to the evolving needs of Vanier's residents.



Hobin Architecture offers a comprehensive range of services within the residential, institutional, commercial, and recreational sectors. Established in 1979, the firm has maintained steady and continual growth founded on careful planning and client satisfaction. We are members of the Ontario Association of Architects, Ordre des architectes du Québec, Nova Scotia Association of Architects and the Royal Architectural Institute of Canada. The firm consists of forty full-time professional staff, including eight registered architects. Our internal team boasts training and certification with organizations such as Passive House Canada, Canada Green Building Council (LEED), Rick Hansen Foundation (accessibility certification), and the Project Management Institute.

We pride ourselves on providing cost-effective design approaches and an enhanced level of service throughout all stages of the Project. Our service-oriented approach has resulted in repeat clients being the foundation of our practice. Working relationships with clients such as The City of Ottawa, County of Renfrew, BGC Ottawa, and multiple school boards and post-secondary institutions have continued to develop over the years following our initial involvement.

Hobin Architecture: Design for Community

Hobin Architecture has a long history of creating buildings for people; places to live, learn, grow and have fun. We do not take this task lightly—within each project is a responsibility to provide a sustainable and adaptable place that will also work for future generations.

Hobin Architecture takes a collaborative and inclusive approach to community-based projects, emphasizing early engagement, open dialogue, and shared decision-making with all stakeholders. The firm facilitates working sessions, co-design workshops, and consultation processes that ensure diverse perspectives are reflected in the design. This approach supports the creation of spaces that are **responsive to community needs, culturally aware, and grounded in local context**. Hobin’s integrated design process allows for flexibility and adaptation throughout the project lifecycle, ensuring that feedback is meaningfully incorporated and that the final outcome aligns with both functional goals and broader community values.



“Placemaking that includes programs and services that help address the needs of the people that live here contributes to the economic vitality of our BIA. Projects like these strengthen local connections and energize the heart of the community”

— Nathalie Carrier, Executive Director, Vanier BIA



The Stantec community, comprising more than 26,000 employees working in over 400 locations, across 6 continents, collaborates across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in urban planning, infrastructure engineering, landscape architecture, surveying, environmental sciences, architecture, interior design, project management, and project economics—begins at the **intersection of community, creativity, and client relationships**.

Since 1954, our local strength, knowledge, and relationships, coupled with world-class expertise, have allowed us to go anywhere to meet our clients’ needs in more creative, personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe. We’re active members of those communities, which is why, at Stantec, we design with community in mind.

As one of the largest multi-disciplinary consulting firms in Ottawa, our experience spans a variety of sectors, including infrastructure, transportation, commercial, residential, education, and healthcare projects. Continually striving to balance economic, environmental, and social responsibilities, we are recognized as a world-class leader and innovator in the delivery of sustainable solutions. We support public and private sector clients at every stage, from the initial conceptualization and financial feasibility study to project completion and beyond.



The Big Ask:

Support from all Government Stakeholders to use this opportunity to develop this **important site** with land uses that create a **lasting impact for the community**

—from the Sponsors of This Book

CONTEXT

CONTEXT

Vanier: Past, Present, and Future

Vanier is a compact yet densely populated neighbourhood located on the east bank of the Rideau River, just minutes from downtown Ottawa. With over 17,700 residents, Vanier is a community defined by its diversity, resilience, and deep cultural roots.

A Changing Urban Landscape – Historically a francophone enclave, Vanier has evolved into one of Ottawa’s most multicultural and multilingual neighbourhoods. Today, 39.8% of residents identify as francophone, and nearly half the population is fluently bilingual—a rate significantly higher than the city average. The area is also home to a growing number of French-speaking immigrants, particularly from Africa and other parts of the world.

Vanier’s demographic profile is shifting, with a decreasing average age due to an influx of young families, newcomers, and children under 14. Approximately 30% of residents were born outside Canada, contributing to a rich mosaic of languages, cultures, and lived experiences.

CONTEXT

Indigenous Presence and Leadership –

Vanier is recognized as having the highest concentration of Indigenous residents in Ottawa, with close to 4% identifying as First Nations, Inuit, or Métis. Institutions like the Wabano Centre for Aboriginal Health, the Tungasuvvingat Inuit Urban Inuit Knowledge Centre, and St. Margaret’s Church Vanier—home to Canada’s first female Inuit pastor—

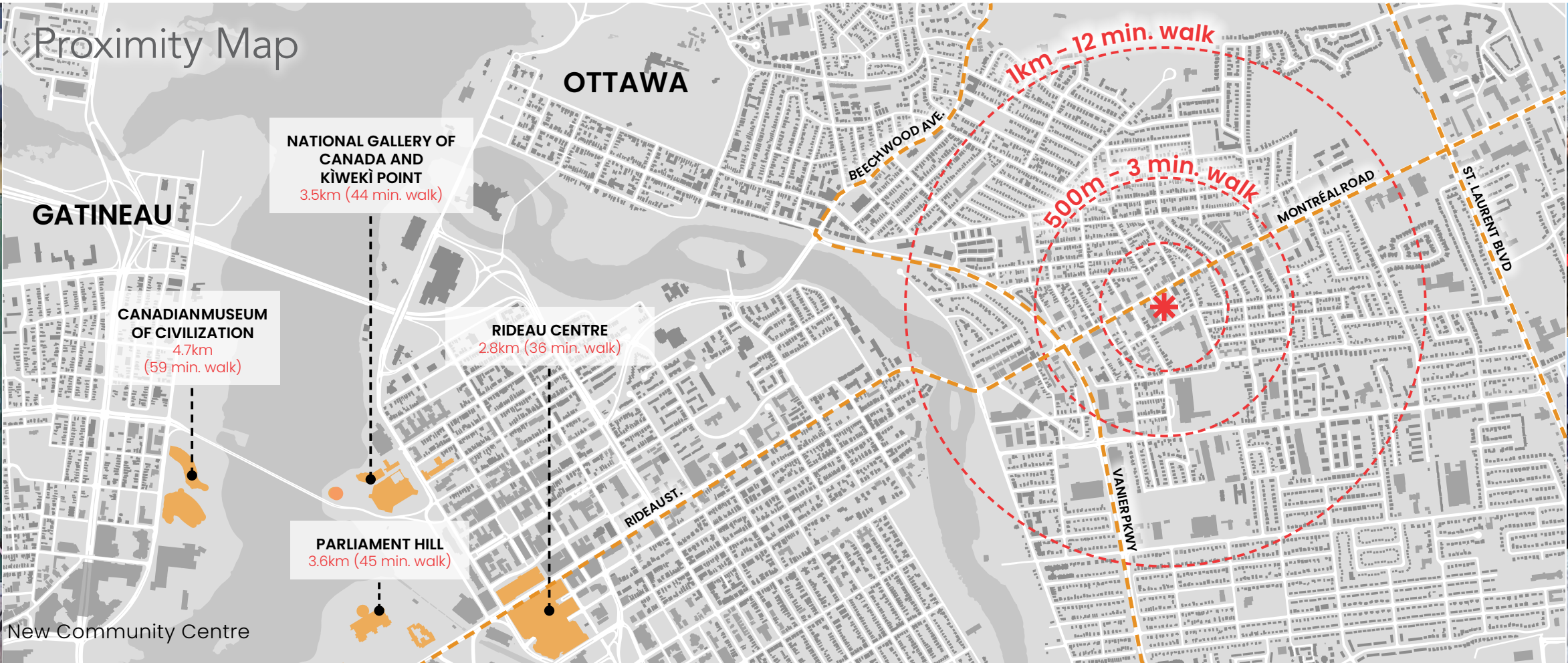
play a central role in supporting Indigenous wellness, culture, and leadership.

Cultural Anchors and Green Space

– Vanier is bounded by 150 acres of green space to the north and the Rideau River to the west, offering residents access to nature within an urban setting. It is also home to the Muséoparc Vanier Museopark, the country’s

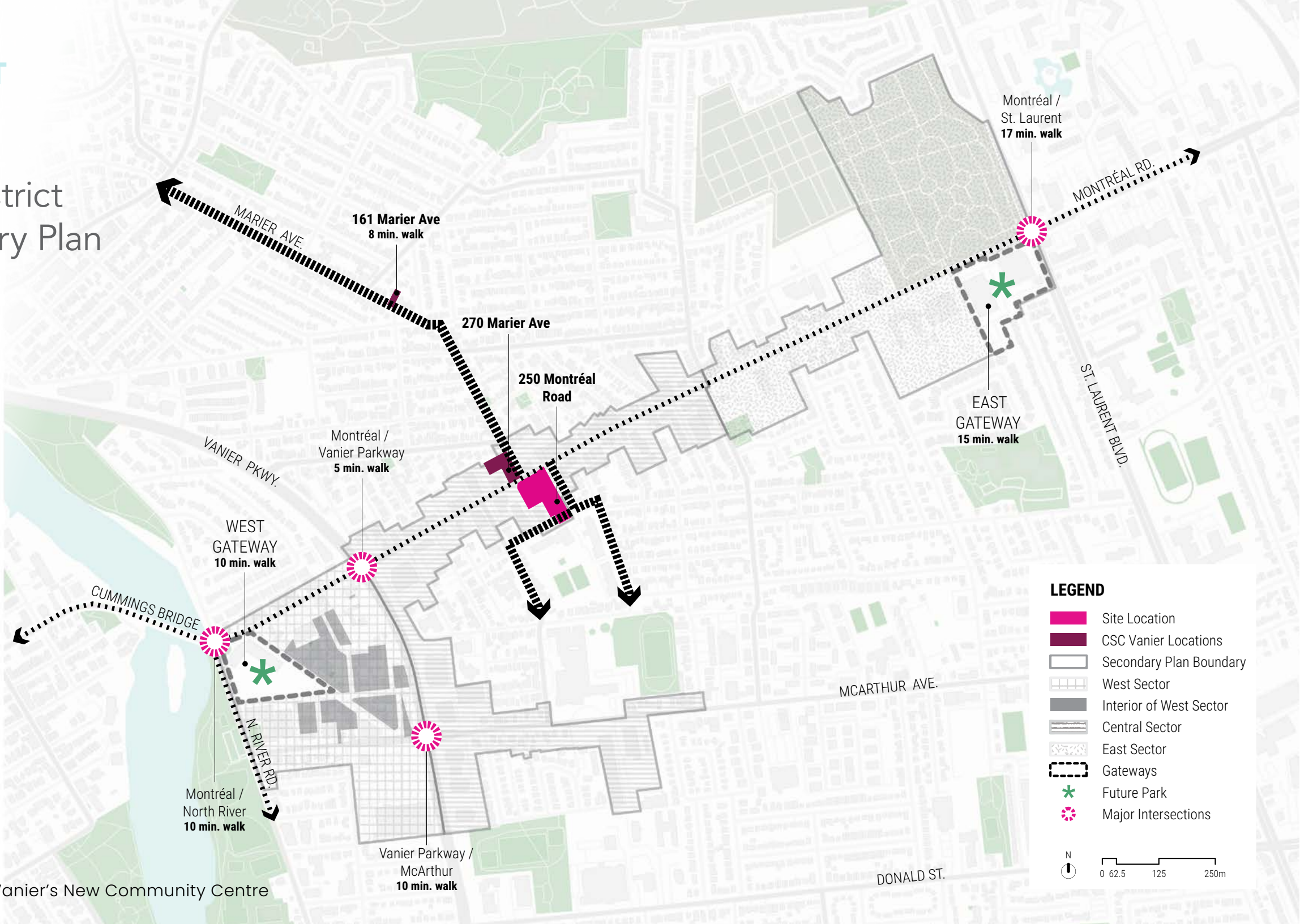
only urban sugar shack, and host of the annual Maple Sugar Festival. Located at the historic site of the Pères Blancs, the Muséoparc Vanier Museopark preserves and celebrates Vanier’s francophone heritage through exhibitions and community events. The Muséoparc Vanier Museopark celebrates local francophone history and the Richelieu Vanier heritage forest.

Affordability and Opportunity – Vanier remains one of Ottawa’s more affordable urban neighbourhoods, with a mix of market-rate and subsidized housing, alongside emerging infill and condominium developments. Its proximity to downtown, strong public transit, and active community organizations—including the CSC Vanier and the Vanier BIA—make it increasingly attractive to young families and new Canadians.



CONTEXT

Montréal
Road District
Secondary Plan



This image illustrates the City of Ottawa Secondary Plan (SP) for the Montréal Road District with an overlay of the proposed CSC Vanier hub, showing north-south connections and demonstrating the integration within the community. The new CSC Vanier location will be well integrated into the long-term planning vision for the area by being a centrally located hub for community services on Montréal Road.

The Secondary Plan illustrates gateways on either end of the SP area, leaving the Vanier community void of a central hub. This hub will use available lands, proximity to community uses and a location with opportunities to connect to the greater Vanier community.

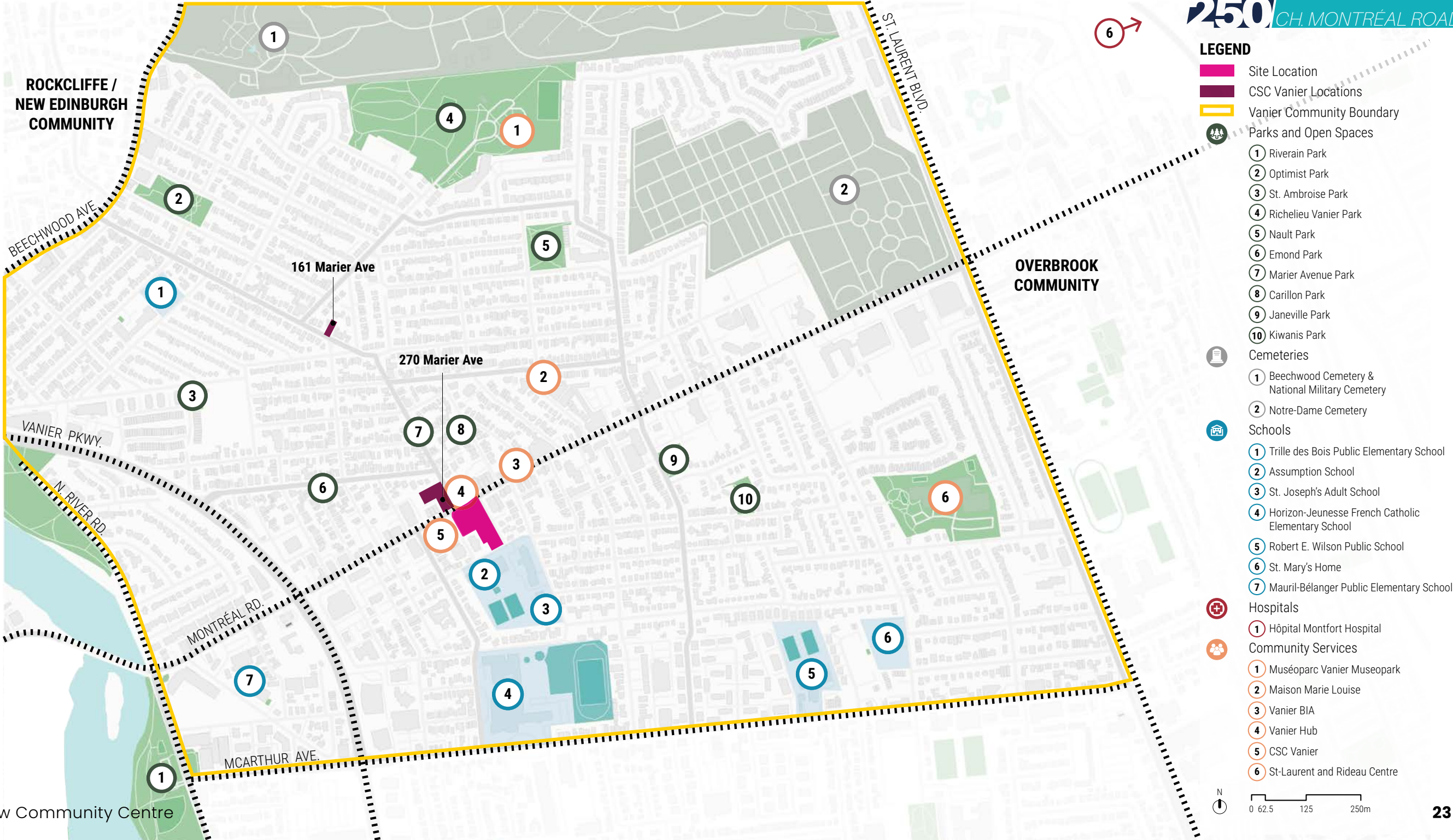
This hub is in an ideal location to support community needs and provide a node along the Montréal Road District in the heart of Vanier.

CONTEXT

Community Features

This figure shows the Vanier community boundary and the proximity of services near the proposed hub. Community features such as parks and open space, schools, cemeteries, hospitals, and community services are shown, all contributing to a vibrant Vanier community.

The proposed CSC Vanier hub is well positioned to be in proximity to many community services and schools, enhancing a central community heart.



A UNIQUE
OPPORTUNITY

A UNIQUE OPPORTUNITY

250 CH. MONTRÉAL ROAD

In the Centre of a Growing, Diverse, and Resilient Neighbourhood

250 Montréal Road sits at one of the most visible and accessible gateways to Vanier — a neighbourhood rich in history, culture, and community spirit. Just minutes from downtown Ottawa, this corridor is undergoing significant revitalization, with public and private investment transforming it into a vibrant urban destination.

Key benefits of this location:

- > **Heart of the community** – Within walking distance for thousands of Vanier residents, many of whom rely on CSC Vanier's programs and services.
- > **Excellent connectivity** – Served by multiple OC Transpo routes, with bike-friendly streets and pedestrian access linking directly to neighbourhood hubs.
- > **Proximity to essentials** – Grocery stores, schools, healthcare facilities (including the Hôpital Montfort Hospital), and parks are all nearby.
- > **Strategic revitalization zone** – Montréal Road is a City of Ottawa priority corridor, with streetscape improvements, infrastructure upgrades, and incentives to attract investment.
- > **High-visibility frontage** – A landmark corner that will serve as both a welcoming gateway and a daily reminder of Vanier's strength and resilience.

THE VISION

Early concept rendering viewed from Lévis Avenue and Bégin Street, depicting the project vision of vibrant, welcoming space where recreation, housing, and community life come together at the heart of Vanier.



THE VISION

Building the Future at the Heart of Vanier

250 Montréal Road is more than a building — it is a bold vision for a thriving, inclusive, and connected Vanier. It is a statement that our community deserves the highest standards of service. At this historic intersection of social connections, the new hub will become a cultural and social pole, deeply engrained in Vanier’s identity. Above all, it will stand as a testament to community resilience.

This is our vision: a welcoming space where people from all walks of life can connect, learn, and grow together — honouring the past while building a more inclusive and respectful future.

For decades, Montréal Road has been the beating heart of Vanier, a proud and diverse neighbourhood. It’s where cultures meet, local businesses grow, and neighbours look out for one another. Our development will honour that history while creating a modern, purpose-built hub designed to meet the needs of today and tomorrow.

THE VISION

Anchored by CSC Vanier’s new headquarters, this mixed-use project will combine essential community services, vibrant retail, and welcoming spaces that invite people to gather, collaborate, and grow. By placing CSC Vanier at the core of the development, we are reinforcing our commitment to keeping vital services accessible, central, and connected to the people who rely on them most.

At the same time, this project will stand as a flagship for Ottawa’s Francophone community, strengthening Vanier’s identity as the historic Francophone heart of the city. With French-language services at its core, the hub will celebrate the vitality of the Francophone community, ensuring that Francophones—and all residents—can access services, opportunities, and spaces where they feel truly at home.

Inspirational Images

Outdoor Spaces & Lobby/Event Space



Affordable Housing



Municipal Recreation Facilities



Childcare Centre



At its core, the new Centre will be:

- > **A welcoming community hub** where everyone feels a sense of belonging and connection.
- > **A catalyst for revitalization** along Montréal Road, sparking new energy and investment in the corridor.
- > **A beacon for Francophonie in Ottawa**, celebrating Vanier’s cultural heritage while embracing its future.
- > **A sustainable, future-ready building**, designed to serve generations to come.
- > **A symbol of pride for Vanier**, reflecting the neighbourhood’s resilience, diversity, and warmth.
- > **A modern, accessible centre** that promotes overall health and well-being.

CONCEPT
PLANS TO DRIVE
THE VISION



Ground Floor

LÉVIS AVENUE

MONTREAL ROAD

BEGIN STREET

FRANCOPHONE SQUARE

EXISTING G. PETER SMITH BUILDING

282 Dupuis Street

EXISTING CSC VANIER

290 Dupuis Street

EXISTING APARTMENT BUILDING

297 Dupuis Street

Existing Retail

CONCEPT PLANS TO DRIVE THE VISION

The conceptual layout and mix of uses prepared by Hobin Architecture reflect development approaches that align with other current and emerging developments underway with Ottawa Community Housing. The integration of residential uses with community, recreation, and service-oriented spaces is consistent with a broader direction toward **more holistic developments that support residents and strengthen neighbourhoods.**



Inspirational images

Legend

- Shared/Multi-purpose Spaces ~3,600 ft²
- CSC Vanier ~9,100 ft²
- Affordable Housing (Lobby) ~1,200 ft²
- Retail ~5,200 ft²
- Community/Recreation Centre ~13,100 ft²
- Circulation/Service/Storage

Ground Floor ~36,400 ft²

North Block ~23,300 ft²

- 1 Indoor Event Space
- 2 Residential Lobby
- 3 Café
- 4 CSC Vanier Courtyard/Lobby
- 5 CSC Vanier Administration
- 6 Health Clinic
- 7 Food Bank
- 8 Retail Tenant(s)
- 9 Bicycle/Scooter Storage

South Block ~13,100 ft²

- 10 Community Multipurpose Room
- 11 Gym/Fitness
- 12 Washrooms & Change Rooms
- 13 Gymnasium
- 14 Ramp to Underground Parking



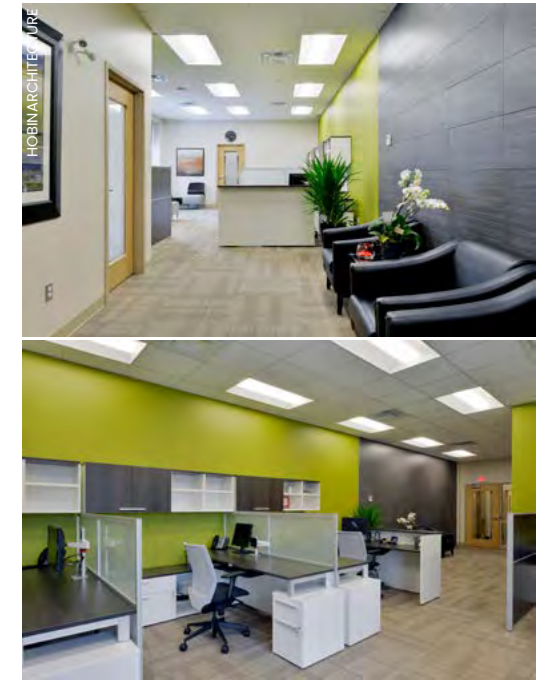


Second Floor

Second Floor

The second floor, **dedicated to CSC Vanier**, will function as an extension of the organization's role as a services hub offering assistance, support activities and programs for residents of Vanier and Ottawa, **bringing together its core community-focused programs in a single, accessible level.**

Designed to embody CSC Vanier's commitment to providing accessible support and resources in a welcoming community environment, this floor brings together the Centre's core service areas—including programs for children, youth, parents, newcomers, job seekers, and the Francophone community—within an integrated setting that fosters collaboration and community development. It is structured to support CSC Vanier's broad mandate, which includes social, legal, and settlement services, all delivered through a Francophone-led, bilingual, inclusive model that contributes to the development of its community.



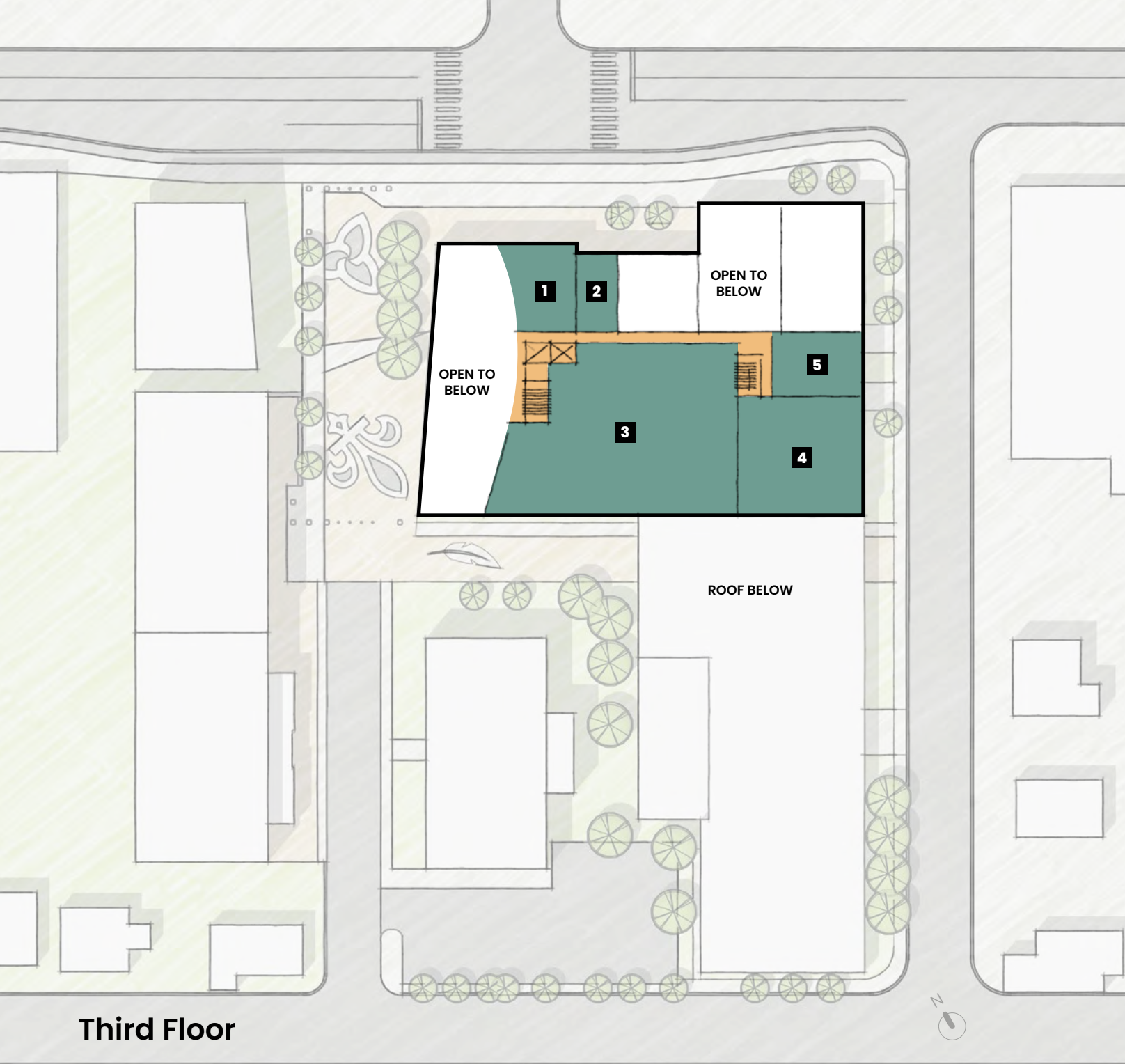
Inspirational images

Legend

- CSC Vanier
~19,800 ft²
- Circulation/Service/Storage

Second Floor ~23,300 ft²

- | | |
|---|--|
| 1 Multipurpose Room | 7 Clinique juridique francophone d'Ottawa |
| 2 Communications | 8 Employment Services |
| 3 Finance & Operations | 9 Newcomer & Settlement Services |
| 4 Admin | 10 Child, Youth and Parent Services |
| 5 Daycare | 11 Community Initiative Services |
| 6 Outdoor Daycare Space at 2nd Floor | |



Third Floor

Third Floor

A proposed third floor would function as a multi-purpose resident amenity level that complements the fully residential floors above. This floor would integrate shared spaces such as a study lounge, homework room, event room, laundry facilities, and storage lockers into an efficient central-corridor layout designed with an accessibility-first approach. Key characteristics include:

- > **Community-oriented indoor amenity spaces:** study lounge, homework room, and event room
- > **Accessible, barrier-free environment:** Amenity floors follow OCH standards incorporating universal design, elevator access, and inclusive circulation.
- > **Everyday convenience features:** Laundry rooms and similar resident services will align with OCH's focus on practical, community-supportive facilities integrated into mid-rise buildings.



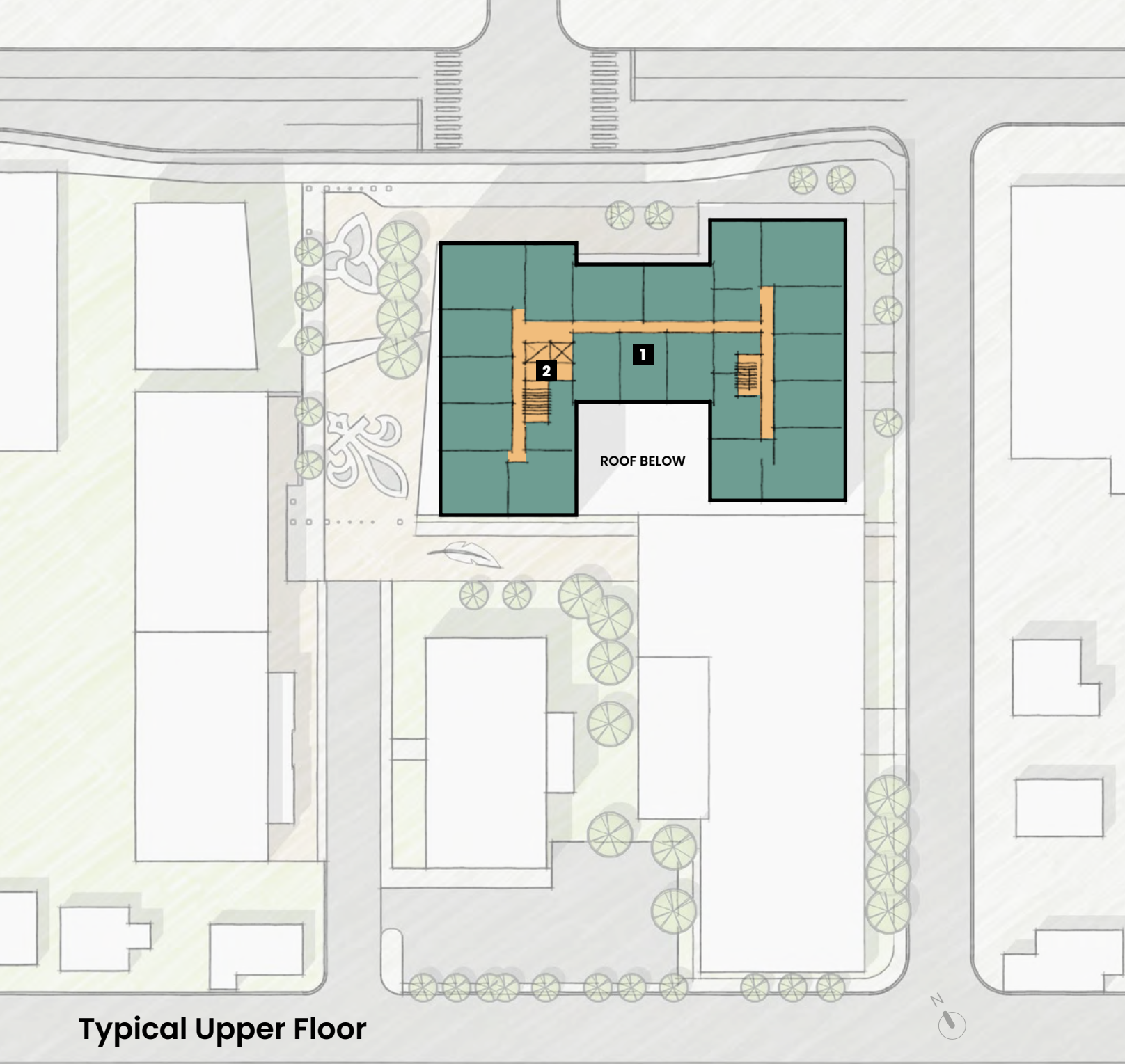
Inspirational image

Legend

- Affordable Housing ~12,500 ft²
- Circulation/Service/Storage

Third Floor ~14,000 ft²

- 1** Study Lounge
- 2** Laundry
- 3** Storage Lockers
- 4** Event Room
- 5** Homework Room

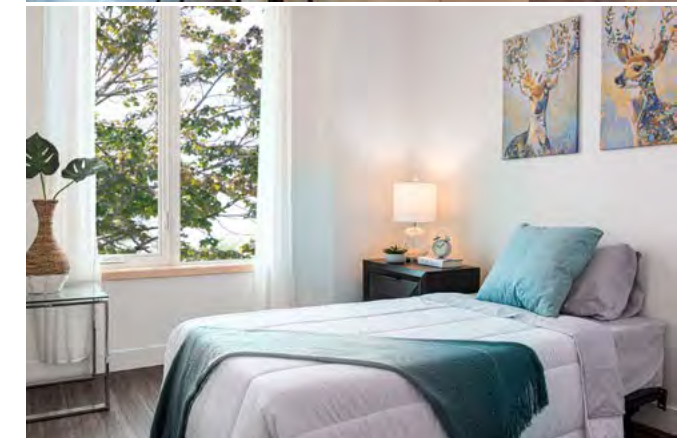


Typical Upper Floor

Typical Upper Floor

Upper floors will be designed for efficiency, accessibility, and affordability, featuring a double-loaded corridor layout with a mix of studio, one-, two-, and three-bedroom units arranged around a central elevator and stair core. Key characteristics include:

- > **Unit diversity:** Upper floors include studios through three-bedroom apartments, ranging from around 500 to 1,000 square feet.
- > **Efficient circulation:** A double-loaded corridor flanked by units provides compact circulation and thermal efficiency.
- > **Accessibility built-in:** A portion of the apartments will be fully accessible, visitable, and barrier-free, with elevators and wider corridors.
- > **Energy performance:** Floor layouts support super-insulated envelopes, reduced thermal bridging, and optimized window placement.



Inspirational images

Legend

- Affordable Housing ~15,500 ft²
- Circulation/Service/Storage

Typical Floor ~17,500 ft²

- 1 Affordable Housing Apartments
- 2 Service/Storage
- 3 Storage Lockers

STAKEHOLDER GOALS

STAKEHOLDER GOALS

This project can be realized with the collaboration and support of the community, private sector partners and governments of all levels. In particular, **we are seeking endorsement and investment** to make the project a reality.



- > **Endorse** the concept in principle
- > Work with CSC Vanier to update the Montréal Road Secondary Plan to **enable** the project
- > Evaluate using this facility for a municipal gym/recreation facility using **City capital funding** from development charges and other sources



- > **Endorse** the concept in principle
- > Assist in funding to relocate the **community legal clinic**
- > Work with the partners on the project to locate a **Primary Care team** in the project
- > Provide funding and support to the project for **enhanced Francophone services**
- > Support Ottawa Community Housing Corporation in the creation of **new affordable housing units**



- > **Endorse** the concept in principle
- > Seek capital funding for **Newcomer and Settlement Services programs** under IRCC to be integrated into the project
- > Support Ottawa Community Housing Corporation in the creation of **new affordable housing units** through funding from **Build Canada Homes**
- > Provide funding and support to the project for **enhanced Francophone services**

NEXT STEPS

NEXT STEPS

With the completion of this book, Regional will support CSC Vanier and OCH with all efforts to raise the funds needed to advance this development.

Regional will offer planning support and is ready to provide Development Management services, if required, to see the project to completion. Hobin Architecture and Stantec remain prepared to provide additional support services to CSC Vanier and OCH as discussions with potential sponsors advance.

The timing to completion of the project will depend on access to funding. Should funding come to fruition, a detailed project schedule will be prepared based on access to resources. A typical development schedule for a project of this scale would be approximately 2.5 years from detailed plan completion to completion for CSC Vanier’s needs and longer if OCH’s needs were fulfilled in the mixed-use complex shown within the proposal.



In October 2023, Ottawa Community Housing broke ground on the second phase of its Mosaiq Affordable Housing project, joined by Hobin Architecture and other design and community partners.

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Private Sector Partners