7000 Campeau Drive

Urban Design Brief.

June 2021 | Third Submission

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Figure 1 North Parkette

SCOPE AND INTENT

The purpose of this Design Brief is to provide inspiration and direction for the 7000 Campeau Drive Community. The vision and design inspirations presented in this document reflect the objectives from the City of Ottawa's Official Plan, and have had the appropriate regard for the Design Guidelines for the Villages of Kanata Lakes and the former Secondary Plan for the Marchwood-Lakeside Communities.

This Urban Design Brief has been revised to address comments regarding community design and structure from the 2nd Submission Comments prepared by the City of Ottawa, dated October 9, 2020, and will discuss and illustrate the following aspects:

- The Kanata Context;
- Site Condition;
- Vision and Design Principles;
- Concept Plan;
- Built Form and Housing Typologies;
- Park, Open Space Network & Natural Features;
- Street Network and Character; and
- Gateway and Edge Conditions.

The text and images presented in this Design Brief are conceptual; their purpose is to provide a representation of the vision and appearance for 7000 Campeau Drive going forward.

KANATA CONTEXT

Kanata (Figure 2) is located 23km southwest of Downtown Ottawa. 7000 Campeau Drive is approximately 71 hectares (175 acres) and is located just north of the Queensway. 7000 Campeau Drive is bounded by several residential streets, existing residential uses, and Campeau Drive to the south. Approximately 33% of the site will comprise of parkland, open space, landscape buffers, and stormwater management (SWM) ponds, assisting in the creation of a natural network between the future community, existing neighbourhoods, and surrounding regional open spaces.

The subject site is designated as General Urban Area under the City of Ottawa Official Plan. The built form of 7000 Campeau Drive will consist of single-detached dwellings, front-drive townhomes, back-to-back townhomes, stacked townhomes, and 4-6 storey mid-rise buildings. Key features in the surrounding community include the Ottawa River and the South March Highlands Conservation Forest. Features of interest within the subject lands include open spaces, rock outcrops, woodlots, and tree stands.

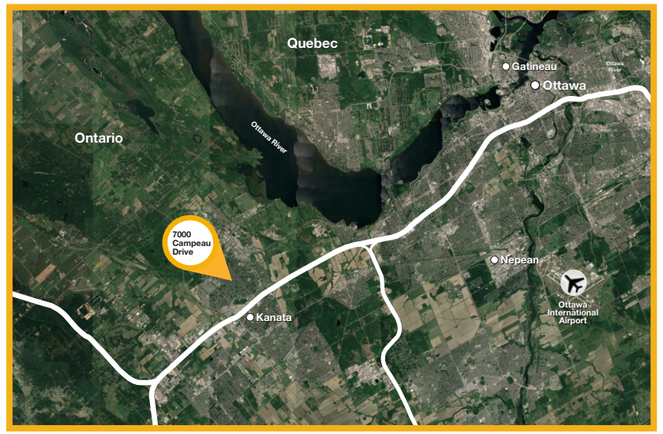


Figure 2 Ottawa Context Map

Figure 3 Kanata Context Map

Site Context

Gross Site Area

70.89 ha

(175.17 ac)

Park

School

Community Facility

Commercial

Figure 4 Site Context Map

Kimmins Court Park
Beaverpond Park
Weslock Park
Holly Acres Park
Beaverbrook Community Centre
BRT ROUTE
Walden Park
Borduas Court Parkette
Walden Drive
Beaverbrook Road
Teron Road
Roland Michener Public School
Stephen Leacock Public School
Saint-Remi Catholic Elementary School
Earl of March Secondary School
Craig Park
Whalen Park
Sandwell Green Park
All Saints High School
Beaverbrook Park
Escarpment Park / Sue Nickerson Park
John G Mlacak Community Centre
Jim Malone Park
Goldridge Drive
Campeau Drive
Robert Gray Park
BUS RAPID TRANSIT (BRT) ROUTE
Future Residential
Future Commercial Mixed-Use
Star Park
Bill Teron Park
Future Residential Mixed-Use
Kanata Avenue
Queensway
Fentiman Park
Kanata Centrum Shopping Centre
Terry Fox Drive
Terry Fox BRT Stop
0 100m 200m 400m

SITE CONDITIONS

7000 Campeau Drive is surrounded by the Kanata Lakes community, bordered on the east by the Beaverbrook neighbourhood, and by Bill Teron Park and high-rise residential buildings to the south. While much of the existing landscape has been artificially constructed to accommodate the golf course's needs for fairways, bunkers, stormwater ponds, berms, and trails, some key natural features, such as tree stands, woodlots, and rock outcrops, will be retained where possible. Lastly, the existing cart path bridge (Image 7 - Cart Path Bridge) will be preserved and incorporated into the design of the woodland park and trails network.

The site's topography is varying, experiencing an overall elevation change of ~15m. The highest points of elevation are located along the western edges of the site, just north of Campeau Drive and north/south of Knudson Drive as illustrated in Figure 5.

Legend

- Kanata Lakes
- Beaverbrook
- SW — Significant Woodlot
- 1 — Site Image Location
- Upwards Sloping Terrain
- Downwards Sloping Terrain

Figure 5 Site Conditions Map

Site Images

Figure 6 Site Photos

VISION

‘Create a community that integrates with the surrounding residential neighbourhoods, and develops a cohesive network of year-round public open spaces and parks.’

OBJECTIVES

The following design objectives will help support the vision for 7000 Campeau Drive:

- Maintain High Standards of Design Excellence and Quality;
- Incorporate a Variety of Built Form that is Unique, yet Fosters a Harmonious Environment with the Existing Community;
- Retain Existing Features Where Appropriate;
- Create Strong Linkages and Co-ordination with Adjacent Open Space Systems;
- Encourage Innovation Through Design.

DESIGN PRINCIPLES

Compatibility of Built Form

Offer housing types and forms that are compatible with the surrounding neighbourhoods.

Parkland, Open Space and Stormwater Management Ponds as Additional Neighbourhood Amenities

Incorporate a range of park spaces, while utilizing stormwater management ponds as community amenity areas to assist in facilitating a healthy environment.

Residential Landscape Buffer

Provide an appropriate amount of landscaped buffering between new and existing communities.

Year Round Publicly Accessible Open Space

Provide an exceptional amount of public open space and greenspace that the whole community - new and existing - will benefit from.

Strong Street Presence & Trail Connectivity and Linkages

Provide trails and linkages throughout the community; more direct routes to Centrum Shopping Centre and connections to the Park and Ride.

MASTER PLAN

7000 Campeau Drive will be a community that respectfully integrates with the existing communities of Kanata Lakes and Beaverbrook. Appropriate distribution of open spaces with thoughtful linkages will enhance the overall porosity of the site for both residents and visitors. The placement of parks, open spaces, stormwater management (SWM) facilities, and landscape buffers will be mindful of the existing site conditions and adjacent residents.

Three entry points will be located along Campeau Drive and serve as primary gateways into the proposed community, with the westernmost entry road functioning as a north-south “community spine” connecting to Knudson Drive and Weslock Way. Two secondary gateways along Knudson Drive will intersect with this main thoroughfare and provide access to the northern portion of the site. The secondary gateway along Beaverbrook Road provides access to a local road running north-south along the eastern edge of the community, terminating at one of the four stormwater management facilities. These seven gateways allow for an efficient distribution of site traffic when entering and exiting the community, while also respecting the existing movement corridors from the surrounding communities.

Pedestrian connectivity is a key factor within the design of the community. Pedestrian crossings will be strategically distributed throughout the site, in areas of highly anticipated foot and bike traffic. These crossings are to resemble the existing infrastructure found within both Kanata Lakes and Beaverbrook. Existing mid-block walkways will also be preserved and incorporated into the design.

A mix of residential typologies that complement the existing communities of Beaverbrook and Kanata Lakes will help in the creation of a more diversified infill development. One of the important architectural design elements of the community will be the inclusion of corner units at the end of flanking blocks. By having the front doors and driveways address different local roads, streetscapes within 7000 Campeau Drive with be more visually appealing and have reduced lengths of fencing. Lastly, new medium-density blocks, located at the southern edge of the site, will correspond to the high-density typologies located south of Campeau Drive.

Other important features of the concept are the strategically located parks, open spaces, stormwater management facilities, and landscape buffers, which will also cater to the existing community, address adjacencies, complement the existing open space network, and serve the incoming residents. Protected landscape buffers (6m & 3m) have been incorporated into the plan to provide additional separation between proposed and existing residential neighbourhoods while allowing for the preservation of vegetation and the addition of new planting. Existing woodlots and rock outcrops will be retained where possible, adding to the diversity of naturalized features on-site. All of these areas will be connected through an enhanced trails network.

Overall, 7000 Campeau Drive will be a community that respects the existing character of the surrounding neighbourhoods, while providing exceptional built form and expanded green linkages to accessible open spaces.

scale
NTS

BEAVERBROOK ROAD
TERON ROAD
WESLOCK WAY
KNUDSON DRIVE
KANATA AVENUE
CAMPEAU DRIVE
QUEENSWAY

Legend

- Single-Detached Homes
- Front-Drive Townhomes
- Back-to-Back Townhomes
- Stacked Townhomes
- Medium-Density
- Parks & Open Space
- SWM Pond
- 6m Landscape Buffer
- 3m Landscape Buffer

Figure 7 Community Master Plan

BUILT FORM & HOUSING TYPOLOGIES

The built form will complement the existing architectural character and attributes found within the Kanata Lakes and Beaverbrook communities. Not including the medium-density blocks, housing will predominantly consist of 2-storey built form, varying in types and styles. The proposed lot sizes and setbacks will provide units with an ample amount of private space in the front, side, and rear yards, which are consistent with the surrounding neighbourhoods. Medium-density blocks will consist of 4-6 storey mid-rise buildings and 3.5-storey stacked townhomes.

The architectural styles will be in keeping with the existing Kanata Lakes and Beaverbrook communities. Traditional architectural elements such as porches and distinctive rooflines will help in capturing the character of Kanata Lakes and Beaverbrook. Furthermore, building materials, such as brick, stone, and siding, will be incorporated into the architecture, relating to the existing materials found within the neighbouring communities.

Housing typologies that will be incorporated in 7000 Campeau Drive will include the following:

- Single-Detached Homes
- Front-Drive Townhomes
- Back-to-Back Townhomes
- Stacked Townhomes
- Mid-Rise Buildings

Proposed single-detached homes have been placed in areas backing existing single-detached homes on adjacent lands. Front-drive townhomes and back-to-back townhomes will provide additional diversity of housing types to cater to a wider demographic. To promote compatibility and an appropriate transition from existing to proposed residential neighbourhoods, townhomes will not back onto existing single-detached homes. The following figures provide built form sitings and corresponding architectural rendering precedents for each housing typology.

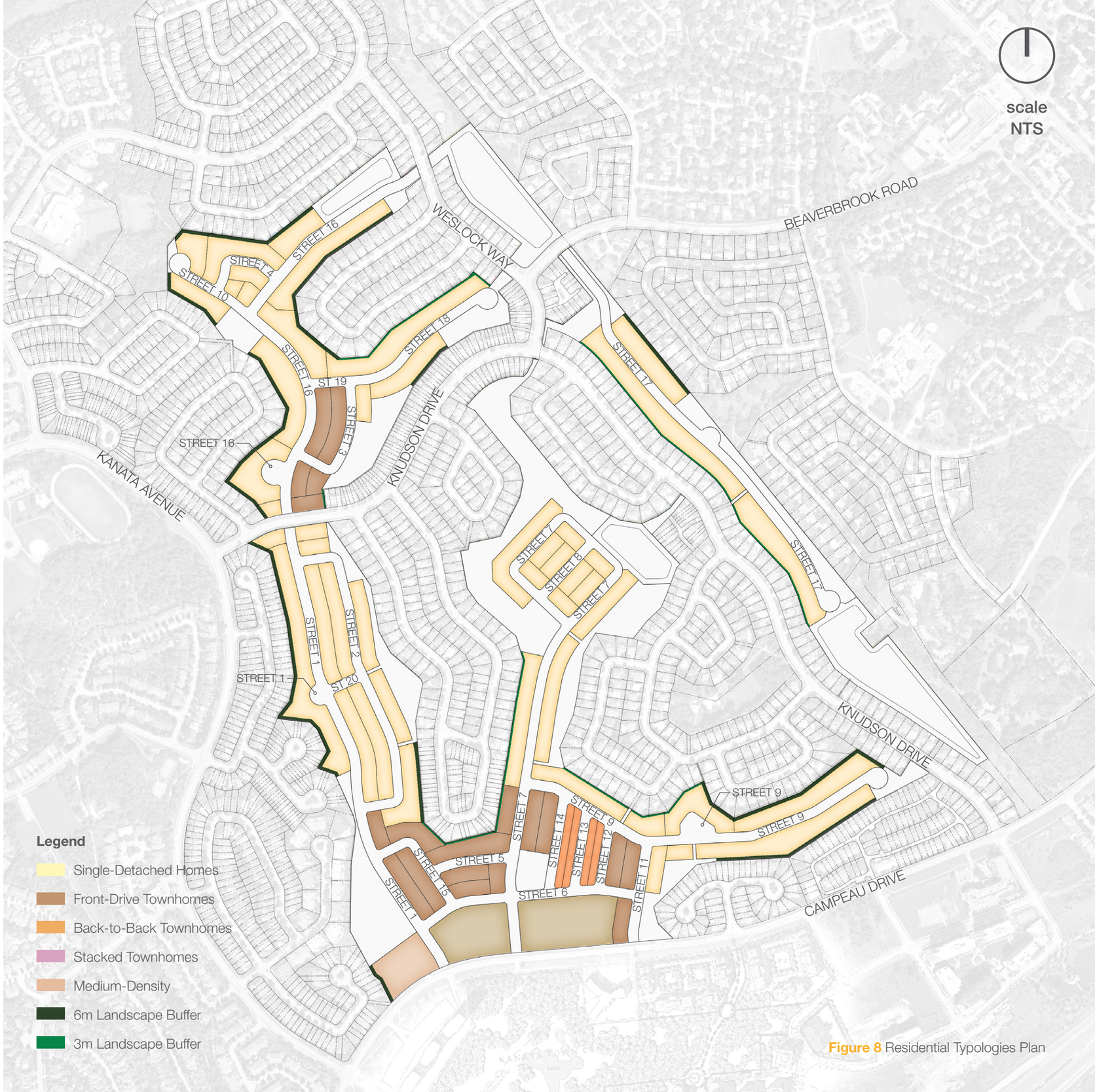


Figure 8 Residential Typologies Plan

30’ Single-Detached Home

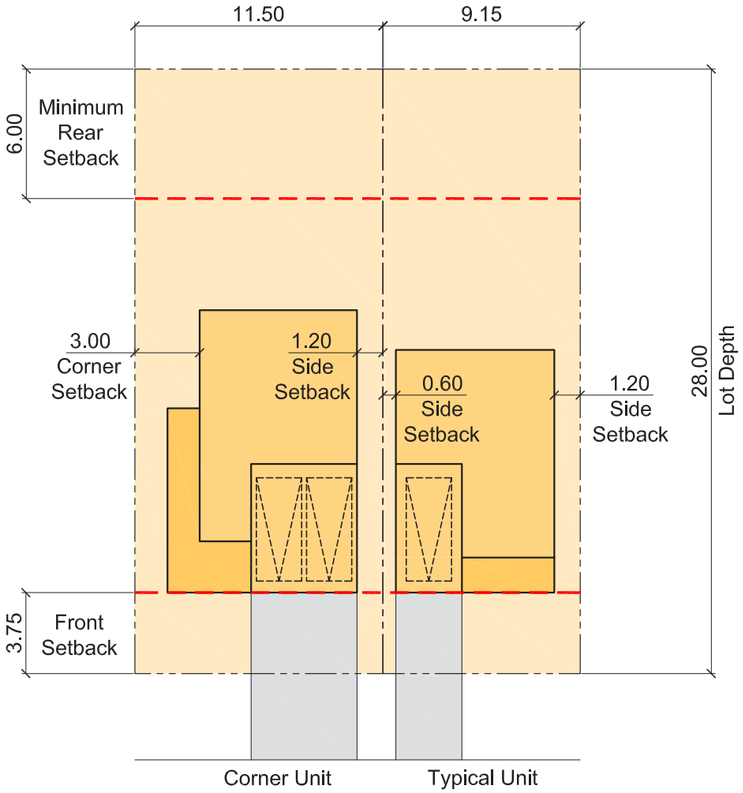


Figure 9 30’ Single-Detached Home Lotting Standard and Measurements

Traditional Style

Contemporary Style

Contemporary Style Corner Product

Figure 10 Conceptual Architectural Renderings - 30’ Single-Detached Home

31’ Single-Detached Home

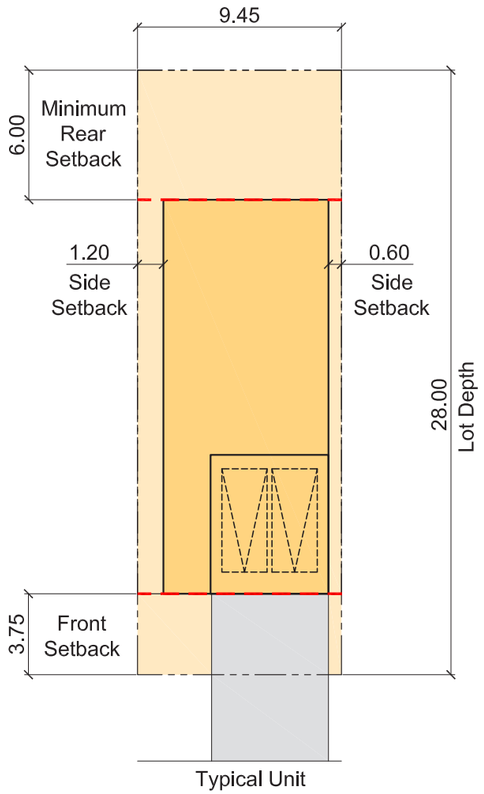


Figure 11 31’ Single-Detached Home Lotting Standard and Measurements

Traditional Style

Contemporary Style

Traditional Style

Figure 12 Conceptual Architectural Renderings - 31’ Single-Detached Home

35’ Single-Detached Home

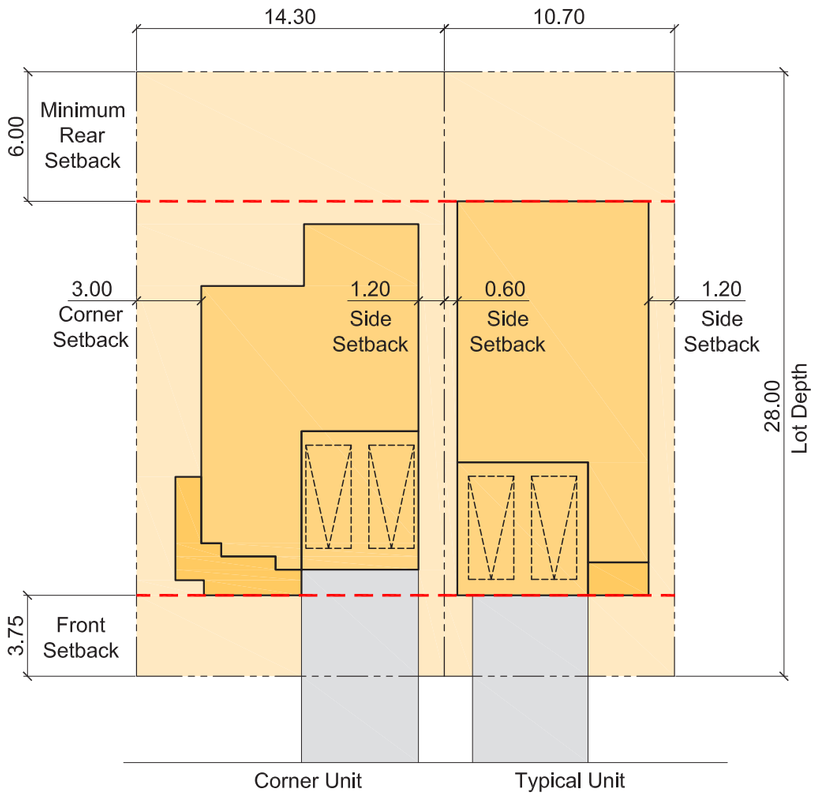


Figure 13 35’ Single-Detached Home Lotting Standard and Measurements

Traditional Style

Traditional Style

Contemporary Style

Figure 14 Conceptual Architectural Renderings - 35’ Single-Detached Home

36’ Single-Detached Home

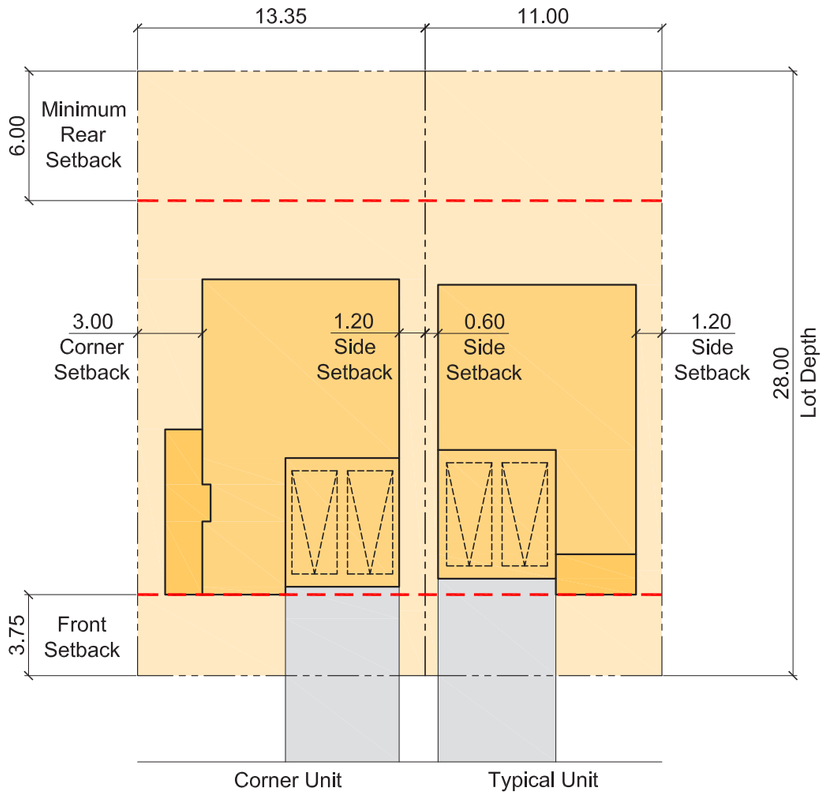


Figure 15 36’ Single-Detached Home Lotting Standard and Measurements

Traditional Style

Traditional Style

Contemporary Style Corner Product

Figure 16 Conceptual Architectural Renderings - 36’ Single-Detached Home

43’ Single-Detached Home

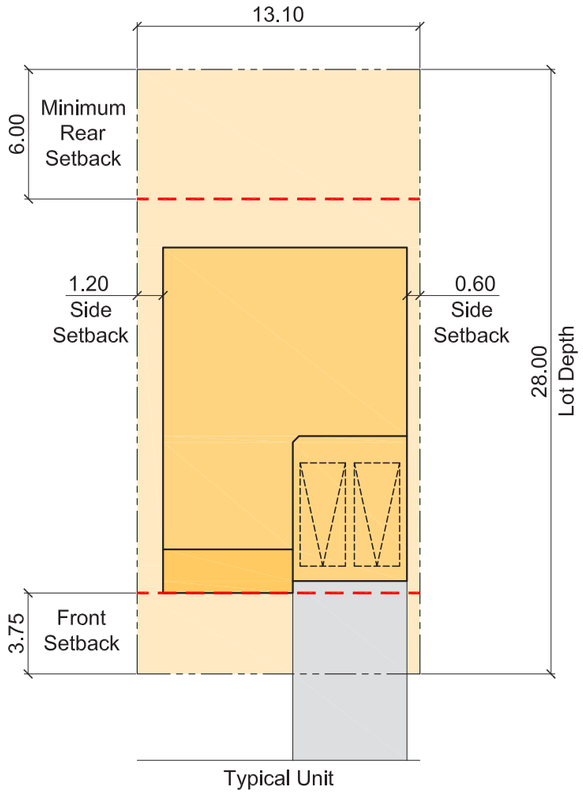


Figure 17 43’ Single-Detached Home Lotting Standard and Measurements

Traditional Style

Contemporary Style

Traditional Style

Figure 18 Conceptual Architectural Renderings - 43’ Single-Detached Home

44’ Single-Detached Home

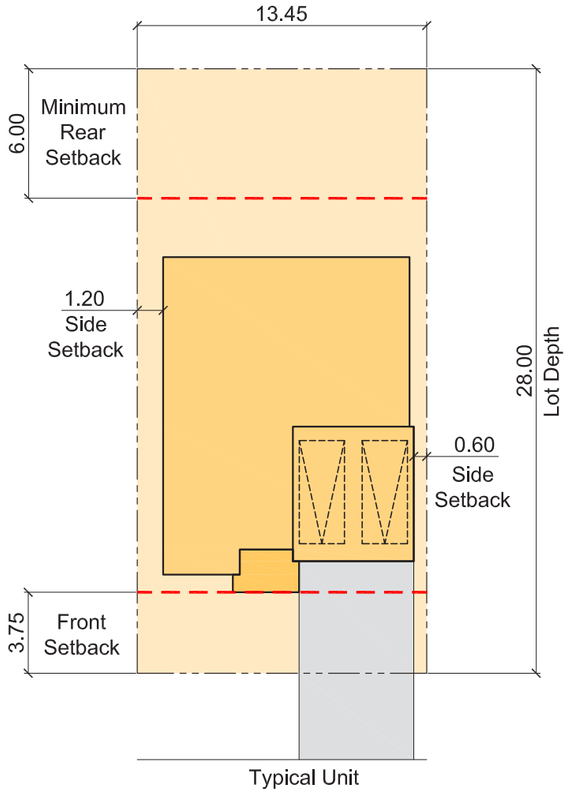


Figure 19 44’ Single-Detached Home Lotting Standard and Measurements

Contemporary Style

Contemporary Style

Traditional Style

Figure 20 Conceptual Architectural Renderings - 44’ Single-Detached Home

Front-Drive Townhome Product (Shallow)

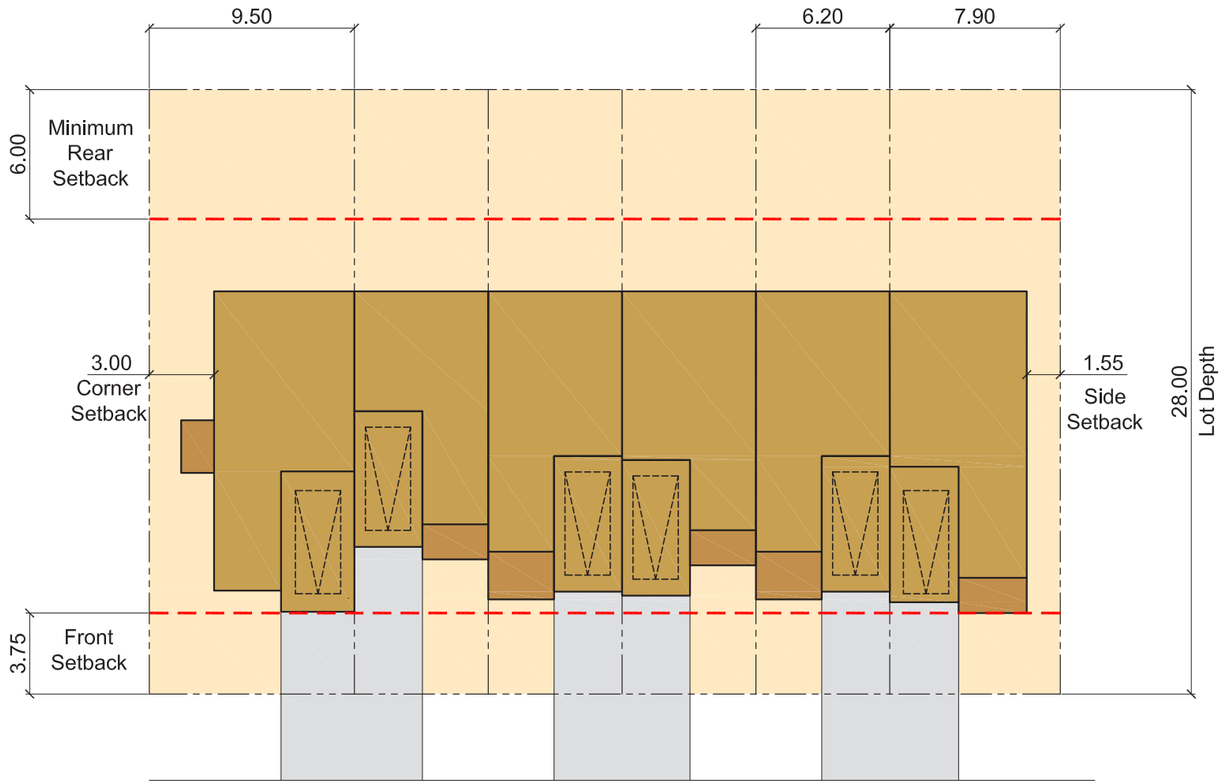


Figure 21 Front-Drive Townhomes (Shallow): Lotting Standard and Measurements

Figure 22 Front-Drive Townhomes (Shallow): Conceptual Renderings

Front-Drive Townhome Product (Standard)

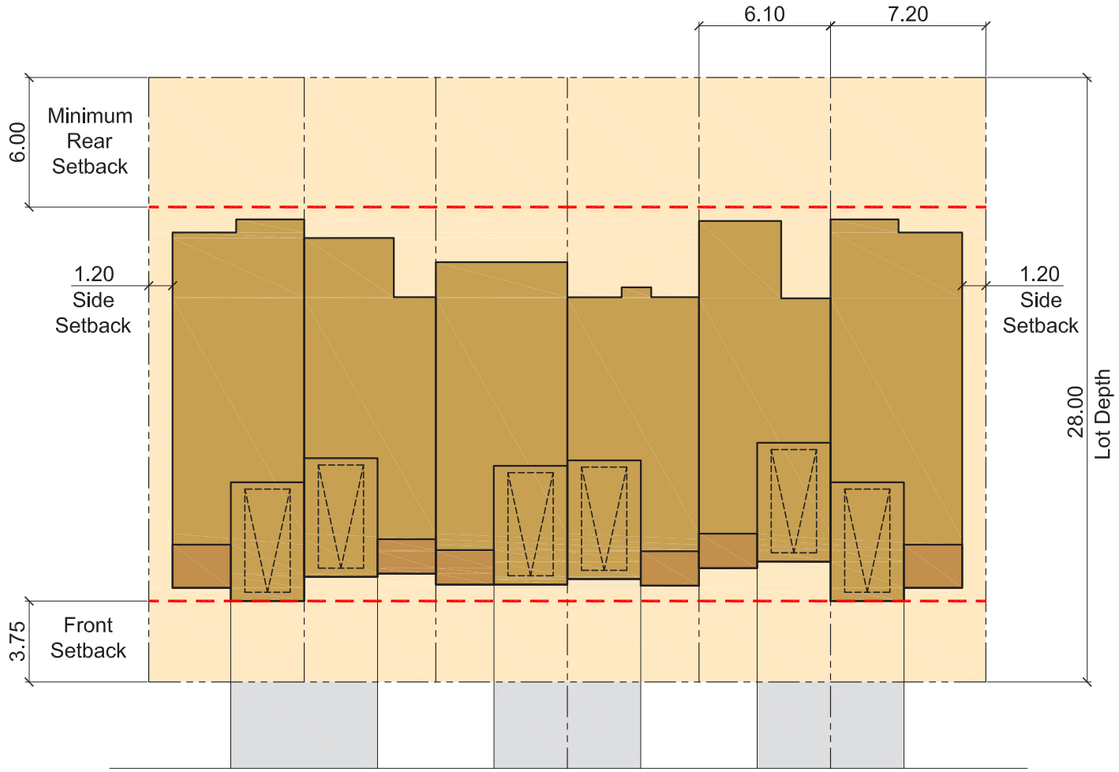


Figure 23 Front-Drive Townhomes (Standard): Lotting Standard and Measurements

Figure 24 Front-Drive Townhomes (Standard): Conceptual Renderings

Back-to-Back Townhomes

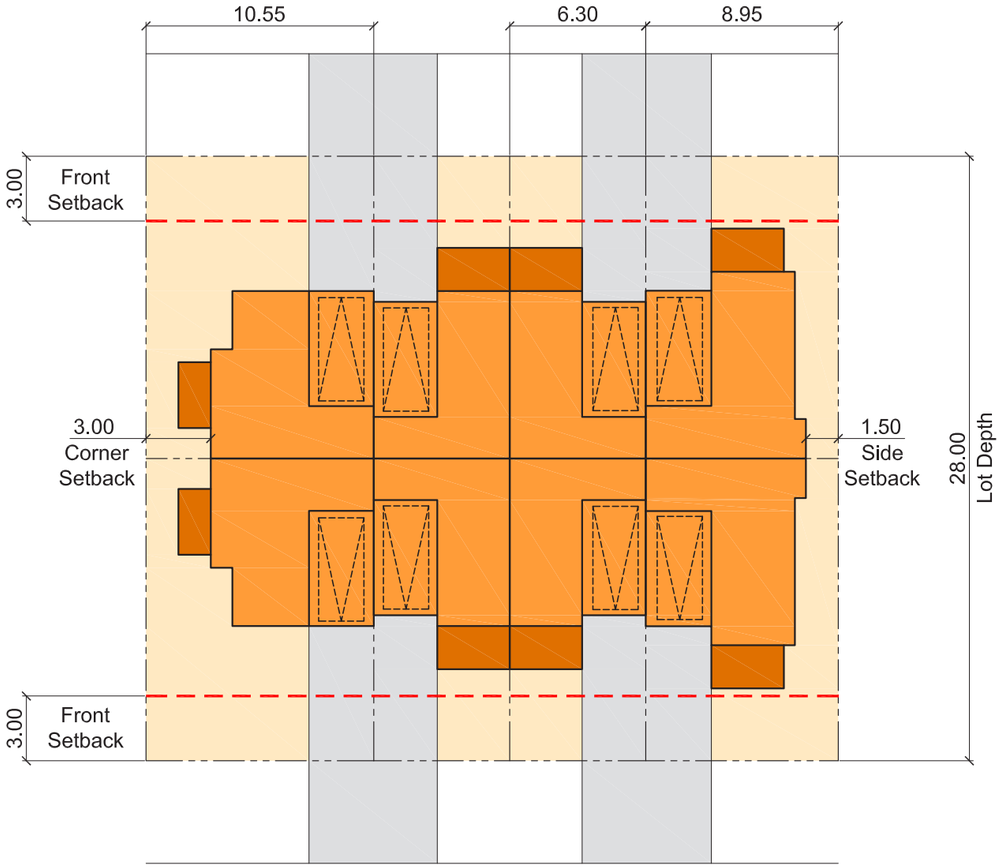


Figure 25 Back-to-Back Townhomes: Lotting Standards and Measurements

Figure 26 Back-to-Back Townhomes: Conceptual Renderings

Figure 27 Streetscape Demonstration

36’ Product

Street

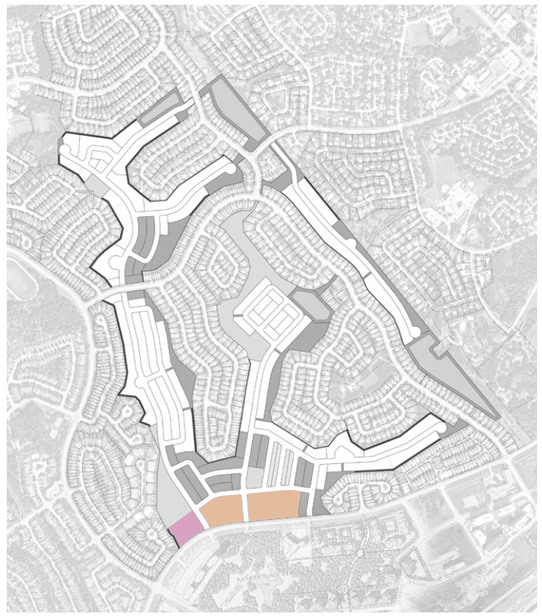
30’ Product

Medium-Density Block Configuration

The three medium-density blocks at the southern edge of the site frame the primary gateways into 7000 Campeau Drive. In the central and east blocks, 4-6 storey mid-rise buildings will be oriented towards Campeau Drive with stacked townhomes lining internal local roads. The west block will consist solely of stacked townhomes and include a 6m landscape buffer to create an appropriate transition to the existing townhomes on Coulson Court. This mix of medium-density residential typologies will contribute to the overall diversity of housing options available within 7000 Campeau Drive, and cater to the various needs of prospective residents.

With architecture that aligns with the City of Ottawa's design guidelines, the built form will contribute to the existing backdrop of the area, creating landmarks that define the community's primary gateways. Transitional massing will be elemental in the design of this node. As the natural topography gently slopes both upwards and downwards from Campeau Drive, the built form will be strategically designed to adjust to the elevation changes. Thoughtful transitions in massing from the medium-density blocks to the surrounding lower density residential areas will also generate a more aesthetic, gradual change.

Key Plan



Gateway Entry Feature

Pedestrianized Streetscape

Mid-Rise Residential

Stacked Townhomes

Figure 28 Medium-Density and Stacked Townhome Examples

scale
NTS

STREET 1
STREET 15
STREET 5
STREET 7
STREET 6
STREET 14
STREET 13
STREET 12
STREET 11
CAMPEAU DRIVE

Legend

- 4-6 Storey Mid-Rise Residential
- Stacked Townhomes
- Back-to-Back Townhomes
- Front-Drive Townhomes
- Single-Detached Homes
- Parks & Open Space
- 6m Landscape Buffer
- 3m Landscape Buffer

Figure 29 Medium-Density Blocks Demonstration

PARKS, OPEN SPACES & NATURAL FEATURES

The parks, open spaces, and natural features are one of the major structuring elements of 7000 Campeau Drive. These elements, which consist of four stormwater management (SWM) facilities, two parkettes, a neighbourhood park, a woodland park, and various open spaces, are strategically located to increase open space accessibility and to provide aesthetic value for future and existing residents and visitors. The proposed programming within each of these spaces will be designed as complementary features to the surrounding parks, schools, and community centres. Figure 31 illustrates the existing open space/park programming found within Kanata Lakes and Beaverbrook in relation to 7000 Campeau Drive and the proposed parks and open spaces.

These new outdoor amenities will be connected through a series of trails and sidewalks, which are also aligned with existing walkway blocks and access points from surrounding communities. Where possible, existing tree stands and woodlots will be retained to provide an enhanced green buffer between the existing communities of Kanata Lakes and Beaverbrook, and the proposed development. Overall, the parks, open spaces, and natural features will be publicly visible, well distributed, and located along primary roads and at key junctions to increase accessibility and connectivity.

The parks in 7000 Campeau Drive are categorized into three different typologies:

- Neighbourhood Park - Active / passive park space with play equipment, shade structures, fitness stations, and seating areas
- Woodland Park - Passive park space with trails, fitness stations, and seating areas
- Parkette - Active / passive park space with small playground equipment and seating areas

Neighbourhood Park

Parkette

Woodland Park

Parkette

Figure 30 Park Examples

Figure 31 Parks Programming Plan

Park Demonstrations

Key Plan

Neighbourhood Park : Potential Programming & Features

1. Play Structure
2. Shade Structure / Pavilion
3. Open Play / Lawn
4. Open Space Trails
5. Fitness Station
6. Sports Court
7. Splash Pad
8. Seating / Picnic Tables
9. Bicycle Racks
10. Dog Park
11. Restrooms

(SW) Preserved Woodlot

Neighbourhood Park (3.76ha)

Figure 32 Neighbourhood Park Demonstration

Woodland Park (1.68ha)

Figure 33 Woodland Park Demonstration

Woodland Park : Potential Programming & Features

1. Shade Structure / Pavilion
2. Seating / Picnic Tables
3. Open Space Trails
4. Fitness Station
5. Bridge Crossing
6. Bicycle Racks

(SW) Preserved Woodlot

North Parkette (0.40ha)

Figure 34 North Parkette Demonstration

North Parkette : Potential Programming & Features

1. Play Structure
2. Shade Structure / Pavilion
3. Open Play / Lawn
4. Open Space Trails
5. Seating / Picnic Tables
6. Splash Pad
7. Bicycle Racks
8. Fitness Station

South Parkette (0.40ha)

Figure 35 South Parkette Demonstration

South Parkette : Potential Programming & Features

1. Play Structure
2. Shade Structure / Pavilion
3. Open Play / Lawn
4. Open Space Trails
5. Sports Court
6. Splash Pad
7. Seating / Picnic Tables
8. Bicycle Racks
9. Fitness Station

**Conceptual park demonstrations do not depict all the possible park programming elements and are subject to change*

Connectivity

Parks, open spaces, stormwater management (SWM) facilities, and natural features are all strategically located to provide greenspace access to all residents within a '5-minute walking distance'. These spaces will be well-connected through a series of pedestrian sidewalks, recreational paths, walkway blocks, cycling routes, unpaved nature trails, and multi-use pathways, and will also have vehicular access from local roads.

Interrelationship is highlighted as an essential component within the former Kanata Lakes Secondary Plan. This term highlights the importance of a community to be unique, yet contribute to the City's composition as a whole. Uniqueness can be emphasized within the built form, however, commonality can be found within the connectivity, open spaces, road patterns, and community edges. In an effort to achieve interrelationship, the north-south recreational path (2-3m) will provide a direct connection to the proposed future east-west multi-use pathway extension along Campeau Drive.

Achieving harmony is another identified goal by the Kanata Lakes community. This can be addressed by providing direct access to adjacent neighbourhood parks and open spaces through thoughtful walkway blocks and trail connections. These linkages will be designed in coordination with adjacent land uses and key destinations, such as the neighbouring schools, parks, community centres, and the Centrum Shopping Centre, all the while considering the surrounding open space system. Sidewalks that run parallel to streets will be 1.8m in width.

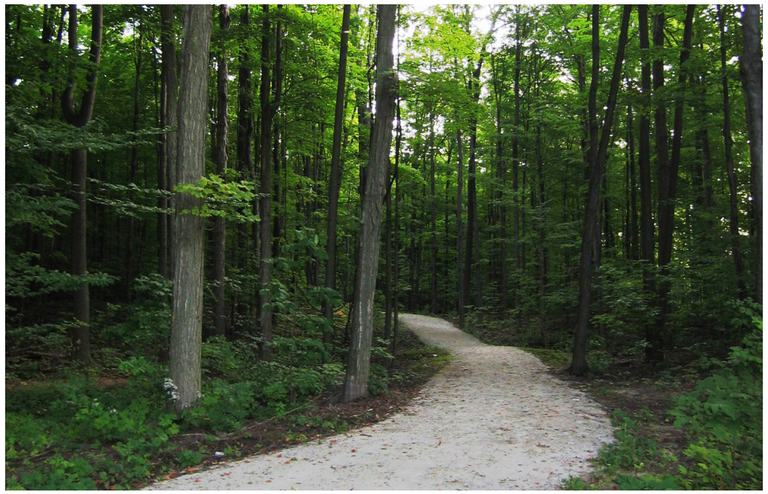
Figure 37 conceptually shows where walking trails and bike paths will be located, and how they connect to the existing trails, parks, and open spaces.

The types of linkages that will be located within 7000 Campeau Drive are as follows:

- Multi-Use Pathways
- Sidewalk Connections
- Walkway Blocks
- Recreational Paths
- Nature Trails

Recreational Path

Sidewalk Condition



Nature Trails

Open Space Trails

Figure 36 Sidewalk and Trail Connection Examples

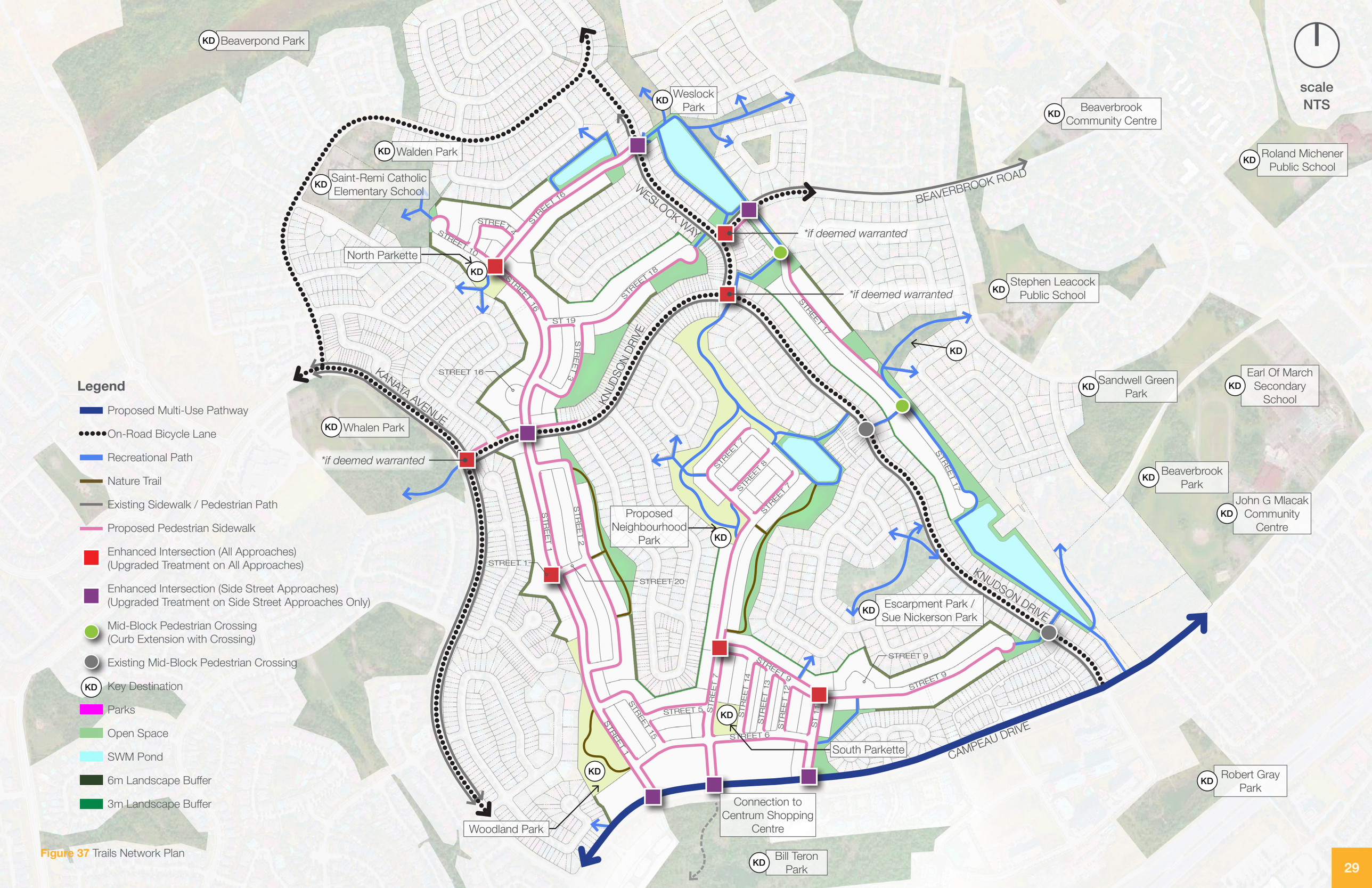


Figure 37 Trails Network Plan

STREET NETWORK & CHARACTER

7000 Campeau Drive will have a variety of streetscapes that will enhance the visual appearance of the community. The street network will be functional to all modes and users (pedestrians, cyclists, vehicles, transit), and include community features, such as signage, mailboxes, wayfinding, and lighting, that are mindful of the existing character of Kanata Lakes and Beaverbrook. The use of special paving treatment is recommended at pedestrian crossings and key intersections throughout the community that will emulate existing crossings located within the surrounding neighbourhoods.

Street trees will be spaced at regular intervals. Currently, the requirement is two trees per lot, with the recommendation of three trees per corner lot. The use of native plant species is encouraged wherever possible.

The 20.0m local roads will serve as main entry drives into 7000 Campeau Drive, with the westernmost 20.0m right-of-way (Streets 1 & 16) forming a north-south ‘spine’ through the community. Streets 7, 9, & 11, all of which are 20.0m right-of-ways, will create a “southern loop” around many of the higher density blocks within 7000 Campeau Drive. Together with smaller, secondary local roads, this street hierarchy (Figure 38) expands on the existing network found within the adjacent communities of Kanata Lakes and Beaverbrook, and ensure easy access to all parks, open spaces, and destinations in and around the proposed community.

The following figures in the subsequent pages illustrate the varying street right-of-way cross sections in 7000 Campeau Drive:

- Local Road (20.0m)
- Local Road (18.0m)
- Window Street (14.0m)

Figure 38 Street Hierarchy Plan

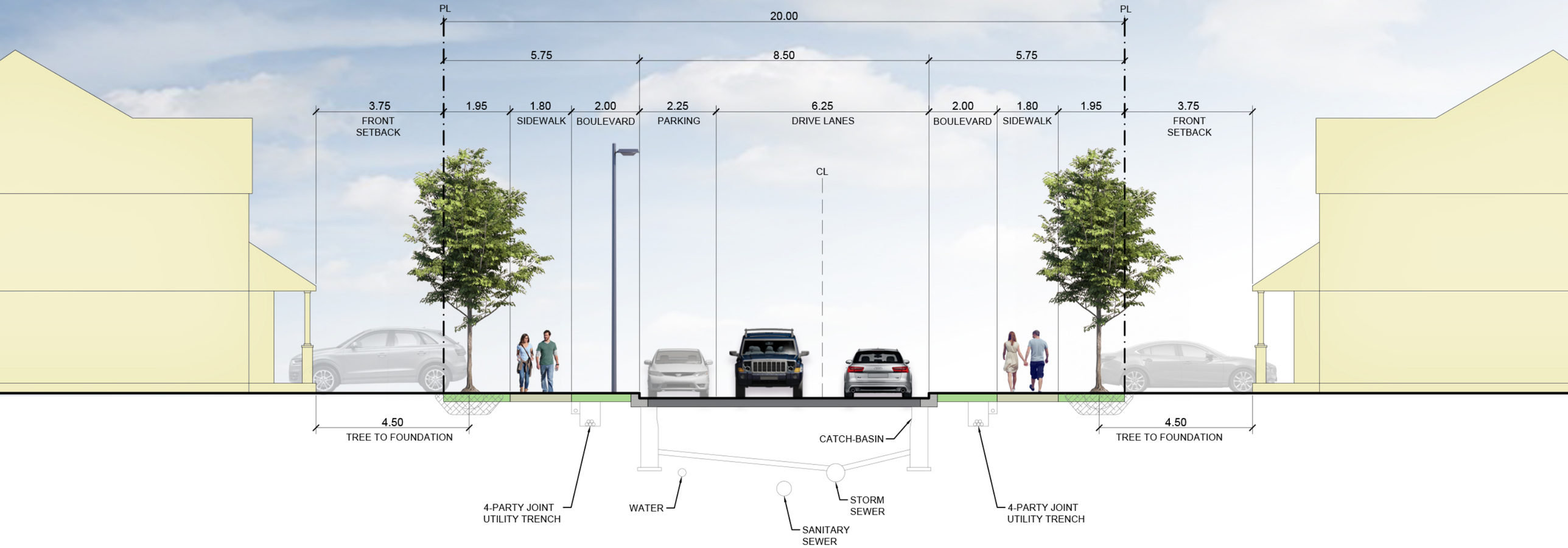


Figure 39 Local Road (Typical 20.0m Right-of-Way) Cross Section

Local Road (Typical 20.0m Right-of-Way) *

The 20.0m local roads will accommodate higher volumes of localized pedestrian and vehicular traffic, and primarily form the main entry drives into 7000 Campeau Drive, with Streets 1 & 16 creating a north-south thoroughfare between Campeau Drive and Weslock Way. Medium-density built form will frame up two of the primary gateways, with a mix of fronting and flanking single-detached homes and front-drive townhomes lining the streets further north. The 20.0m local road will consist of the following elements: sidewalk on both sides, street trees, and a parking lane on one side.

Figure 40 Local (Typical 20.0m Right-of-Way) Example

**Street cross sections are conceptual and subject to change*

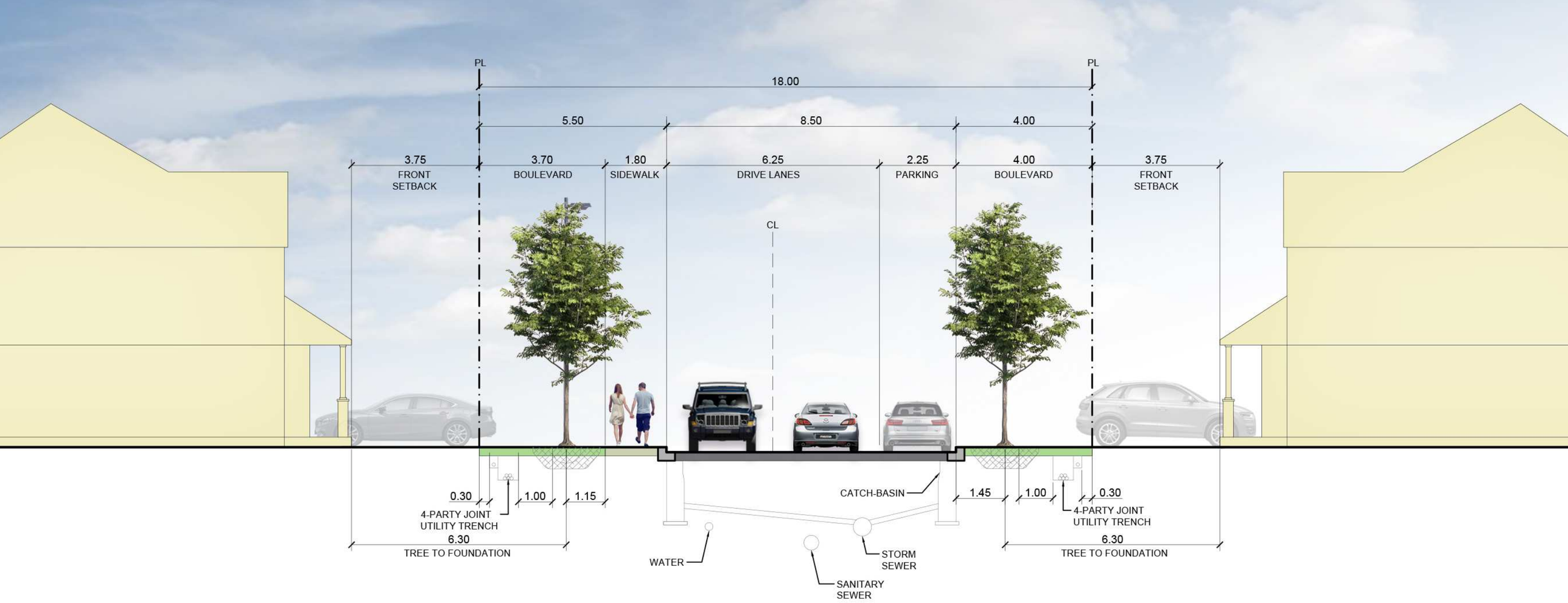


Figure 41 Local Road (Typical 18.0m Right-of-Way) Cross Section

Local Road (Typical 18.0m Right-of-Way) *

The 18.0m local roads will serve as secondary right-of-ways throughout the proposed community. Being more private, these roadways will cater specifically to the residential blocks, while further improving connectivity to parks and open spaces. The 18.0m local road will consist of the following elements: curb-face sidewalk on one side, street trees, and parking on one side.

Figure 42 Local Road (Typical 18.0m Right-of-Way) Example

**Street cross sections are conceptual and subject to change*

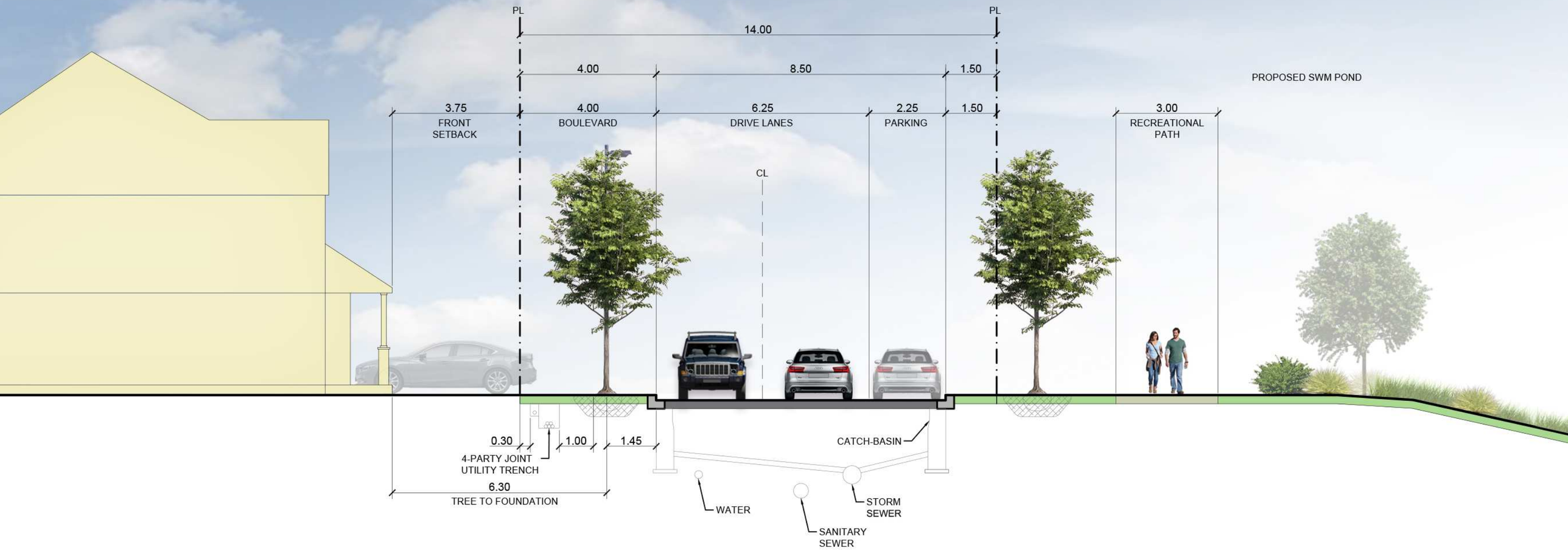


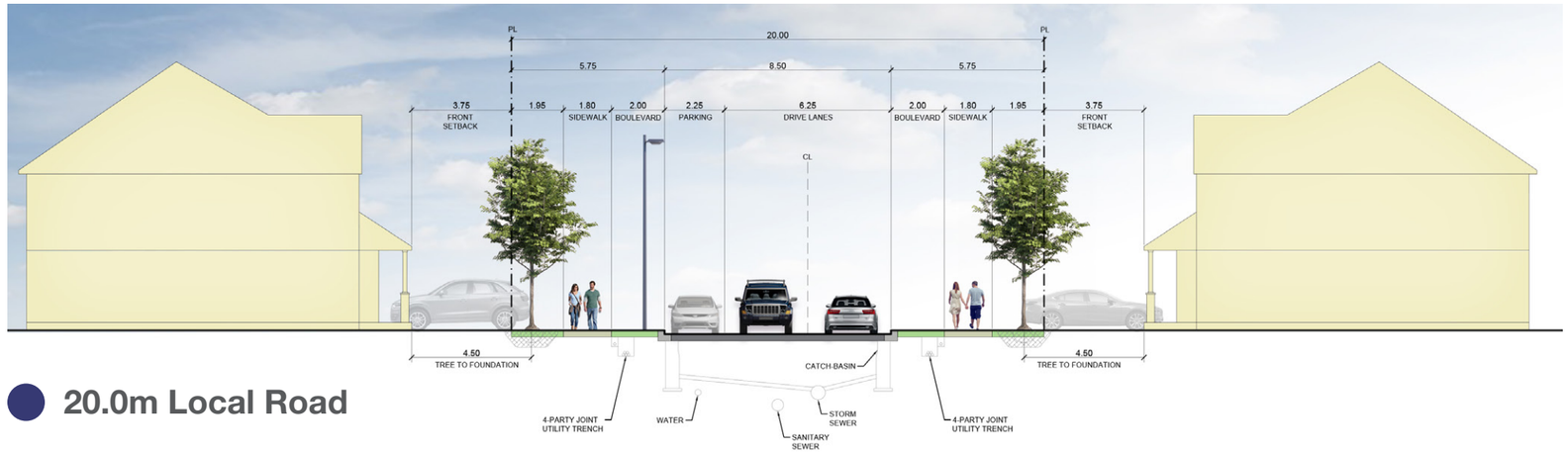
Figure 43 Window Street (Typical 14.0m Right-of-Way) Cross Section

Window Street (Typical 14.0m Right-of-Way) *

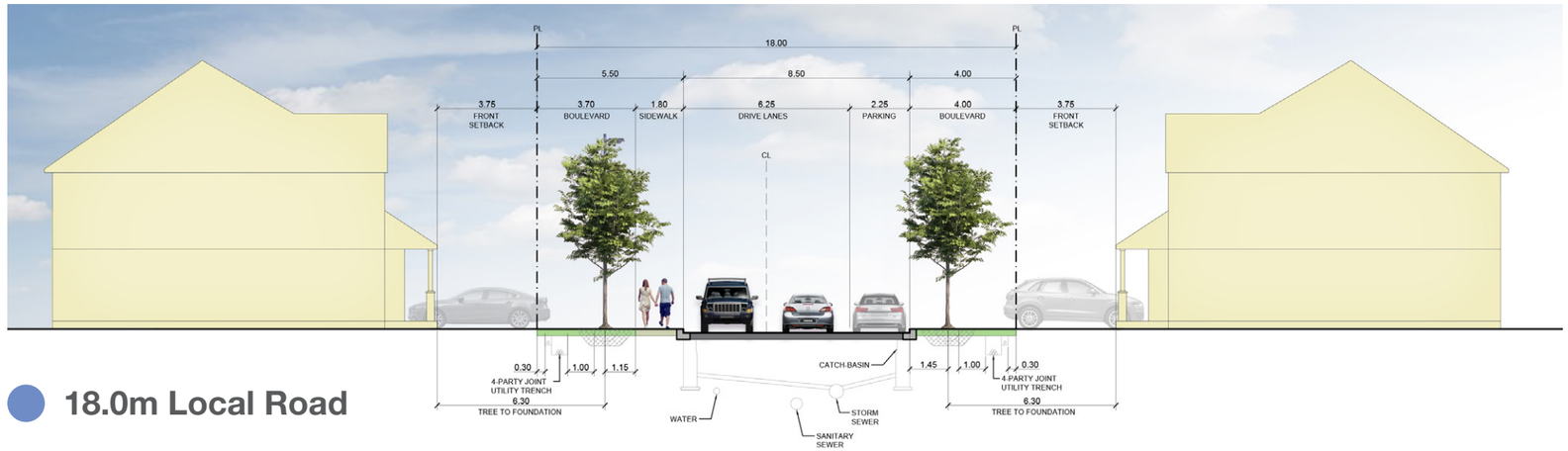
The 14.0m window street serves as a short single loaded road along the western edge of the neighbourhood park and central stormwater management (SWM) pond that provides sightlines and improves fitness station visibility with single-detached homes fronting the park and SWM pond. The 14.0m window street will consist of the following elements: street trees and a parking lane on one side.

Figure 44 Window Street (Typical 14.0m Right-of-Way) Example

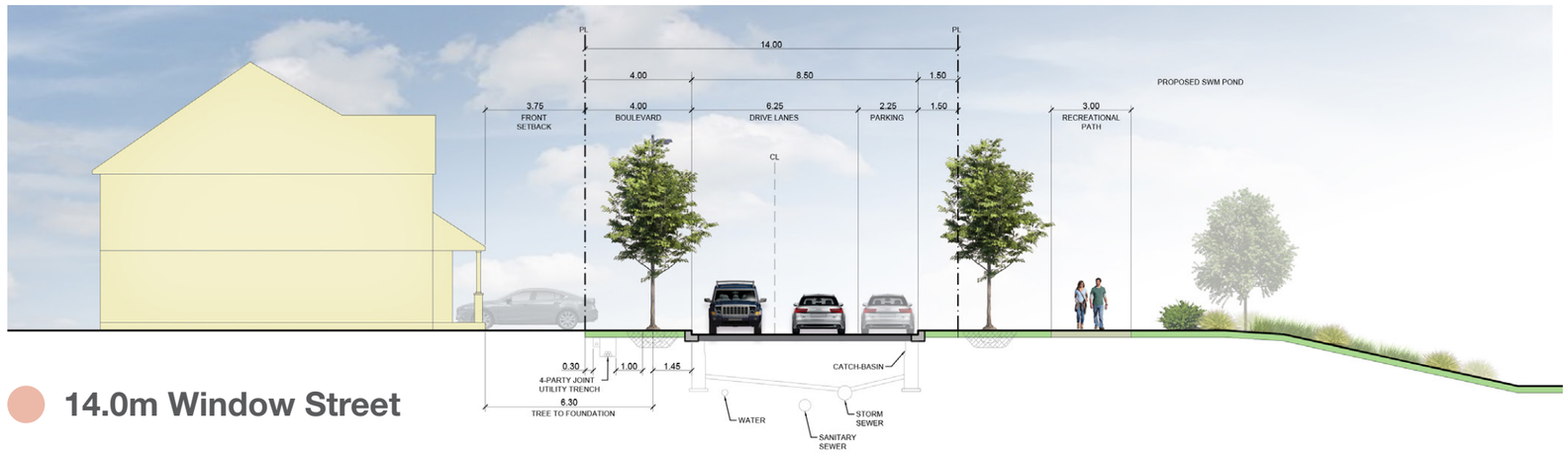
**Street cross sections are conceptual and subject to change*



20.0m Local Road



18.0m Local Road



14.0m Window Street

Figure 45 Right-of-Way Sections Summary

**Street cross sections are conceptual and subject to change*

Pedestrian Crossings and Traffic Calming

Two key principles of the 7000 Campeau Drive community are the creation of strong pedestrian linkages and the incorporation of innovative design, both of which are achieved in part through safer roadway crossings and use of traffic calming strategies. These features will be strategically dispersed in locations where higher pedestrian volumes will interact with vehicular traffic, as well as along lengthier stretches of roadway. These strategies overall will aim to lower vehicular speeds, reduce the likelihood of “cut-through” traffic, and prioritize pedestrian and cyclist movements.

An emergency turnaround feature will be located along the easternmost 18.0m local road. The primary purpose of this feature will serve as a functional turnaround point for larger emergency vehicles. However, enhanced design applications will be implemented to mask its functional use, while also serving as a decorative landscape feature and trailhead to Craig Park.

The types of pedestrian crossings and traffic calming strategies, demonstrated in Figures 47-56, that will be used within 7000 Campeau Drive are as follows:

- Enhanced Intersection (All Approaches)
- Enhanced Intersection (Side Street Approaches)
- Mid-Block Pedestrian Crossing
- Mid-Block Pinchpoint
- Emergency Vehicle Turnaround

Lastly, a preliminary parking plan (Figure 59) has been generated to conceptually show where on-street parking will be located in 7000 Campeau Drive. Figures 57-58 demonstrate how on-street parking will function and interact with driving lanes and driveways of both single-detached homes and townhomes.

Enhanced Intersection Paving

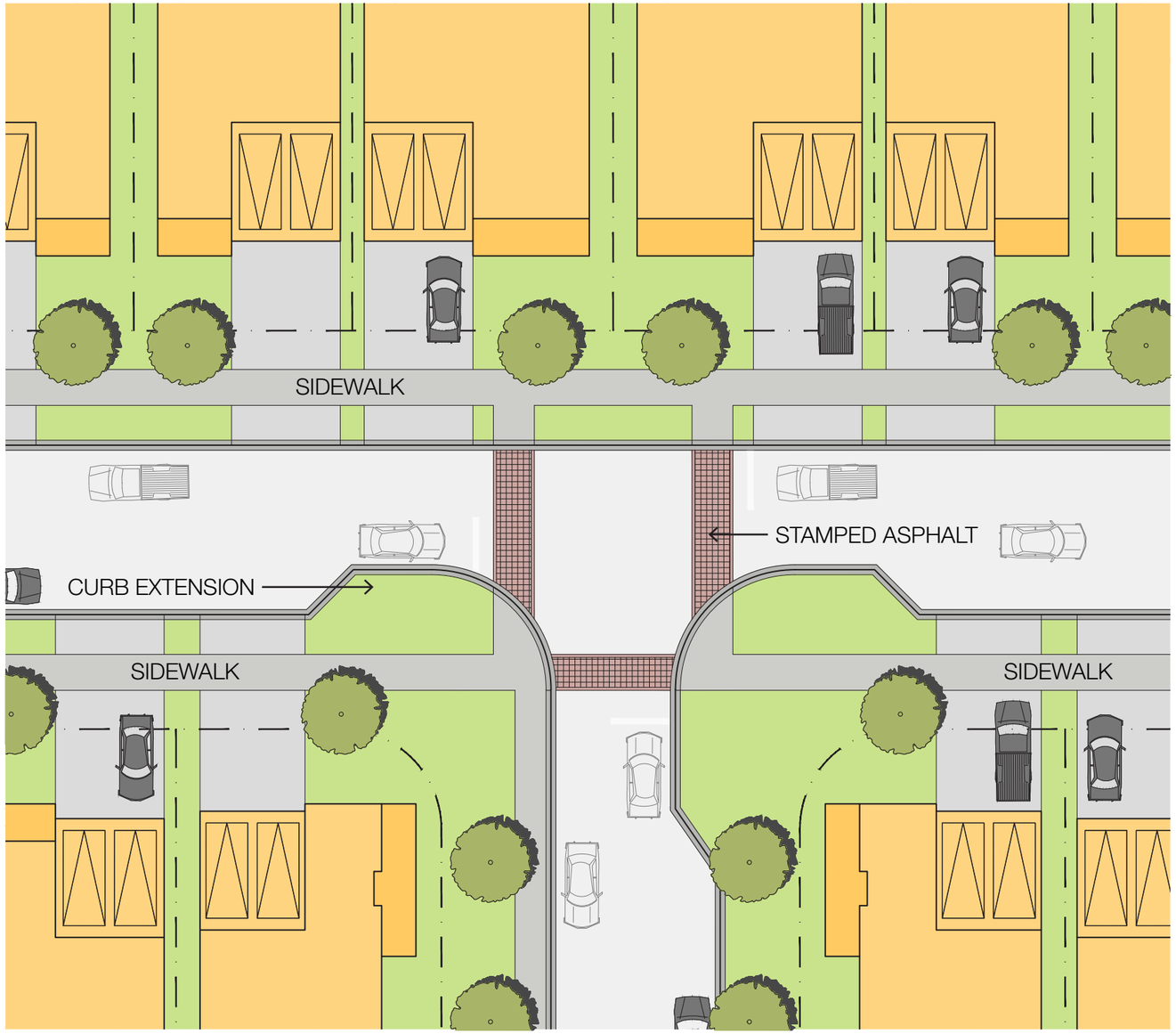
Pedestrian Crossing

Mid-Block Pinchpoint

Emergency Vehicle Turnaround Treatment / Trailhead

Figure 46 Pedestrian Crossing and Traffic Calming Examples

Enhanced Intersection (All Approaches)



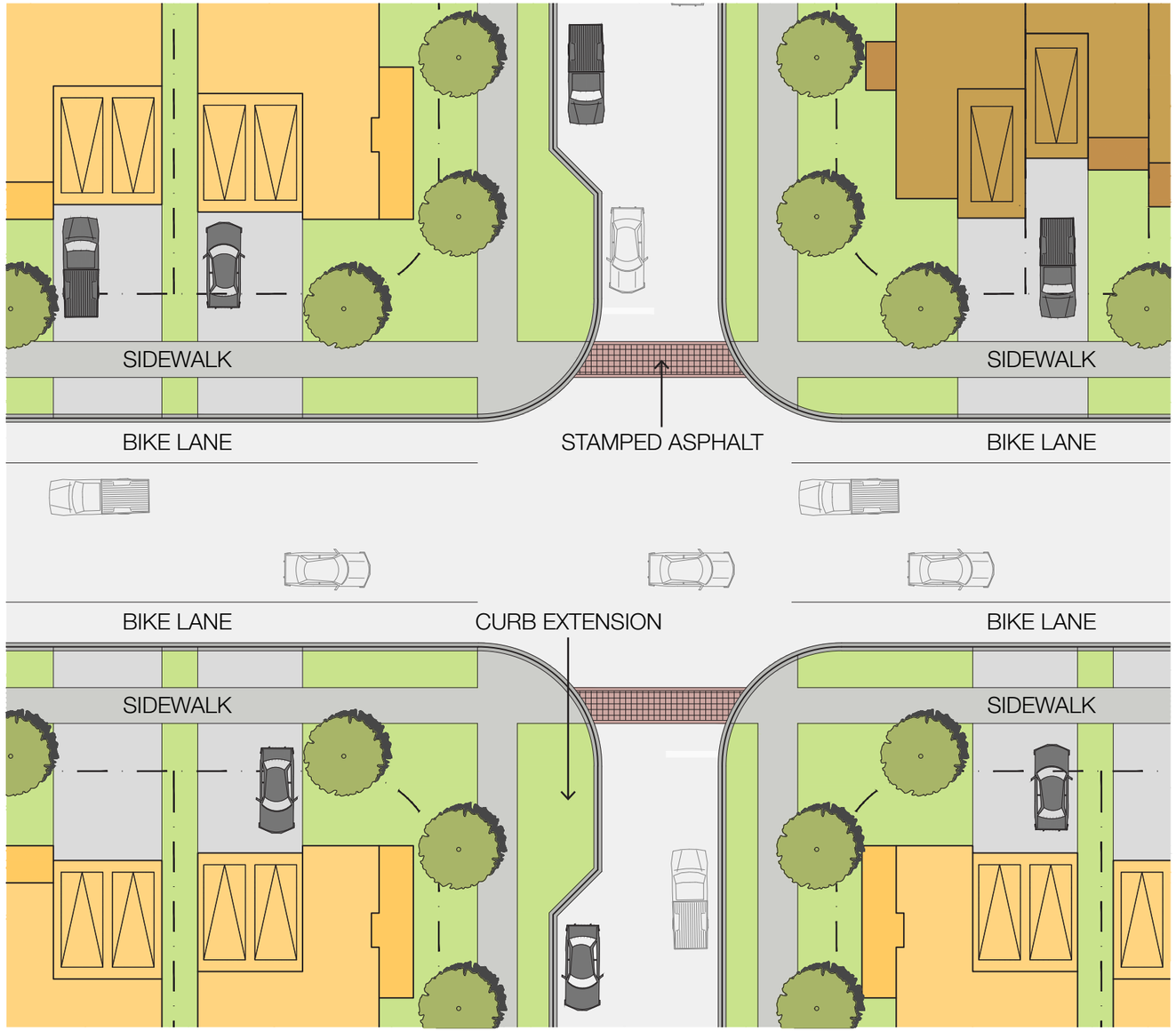
Four (4) enhanced intersections with upgrades to all approaches are being proposed in the planned community, with three (3) existing intersections being upgraded if deemed warranted. These intersections aid in reducing vehicular speeds, prioritize pedestrian crossings, and help delineate the planned development. Enhancements may include upgraded crossing pavement and curb extensions (their feasibility will be determined at detailed design).

Figure 47 Enhanced Intersection (All Approaches) Demonstration

Key Plan

Figure 48 Enhanced Intersection (All Approaches) Example

Enhanced Intersection (Side Street Approaches)



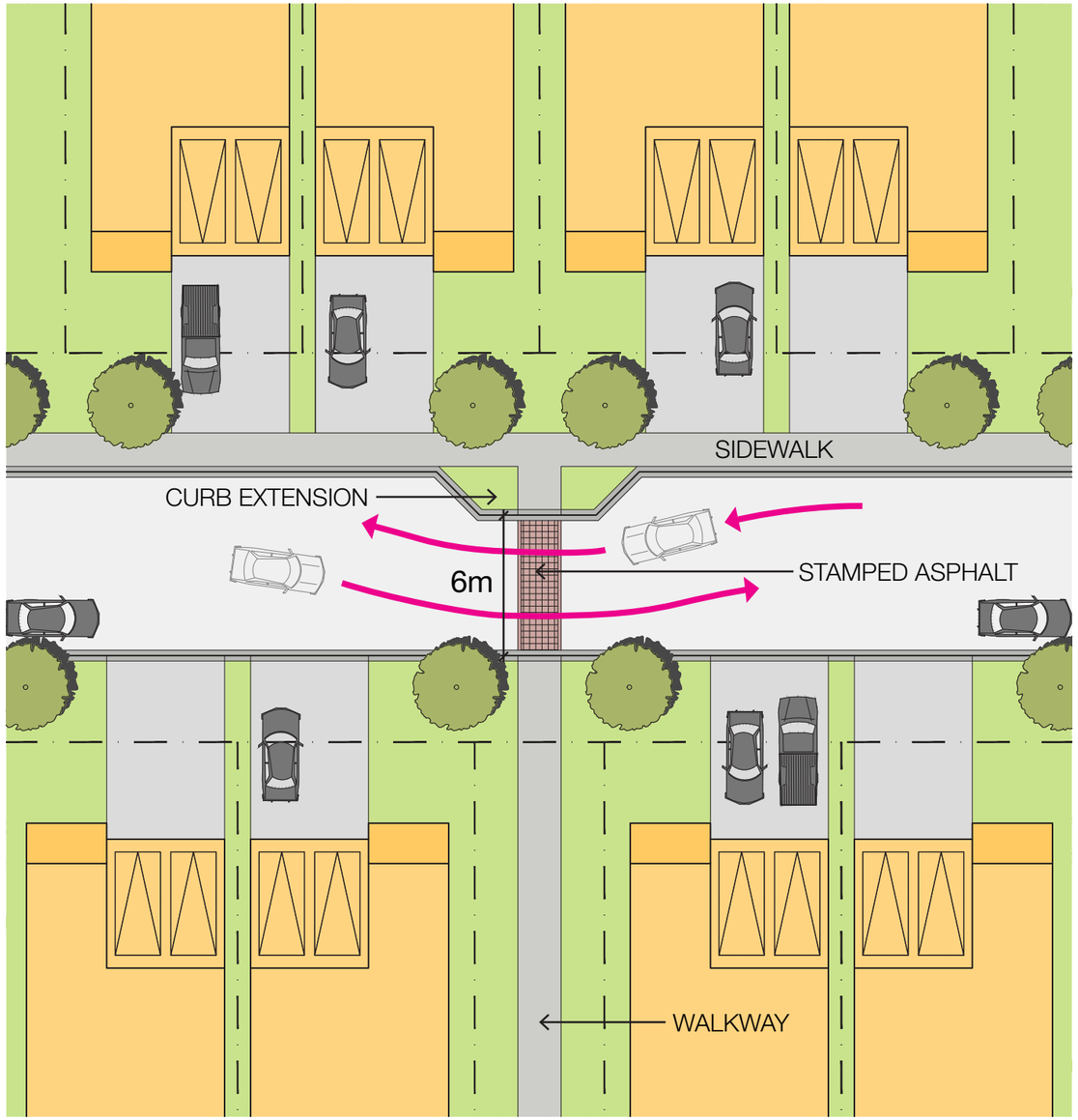
Six (6) enhanced intersections with only side street approaches being upgraded are being proposed, all at the gateways to the planned development. Similar to the enhanced intersections with all approaches, these intersections aid in reducing vehicular speeds, prioritize pedestrian crossings, and help delineate the planned community. Enhancements may include upgraded crossing pavement and curb extensions (their feasibility to be determined at detailed design).

Figure 49 Enhanced Intersection (Side Street Approaches) Demonstration

Key Plan

Figure 50 Decorative Paving Example

Mid-Block Pedestrian Crossing



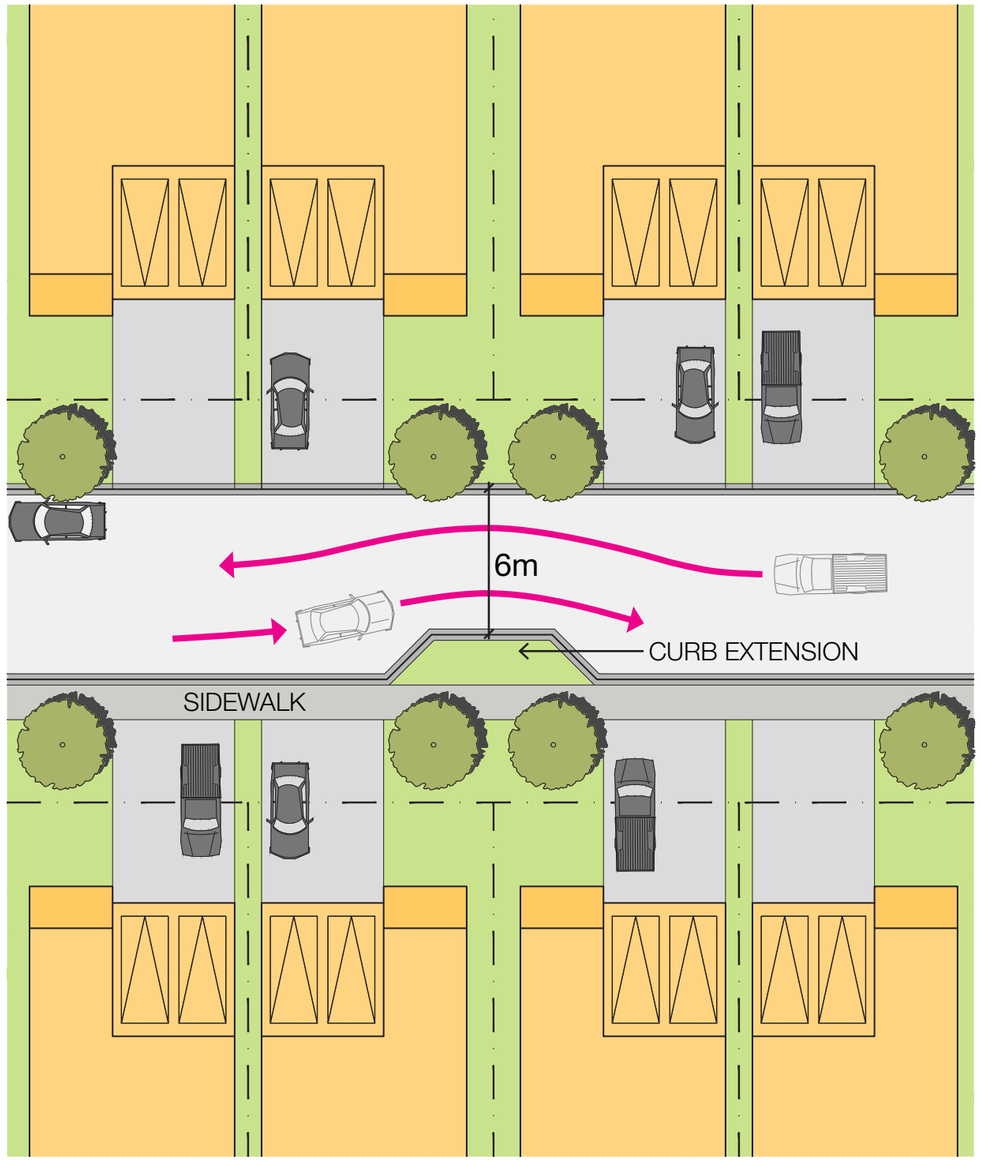
Two (2) mid-point pedestrian crossings are planned along Street 17. These crossings provide a safe location for pedestrians and cyclists to traverse the long easternmost cul-de-sac while improving overall community connectivity. These traffic calming mechanisms include curb extensions and upgraded crossing pavement.

Figure 51 Mid-Block Pedestrian Crossing Demonstration

Key Plan

Figure 52 Mid-Block Pedestrian Crossing Example

Mid-Block Pinchpoint



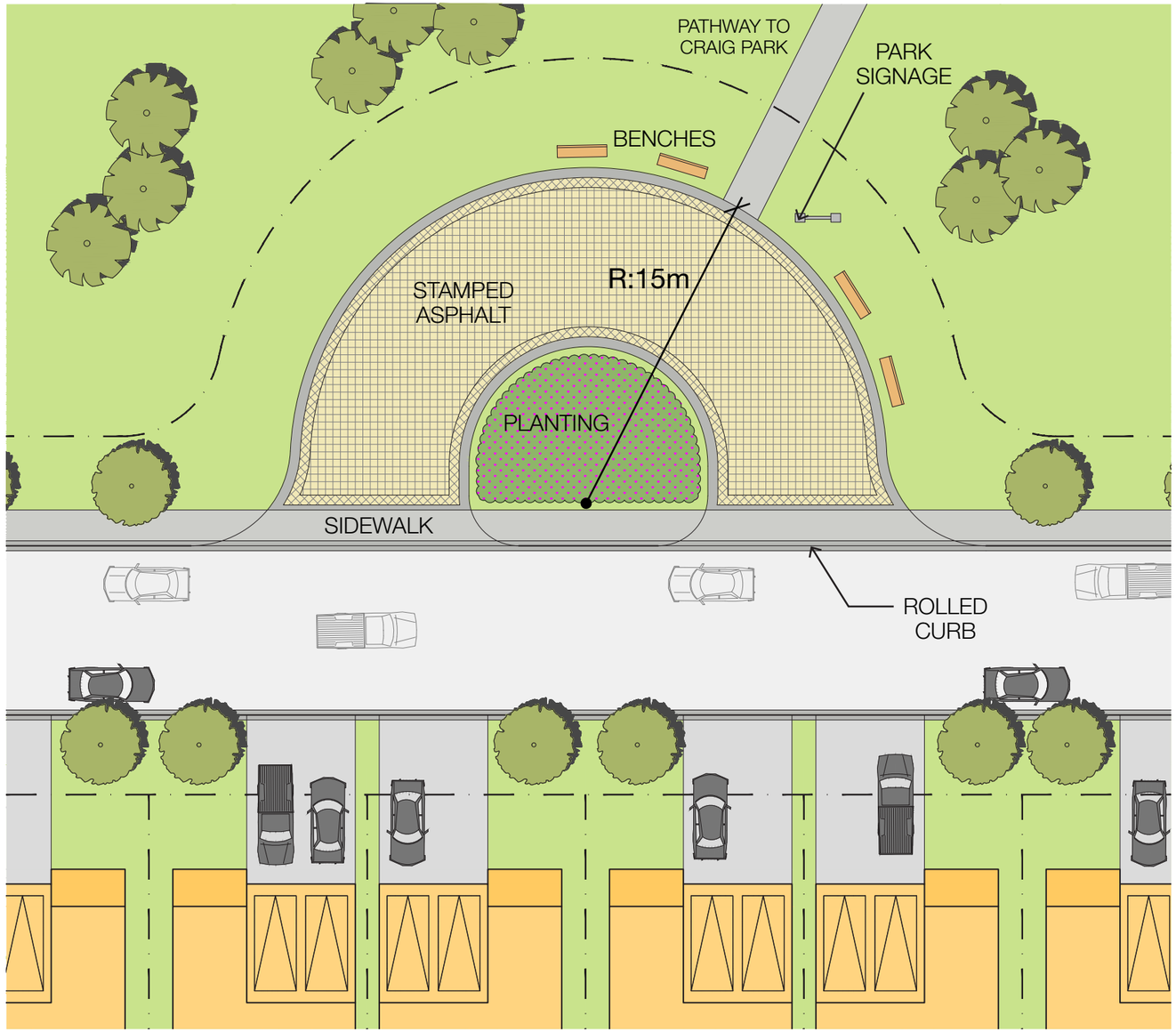
Three (3) mid-blocks pinchpoints are being proposed throughout 7000 Campeau Drive, each being located on long uninterrupted stretches of road. Similar to mid-block pedestrian crossings, these traffic calming mechanisms (curb extensions) will help to reduce vehicular speeds, improve pedestrian and cyclists' safety, and provide additional landscape opportunities within streets.

Figure 53 Mid-Block Pinchpoint Demonstration

Key Plan

Figure 54 Pinchpoint (Chicane / Curb Extension) Example

Emergency Vehicle Turnaround



Due to the length of Street 17 and limited vehicular access, an emergency vehicle turnaround is being proposed at approximately the halfway point of Street 17. This turnaround will also function as a gateway / trailhead to Craig Park and include decorative paving, enhanced planting, wayfinding signage, and benches.

Figure 55 Emergency Vehicle Turnaround Demonstration

Key Plan

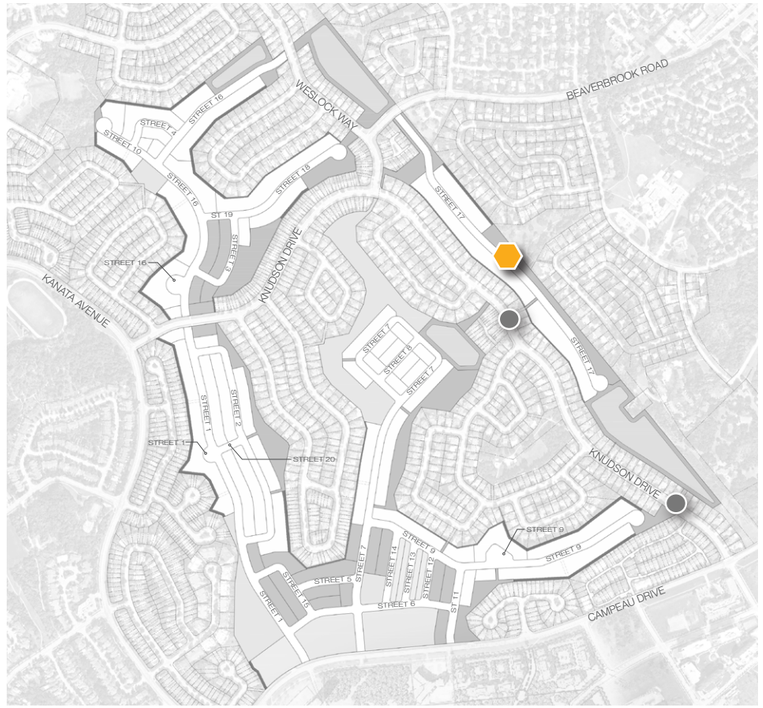


Figure 56 Turnaround Treatment Example

Local Road (18.0m ROW) Parking Demonstrations

Single-Detached Streetscape

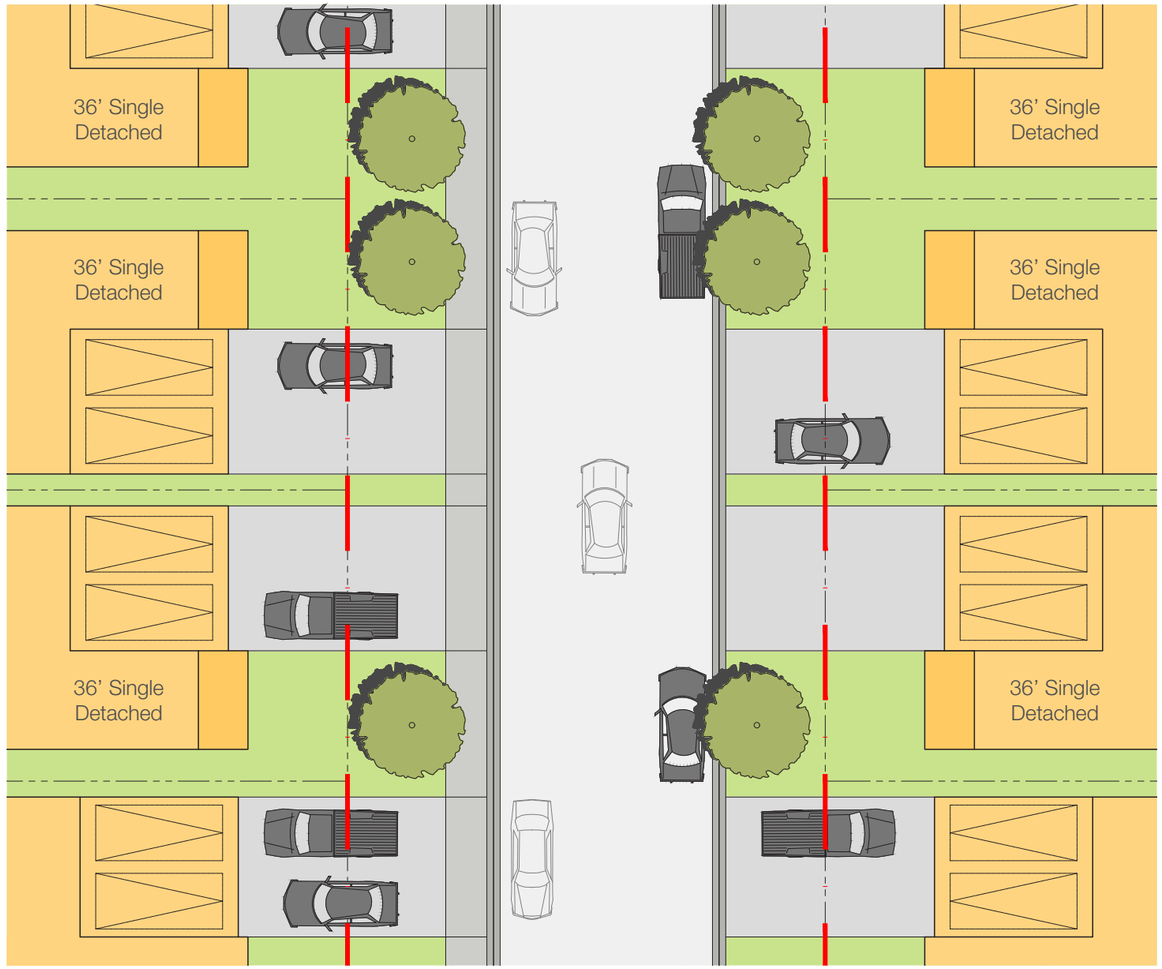


Figure 57 Single-Detached On-Street Parking Configuration

Front-Drive Townhomes Streetscape

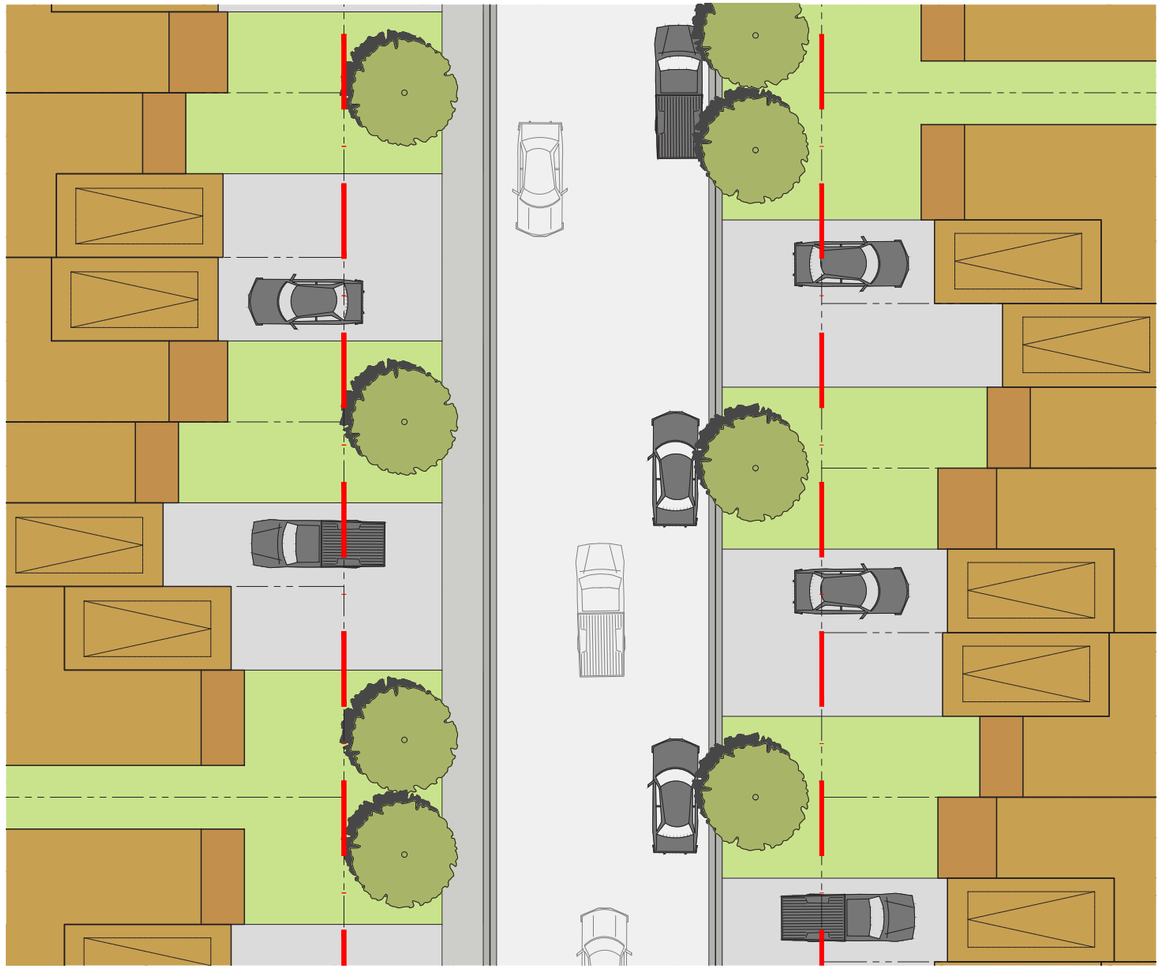


Figure 58 Front-Drive Townhomes On-Street Parking Configuration

*Streetscape design and configuration subject to change

scale
NTS

WESLOCK WAY

BEAVERBROOK ROAD

STREET 16

STREET 4

STREET 10

STREET 16

STREET 18

ST 19

STREET 3

STREET 16

KNUDSON DRIVE

STREET 17

KANATA AVENUE

STREET 7

STREET 8

STREET 7

STREET 17

STREET 1

STREET 2

ST 20

STREET 1

KNUDSON DRIVE

STREET 9

STREET 9

STREET 7

STREET 14

STREET 13

STREET 12

STREET 11

STREET 15

STREET 5

STREET 6

STREET 1

CAMPEAU DRIVE

Legend

Single-Sided On-Street Parking

Ⓟ Medium-Density Block Parking

Figure 59 Parking Plan

GATEWAY FEATURES & EDGE CONDITIONS

Gateway features and wayfinding will be used throughout the 7000 Campeau Drive community. These features will aim to enhance the character and identity of the community, and serve as markers to highlight special areas and entrances.

As shown in Figure 61, the three intersections along Campeau Drive will function as primary gateways into the community. They will be demarcated by larger masonry landscape features that showcase the community brand. Community markers composing of masonry pillars with insignias will identify the secondary gateways and will be placed along the north-south “community spine” 20.0m local road to help further define this corridor as the main community thoroughfare while setting a thematic tone for the overall community.

Generous planting along arterial and local roads, and at primary and secondary gateways, will supplement the municipal street tree requirements and will remain mindful of corner daylight triangles. Where possible, woodlots and tree stands will be preserved and incorporated into parks and open spaces, while landscape buffers consisting of new and existing planting will provide ample separation between existing and proposed rear yard amenities.

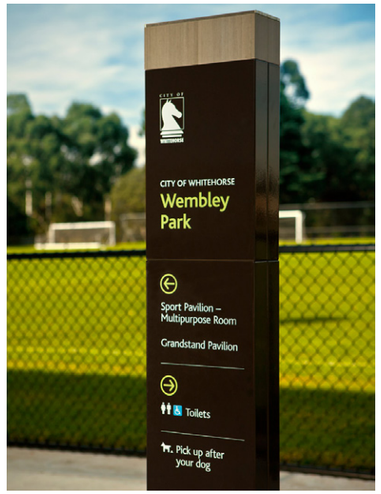
The types of edge conditions and interfaces proposed in 7000 Campeau Drive, and shown in Figure 61, are as follows:

- 6m Landscape Buffer
- 3m Landscape Buffer
- Backing Open Space
- Backing Existing Woodlot
- Backing SWM Pond

Gateway Feature

Enhanced Edge Planting

Community Marker



Wayfinding

Figure 60 Landscape Features Examples

scale
NTS

BEAVERBROOK ROAD
WESLOCK WAY
STREET 16
STREET 4
STREET 10
STREET 18
STREET 16
ST 19
STREET 3
STREET 16
KANATA AVENUE
KNUDSON DRIVE
STREET 17
STREET 7
STREET 8
STREET 7
STREET 17
STREET 1
STREET 2
STREET 1
ST 20
KNUDSON DRIVE
STREET 9
STREET 9
STREET 7
STREET 14
STREET 13
STREET 12
STREET 5
STREET 15
STREET 6
STREET 11
STREET 1
CAMPEAU DRIVE

Legend

- Primary Gateway
- Secondary Gateway
- Wayfinding
- Enhanced Edge Planting
- 6m Landscape Buffer
- 3m Landscape Buffer
- Open Space / Park Condition
- Woodlot Condition
- SWM Pond Condition

Figure 61 Gateway Features & Edge Conditions Plan

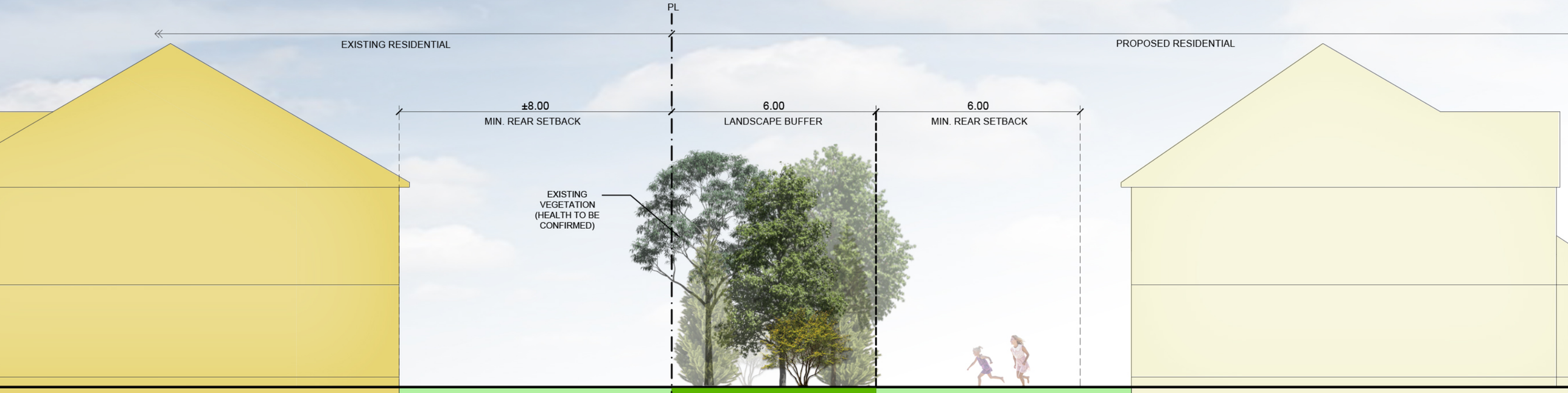
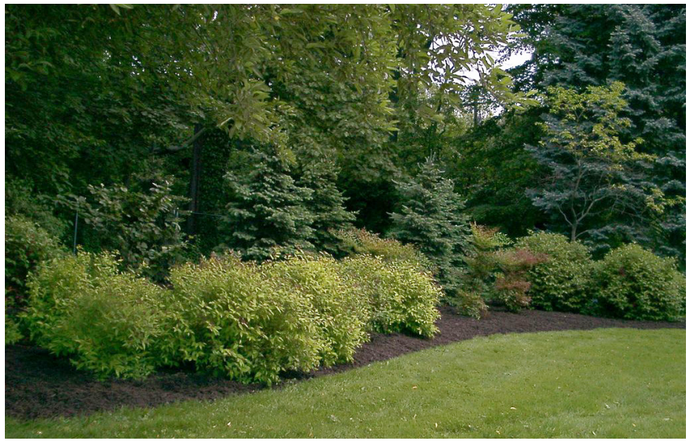


Figure 62 6m Landscape Buffer Section

6m Landscape Buffer

Where significant vegetation exists on the subject lands, all proposed residential lots that back onto existing homes will consist of a 6m landscape buffer. This buffer will allow for the preservation of planting while providing increased privacy between rear yard amenities. New planting will be incorporated where needed to create a continuous and consistent buffer. Limited fencing treatments (within the rear yards - atop a retaining wall - of the proposed north-facing lots along Street 9) are being considered in this condition as chain link fences are discouraged in both Kanata Lakes and Beaverbrook communities.



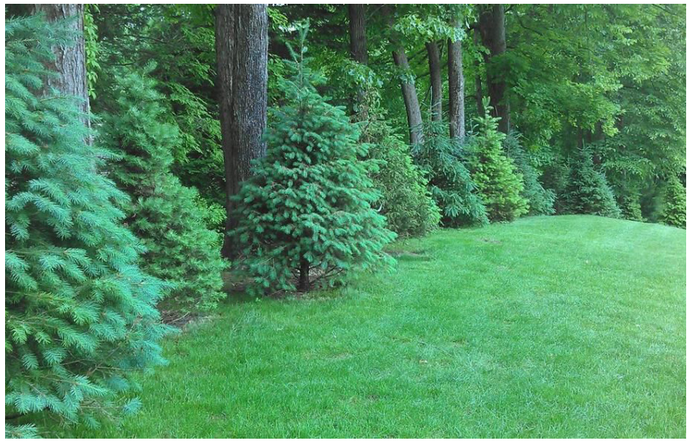


Figure 63 Landscape Buffer (Mix of Existing and New Planting) Examples

**Sections are conceptual and subject to change*

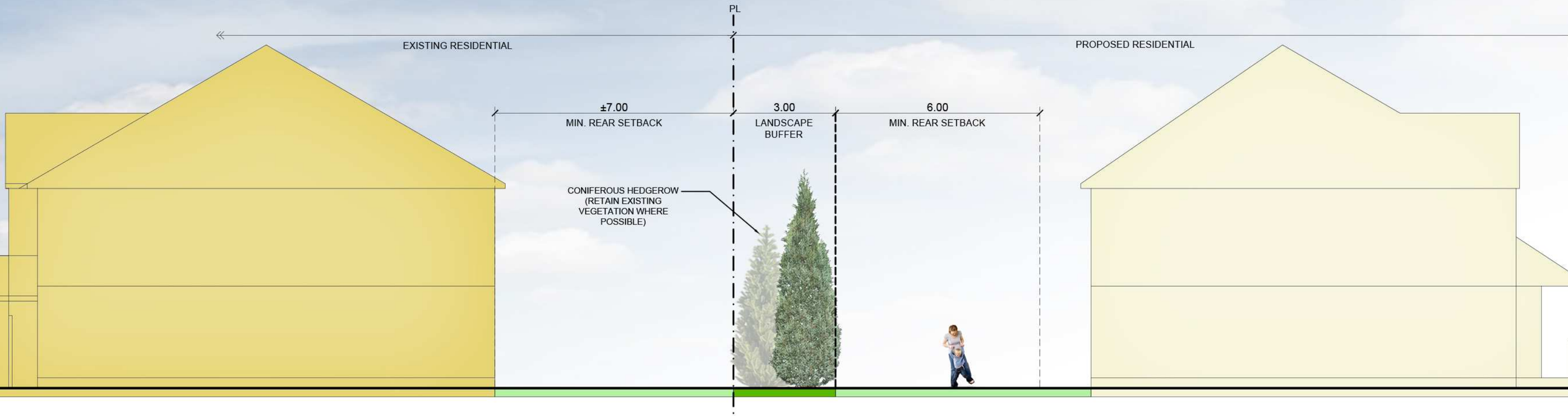


Figure 64 3m Landscape Buffer Section

3m Landscape Buffer

In areas where vegetation is currently not present on the subject lands, a 3m landscape buffer consisting of a native coniferous hedgerow will be provided on proposed lots backing existing homes. Similar to the 6m landscape buffer, this new planting will provide additional buffering and increase rear yard amenity privacy. Where possible, existing vegetation will be preserved. Fencing treatments are not being considered in this condition as chain link fences are discouraged in both Kanata Lakes and Beaverbrook communities.

Figure 65 Beaverbrook Community - Landscape Buffer Example

Figure 66 Highland Gate Community - Landscape Buffer Example

**Sections are conceptual and subject to change*

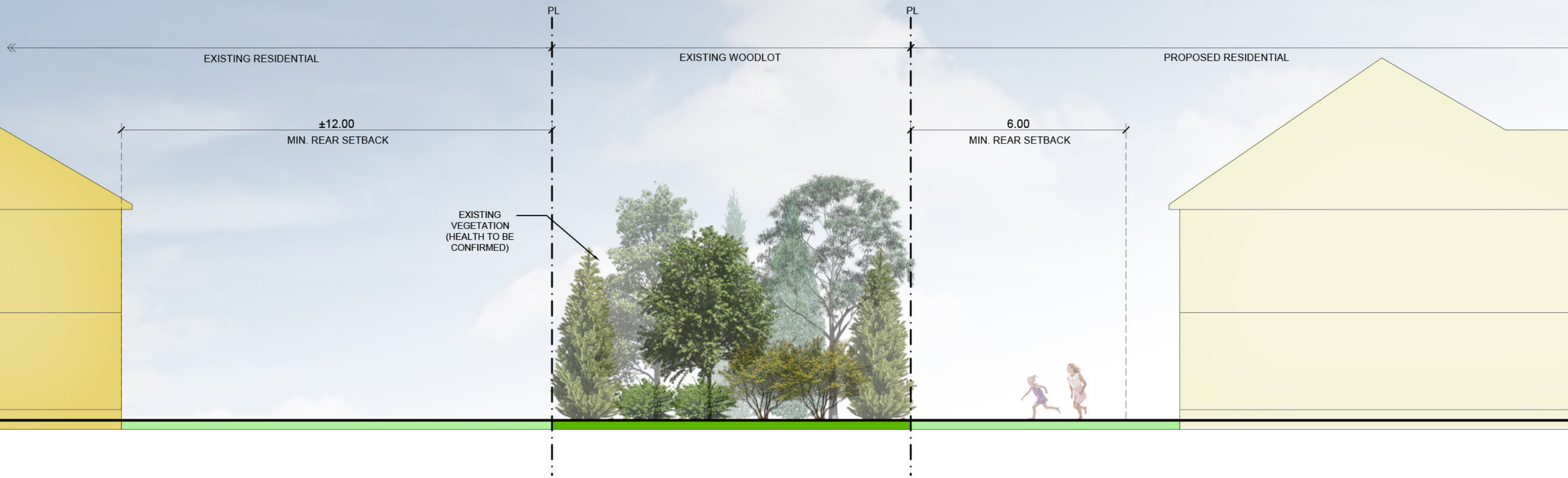


Figure 67 Backing Existing Woodlot Section

Backing Existing Woodlot

In conditions where homes are backing onto an existing woodlot, vegetation is to be retained where possible and, as a result, create a larger vegetative buffer. In keeping with Kanata Lakes and Beaverbrook communities, fencing is not being considered in woodlot conditions.

Figure 68 Marchwood-Lakeside Community - Backing Woodlot Examples

**Sections are conceptual and subject to change*

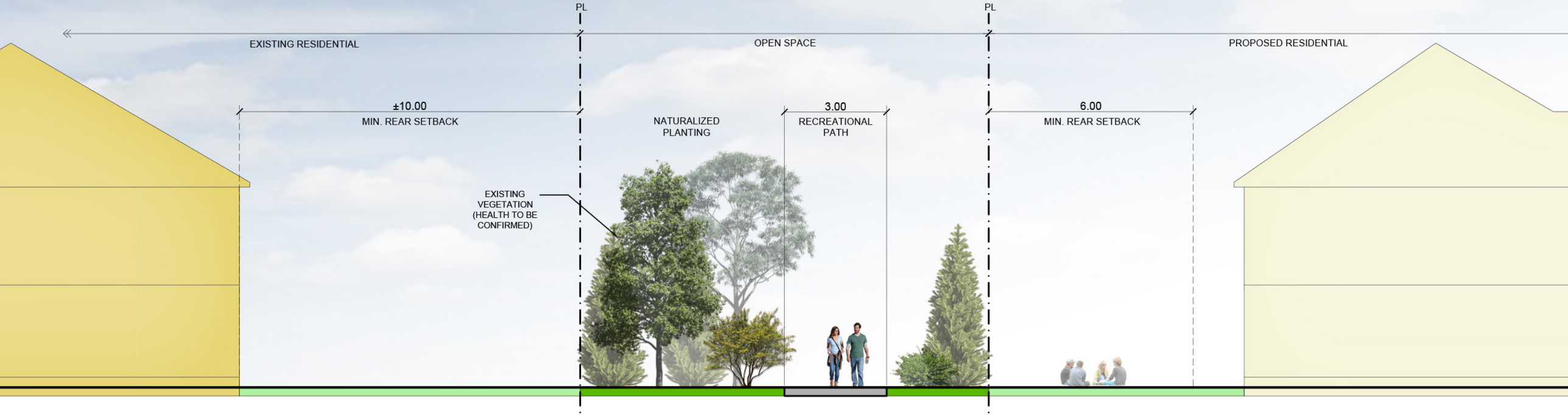


Figure 69 Backing Open Space Section

Backing Open Space

In conditions where homes are adjacent to a proposed open space, a combination of new and preserved vegetation will maintain the privacy of existing rear yard amenities and create appropriate separation between public and private realms. A recreational path will also be accommodated to increase pedestrian connectivity throughout the community. Once again, fencing treatments are not being considered for backing open space conditions.

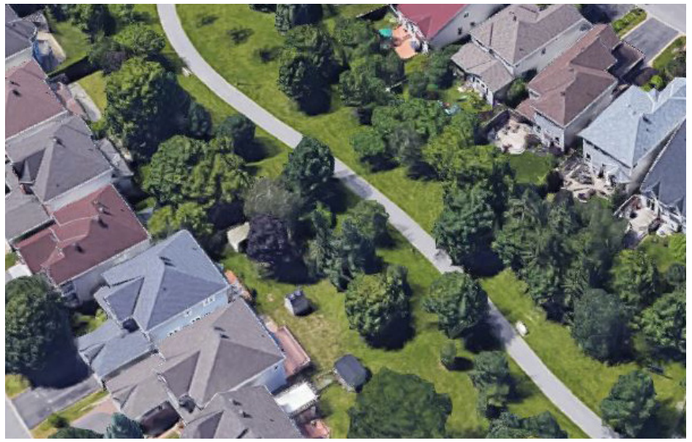


Figure 70 Beaverbrook Community - Backing Open Space Examples

**Sections are conceptual and subject to change*

Figure 71 Backing SWM Pond Section

Backing SWM Pond

In conditions where homes are backing a proposed stormwater management (SWM) pond, existing vegetation is to be retained where possible. A recreational path may also be accommodated to increase connectivity throughout the community. Since the use of chain link fences is discouraged in both Kanata Lakes and Beaverbrook communities, a combination of new and retained planting will help protect existing rear yard amenities and create appropriate separation between public and private realms.

Figure 72 Apollo Crater Park - Backing SWM Pond Example

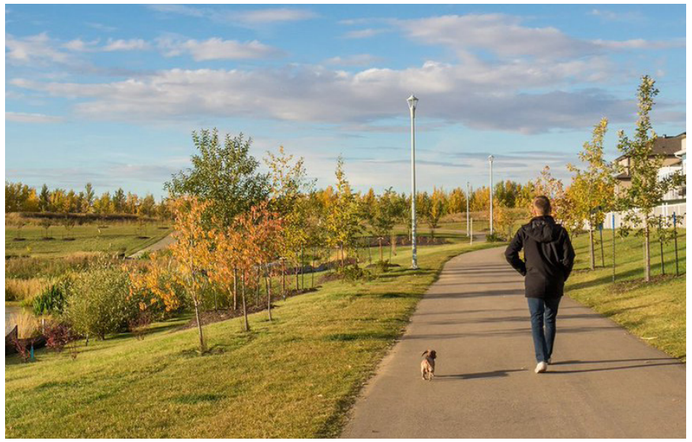
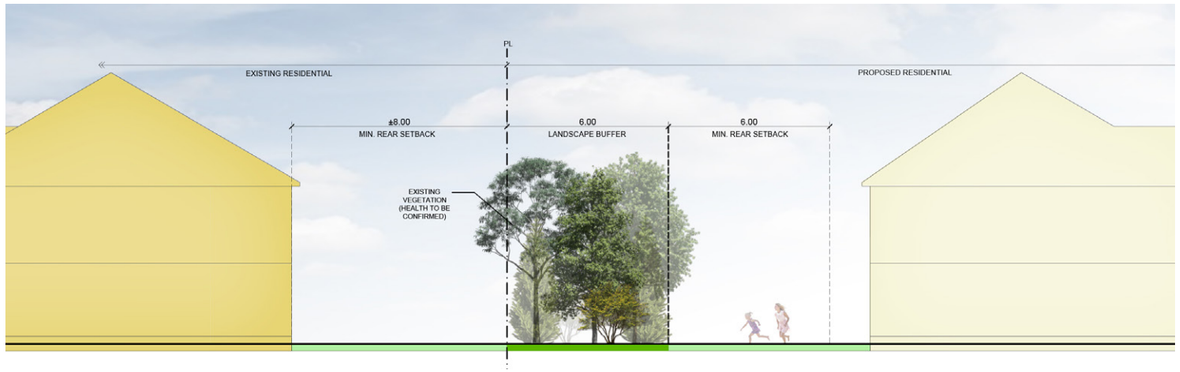
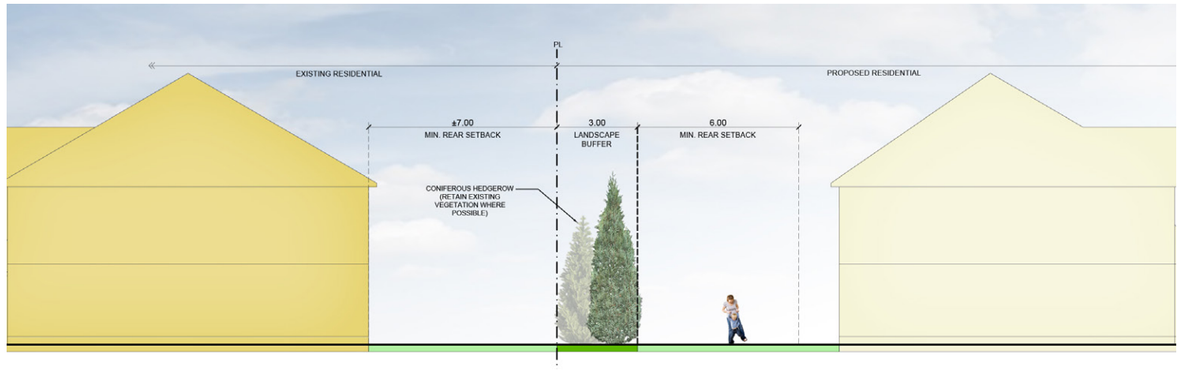


Figure 73 Trail Within SWM Pond Example

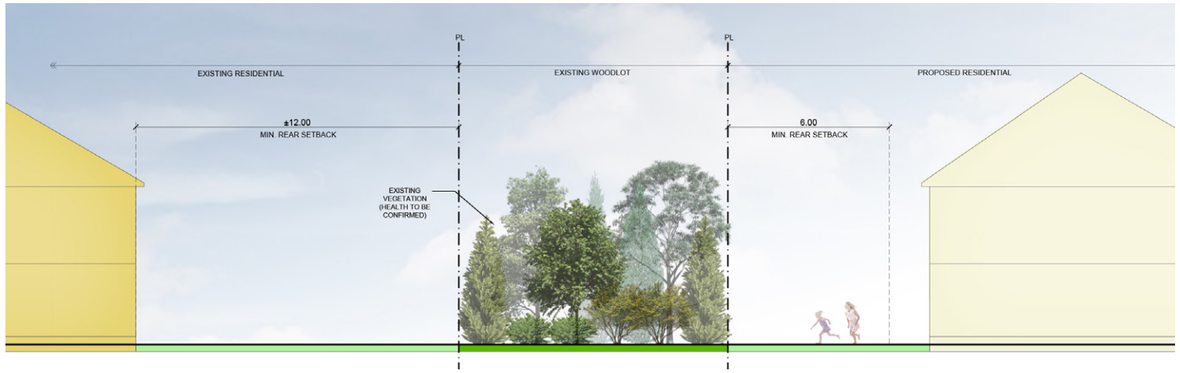
**Sections are conceptual and subject to change*



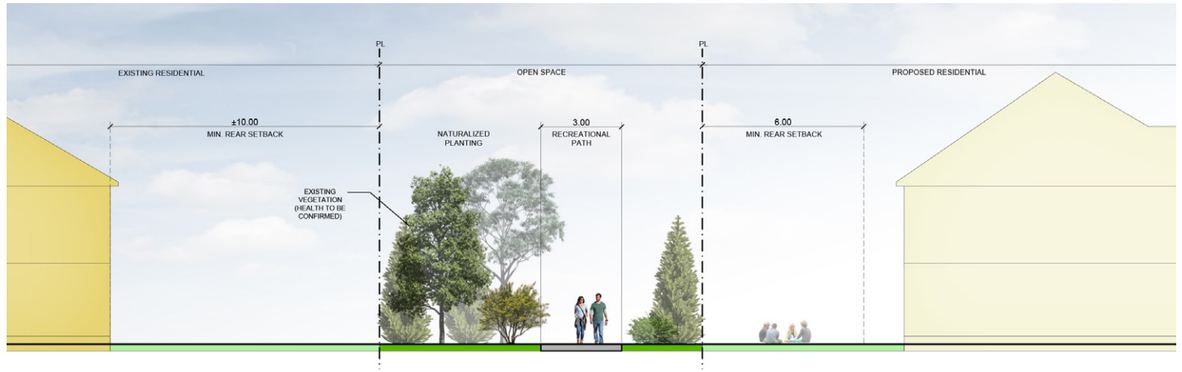
6m Landscape Buffer



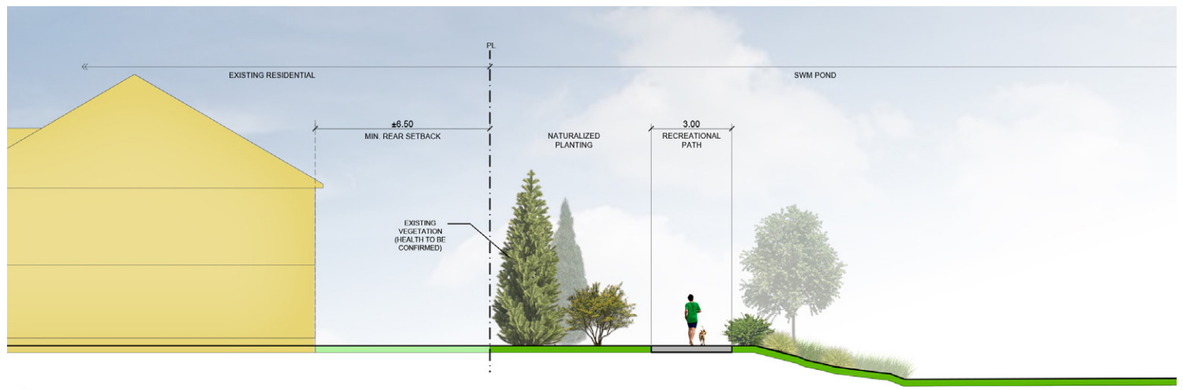
3m Landscape Buffer



Backing Existing Woodlot



Backing Open Space

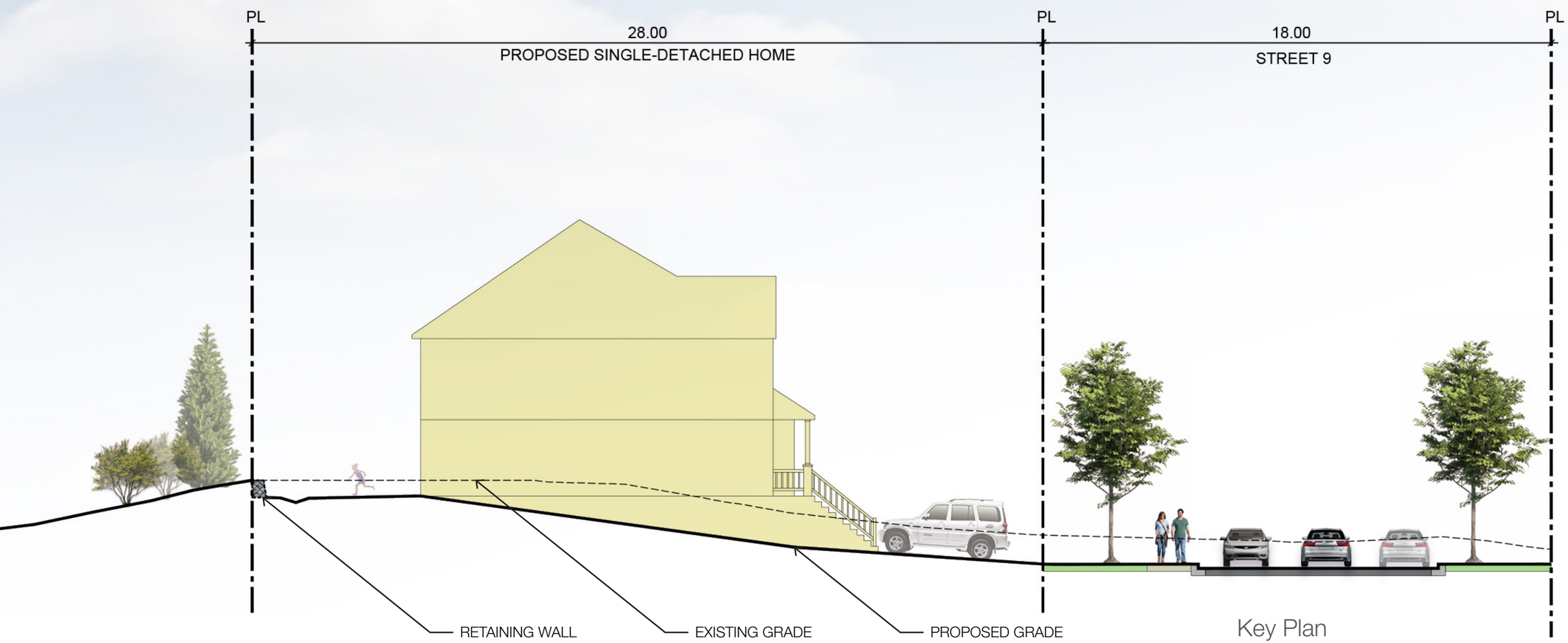


Backing SWM Pond

Figure 74 Edge Conditions Summary

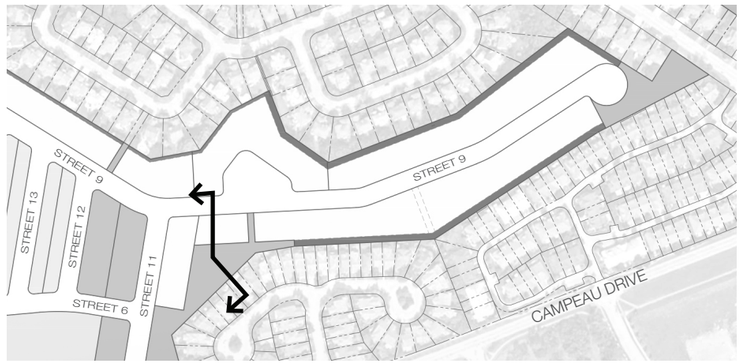
*Sections are conceptual and subject to change

Figure 75 Street 9 (West) Demonstration



*Sections are conceptual and subject to change

Key Plan



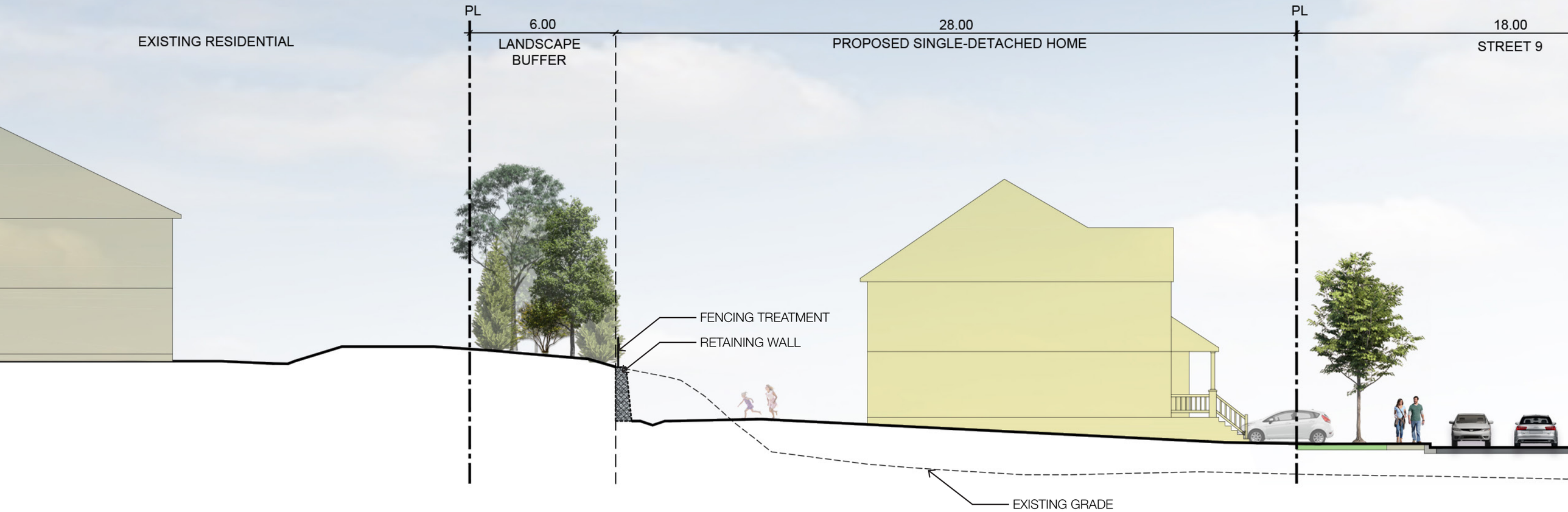
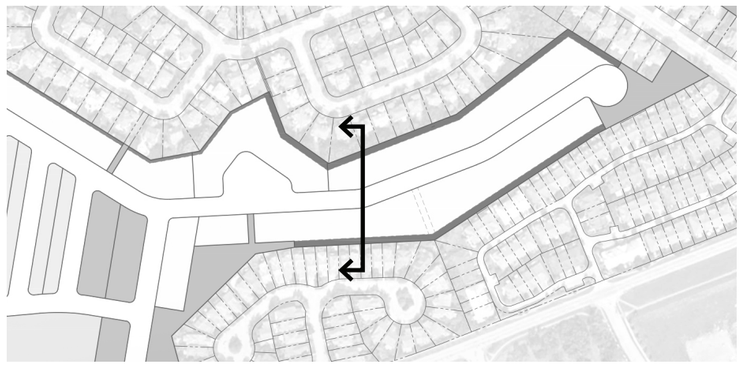


Figure 76 Street 9 (East) Demonstration

*Sections are conceptual and subject to change

Key Plan



CONCLUSION

This 7000 Campeau Drive Design Brief provides a vision and inspiration for the site, illustrating concepts and ideas while acknowledging and harmonizing with the existing adjacent communities.

7000 Campeau Drive will respect the character of Kanata Lakes and Beaverbrook while being visually distinct. This community will highlight the strategic placement and design of the open space network that exemplifies mindfulness towards the existing system. The design objectives presented in this document will help support and guide the 7000 Campeau Drive vision to:

- Maintain High Standards of Design Excellence and Quality;
- Incorporate a Variety of Built Form that is Unique yet Fosters a Harmonious Environment with the Existing Community;
- Retain Existing Features Where Possible;
- Create Strong Linkages and Co-ordination with Adjacent Open Space Systems;
- Encourage Innovation Through Design.

7000 Campeau Drive will be designed with the premise of providing complete connectivity for residents and visitors to key neighbourhood amenities throughout the community. Furthermore, the appearance of the architecture, streetscapes, parks, open spaces, and gateway features will reflect the character and theme of Kanata Lakes and Beaverbrook. With all this being considered, 7000 Campeau Drive will develop into a pedestrian-friendly, environmentally mindful, and aesthetically pleasing community.

Overall, the proposed 7000 Campeau Drive concept plan conforms with the design objectives from current planning policies and plans. It represents strong urban design principles and will function as a harmonious extension of the existing adjacent communities.

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