

Kennedy Lands

Urban Design Brief.

Second Submission.

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minto
Communities



PREPARED FOR



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Scope & Intent.



Site Context & Character.



Concept Plan.



Built Form.



Public Realm.

Scope & Intent. 24.500

This Urban Design Brief is intended to provide design direction and inspiration for Minto Kennedy Lands in Barrhaven. The directives demonstrated in this document will highlight the overall design intent of this planned neighbourhood while reflecting the objectives outlined in the City of Ottawa's Official Plan, Barrhaven South Community Design Plan (Ottawa, 2006), Urban Design Guidelines for Greenfield Neighbourhoods (Ottawa, 2007), and Building Better and Smarter Suburbs (Ottawa, 2015).

Situated in heart of one of Ottawa's fastest-growing neighbourhoods, Kennedy Lands is located directly south of the Jock River and within proximity to the Barrhaven Town Centre. With the planned realignment of Greenbank Road, which will run through the eastern half of the site, this planned residential neighbourhood will be highly visible and accessible, and become an integral part of the mindful growth of Barrhaven and the City of Ottawa.

Legend





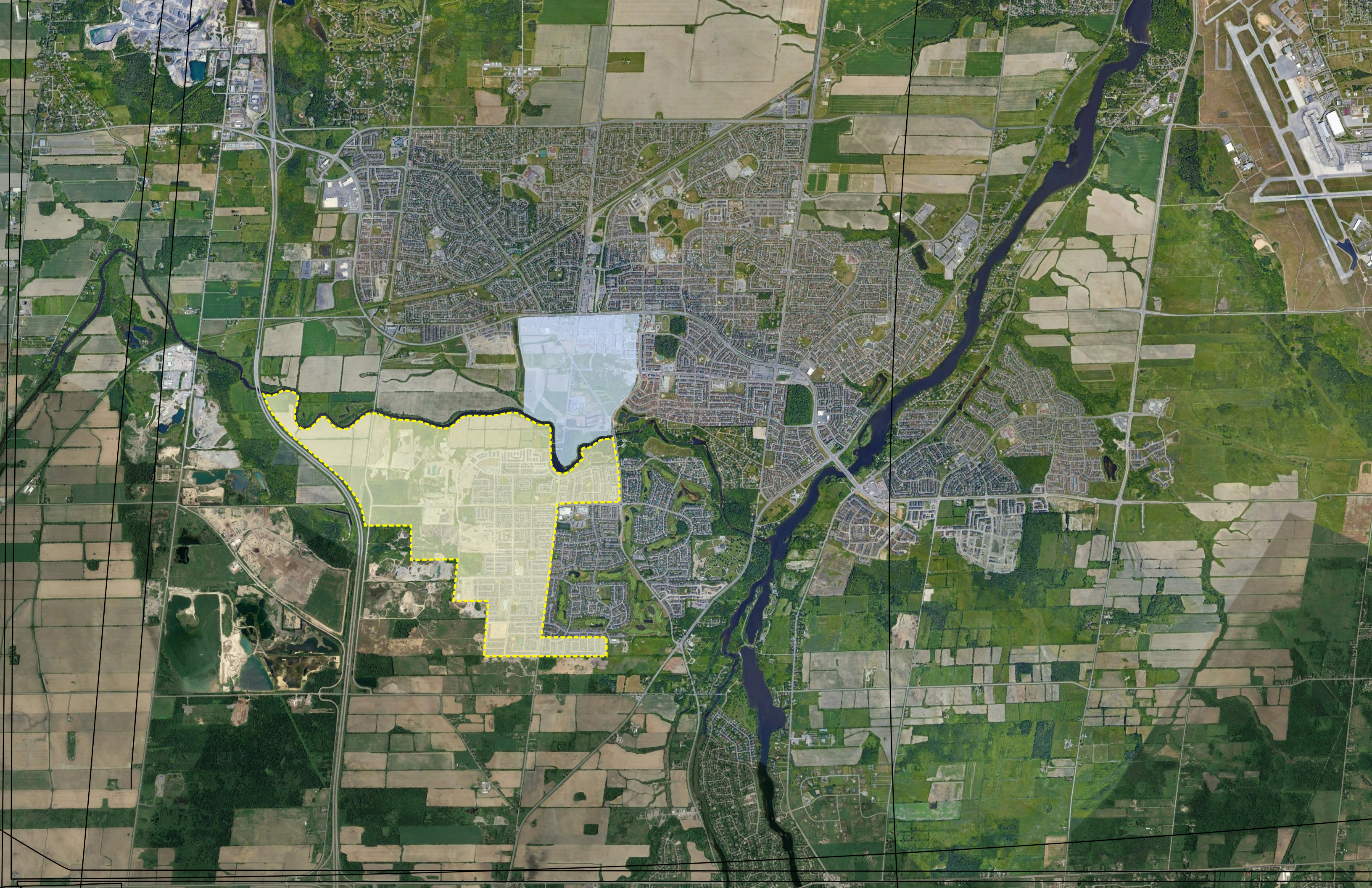
-  Kennedy Lands
-  Barrhaven South CDP
-  Barrhaven Town Centre
-  Major Roads

Figure 1 Barrhaven Context Map



Situated between the Jock River Open Space and the realigned Greenbank Road, Minto Kennedy Lands (23.08 hectares | 57.03 acres) will be a highly connected, accessible, and visible residential neighbourhood, conveniently located near Barrhaven Town Centre - a regional retail destination. South



The Minto Kennedy Lands Neighbourhood has been designed with thoughtful connections and a mix of residential housing forms that will cater to a variety of homebuyers. Predominantly back-to-back and street townhouses (also referred to as Avenue and Executive Townhouses respectively), this planned development will generate greater residential densities and support the City of Ottawa's desire to create more compact urban developments.

On the north side of the realigned Greenbank Road, the main neighbourhood entry will include aesthetically enhanced streetscape features, such as separated sidewalks, cycling tracks, and trees within boulevards, to create a 'sense of arrival' for both residents and visitors. This neighbourhood gateway will also allow pedestrians, cyclists, and motorists

One of the greatest community features of Minto Kennedy Lands is its proximity to a plethora of parks, schools, and natural open spaces, including the Jock River. With this in mind, a recreational path (by applicant) and a 0.73 ha linear park will be provided as part of the development on the north edge, adjacent to the future district park, that will contribute and seamlessly weave into the existing network of parks and open spaces. These proposed features will also act as a gateway for residents to access the Jock River and the City planned recreational path (by others). Directly south of the realigned Greenbank Road are Half Moon Bay Public School, Freshwater Parkette, and River Run Park that offer a variety of park program elements, including playgrounds, soccer fields, sports courts, passive open space, seating areas, and shade structures. While directly north of the neighbourhood is the Jock River Open Space, a natural open space feature that will offer recreational paths and connections to surrounding trails (both existing and planned) for residents. The two floodplain blocks located within Kennedy Lands, both of which will include naturalized native planting, will further enhance the Jock River Open Space.

Overall, Minto Kennedy Lands will provide a distinct neighbourhood identity that respects, preserves, and enhances existing open spaces and natural features.



JOCK RIVER

100m



Floodplain

Parkland

Floodplain

Other Owner

Stormwater Management

REALIGNED GREENBANK ROAD

Future Development

Half Moon Bay Public School

RIVERBOAT HEIGHTS

MILLARS SOUND WAY

River Run Park

STREET NO. 2

STREET NO. 10

STREET NO. 9

STREET NO. 8

STREET NO. 7

STREET NO. 6

STREET NO. 6

STREET NO. 1

STREET NO. 4

STREET NO. 5

STREET NO. 4

STREET NO. 2

STREET NO. 3

STREET NO. 11

FUTURE STREET

RIVER RUN AVE.

Built Form. 4

In conformity with the CDP, housing that will be incorporated in Minto Kennedy Lands include single-detached homes, street townhouses, and back-to-back townhouses, all with a maximum building height of three storeys. These residential building typologies are consistent with the surrounding neighbourhoods to the south and provide a mix of housing options within the community. Unlike many new communities that have lots backing onto major arterial roads and open spaces, Minto Kennedy Lands will utilize window streets, upgraded corner architecture, fronting dwelling units, and enhanced landscape treatments to create more welcoming neighbourhood edge conditions.

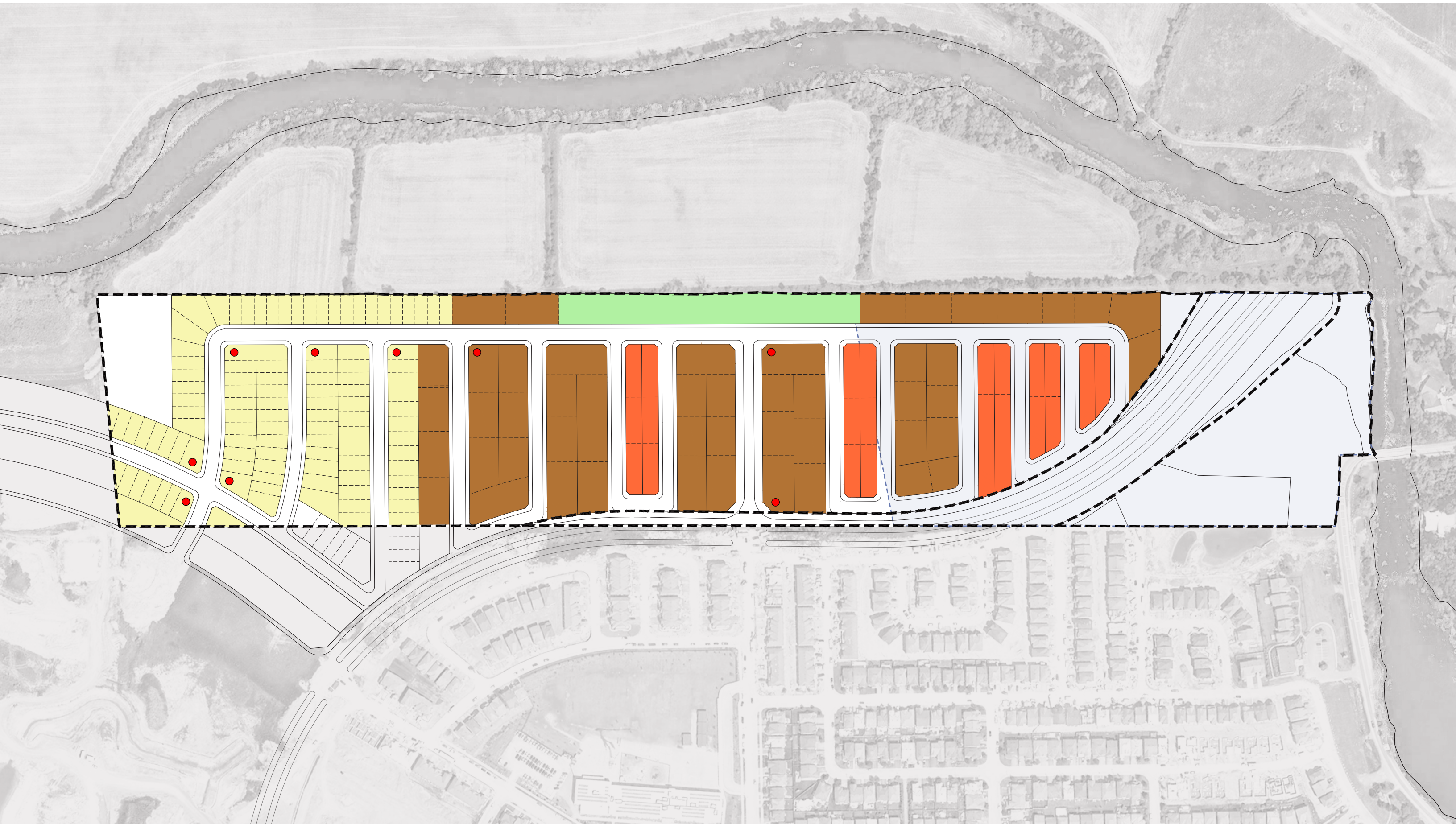
To support an attractive and well-functioning public realm, dwelling driveways shall be paired wherever possible to ensure there is adequate space for street trees.

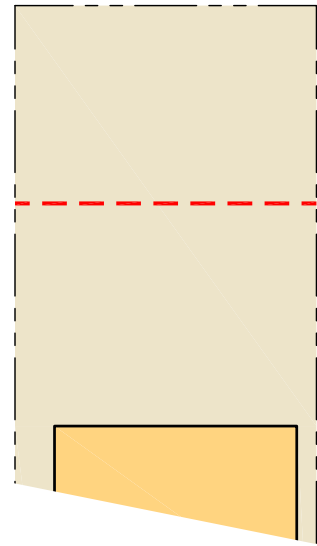
The figures in the subsequent pages illustrate the varying built form typologies in Kennedy Lands:

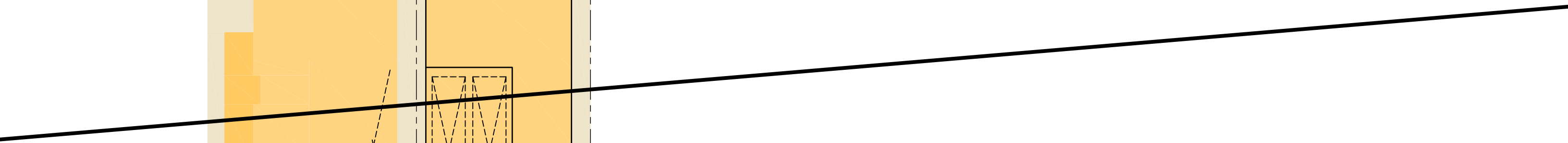
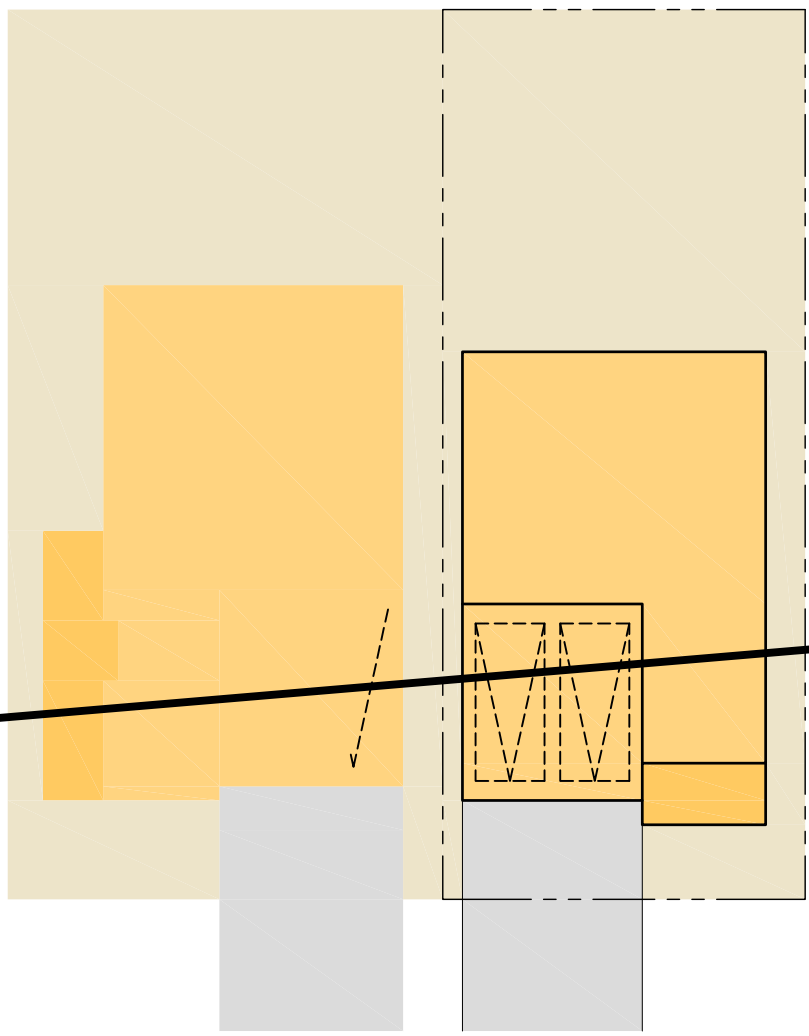
- 30' Single-Detached Home
- 36' Single-Detached Home
- 43' Single-Detached Home
- Street Townhouses
- Back-to-Back Townhouses

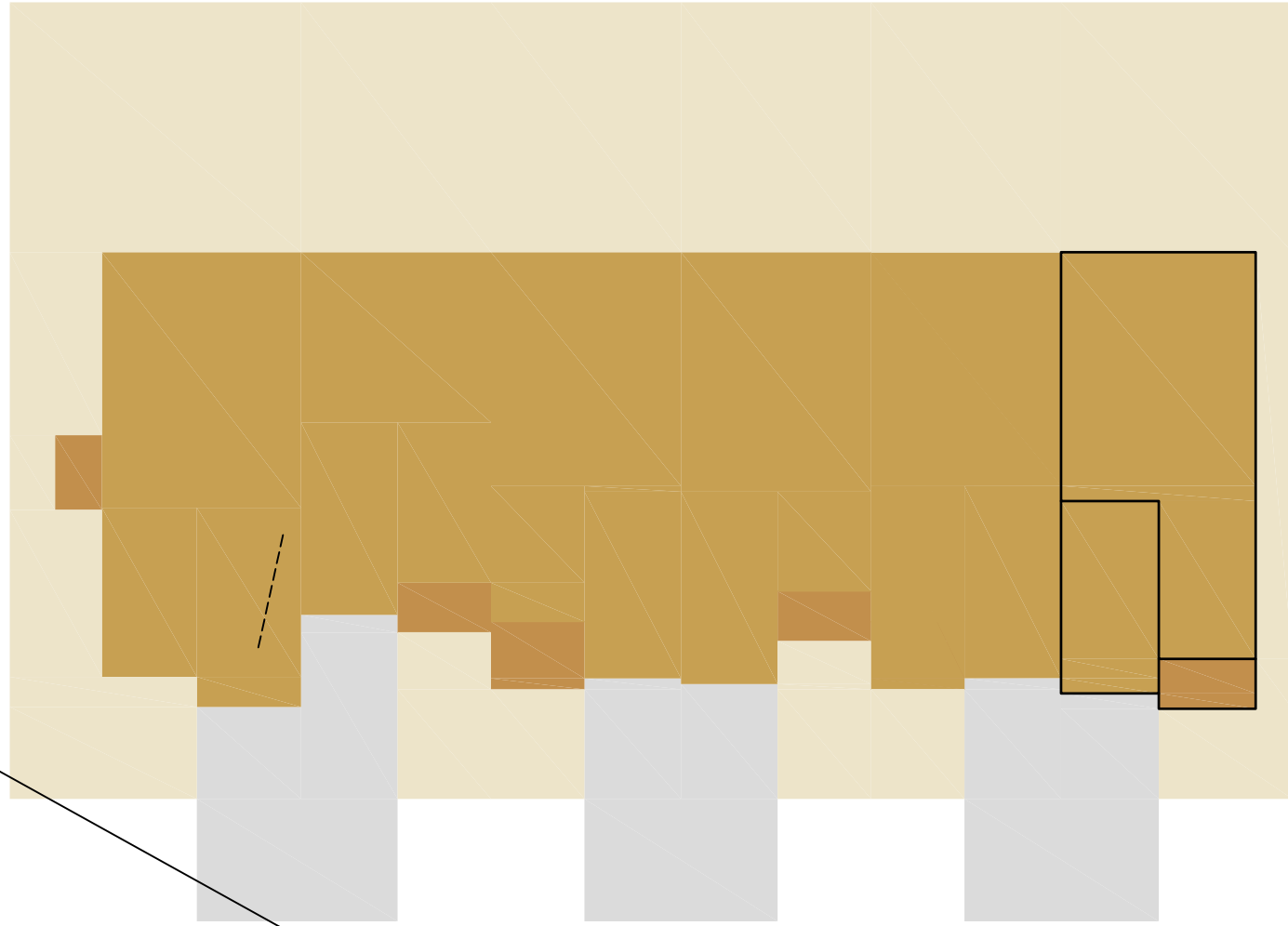
Legend

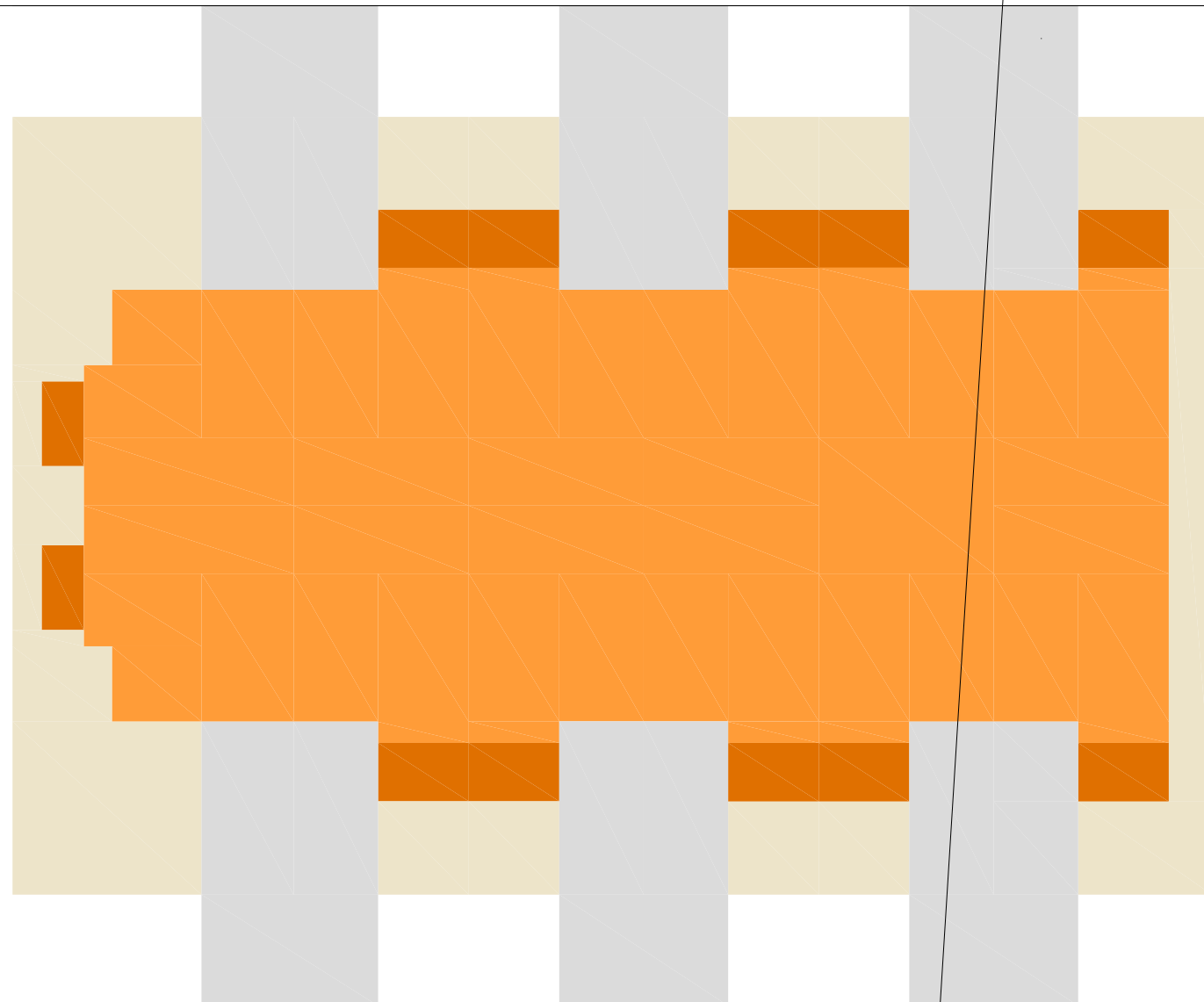
- Single-Detached
- Street Townhouses
- Back-To-Back Townhouses
- Corner Lot Architecture
- Area 1 | No Tree Planting Setback Restrictions

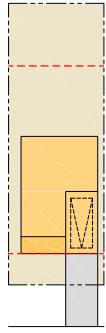



















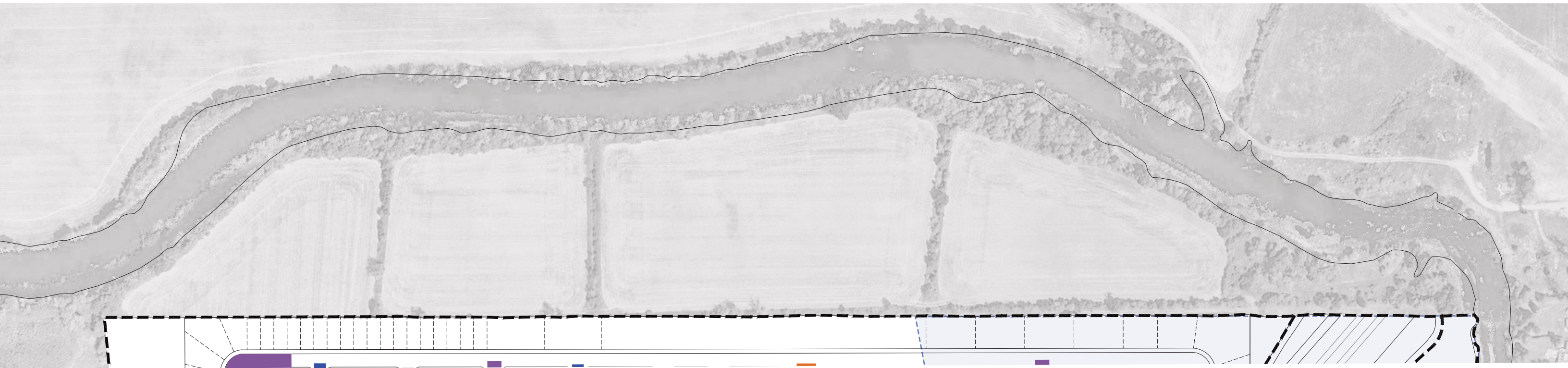




Minto Kennedy Lands will consist of four road typologies that will improve overall connectivity and enhance the character of the neighbourhood. The 24.0m Neighbourhood Collector will act as the main 'entry way' from the realigned Greenbank Road, allowing for pedestrians, cyclists, and vehicles to enter the neighbourhood safely at a signalized intersection and access amenities, such as parks and recreation facilities, in the surrounding communities. Three types of local roads are also planned for the neighbourhood, 18.0m Local Roads

Legend

-  24.0m Collector Road
-  18.0m Local Road
-  16.5m Local Road
-  14.5m Local Road
-  Sidewalk
-  Cycle Track
-  Recreational Path (By Others)
-  Recreational Path (By Applicant)
-  Sidewalk & Cycle Track (By Others)
-  Neighbourhood Gateway
-  Area 1 | No Tree Planting Setback Restrictions



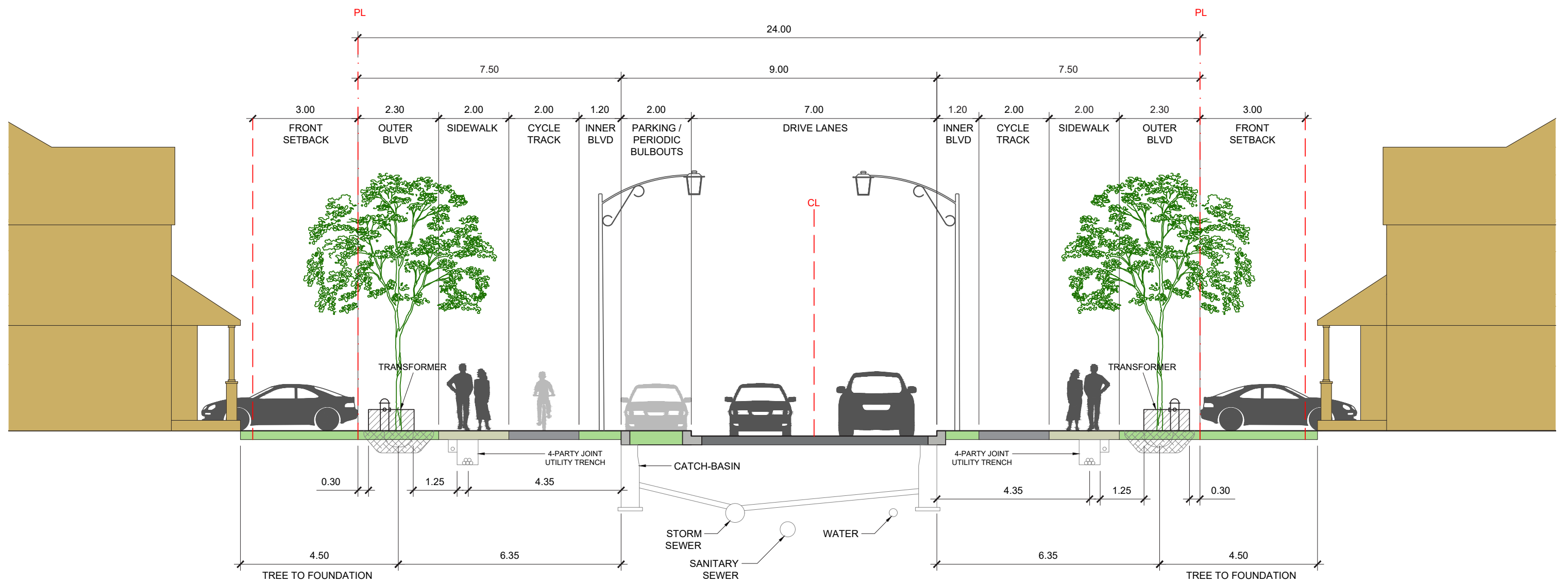
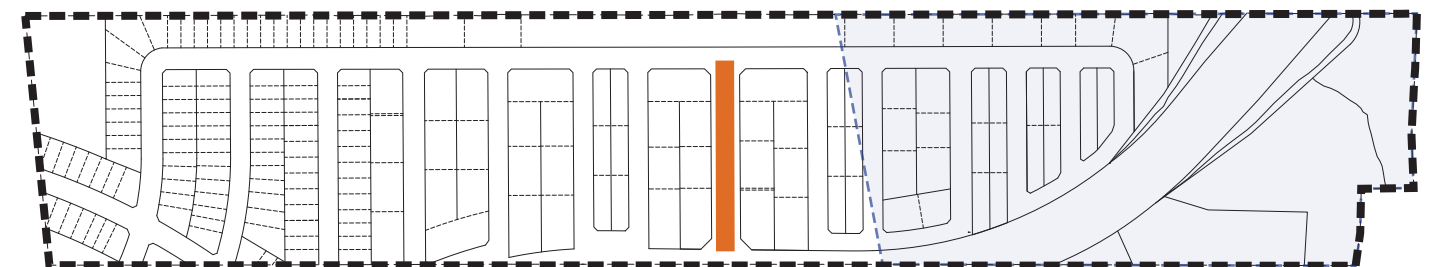
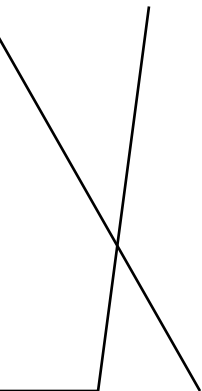
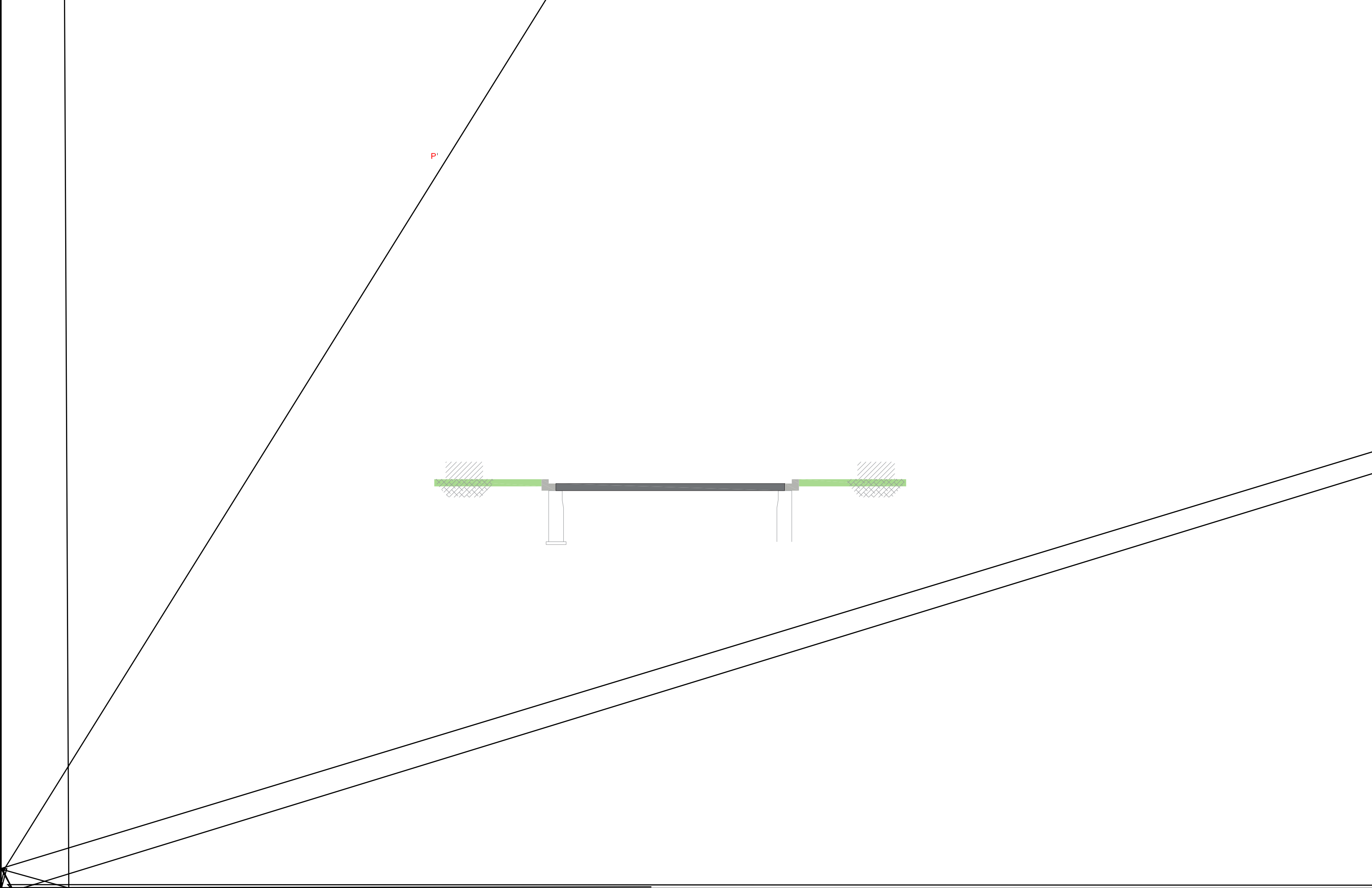


Figure 17 Neighbourhood Collector (Typical 24.0m ROW)

The 24.0m Neighbourhood Collector serves as the primary entry road for Minto Kennedy Lands. This road will allow residents and visitors to access the neighbourhood from the realigned Greenbank Road and provide long views to the Jock Open Space directly north of the subject lands. It will consist of 2.0m sidewalks (separated) on both sides, alternating singleshided on-street parking, and street trees within the outer boulevard.







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Local Road Section (14.5m ROW) ■

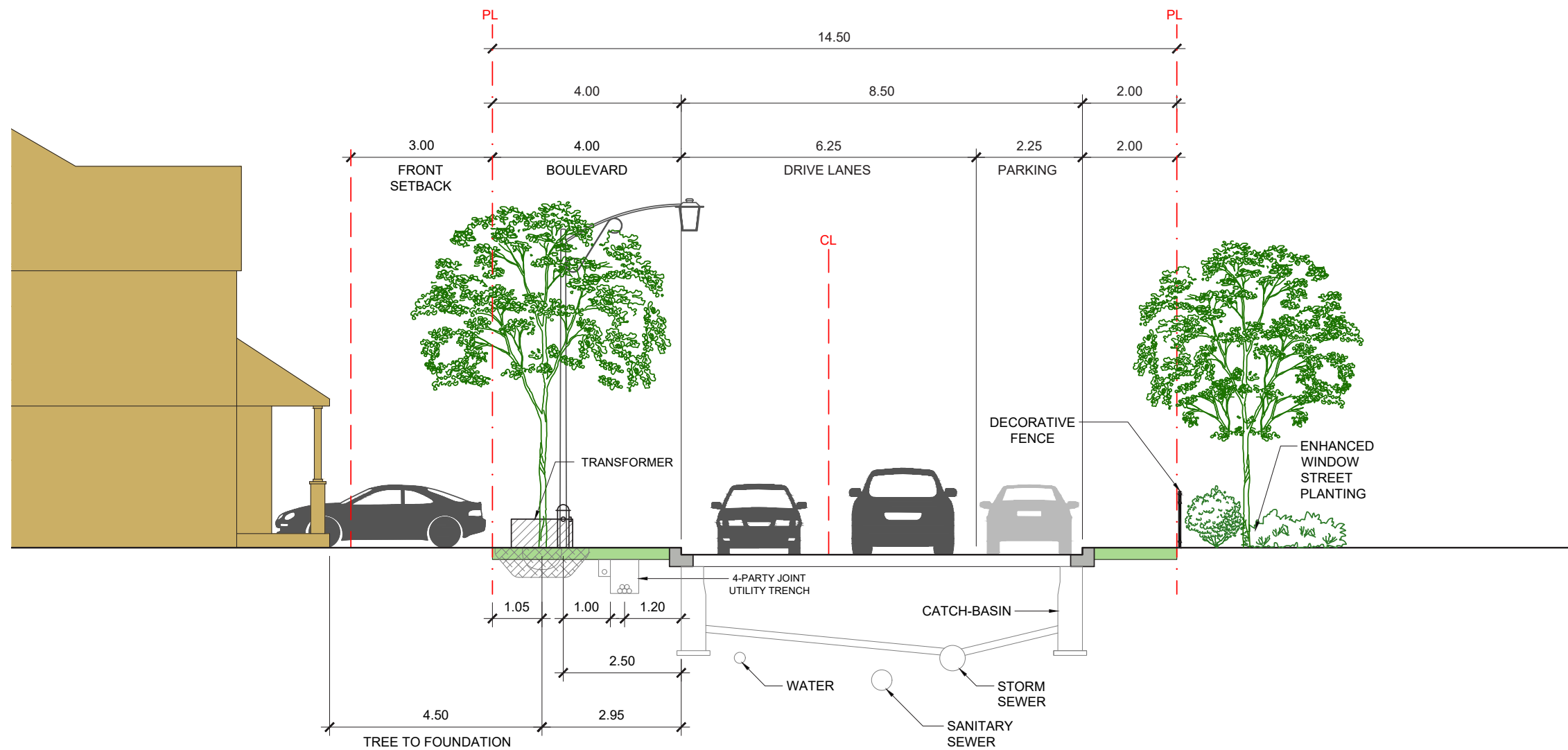
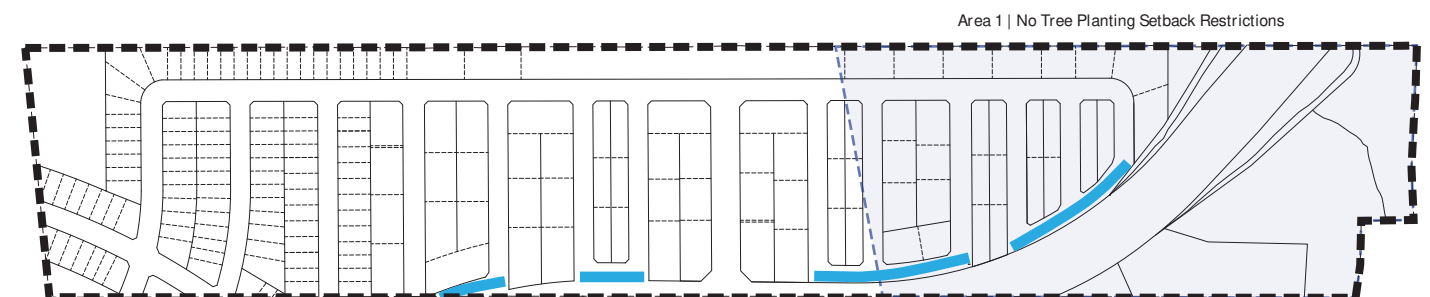


Figure 20 Local Road (Typical 14.5m ROW)

The 14.5m Local Road serves as a neighbourhood edge street along the realigned Greenbank Road. With a mix of dwelling units flanking and fronting these streets, and opportunities for enhanced landscaping treatments, these streets will create an aesthetic interface between the neighbourhood and surrounding uses. Similar to the 16.5m Local Road, these streets will consist of single-sided on-street parking and street trees within the boulevard on one side.



Separated Driveways

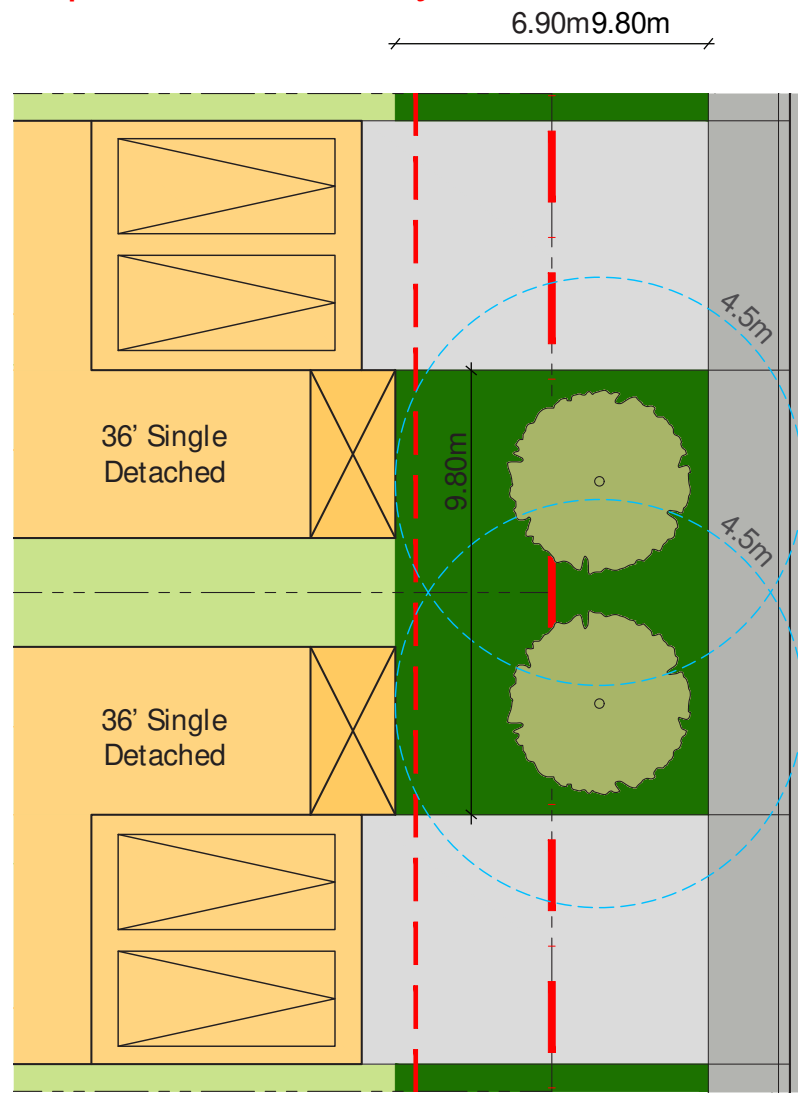


Figure 21 Separated Driveways on 18.0m Local Road

Alternating Driveways

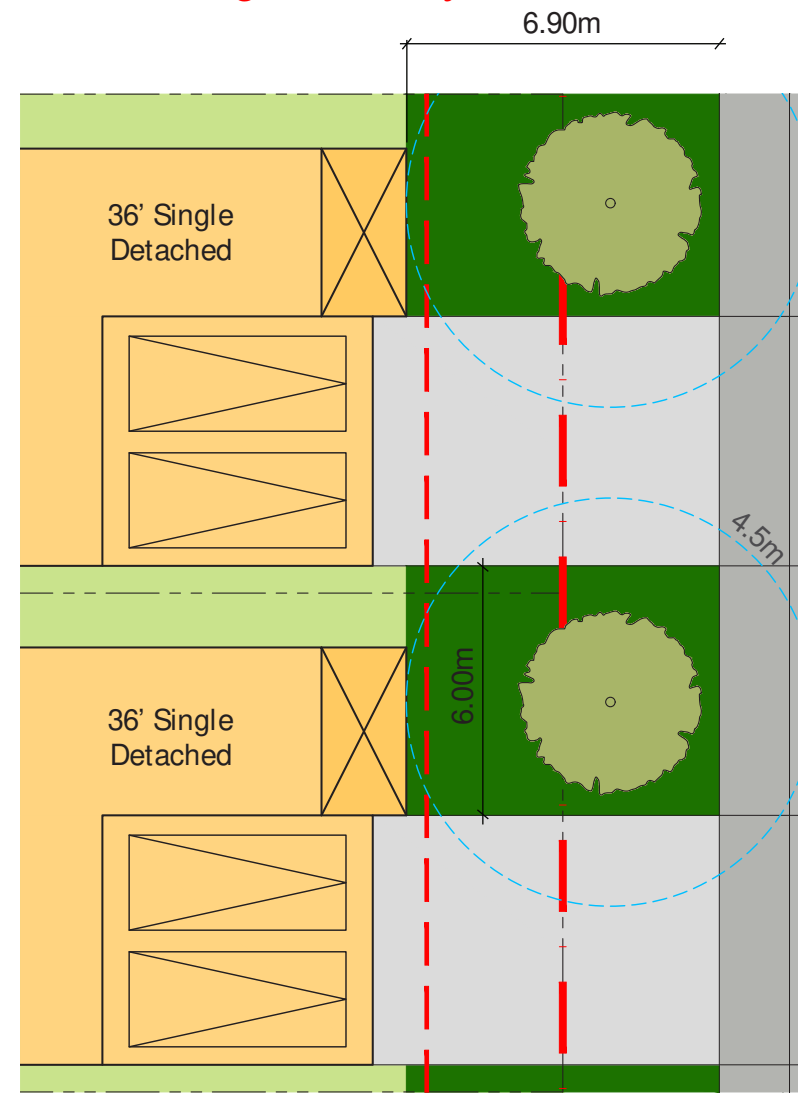


Figure 22 Alternating Driveways on 18.0m Local Road

Street Townhouses

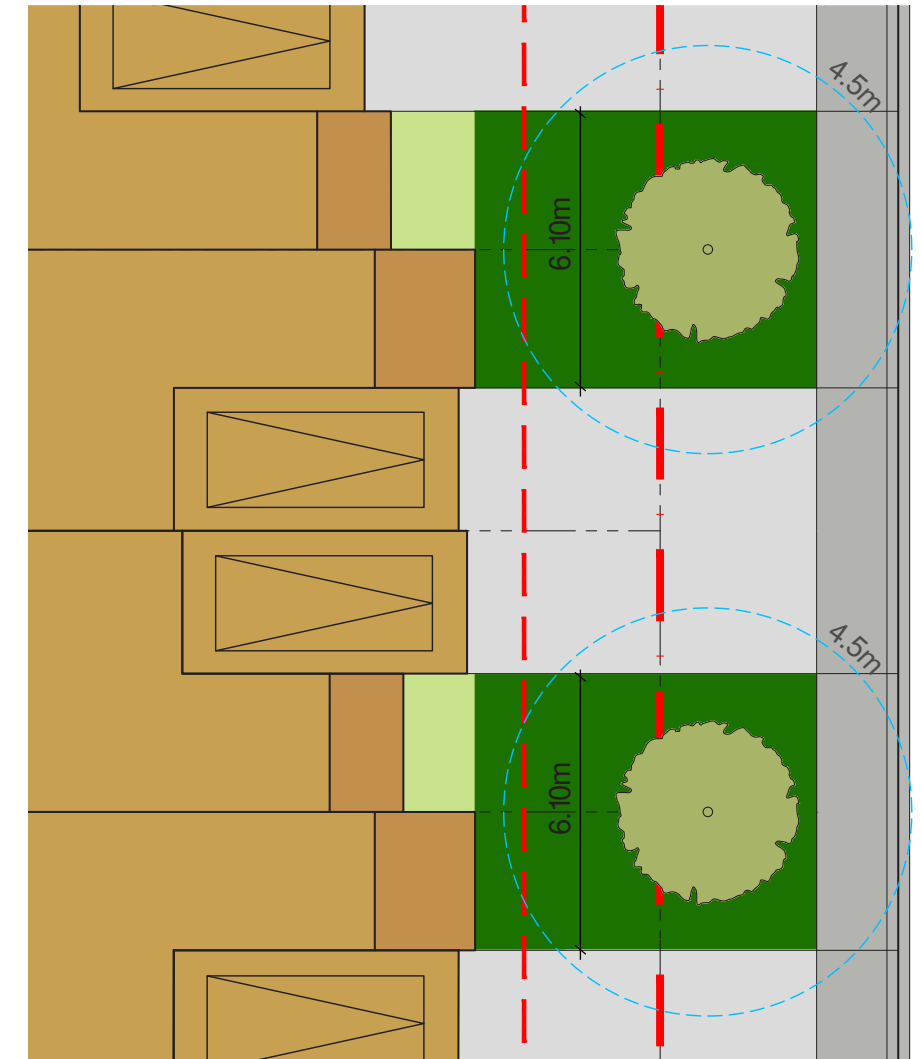


Figure 23 Paired Driveways on 18.0m Local Road

*Minimum soil volume required for medium sized trees = 30m³
 **Final streetscape design to be completed at the detail design stage

Separated Driveways

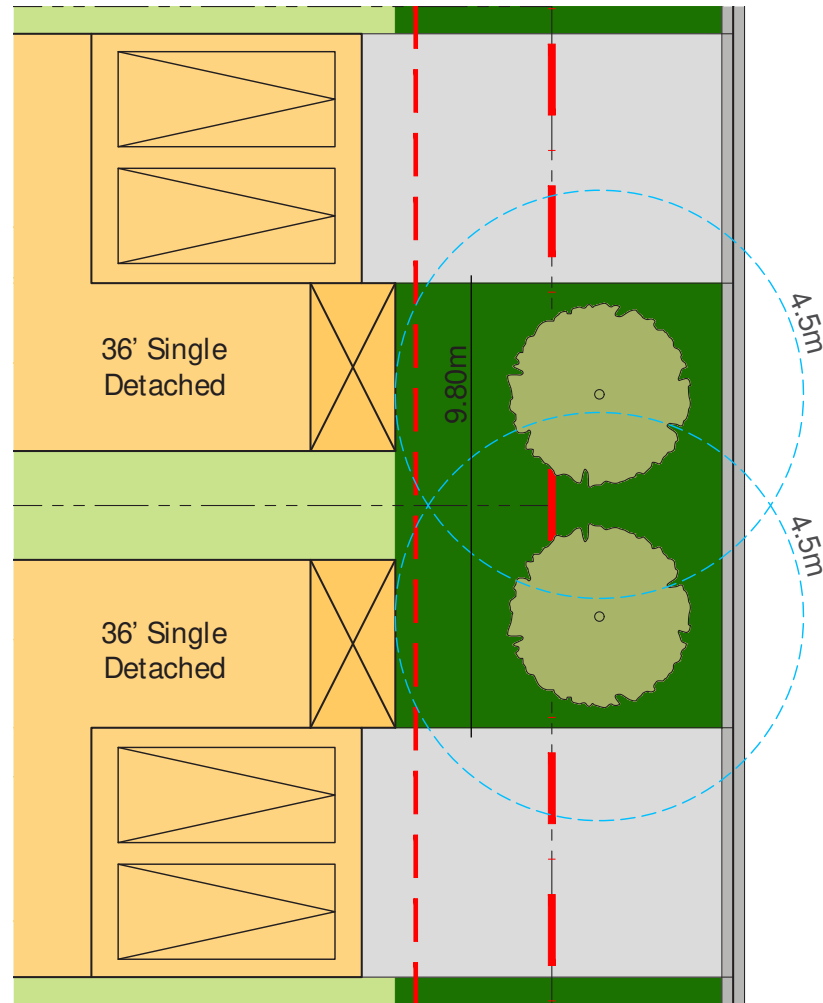


Figure 24 Separated Driveways on 16.5m Local Road

Alternating Driveways

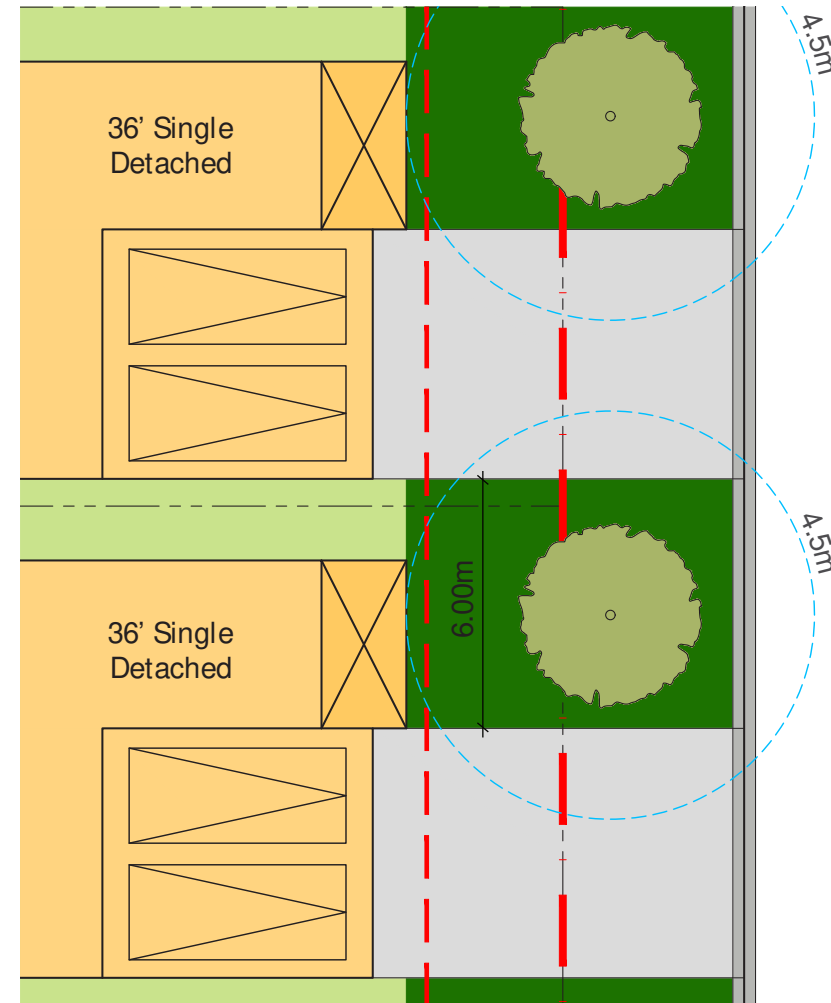


Figure 25 Alternating Driveways on 16.5m Local Road

Street Townhouses

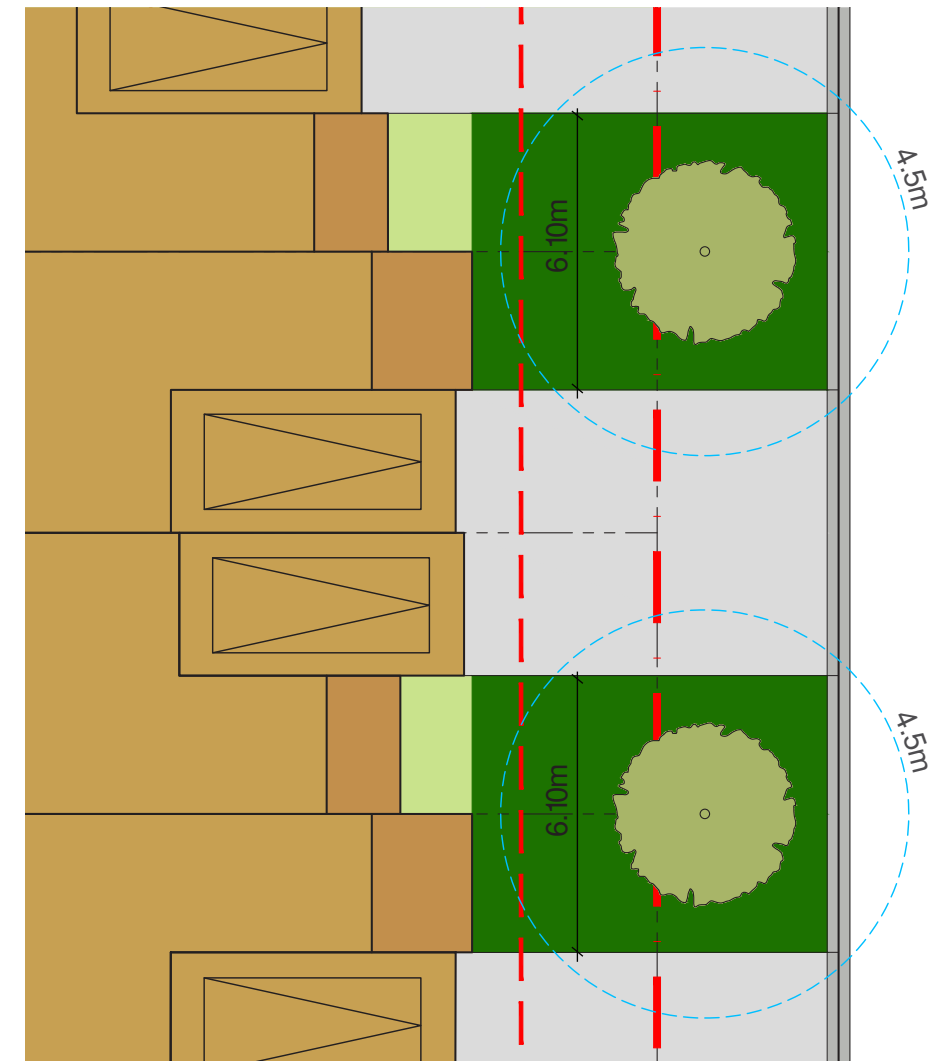
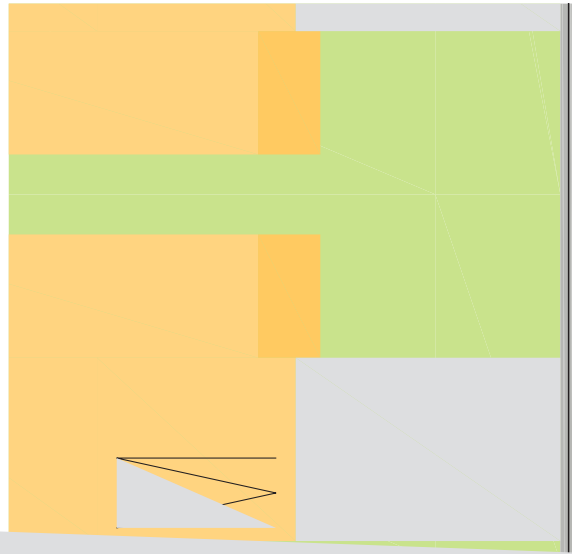
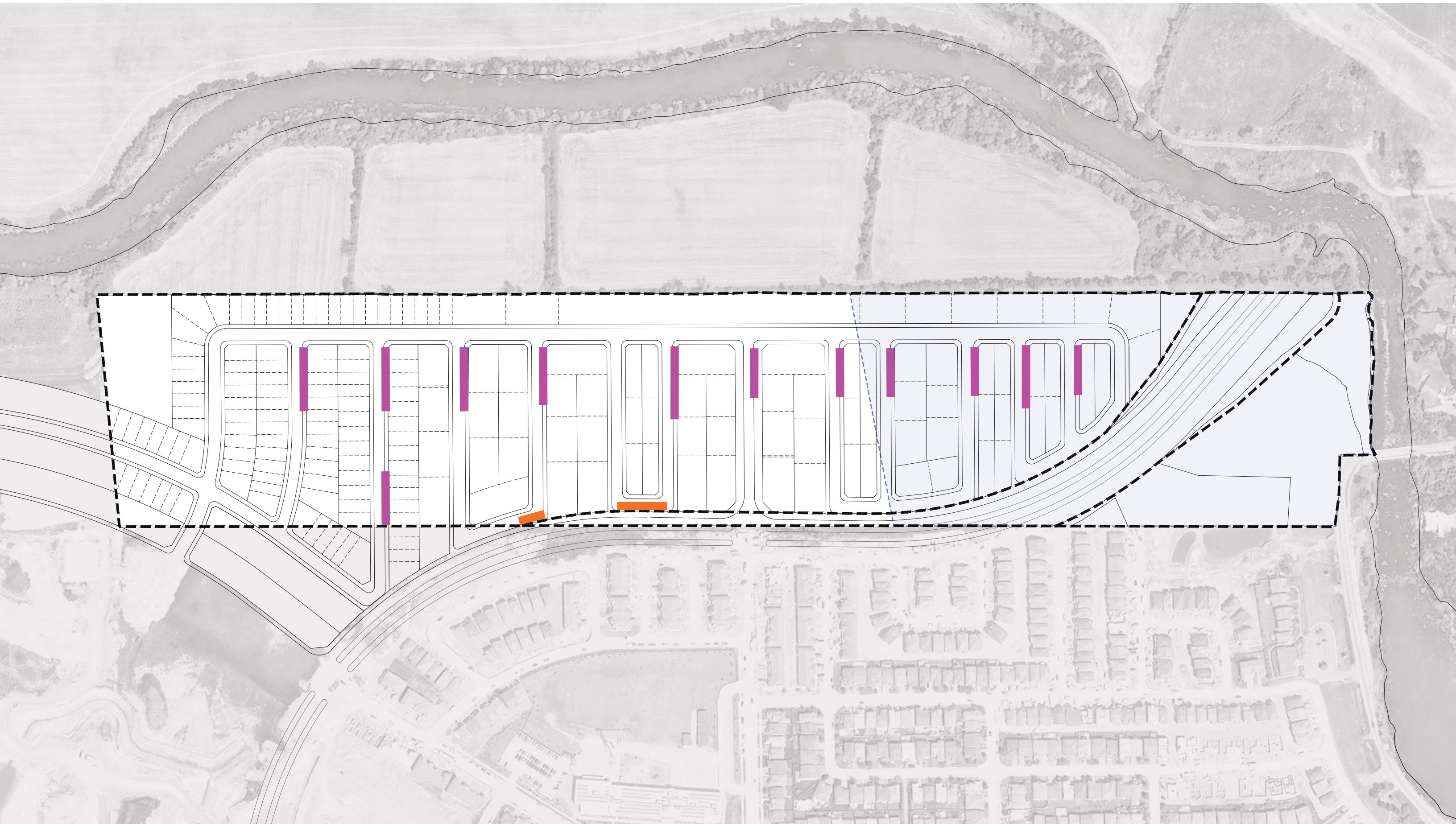


Figure 26 Paired Driveways on 16.5m Local Road

*Minimum soil volume required for medium sized trees = 30m³
 **Final streetscape design to be completed at the detail design stage







On-street parking will become an important streetscape element within Minto Kennedy Lands to assure safe and functional streets that prioritize pedestrian and cyclists circulation over vehicular traffic. By utilizing an alternating single-sided on-street parking approach, vehicles will be required to move through the neighbourhood at reduced speeds, creating more pedestrian / cyclists friendly streets and generating a more liveable community. Additional traffic calming measures, such as pinchpoints and bulb-outs at intersections, may be incorporated into the design of the streets at detailed design. To increase the overall amount of on-street parking for both residents and visitors, driveways will be paired where possible to provide adequate spacing for parked vehicles.

Legend




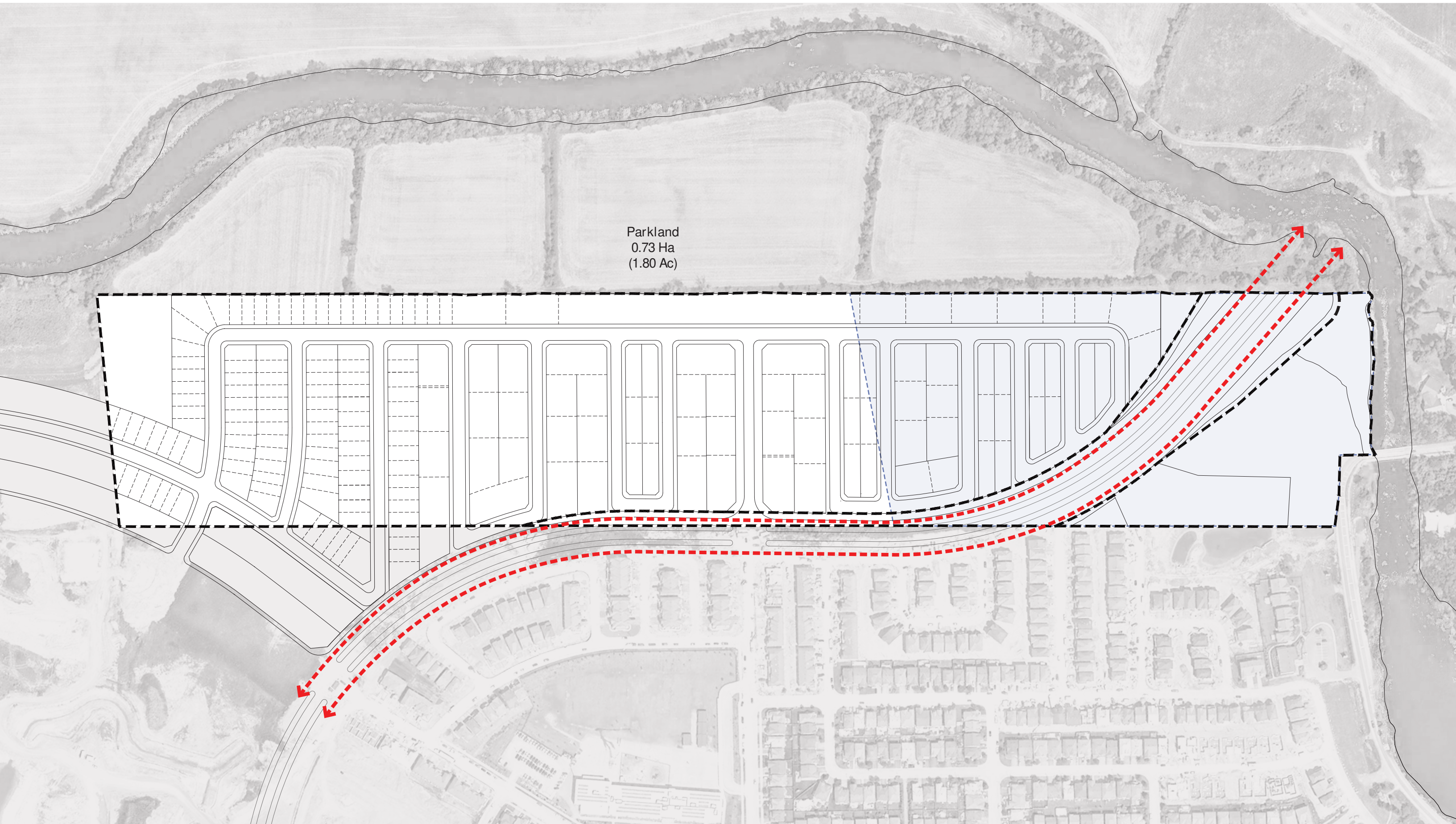
-  Single-Sided On-Street Parking
-  Alternating Single-Sided On-Street Parking
-  Area 1 | No Tree Planting Setback Restrictions

Figure 30 Parking Plan

Parkland
0.73 Ha
(1.80 Ac)



Pedestrian and cyclist connectivity is a highly important element of Minto Kennedy Lands in creating a safe and functional circulation for residents and visitors.

Along the realigned Greenbank Road, which runs along the southern edge of the neighbourhood, sidewalks and cycle tracks will be provided on both sides of the road (by others). Pedestrians and cyclists will be able to access these facilities from Kennedy Lands at various points via window streets and the main neighbourhood entry road, Street No. 1. At the main neighbourhood gateway, the 24.0m Neighbourhood Collector will have a separate sidewalk and cycle track on both sides. This allows pedestrians and cyclists to safely connect to the realigned Greenbank Road and access surrounding community amenities at a signalized intersection. The 18.0m Local Roads will include a 1.8m sidewalk on one side. Street No. 4 and 8 will connect to Street No. 2 and the realigned Greenbank Road, effectively creating a loop that assures safe pedestrian circulation within the development.

A proposed recreational path (by applicant) will connect the Minto Kennedy Lands to the City planned recreational path (by others) located north of the development along the Jock River. This recreational path (by other) will complement the internal network and provide connections to surrounding open spaces, parks, and natural features. It will be accessible through the linear park and recreational path (by applicant), and will contribute to an expanding, more robust regional trails network.

Legend

- Sidewalk
- Cycle Track
- Recreational Path (By Applicant)
- Recreational Path (By Others)
- Sidewalk & Cycle Track (By Others)
- ■ ■ ■ Area 1 | No Tree Planting
Setback Restrictions

Figure 31 Pedestrian & Cycling Network

