

# Cedarview Village

Urban Design Brief  
October 18, 2024



Urbantypology

**FOTENN**  
Planning + Design

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# PROJECT DESCRIPTION

01



# Project Description

Cedarview Village is envisioned as an expansion of the urban boundary of the City of Ottawa to create a new mixed-use and 15-minute community. Cedarview Village will provide housing options ranging from low- to medium density, supporting the importance of transit to this location. It will also elevate the importance of Barrhaven’s urban employment area, connect it to the rest of Ottawa, and be a catalyst for a diverse range of opportunities for economic development.

Project Statistics

Site Area	71.99 hectares
Gross Land Area	57.24 hectares
Residential Units	1,493
Detached	327
Townhouse	184
Rear Lane Townhouse	133
Back-to-Back Townhouse	156
Stacked	396
Apartments	297
Commercial Floor Area	3,657 square metres
Residential Density	44 units/net hectare
Building Heights	
Minimum	2 storeys
Maximum	6 storeys
Parking Provided	1,585 spots (estimated)





# DESIGN DIRECTIVES

02

# Summary and Response to Design Directives

## Official Plan

- / The Official Plan for the City of Ottawa provides a framework for the way that the city will develop until 2046 when it is expected that the City's population will surpass 1.4 million people.
- / The subject lands are designated "Rural Countryside" within the "Rural Transect" on Schedule B9 of the Official Plan.
- / The proposed Official Plan Amendment seeks to redesignate the subject lands to "Neighbourhood" within the "Suburban Transect" and to permit building heights up to six (6) storeys.
- / The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. Neighbourhoods generally reflect the conventional suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms.
- / The Suburban Transect is generally characterized by low- to mid-density development. Within Neighbourhoods, development shall be low-rise (up to four (4) storeys). The Official Plan supports predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and corridors, with low-rise multi-unit dwellings permitted near street transit routes.
- / Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible.
- / Residential development within greenfield areas shall plan for a minimum density of 36 units per net hectare and permit density increases through intensification and accessory dwelling units. The proposed development has a density of 44 units per net hectare.
- / The proposed development includes opportunities for mixed-use development that will provide service retail and amenities in proximity to where people live. This is further supported by the proximity to major retail centres along Strandherd Drive and active transportation links to provide connectivity to them.

- / The proposed development features a range of greenspace and public space options and a site layout and arrangement are proposed that provides a logical street grid and connections to the surrounding areas (including the road connection to O'Keefe Court, previously proposed).
- / The proposed development builds on the existing pathway connection between Lytle Park and Lytle Avenue with a network of trails, sidewalks, and cycling facilities to provide excellent active transportation connections to the surrounding community.
- / The proposed development includes a new Collector Street through the centre of the community that will provide opportunities for transit service and stops to be located within 400 metres of most households within the new community. The new Collector Street is proposed consistent with the City's standard cross-section for 26-metre-wide Collector Streets and is envisioned with sidewalks and cycling facilities on each side.
- / The proposed development includes a mix of housing options including detached dwellings, townhouses, and apartments. The proposed mix of ground-oriented and multi-residential buildings will provide opportunities for a diversity of unit sizes and tenures within the community.
- / The proposed development includes 4.93 hectares of public parkland to be dedicated to the City. The parkland includes a 2.13 hectare block for a large park north of the hydro corridor and a 0.57 hectare park block south of the corridor, both consistent with the most recent parkland dedication as part of the estate lot subdivision and satisfying the parkland dedication requirement for the proposed development.
- / The proposed Concept Plan conforms to the policies relating to scenic entry routes. The frontage visible from the highway, which is generally elevated above the highway, will be a mix of vegetation and retained woodland, with the balance being well-designed buildings and dwellings. It is anticipated that a noise wall will be required along some of the frontage to mitigate impacts and native plantings adjacent to the wall will ensure the noise wall impact is mitigated for the entry route.

- / The proposed Concept Plan provides an appropriate transition to the existing low-rise residential to the east. This is achieved through setbacks and vegetated buffers, greenspace, natural areas and the hydro corridor.
- / Where mid-rise buildings are proposed they frame the street edge and provide porosity to facilitate connections within the larger blocks. The proposed six (6) storey buildings relate appropriately to the 26 metres Collector Road and frame the proposed plaza at the south end of the development. The design and form of the buildings will be further refined through future development applications.
- / The proposed development seeks to protect the Significant Woodland at the southwest corner of the subject lands and the PSW located central to the subject lands. The areas around these spaces have been designed to provide the appropriate protections and setbacks for these features, while at the same time seeking opportunities for people to experience and interact with them.

## Zoning By-law

- / The proposed Official Plan Amendment application seeks to redesignate the lands and would ultimately result in a Zoning By-law Amendment to implement the vision for the lands. The Zoning By-law Amendment application would be submitted at a future date.

## Urban Design Guidelines for Greenfield Neighbourhoods

- / The Urban Design Guidelines for Greenfield Neighbourhoods provide guidance on neighbourhood design during the subdivision review and design processes. They are intended to be used as a tool to implement the design objectives and principles of the Official Plan.
- / The plan creates a connected networks of parks, greenspaces and public lands that are structure by exsting natural features and connected by pathways and sidewalks.
- / Higher density blocks are focused around neighbourhood focal points.



- / The proposed Collector street is direct and continuous and provides opportunities for all homes to be within 400 metres of a transit stop.
- / Creation of a cycling and pedestrian-friendly neighbourhood.

#### Ministry of Transportation (MTO)

- / The proposed development provides the required minimum 14 metres of setback from the MTO property limit. The proposed Collector Road does encroach within the 8 metre setback at the north end of the site. Given the change in grade at this location, the expectation is that the setback could be reduced. This will be confirmed through further discussions with the MTO.





# SITE CONTEXT AND ANALYSIS

03



# Site Context

The subject lands are located east of Highway 416, north of O’Keefe Court and Fallowfield Road, and west of Cedarview Road in the former City of Nepean. A 12-metre-wide hydro corridor crosses the property, splitting it into two (2) larger parcels. Parcel 1 is located west of the hydro corridor, immediately adjacent to Highway 416. The lands include an abandoned quarry. Parcel 2 is located south of the hydro corridor and abuts 4497 O’Keefe Court (Parcel 3) and Lytle Park to the south. Together, these are the “subject lands”.

Together, the subject lands have a total area of approximately 178 acres (72 hectares). The parcel is currently accessed only via Onassa Circle. The 2017 Plan of Subdivision revision application sought to add a secondary road access to the south, passing between the property at 4497 O’Keefe Court and Lytle Park to connect to O’Keefe Court.

The property at 4497 O’Keefe Court is noted as Parcel 3. These lands have previously been proposed as a multi-building warehouse/light industrial development on municipal water and private septic services. The proposed Official Plan Amendment does not currently include those lands, though the concepts have been prepared in anticipation of these lands also being added to the urban boundary at a future time, through a separate application.

The subject lands are vacant but include a former quarry pit (within Parcel 1, just north of the Hydro Corridor) and a Provincially Significant Wetland (PSW) in the northeast corner of Parcel 2. A Significant Woodland has also been identified in the southwest corner of the subject lands (and of Parcel 2). An existing multi-use pathway connects the municipal Lytle Park in the south to the Hydro Corridor along Highway 416 and runs through the Hydro Corridor before ultimately connecting to Onassa Circle and Lytle Avenue to the north.





# Site Context

The surrounding land uses are characterized as follows:

North: Immediately north of the subject lands is Highway 416, a limited access provincial freeway. Further north are forested and farmed lands managed by the National Capital Commission (NCC) as part of the Greenbelt and located within the City's urban boundary. Northeast of the subject lands is Lytle Avenue, a single-loaded local residential street characterized by rural single-detached dwellings.

East: East of the subject lands are the Onassa Springs, Orchard and Cedarhill Estate subdivisions. These subdivisions are characterised by large lots and estate homes serviced by municipal potable water, but each with on-site private septic systems. The lots in Cedarhill Estates back onto the 18-hole Cedarhill Golf Club. Both subdivisions are on split services, with municipal water and private wastewater systems. Development along the west side of Cedarview Road consists of a mix of older, rural residential uses and some industrial/commercial uses. East of Cedarview Road are additional Greenbelt lands, also located within the City's urban boundary.

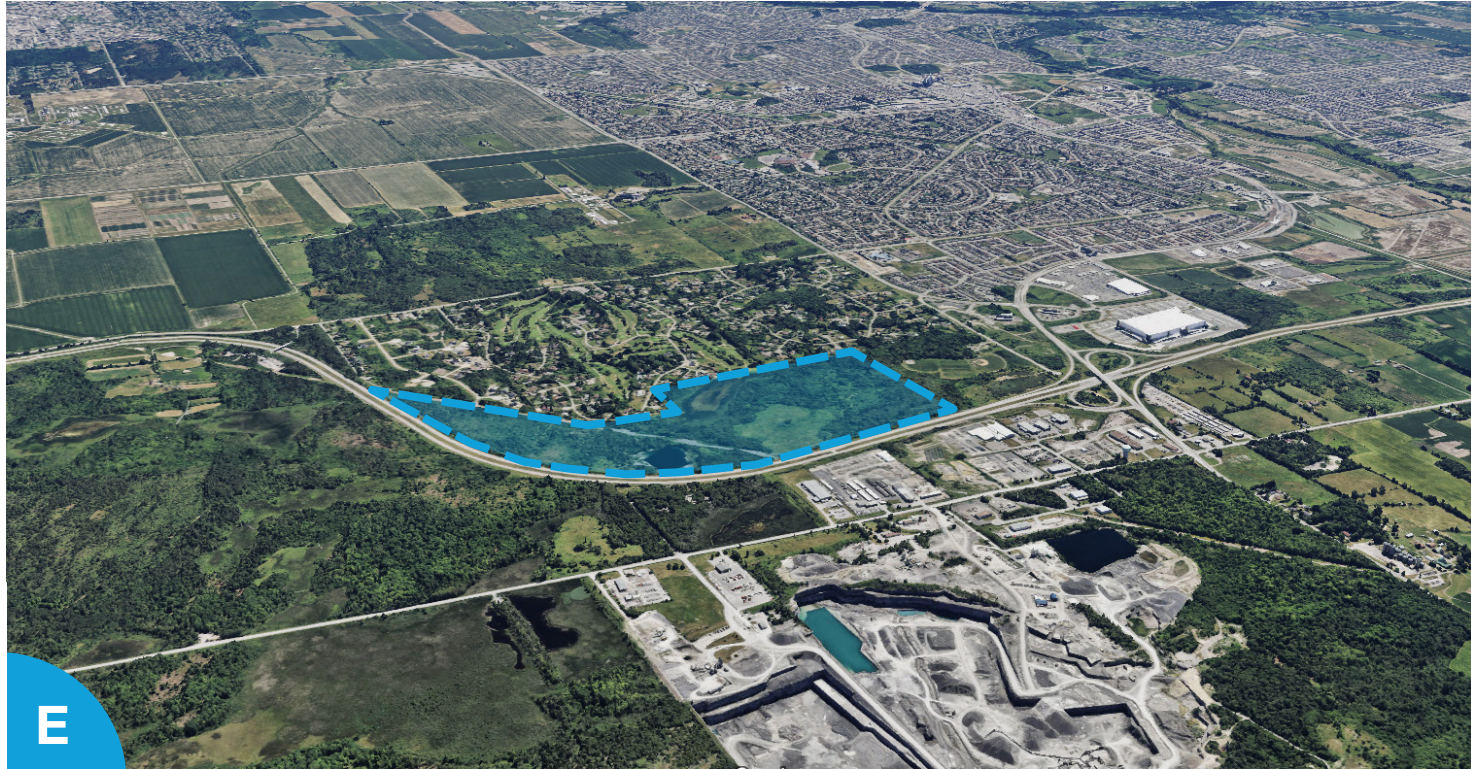
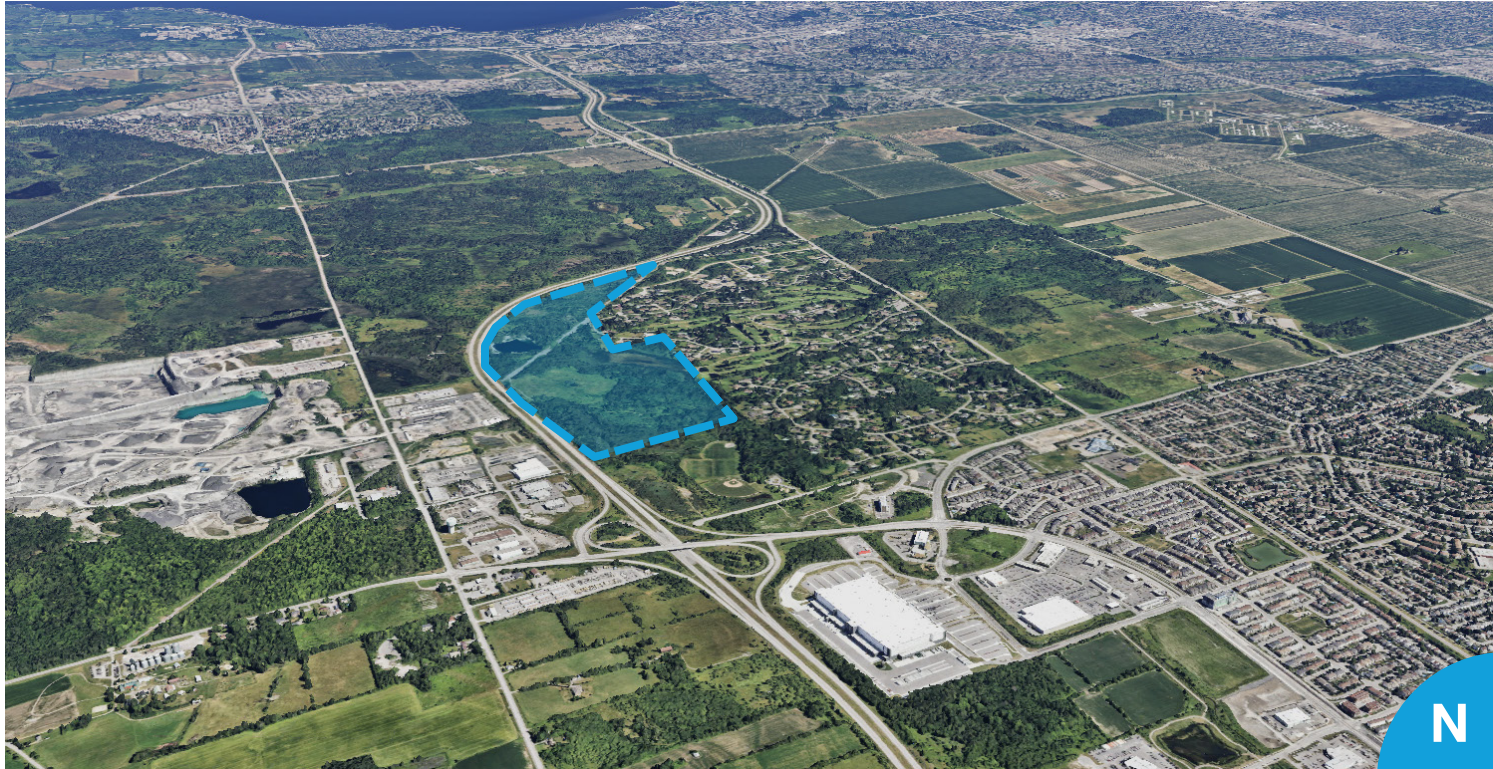
South: South of the subject lands is Lytle Park, a municipal park with baseball diamonds, play structure, three (3) sports fields, and a naturalized area. Also to the south is the property at 4497 O'Keefe Court, a vacant parcel zoned for commercial/light industrial development. Both the park and the vacant lands are accessed from O'Keefe Court, a local dead-end street that provides access to Fallowfield Road in the east. On the south side of O'Keefe Court is a developing business park, featuring one constructed hotel and ongoing development applications for a second hotel and a medical office building. The lands south of O'Keefe Court are located within the urban boundary.

West: Immediately west of the subject lands is the Highway 416 corridor, with an interchange located at the intersection with Fallowfield Road. Further west are industrial lands located along Moodie Drive in proximity to an active quarry.





# Site Context





# Site Photos





# Site Photos










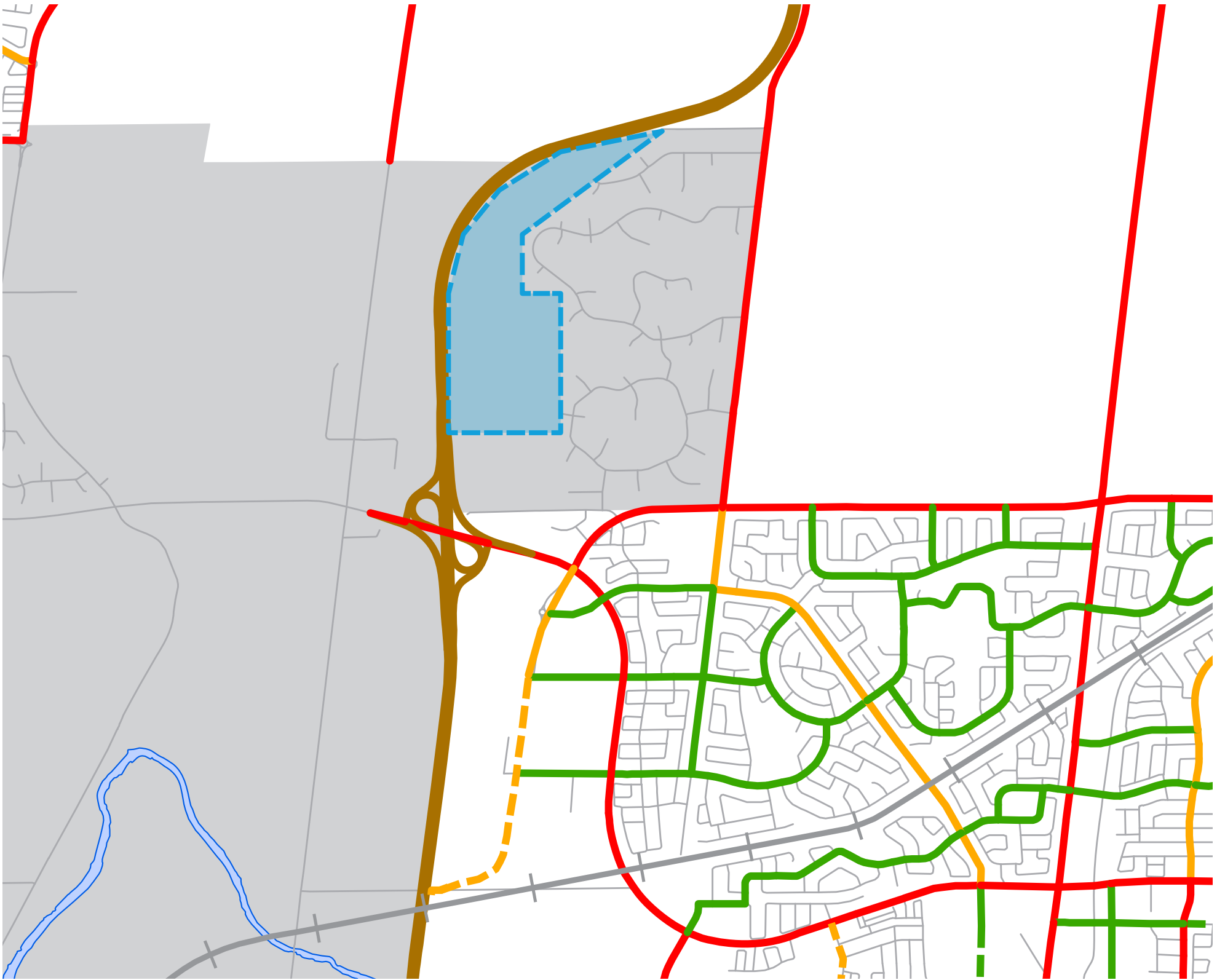
# Site Analysis

## Urban Road Network

As per Schedule C4 - Urban Road Network and C9 – Rural Road Network of the Official Plan the subject lands are in proximity to arterial roads on Cedarview Road, Fallowfield Road, and Strandherd Drive. Arterial roads are roads that serve through-travel between points not directly served by the road itself and limited direct access is provided to only major parcels of adjacent lands.

The proposed development includes a collector road connecting O’Keefe Court in the south to Onassa Circle in the north, both of which provide connections to arterial roads (Fallowfield Road and Cedarview Road, respectively). Collectors are roads that serve neighbourhood travel to and from major collector or arterial roads and usually provides direct access to adjacent lands.

-  Subject Lands
-  Arterial Road
-  Collector Road
-  Major Collector Road
-  Provincial Highway














# Site Analysis

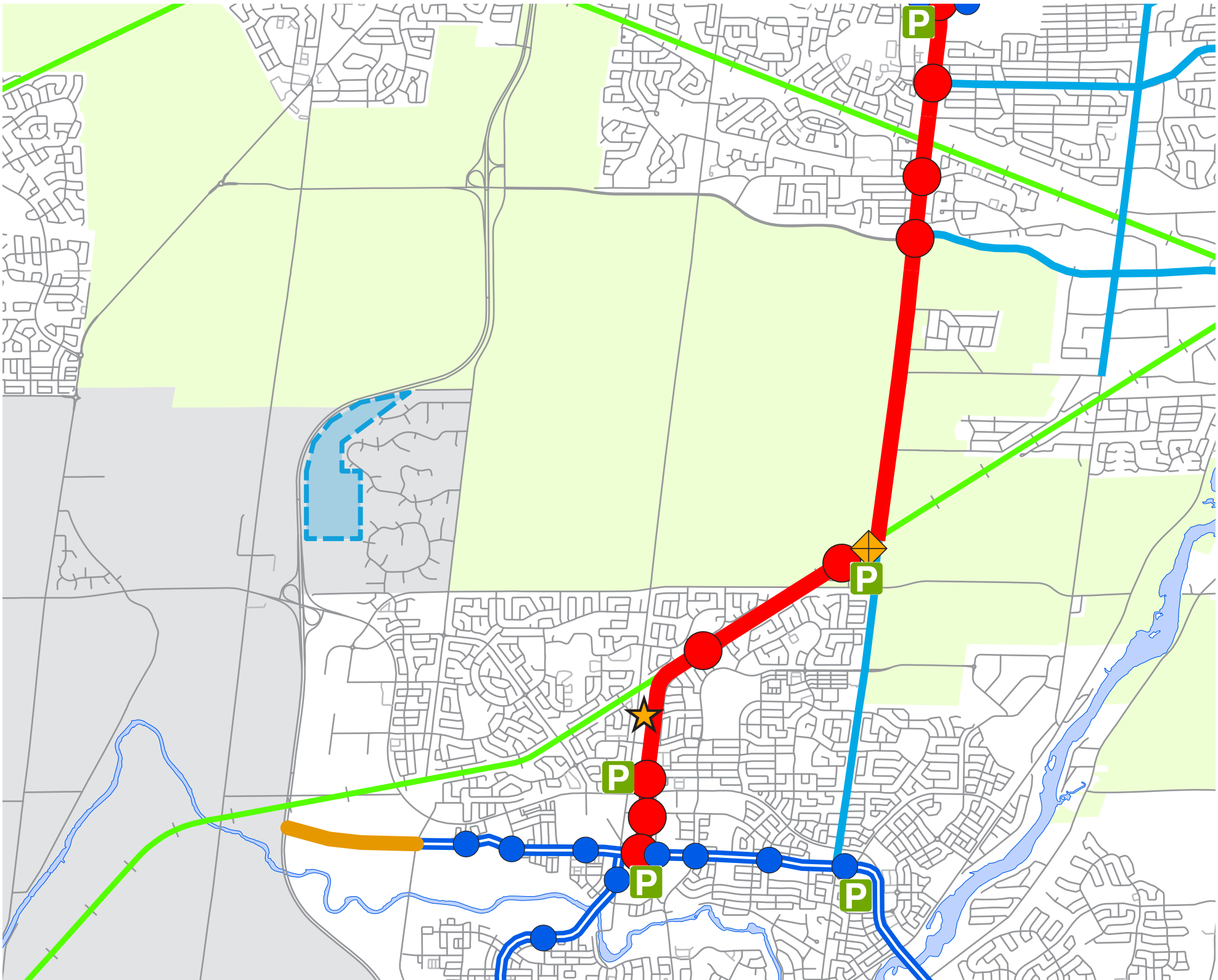
## Transit Network

The subject lands are not currently serviced by the city’s transit network. The nearest bus operates along Fallowfield Road, approximately 1 kilometre from the southern edge of the subject lands. Outside of the Citigate business park and retail plaza, there are limited stops in proximity to the subject lands.

The nearest planned rapid transit connection is to the south, at Borrisokane Road, just south of Strandherd Drive. This Bus Rapid Transit (BRT) is intended to connect east to Limebank Station on the City’s Trillium Line Light Rail Transit (LRT) while also providing service to Barrhaven Centre at the north-south BRT connecting to Baseline Station and the Confederation Line LRT.

The proposed development includes a vision for transit expansion within the west end of Barrhaven including the future extension of the Chapman Mills Bus Rapid Transit from Borrisokane Road into the Citigate Corporate Campus. A future connection could extend and loop back along Fallowfield Road to Fallowfield Station at Woodroffe Avenue. Local bus service could be expanded to serve the proposed development, looping through the development and back south on Cedarview Road, or continuing north to Bells Corners.

-  Subject Lands
-  O-Train - Grade Separated
-  Transitway - Grade Separated
-  O-Train - At-Grade
-  Transitway - At-Grade
-  Transit Priority Corridor
-  O-Train Station
-  Transitway Station
-  Conceptual Future Transit Corridor
-  Protected Transportation Corridor
-  Inter-regional Stations



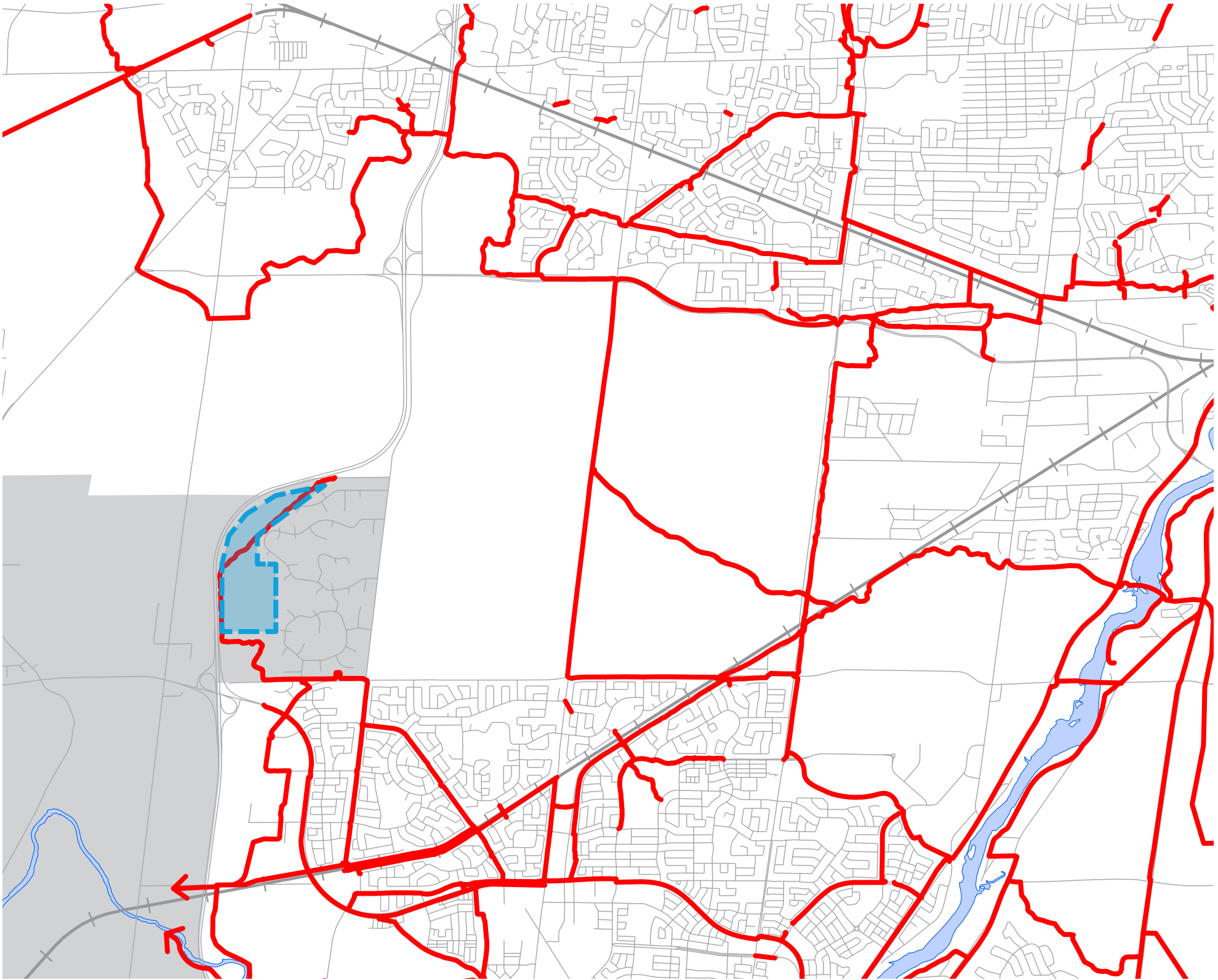
# Site Analysis

## Active Transportation

The subject lands are well connected to the City’s major pathway network. An existing pathway within the hydro corridor that bisects the subject lands connects south along Highway 416 and back through Lytle Park to O’Keefe Court and further to the south to the Citigate business park, the Citigate retail centre, and the broader Barrhaven community.

 Subject Lands

 Major Pathways










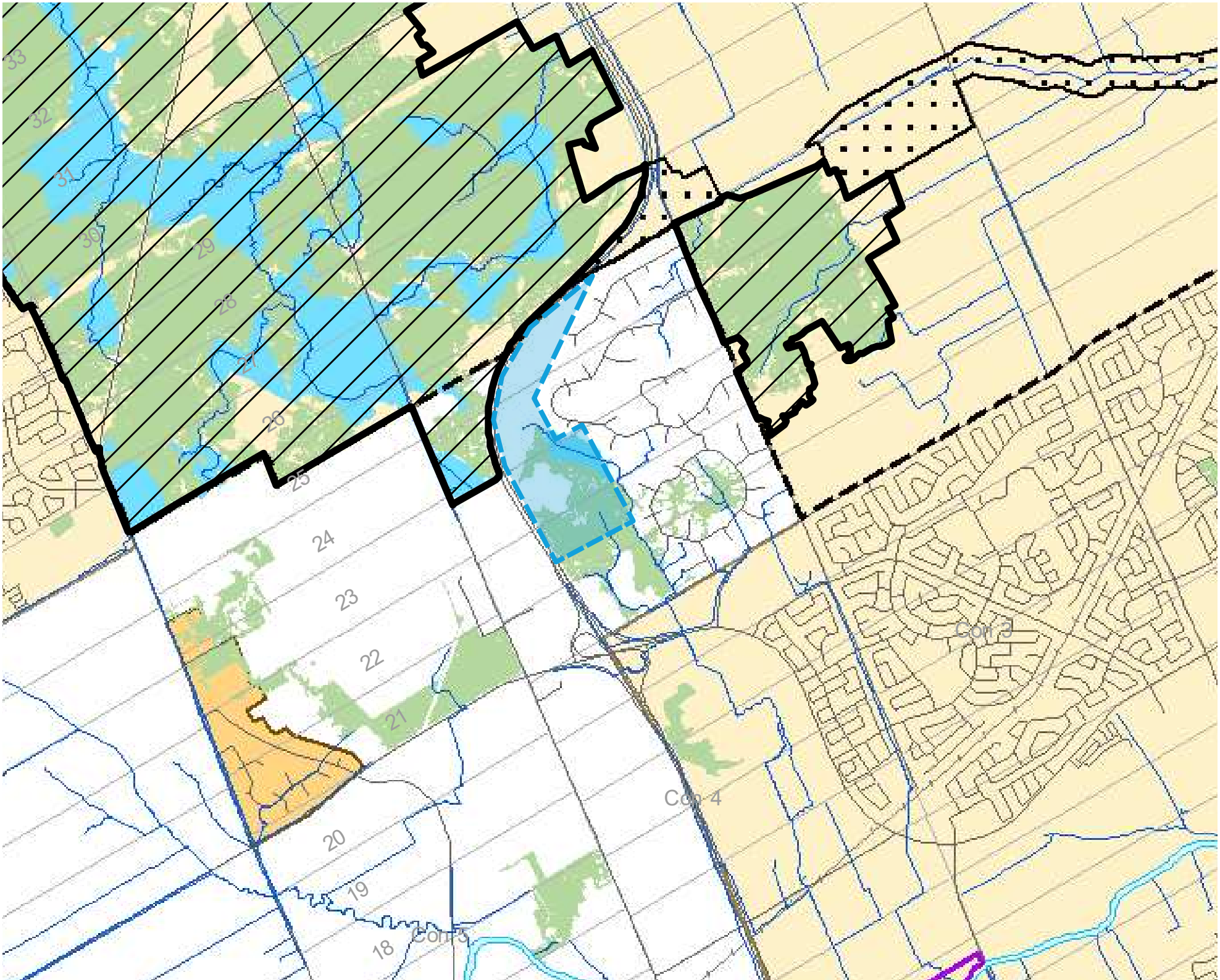


# Site Analysis

## Natural Heritage System

The subject lands are identified as part of the natural heritage system in the City as a result of the Provincial Significant Wetland (PSW) on the lands, and a Significant Woodland located in the southwest corner of the site. These features are identified on Schedule C11 of the Official Plan.

-  Subject Lands
-  Natural Heritage System Core Area
-  Natural Heritage System Linkage Area
-  Natural Heritage Features Overlay
-  Significant Wetlands
-  Watercourse
-  Urban Area



# CONCEPT PLAN

04



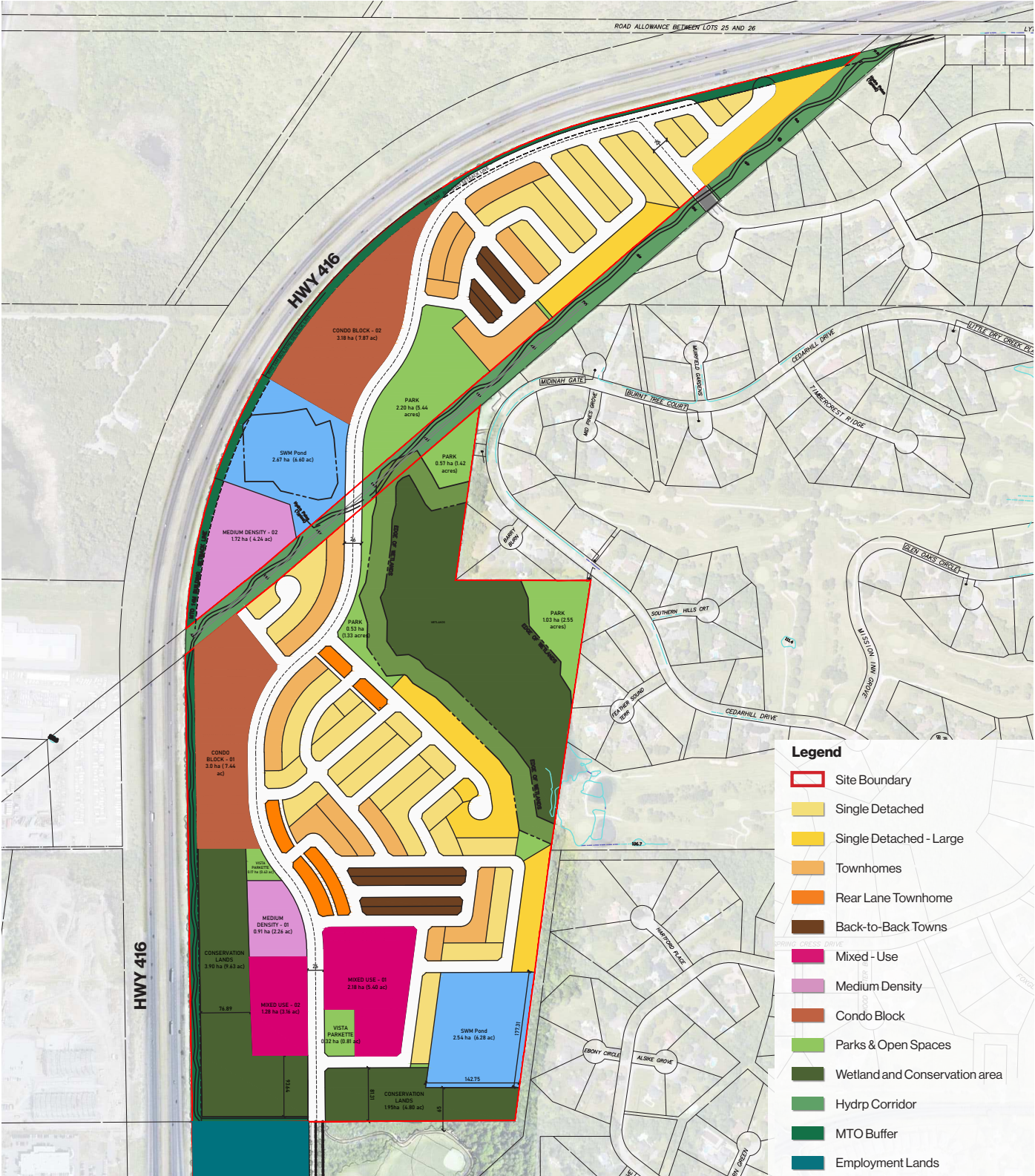
# Concept Plan

The proposed development is envisioned as a new mixed-use, 15-minute community that will provide a range of housing options, support the introduction of transit to the lands, elevate the importance of Barrhaven’s urban employment area and be a catalyst for a range of economic development opportunities.

The proposed development envisions a mixed-use hub at the south end of the development, where an urban plaza would be surrounded by mid-rise, mixed-use buildings. Additional mid-rise residential buildings are envisioned along the west side of the development abutting Highway 416. The balance of the lands is envisioned as a mix of detached and townhouse dwellings, including street townhouses, rear lane townhouses, and back-to-back townhouses.

The proposed development includes 40% greenspace provided in a mix of parks, stormwater management areas, and conservation lands which include a Provincially Significant Wetland (PSW) and a significant woodland. A total of 4.93 hectares of public park is proposed to provide 2.7 hectares of parkland abutting the hydro corridor and connecting to the existing Cedarhill Estates Park with the balance complementing the 5.84 hectares of conservation lands provided around the PSW and Woodland and around the stormwater blocks.

A new 26 metre collector road is proposed through the development connecting O’Keefe Court in the south to Onassa Circle and Cedarview Road in the north. The standard collector road will provide a multi-modal transportation corridor through the development with cycle tracks, sidewalks, vehicular lanes, and a route for transit to service the development. With transit operating along the new collector road, all new dwellings will be within 400 metres of a transit stop.



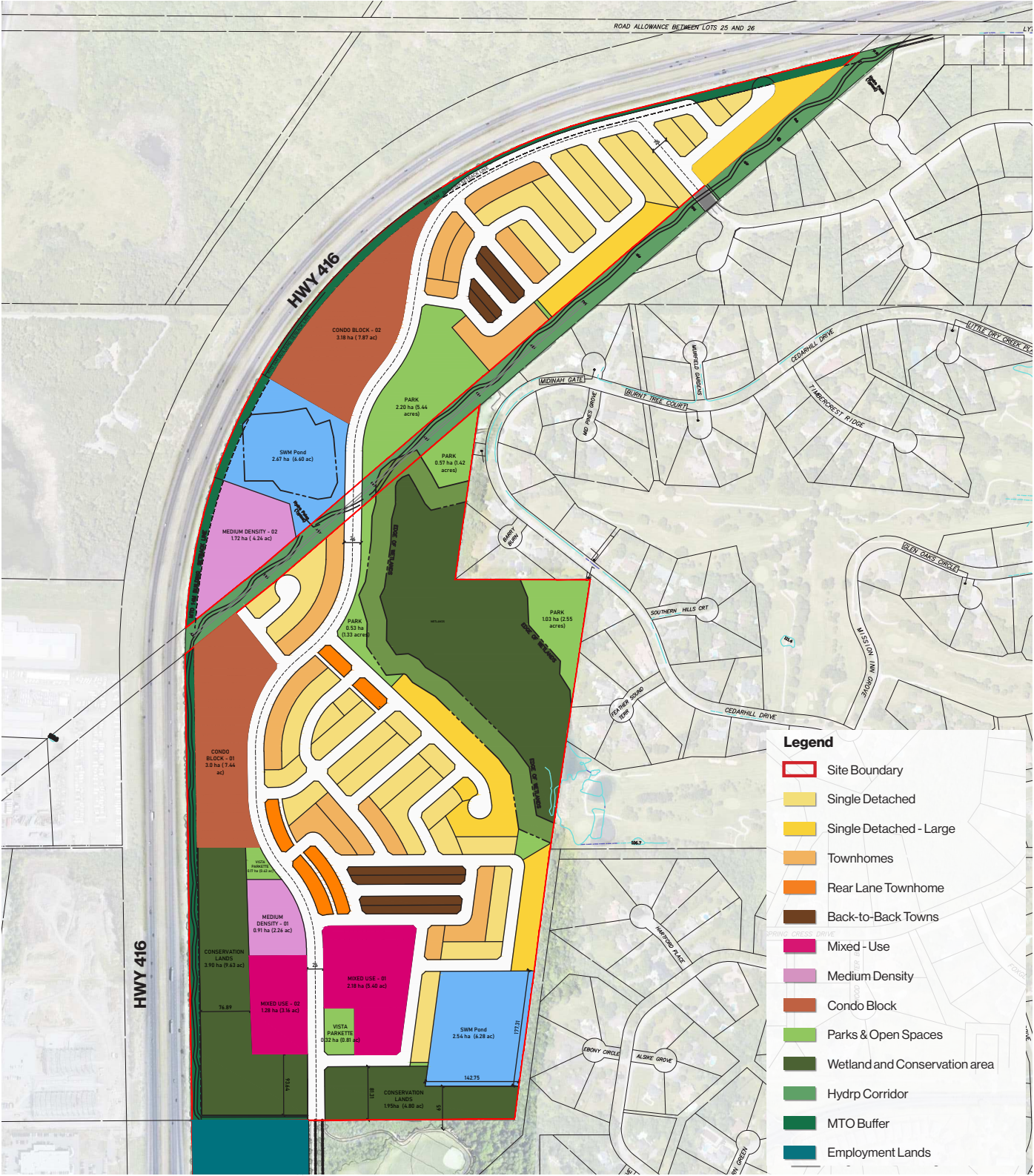






Transition

The proposed Concept Plan has been designed to be sensitive to the three (3) existing low-rise estate lot subdivisions located east of the subject lands. These lands are generally buffered by the greenspace and Provincially Significant Wetland (PSW), they hydro corridor, or a stormwater management pond. In the areas where housing has been proposed in proximity to these subdivisions, or adjacent to the buffers, it is generally anticipated as low-rise development that will provide an appropriate transition. Further mitigation through landscaping and other elements can be achieved through future development applications.



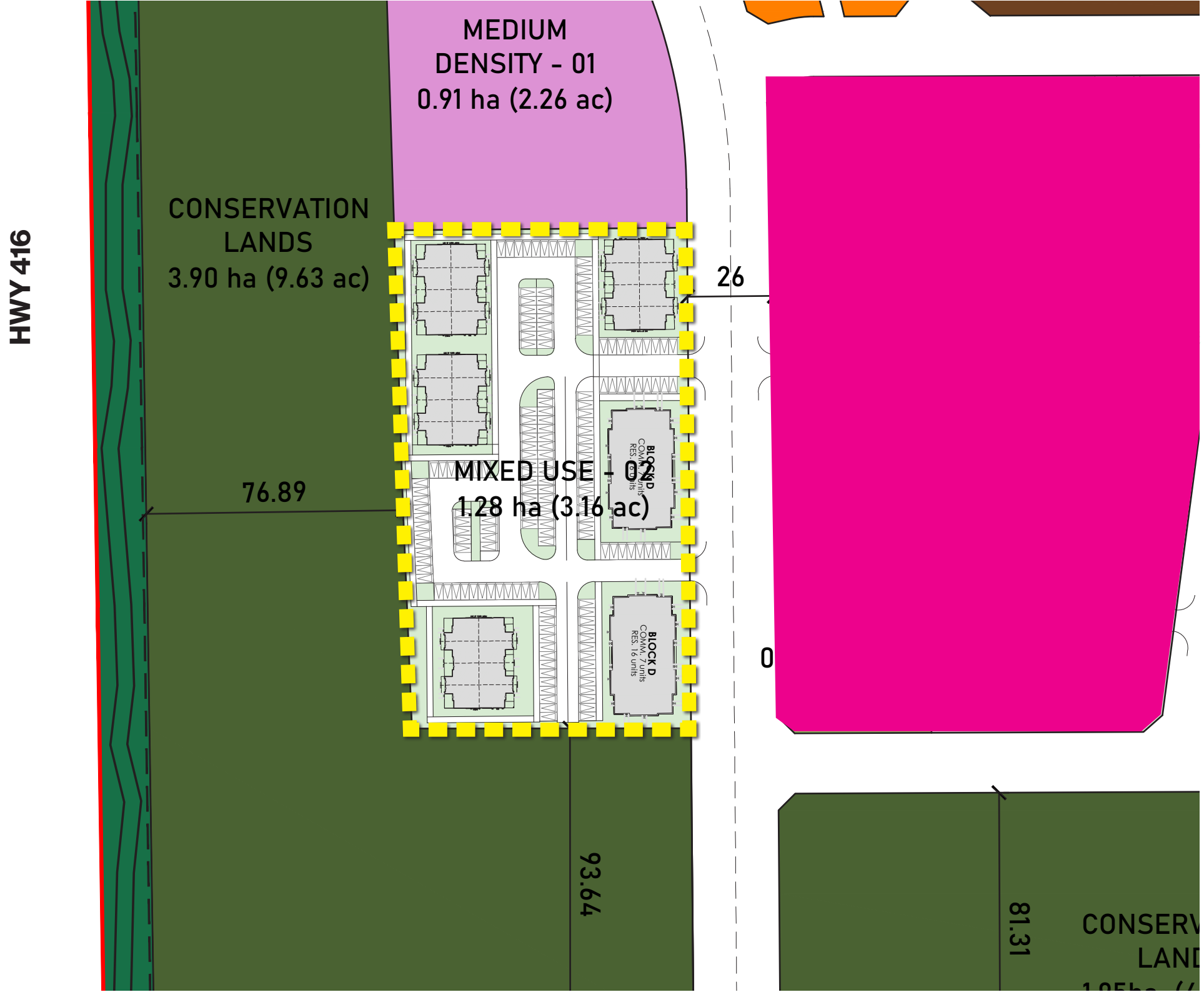
# Concept Plan

Mixed-Use Block 1



# Concept Plan

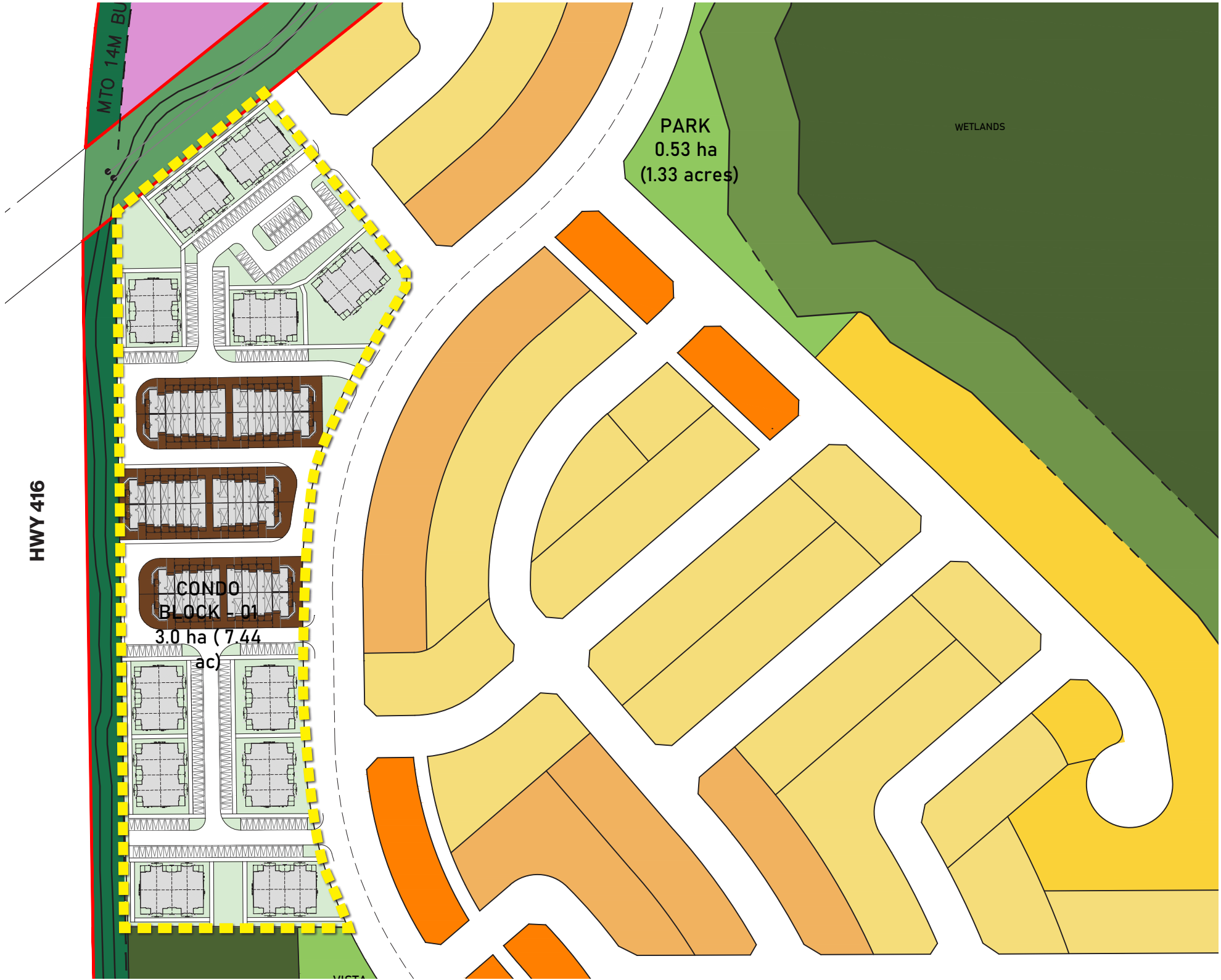
Mixed-Use Block 2





# Concept Plan

Condo Block 1



# Concept Plan

Condo Block 2



# Concept Plan

## Employment Land (Parcel 3)

The employment lands located south of the subject lands, adjacent to O’Keefe Court, are proposed to also be added to the urban boundary to round out the urban boundary along eastern side of Highway 416. Currently, these lands are envisioned as a multi-building industrial complex on municipal water and private septic service. The adjacent plan shows the potential redevelopment of this block with a denser, more compact, residential built form.







al rendering only









al rendering only







# Community Park

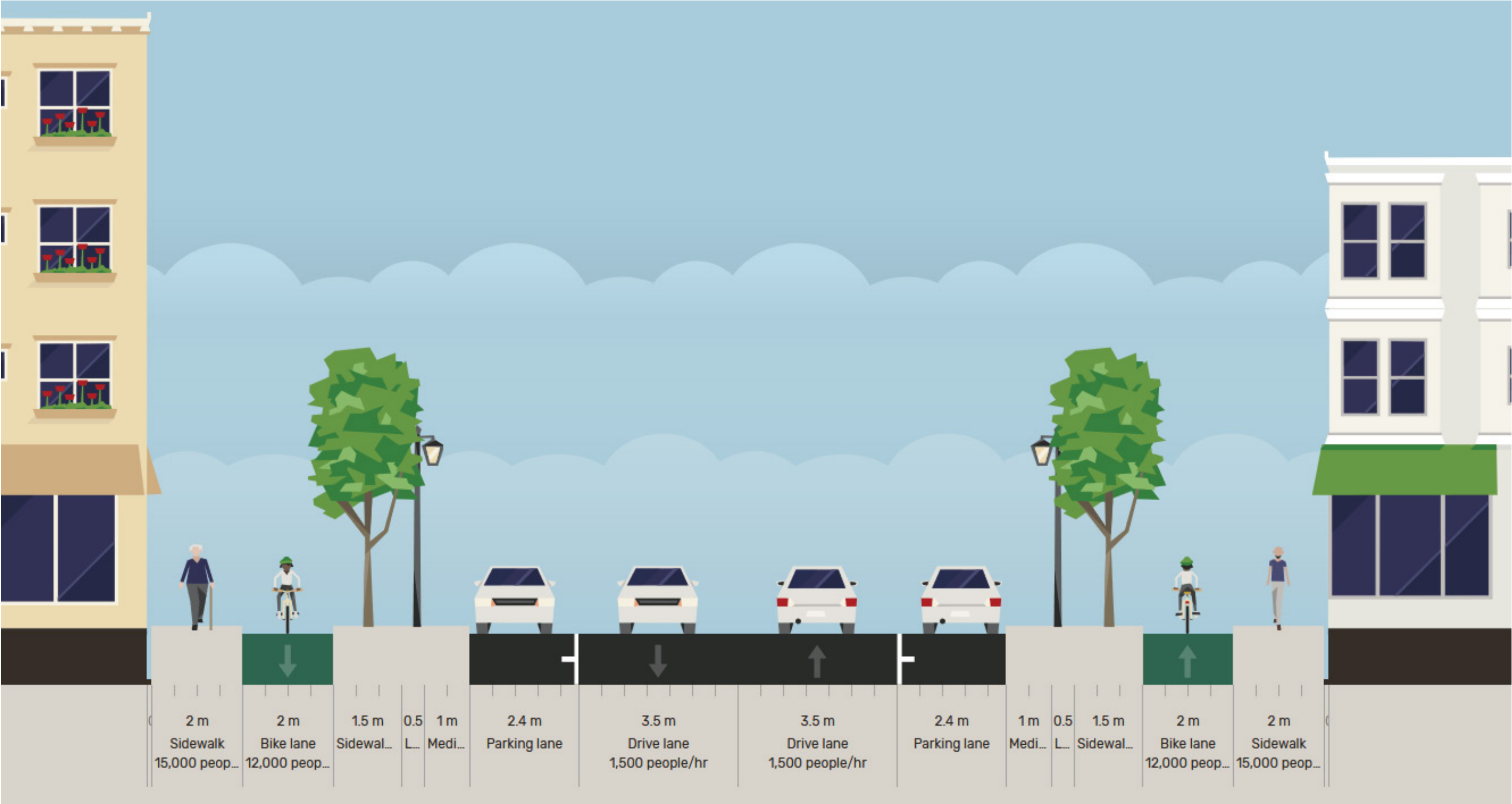












# Collector Street Cross-Section





# Future Development Potential

-  Subject Property
-  Low-Rise (up to 4 storeys)
-  Mid-Rise (5-9 storeys)
-  High-Rise (10-16 storeys)





# SUSTAINABILITY

# 05





Sustainability

We will lead the homebuilding industry in developing more sustainably.

STRATEGIC SUSTAINABILITY PILLARS

Mattamy’s strategic sustainability pillars were shaped by our commitment to being a sustainability leader in our industry. As one of North America’s largest homebuilders, we acknowledge our obligation to operate in a way that minimizes our environmental impact, including reducing GHG emissions associated with our activities and contributing to the fight against climate change. As a leader, we will share our insights and achievements with our peers and do our best to support their sustainability initiatives. At the same time, we will continue to work to build a culture defined by transparency, accountability and inclusivity, and a constant focus on having a positive impact on our team members, homebuyers, homeowners and communities.





## 2024 SUSTAINABILITY ACHIEVEMENTS

Mattamy is focused on becoming an industry leader in various aspects of sustainability, particularly the fight against global climate change. Through strategies, choices and how we invest our time and money, we demonstrate that consideration for the environment, society and governance is embedded in everything we do.



### SUSTAINABILITY STRATEGY

In FY2023, Mattamy introduced a Board-level sustainability governance structure led by the Board’s Sustainability Committee and supported by the Sustainability Council. Beginning in **November FY2024, we initiated monthly meetings for the Council** and quarterly reporting to the Board. Through these steps, we integrated sustainability into our organizational structure.

The Board’s Sustainability Committee is now **halfway through a three-year roadmap to finalize Mattamy’s disclosure and reporting frameworks** (e.g., GRI, TCFD). We progressed on several key initiatives, including target-setting, furthering our sustainability reporting strategy and developing roadmaps for data management and disclosure.

From the Board to the front line, Mattamy employees are focused on our organizational goal of reducing GHG emissions from our operations. Now, we are **developing and deploying targeted regional approaches** based on factors such as local building codes, energy grids and weather patterns that will enable us to achieve our Mattamy-wide goal.



### ENERGY-EFFICIENT AND LOWER-CARBON HOMES

Mattamy is **committed to leading by example**. We have established FY2025 GHG reduction targets and are focused on encouraging the industry to adopt similar targets by building homes that exceed local code expectations.

Mattamy Homes recognizes that to help decarbonize the homebuilding industry, we must engage our peers and share knowledge and experiences. This year, **Mattamy Homes founded the Climate Smart Buildings Alliance with EllisDon and RBC Financial Group**, was an early supporter of Homebuilders Carbon Action Network, participated in the University of Toronto Embodied GHG Symposium, contributed to RESNET and Canadian Home Builders’ Association (CHBA) leadership, and **helped launch Mission from MaRS: Better Buildings**.

In 2024, the **Peter Gilgan Foundation committed their largest climate-change grant yet – \$2.25 million over five years** for the MaRS Better Buildings Mission, aiming to achieve decarbonization goals by scaling clean building technology solutions through a coalition of innovation-friendly adopters.



### LIVABILITY AND COMMUNITY

At Newfield, our master-planned community in Martin County, Florida, Mattamy **incorporated a 30-acre sanctuary for the gopher tortoise, a threatened species**, into a larger 2,000-acre permanent preserve that will provide a protected habitat for an incredibly diverse range of native wildlife and plant life.

In Milton, Ontario, Mattamy is **restoring 17 acres of land and creating wetlands, channels and naturalized features** that provide habitat for flourishing populations of fish, reptiles, amphibians, small mammals and birds. In addition to providing much-needed habitat, wetlands can naturally sequester carbon and phosphorous.

In Calgary, through the first-ever “Mattamy on the Greenway: Ride for a Cause event,” our team **helped raise more than \$30,000 for the Canadian Cancer Society**.

Mattamy team members who donate their time to a charitable or not-for-profit organization are eligible for a \$500 Mattamy Community Volunteer grant to support their cause.



### RESPONSIBLE MANAGEMENT

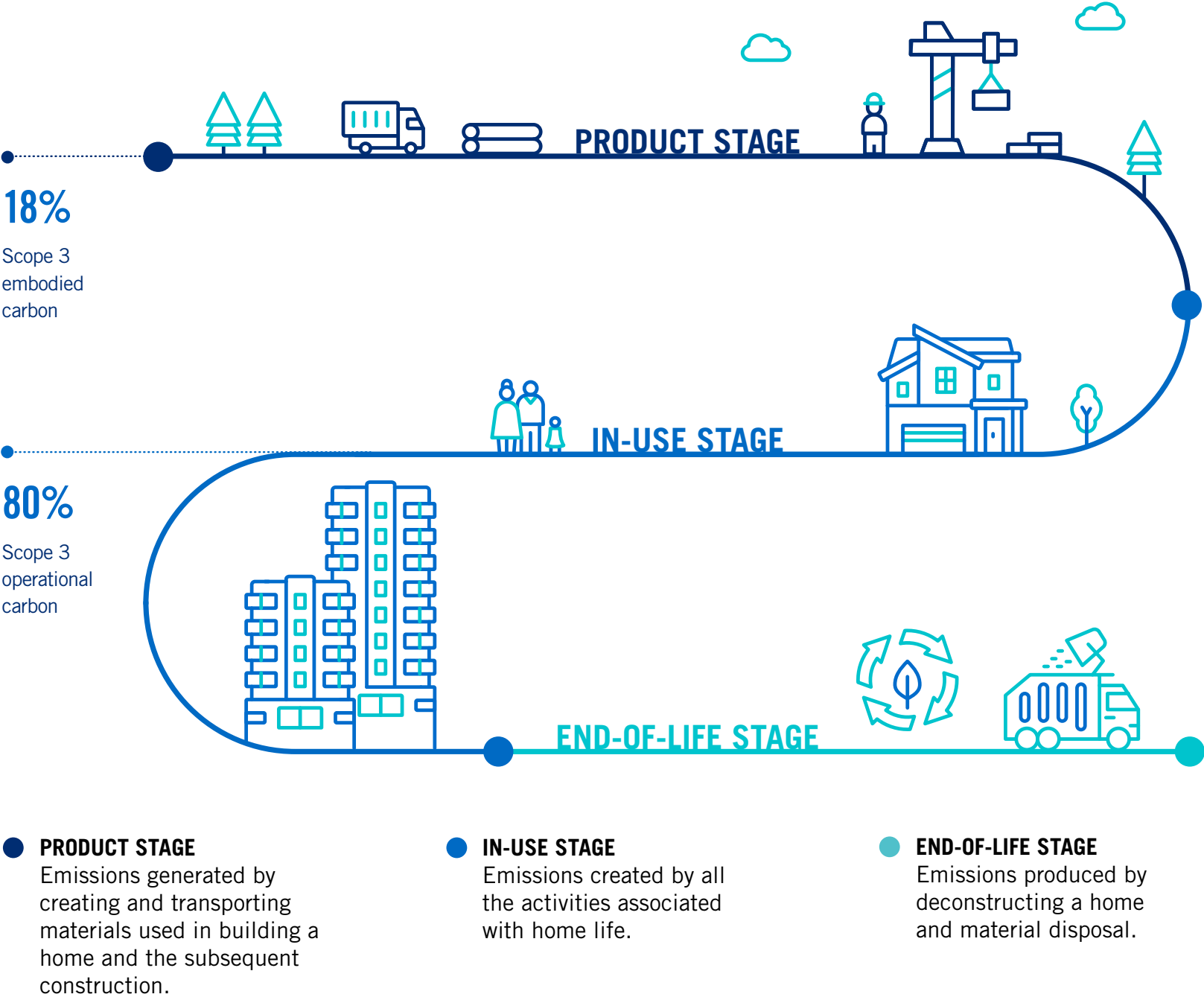
In 2024, Mattamy implemented the sustainability governance structure designed in 2023, with monthly Sustainability Council meetings and quarterly committee meetings to drive action and alignment on reporting, carbon reduction and other sustainability initiatives.

**Our Employee Engagement survey (+86% participation rate in Canada/95% in the U.S.) indicates a high degree of experienced inclusion.** The statement “At my workplace, I feel included” scored an average 4.4/5 rating in Canada and a 4.7/5 rating in the U.S.

Mattamy Homes U.S. **hosted an internal sustainability conference for U.S. division presidents and sustainability managers and welcomed purchasing and construction leads from all our U.S. markets**. Mattamy’s CSO, CFO and national CEOs also attended the conference, which focused on finding a harmonized approach to sustainability efforts and accountabilities within the organization.

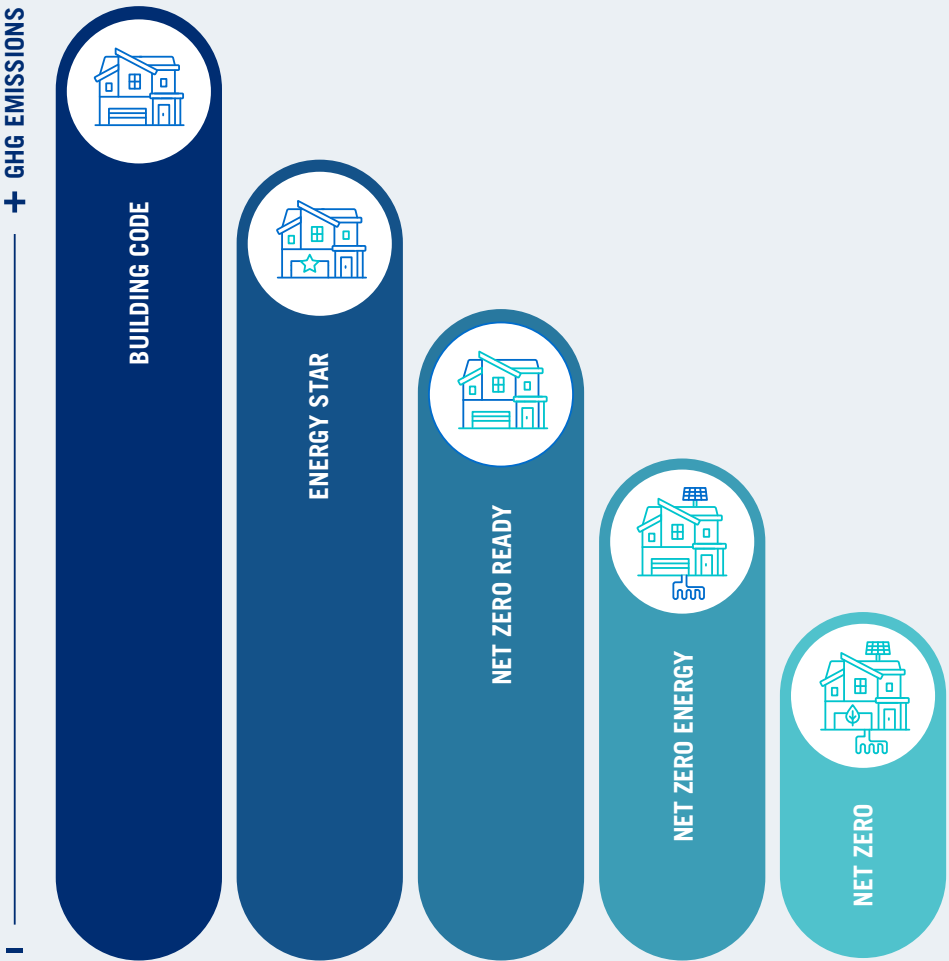


WHOLE BUILDING LIFECYCLE ASSESSMENT



Homebuilding Path to GHG Emissions Reduction

As our homes meet increasingly more rigorous energy-efficiency standards and we pursue lower embodied carbon materials, they will also increasingly align with the global net zero GHG emissions target.





## ENERGY-EFFICIENCY INITIATIVES IN ACTION

Mattamy is pursuing several initiatives to enhance energy efficiency in our homes, reducing their need for fossil fuels, whether for heating or cooling, shrinking their operational carbon footprint or cutting energy costs. These initiatives are creating homes that use less energy, and a growing number are being designed for current or future electrification, based on clean sources, which aligns with government commitments in both Canada and the U.S. to achieve net zero emissions from their electricity grids by 2035.



### 1 Enhance envelope

Enhancing the envelopes of our homes – all the parts that separate the inside from the outdoors – decreases weather impact and reduces the amount of energy needed to heat or cool a home. We are working with building science experts to add insulation to exterior and foundation walls, roofs, and under basement slabs (where applicable) while transitioning to better-performing windows and spandrel panels.

### 2 Airtightness

An airtight home is better able to maintain heat in the winter and cool in the summer, which saves money and energy. In both Canada and the U.S., we are investigating and implementing methods for improving airtightness in all our homes.

### 3 Mechanical and electrical efficiencies

To build energy-efficient, low-carbon homes, we select more efficient mechanical and electrical equipment or new technology to increase efficiency. In some cases, these selections enable us to convert a home from fossil fuels to electricity.

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**4 Electrification**

Electrification of our homes on clean electricity grids will be the final step toward eliminating operational carbon. Mattamy is exploring the potential for all-electric homes and has already developed one all-electric community, with another under construction, in Ontario. These all-electric communities use geothermal heating and cooling and an air-sourced heat pump water heater for domestic hot water.

**5 Geothermal**

Geothermal systems draw on the consistent heat stored in the earth to heat homes, and then return heat to the earth for cooling. Geothermal is being investigated in multiple divisions and being implemented at several Mattamy communities.

Geothermal heating and cooling, or geothermal, is commonly used to refer to geo-exchange, which is the process of exchanging thermal energy with the ground. Any references to geothermal in this report refer to geo-exchange.

**6 Solar**

Solar can provide clean energy to homes not currently receiving clean energy through the grid, and help reduce electricity bills. Mattamy offers optional solar upgrade packages, either eight or 22 panel systems, in three Alberta communities. We are also installing solar panels on community-centre buildings in some of our U.S. communities.

**7 Testing and verification**

It is important to have our energy efforts tested and validated by credible external parties. Several divisions currently assess energy efficiency through third-party verification programs like HERS Ratings in the U.S. and EnerGuide in Canada. Mattamy intends to expand its efforts to achieve higher-performing homes through third-party programs such as ENERGY STAR®, the Canadian Home Builders' Association's Net Zero Homes program and the Department of Energy's (U.S.) Zero Energy Ready Home program.







Urbantypology

**mattamy**HOMES

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