

Re-imagining Manor Park estate lands

By Lalit Aggarwal

A look back in history tells us that Manor Park Village was developed more than 70 years ago. It was an exciting postwar time with the developer, Manor Park Realty Ltd., marketing the neighbourhood as the “*first completely coordinated home making project of its kind in Canada*”.

In 1990, my parents, Anand and Saroj Aggarwal, operating as Manor Park Management (MPM), purchased the lands known as Manor Park Estates and three years later, added Manor Park Gardens. Our family have been your neighbour for more than 30 years, managing these properties from a rental office on Brittany Dr. Half of our residents have been with us for longer than six years and 10 percent have lived in an MPM home for an astonishing 22 years! Manor Park Estates and Gardens is a strong community with deep roots, something we value and respect.

Since the late 1940s, Ottawa’s population has quintupled. The city’s new Official Plan posits further growth of some 400,000 over the next 25 years. While Manor Park has continuously evolved over the past 73 years and, although we continue to invest and strive to maintain our buildings with a dedicated ground-staff of 12, we feel now is the time to start a dialogue about the renewal of our properties and what it might look like in the future.

This will now become my life’s work and, initially, I know that this will be unsettling for some. To that end, we are com-



Photo: Suzanne Valiquet

mitted to listening to everyone who would like to engage with us and to working with the Manor Park Community Association as we commence developing concept plans to re-imagine estate lands.

Areas poised for renewal

While generally referred to as Manor Park Estates, the planning area is actually two quite distinct communities, which are more accurately identified as “Manor Park Gardens” (north) and “Manor Park Heights” (south). The Gardens are located north of Hemlock Rd. on both the east and west sides of St. Laurent Blvd. The Heights are located primarily along both sides of Brittany Dr. extending from St. Laurent Blvd. to Montréal Rd. In total, the redevelopment area is approximately 35 acres and contains about 650 dwelling units in a mixture of low-rise building forms.

Enhancing the community

Most importantly, we begin these discussions, motivated to enhance our community, not to disrupt it. We will not displace any of our residents and will ensure a Manor Park home for everybody that wants one. Our family wants to remain as your neighbour for at least another 30 years. Together, we will create a comprehensive, multi-generational, phased plan that will serve as the basis for a vibrant community. It is our shared responsibility.

Recently, we have taken steps towards redevelopment concept planning. Residents may have noticed surveyors and engineers conducting studies on the grounds. These first steps are needed to better understand the geography, topography and capacities of existing infrastructure such as sewer pipes and to create a starting point for concept planning.

Our guiding principles:

- a) **Affordable housing:** Create a compact and complete community that integrates and provides diverse affordable housing to accommodate a variety of residents.
- b) **Community and remembrance:** Draw from and build on the legacy of the original plan for Manor Park. The existing character of housing styles, greenspace, connectivity and street layouts will define the future of the community.
- c) **Mobility and ease of movement:** Develop a 15-minute neighbourhood and emphasize a pedestrian-oriented community. Encourage walking and cycling by providing safe and comfortable infrastructure to and from transit and existing pathways.
- d) **Connectivity:** Create a network of private and public open spaces and parks to reconnect the site with the surrounding neighbourhood and existing natural features.
- e) **Sustainability:** Promote a culture of sustainable living and encourage active, sociable lifestyles inspired by One Planet Living principles of health and happiness, equity and local economy, culture and community, land and nature, sustainable water, materials and products, travel and transport, zero waste and zero carbon energy.
- f) **Built form and scale:** Ensure that proper building height transitions will be carefully designed. Separation between high-rises and mid-rises will ensure privacy for residents, sunlight exposure and views to the NCC Aviation Parkway trail.

Keeping in touch!

We are developing a robust public engagement strategy and would like to hear from you! To start the ball rolling, MPM’s new, bilingual website – visionmanorpark.ca – will launch on **September 15**, featuring milestones for the Concept Development Plan. As a window on the project, it will allow anyone to interact with us and our Project Team specialists. Residents will be able to sign up and be placed on the project distribution list to stay current on meeting schedules

and get answers to their questions. In addition, critical to our communication, will be to meet one-to-one with all our existing residents.

To start the conversation, we have established principles to guide our master plan. From our family to yours, we thank you for engaging and look forward to working collaboratively with you to strengthen our community.

For more information, please contact: info@visionmanorpark.ca

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