

Kennedy Lands

Urban Design Brief.

Second Submission.

April 5, 2022.



minto
Communities

Contents.



PREPARED FOR



MINTO COMMUNITIES - CANADA
200-180 Kent Street
Ottawa, Ontario K1P 0B6
t | 613.230.7051

MINTO.COM

PREPARED BY



NAK DESIGN STRATEGIES
421 Roncesvalles Avenue
Toronto, Ontario M6R 2N1
t | 416.340.8700

NAKDESIGNSTRATEGIES.COM



Scope & Intent.



Site Context & Character.



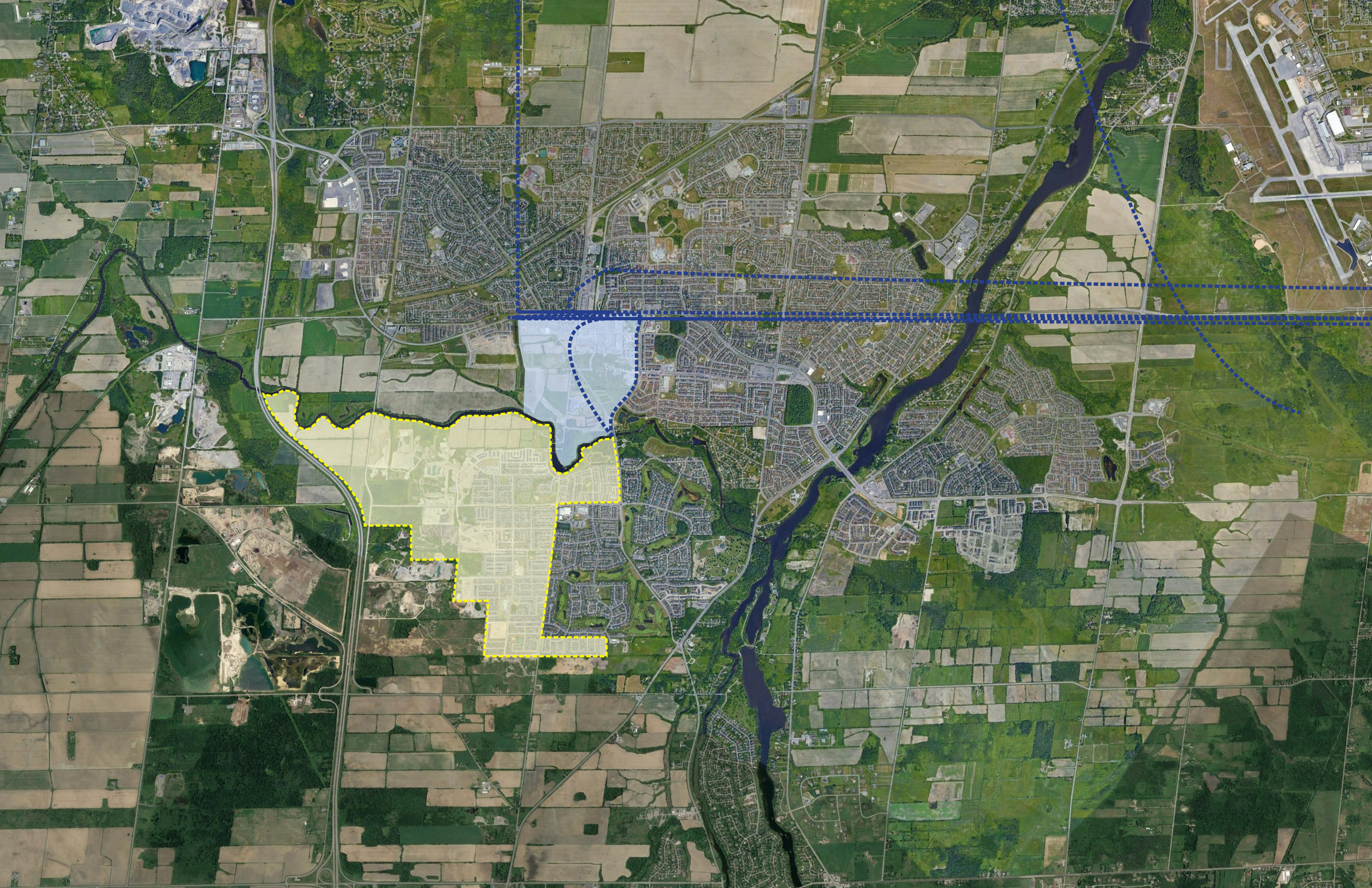
Concept Plan.

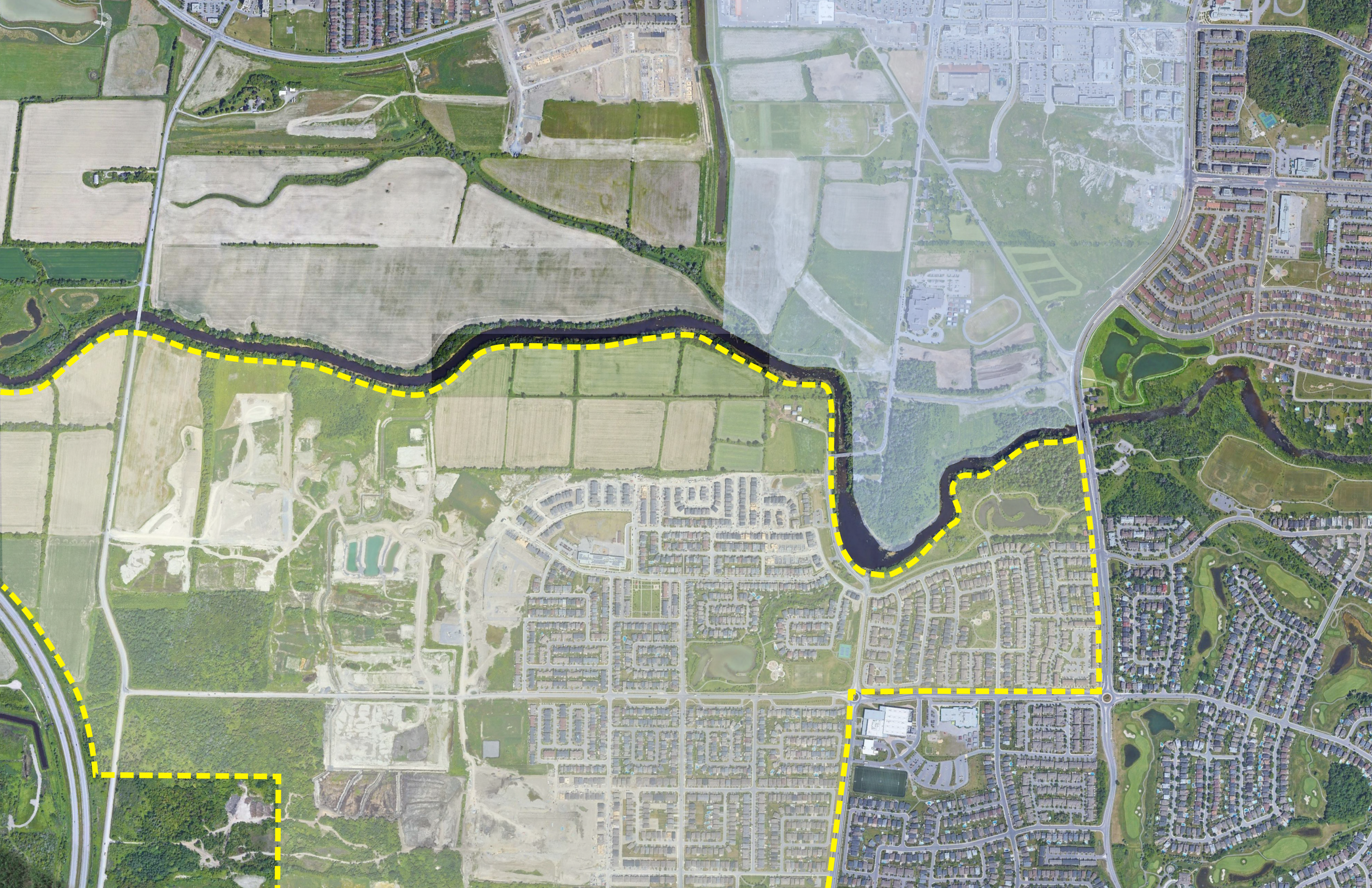


Built Form.



Public Realm.





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.

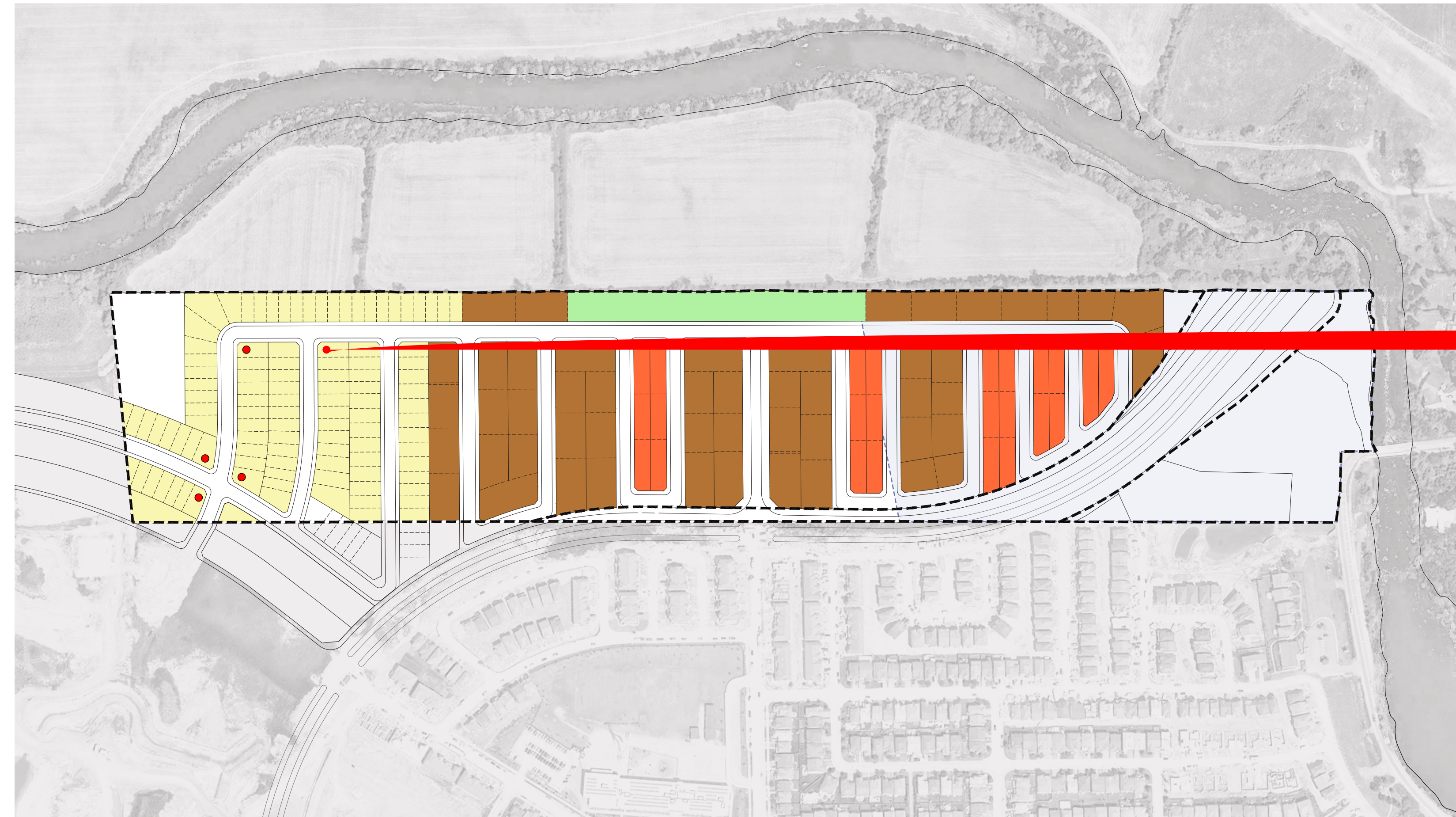
On the north side of the realigned Greenbank Road, the main neighbourhood entry will include aesthetically enhanced streetscape features, such as separated sidewalks, cycling tracks, and trees within boulevards, to create a 'sense of

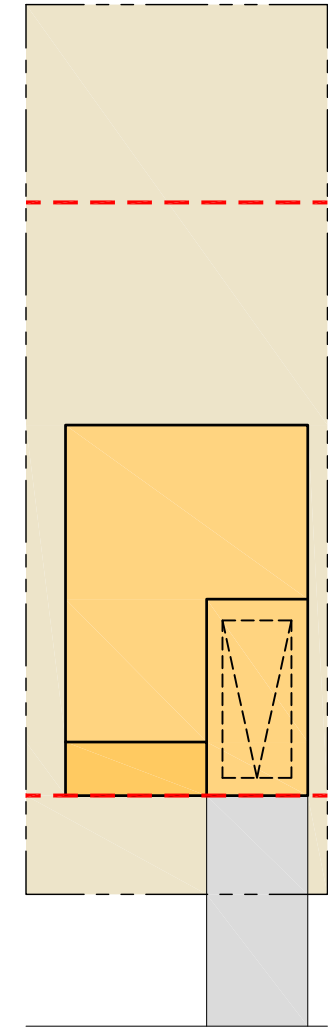
One of the greatest community features of Minto Kennedy Lands is its proximity to a plethora of parks, schools, and natural open spaces, including the Jock River. With this in mind, a recreational path (by applicant) and a 0.73 ha linear park will be provided as part of the development on the north edge, 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.

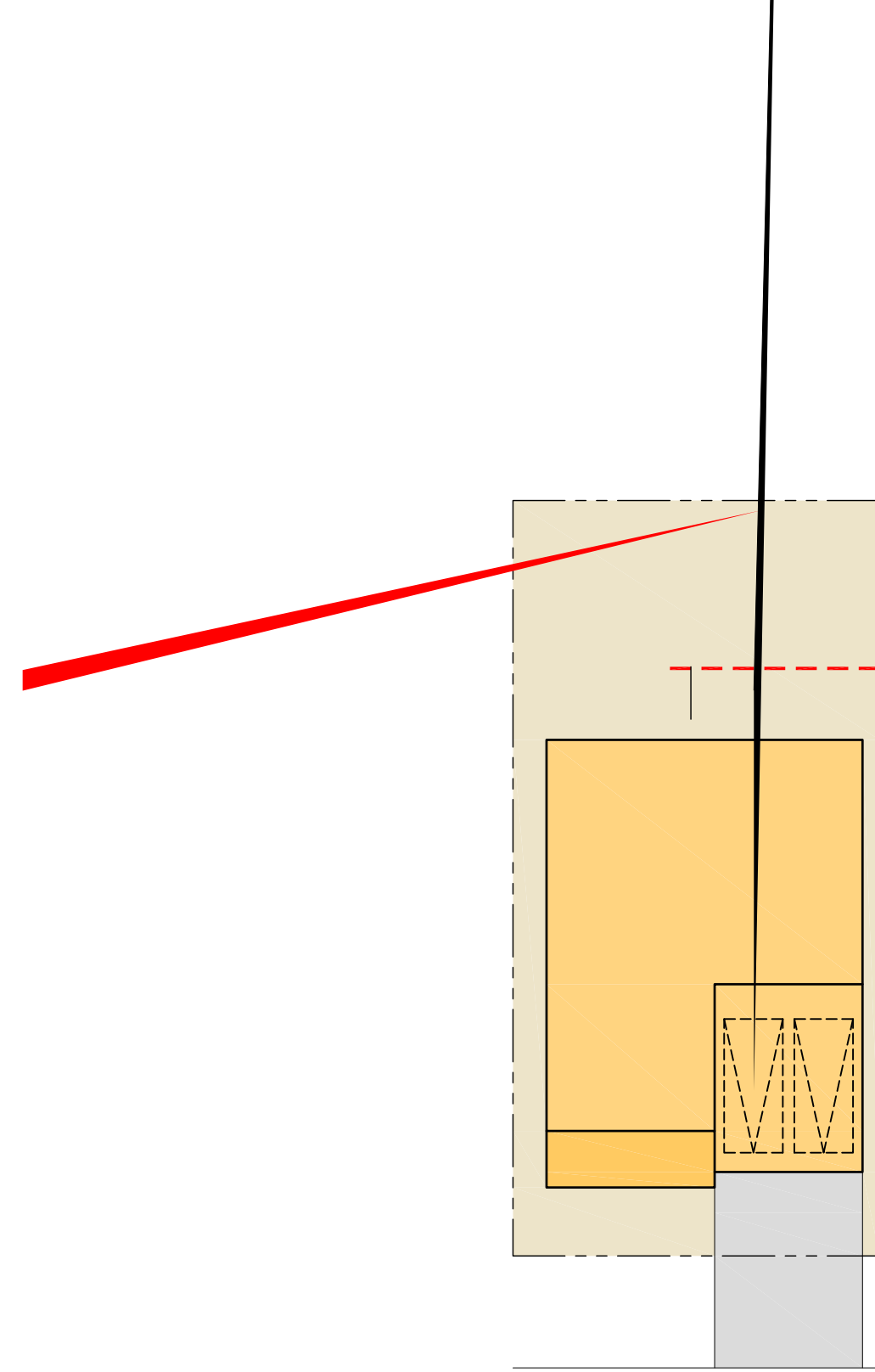
Overall, Minto Kennedy Lands will provide a distinct neighbourhood identity that respects, preserves, and enhances existing open spaces and natural features.



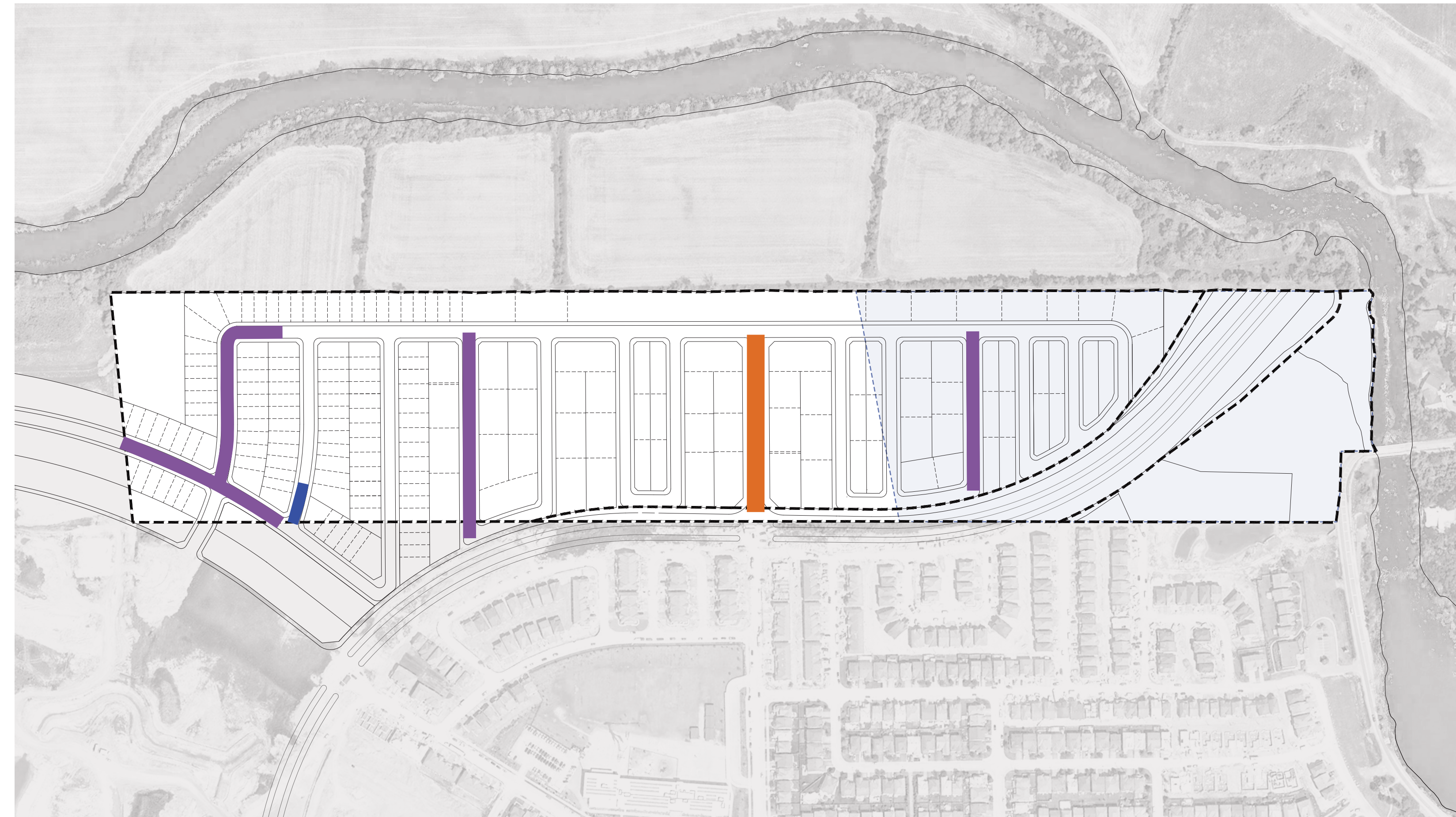
Figure 3 Kennedy Lands Concept Plan

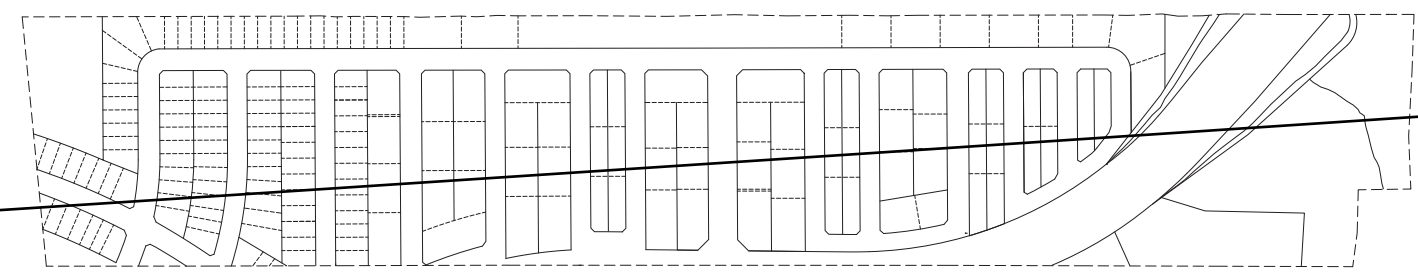
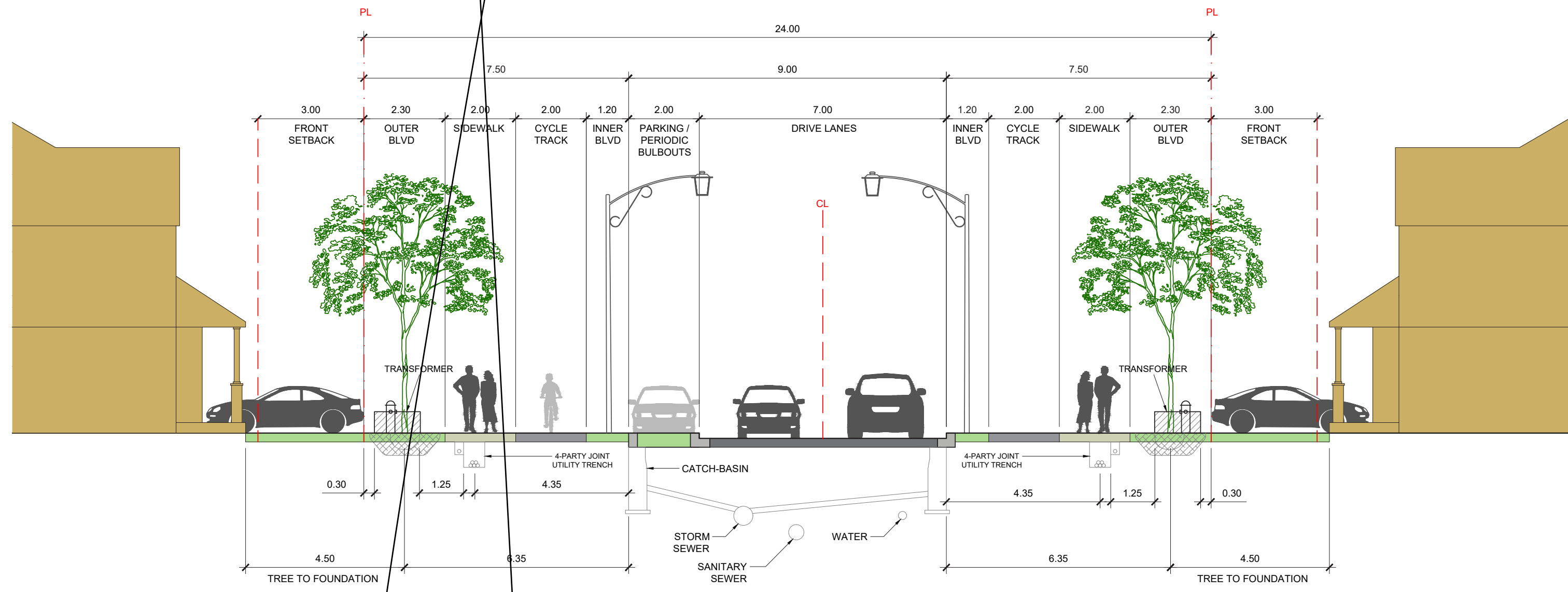














Separated Driveways

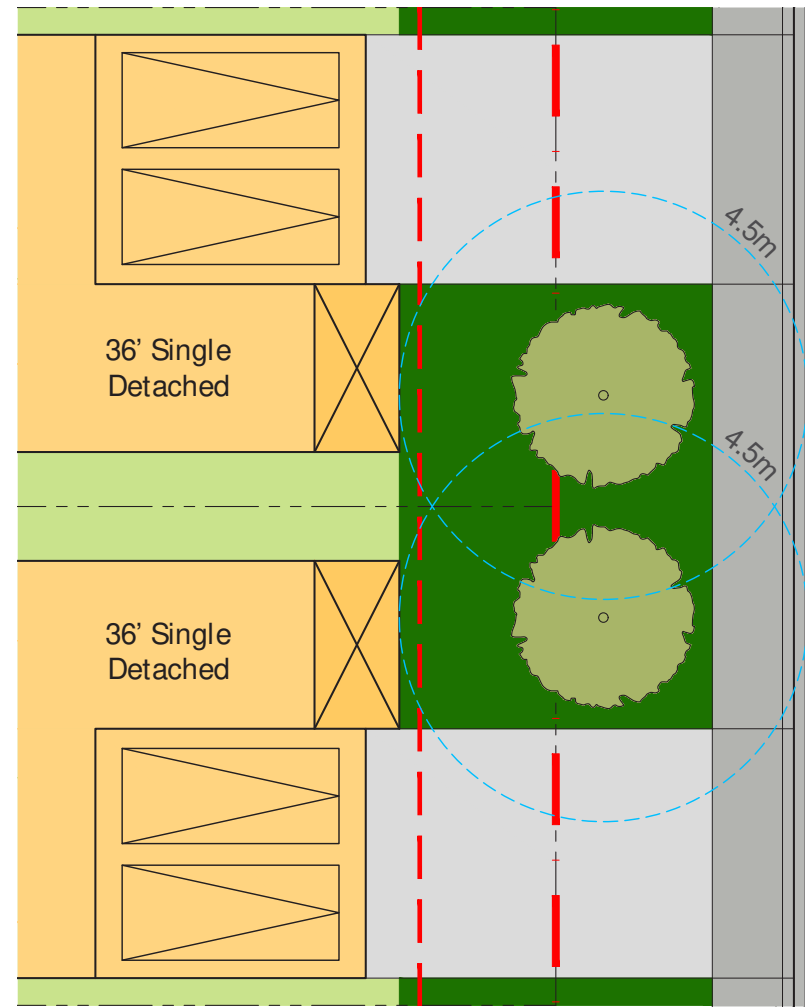


Figure 21 Separated Driveways on 18.0m Local Road

Alternating Driveways

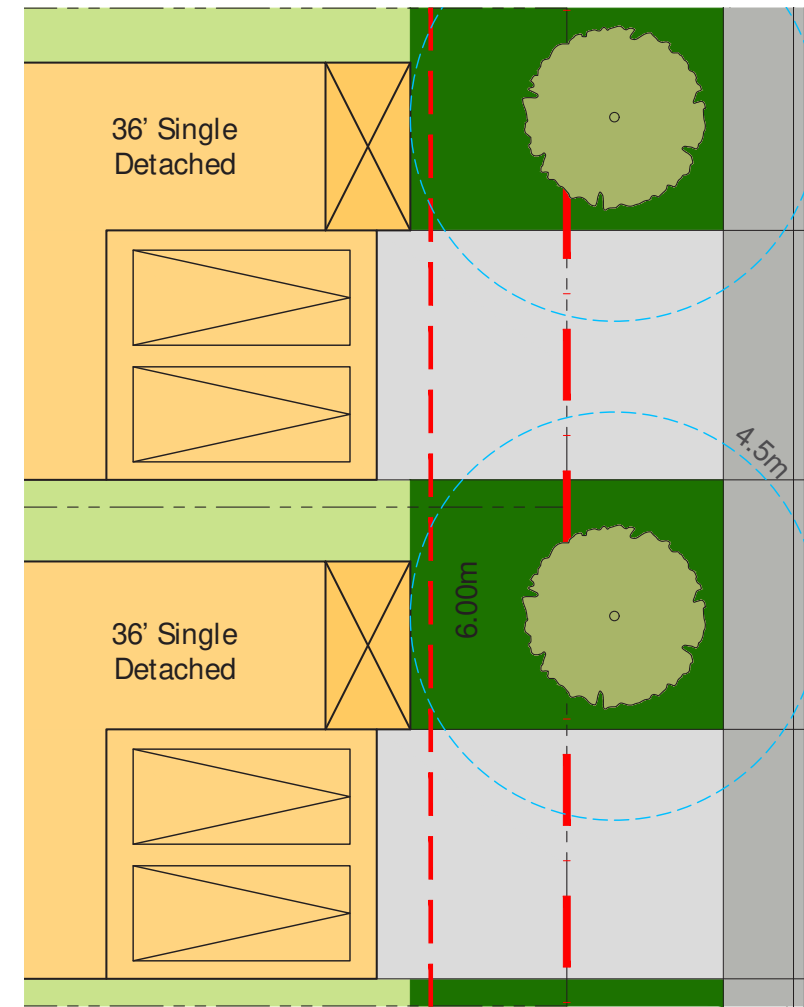


Figure 22 Alternating Driveways on 18.0m Local Road

Street Townhouses

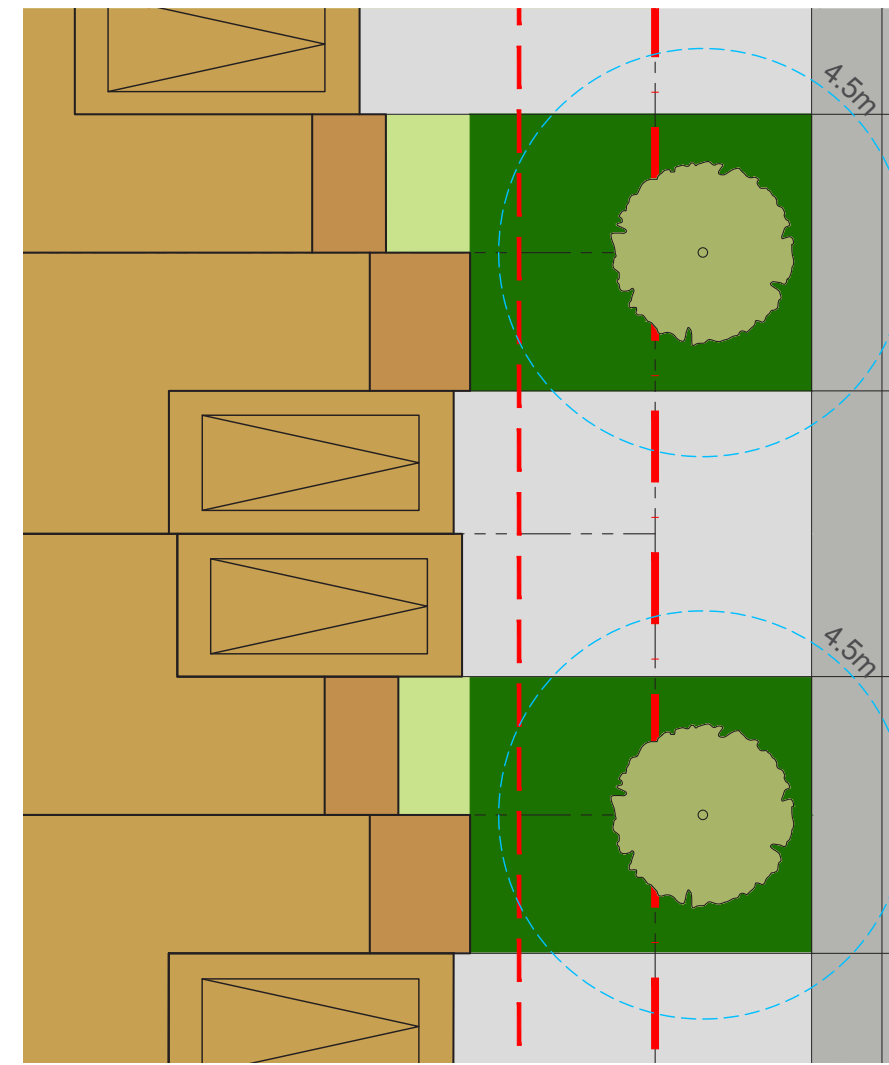
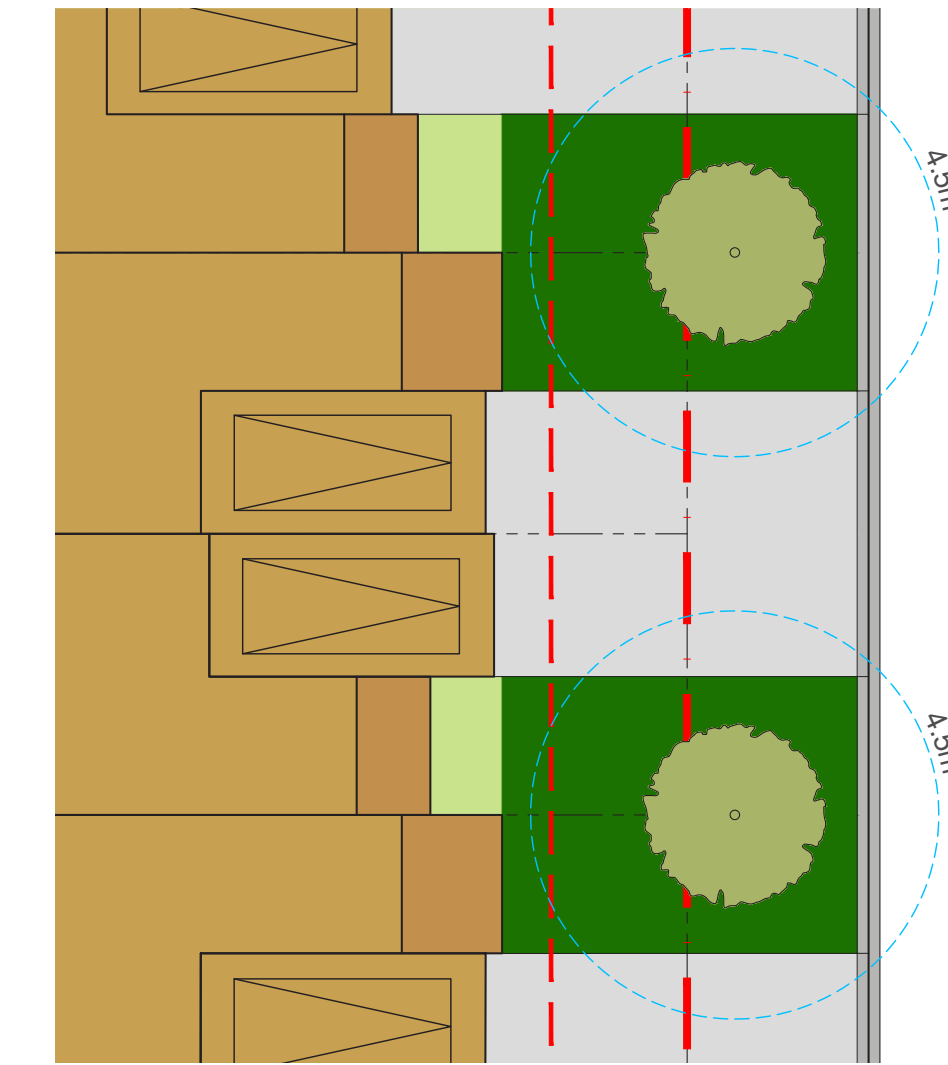
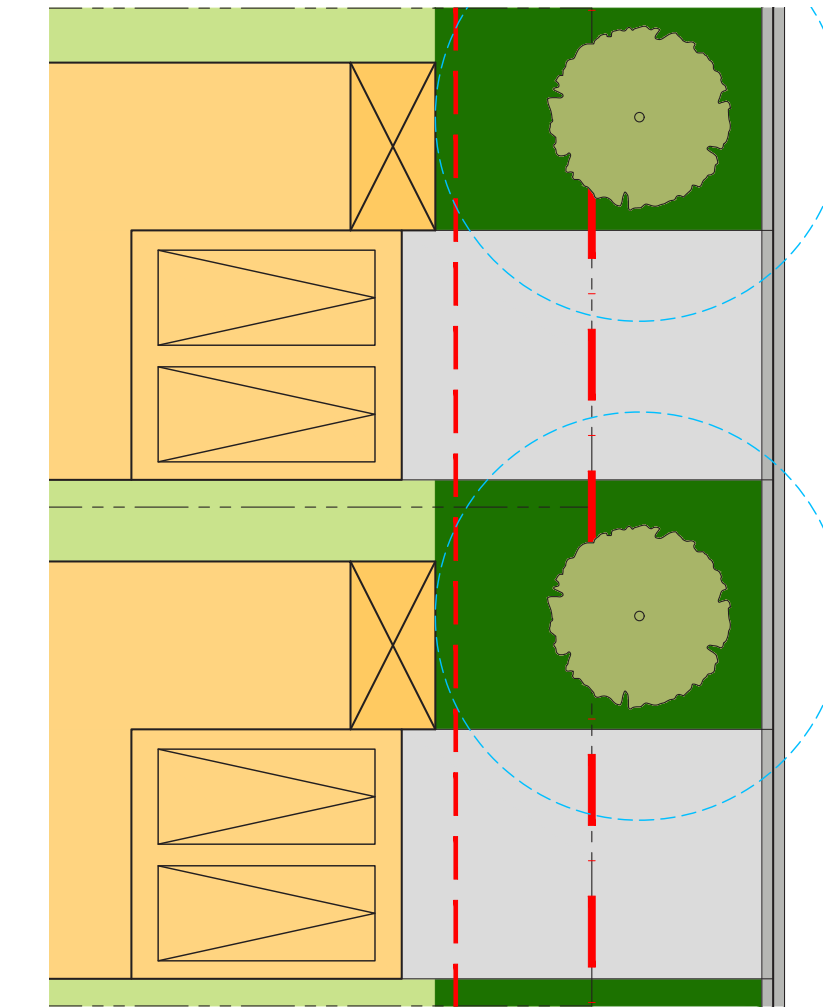
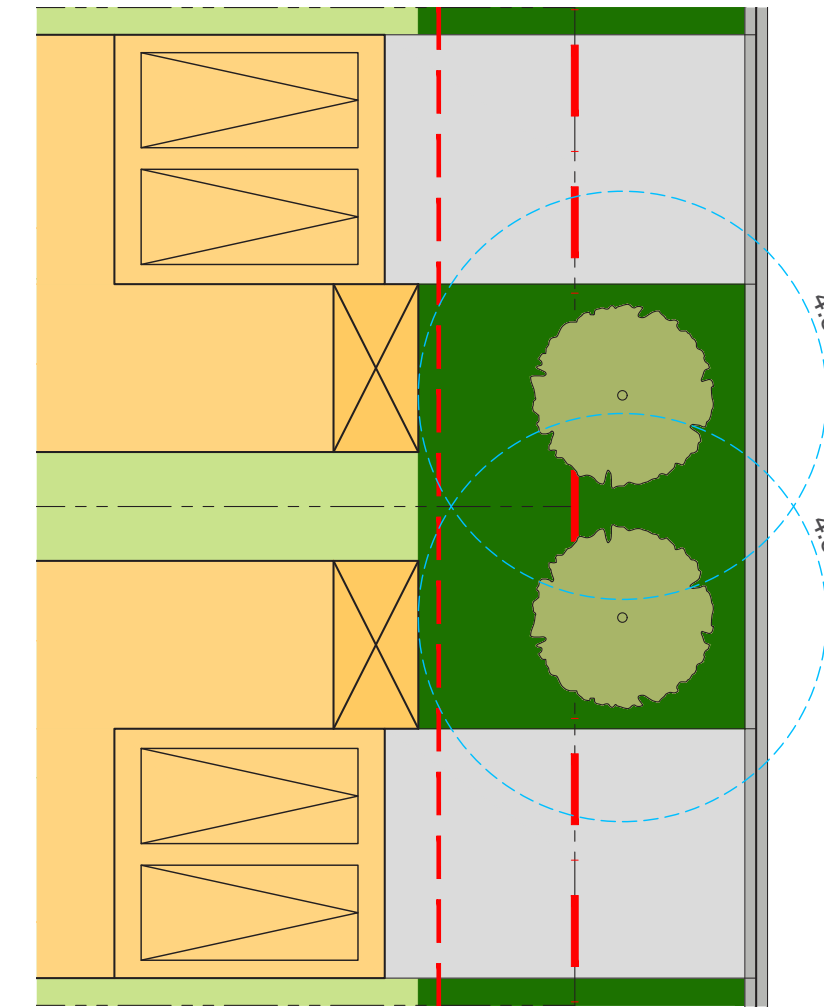


Figure 23 Paired Driveways on 18.0m Local Road



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

