

Tunney's Pasture Redevelopment – Neighbourhood Update (June 2021)

Green space, connectivity to the river, and affordable housing key priorities for new Tunney's Pasture neighbourhood, resident survey reveals

Tunney's redevelopment will transform Wellington West

In 2014, a new [Tunney's Pasture Master Plan](#) was approved with the goal of creating an “intensified, active and mixed-use, transit-oriented community” to accommodate up to 25,000 employees and up 3,700 new residential unit over 25 years – all around a new LRT station. Fast forward to 2021, Public Services and Procurement Canada (PSPC) has completed [an implementation strategy](#) to guide the sale and development of this **49-hectare federal site**, the last parcel of land of this size in central Ottawa. Despite several appeals over the years, including from municipal leaders, there has been no community engagement or updated information about projects goals or timelines since the Master Plan Open House in 2014.

Communities build community

There is a community of communities waiting to embrace a new Tunney's neighbourhood. Representatives from the four adjacent community associations – Wellington Village, Hintonburg, Champlain Park and Mechanicsville – have formed a working group to seek information from PSPC and our elected officials about the redevelopment of Tunney's Pasture and to create ongoing opportunities for our communities to engage in this significant project. We call ourselves **Neighbours for Tunney's (NFT)**. We envision Tunney's as a place to work, live, and play – a place that thrives for all to enjoy.

Ottawa's new Official Plan includes designations of “**Special Districts**” that necessitate unique planning approaches to foster and protect areas of particular importance to the whole city. We believe that Tunney's Pasture fits this bill. With its unique history, location, and geography, Tunney's Pasture presents an extraordinary opportunity to create an environmentally sustainable, vibrant and inclusive 15-minute neighbourhood, linked seamlessly to the Ottawa River, the LRT and the adjacent communities, meeting the targets for greenspace set out in the Official Plan.

Here's what residents are saying

This past March, the Neighbours for Tunney's working group reached out to residents for their views and aspirations for the redevelopment. Almost **500 residents responded**. These are the top takeaways:

- Only 11% of respondents reported being “very aware” of the Tunney's redevelopment project, while **15% of respondents had never heard of it.**
- Nearly all respondents (97.5%) said they felt that the public should be involved in “some” or “nearly all” aspects of this project; 76% of respondents indicated that there should be “**high transparency and frequent involvement of the public.**”
- A clear majority of residents identified **parks, green space and connectivity to the Ottawa River** – along with the **preservation of natural lands and systems** – as top priorities.
- Many respondents felt that the Tunney's redevelopment was an opportunity to build much needed **recreational facilities and public amenities** to keep pace with local need and intensification (e.g., indoor/outdoor swimming pool, public spaces for gathering).
- Respondents would like to see a “**mixed use**” community with **development on a “human scale”**. There was much support for **affordable, lower density accommodation**, suitable for families, clearly integrated into the existing neighbourhoods, and not a collection of high-priced, towering condos for the select few.
- Interested to know more about these results? [See our Slideshow!](#)

Here's what Community Associations are saying:

Mechanicsville Community Association (MCA) has been keenly interested in the future redevelopment of Tunney's Pasture. We and the residents of Mechanicsville were extremely concerned with the lack of proposed greenspace in the 2014 Tunney's Pasture Master Plan. We are not surprised that survey participants identified parks and greenspace/sports fields, preservation of natural lands and connectivity to the Ottawa River as their highest priority. The density of Mechanicsville will triple in the coming years and greenspace will be vital for a healthy community. MCA is ready to participate with neighboring communities to form an advisory group to work with PSPC and Canada Lands Company to ensure the redevelopment of Tunney's Pasture results in a healthy and vibrant community.

Lorrie Marlow, President, [Mechanicsville Community Association](#)

Champlain Park shares a border with the west side of Tunney's Pasture. We are eager to see the Pasture develop into a vital, resilient-to-climate change, mixed-use community. This will entail designing it to be delightfully walkable, people-centred and health-promoting, with tree-lined streets and ample green spaces. We believe that Tunney's Pasture should be added to the City's proposed list of "Special Districts". Champlain Park is also keen to retain the natural corridor that abuts the backyards of our Northwestern Avenue residents. This treed space connects to the designated *Important Bird Area*, NCC lands along the Ottawa River. The corridor extends bird habitat into the community and provides direct benefits, including cooling the area in summer, controlling storm water runoff and trapping pollutants. This would be a great space to establish a linear park.

Heather Pearl, Co-Chair, [Champlain Park Community Association](#)

Hintonburg is changing and we see that change with increased intensification. We need to think and plan now for more park land, outdoor spaces and amenities that are accessible to everyone not only in our neighbourhood but in the neighbourhoods close to us. Tunney's Pasture can integrate into surrounding communities like ours. There is so much potential to think beyond the existing employment hub and envisage a dynamic and welcoming neighbourhood with featured green spaces and diverse housing options within easy access to the Ottawa River. By working together, we can make the future Tunney's Pasture a sought-after place to live, work and play.

Linda Brown, President, [Hintonburg Community Association](#)

The Tunney's redevelopment will transform Wellington Village and our surrounding communities. It's vital that we create a new community that can thrive, with the right mix of residential, employment and commercial space and well-planned and abundant green space with prominent connection to the river. The redevelopment also affords the opportunity to address the critical lack of physical and social infrastructure arising from intensification (e.g., increased traffic, lack of community meeting spaces). Tunney's Pasture is the last large parcel of its type in central Ottawa, a celebrated site of heritage landmarks and an Indigenous place of healing. Let's make this a community future generations will enjoy.

Dave Allston, President, [Wellington Village Community Association](#)

Our Next Steps

- Distribute and publicize the **resident survey findings** to community members and municipal leaders
- Work with representatives from the federal government, the NCC and the City to create **opportunities for ongoing resident engagement**
- Participate actively in making Tunney's Pasture a sustainable and welcoming neighbourhood for all, calling on the city to recognize Tunney's as a **Special District**

For more information:

If you are interested in joining our Tunney's Pasture Working Group or have other inquiries, please contact: neighboursfortunneys@gmail.com