

November 14 - 2022

March Road Kanata Redevelopment

Design Brief

SvN

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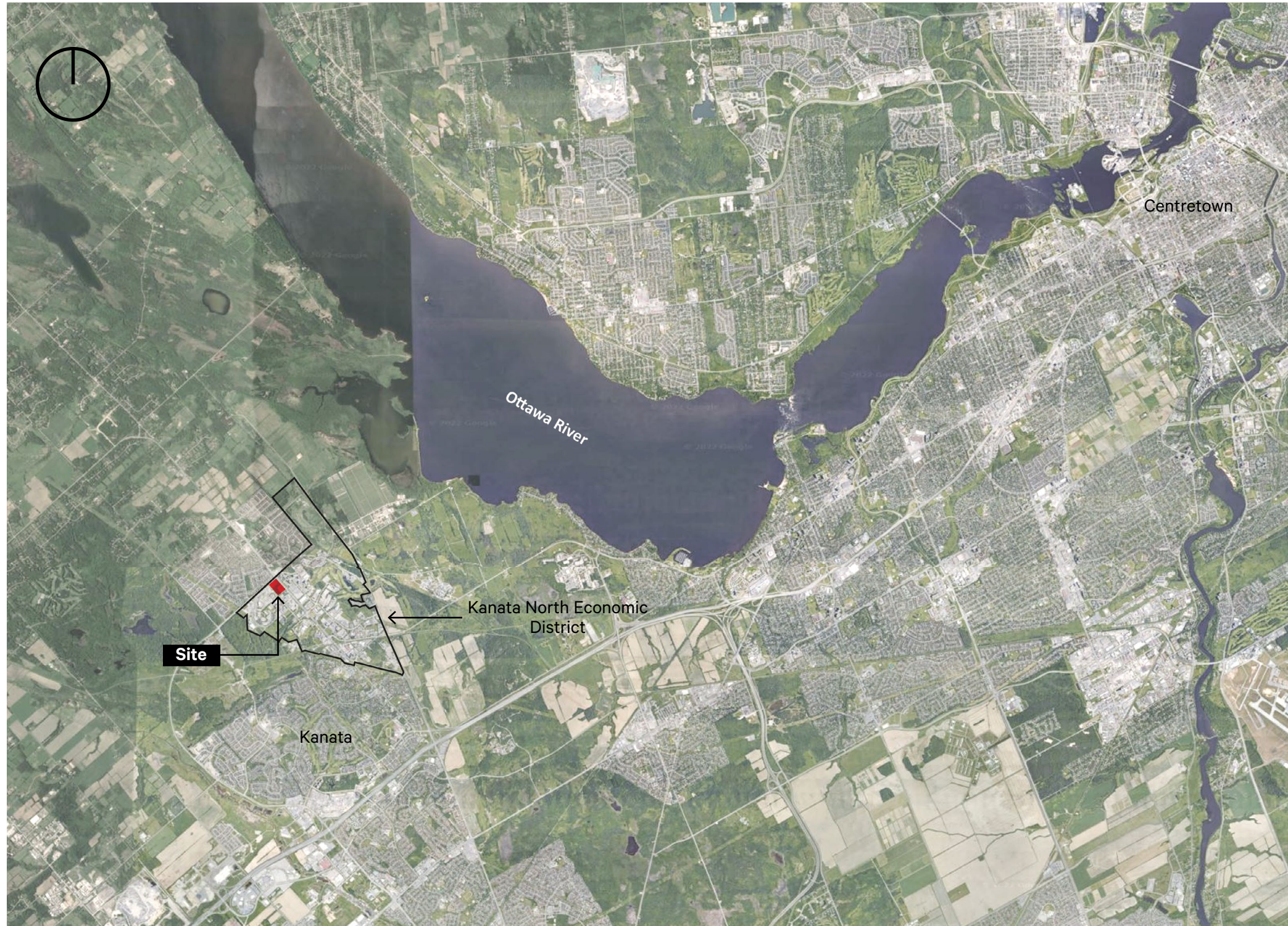
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1. Context

Site Context



The Subject Site comprises of 5.55 ha of land on the southwest corner of March Road and Terry Fox Drive in the Kanata North Economic District. The Subject Site is made up of four existing parcels and is generally flat. From south to north, 555 March Road is developed with a single storey building occupied by a commercial recreational athletic facility and a surface parking lot, 591 March Road is developed with a single storey strip mall, 595 March Road is undeveloped and 603 March Road is developed with a two storey office building and a surface parking lot. All these buildings have existed since the early 1990s. 603 March Road was extended around 2000. It is proposed to incrementally demolish all these buildings to make way for the development.

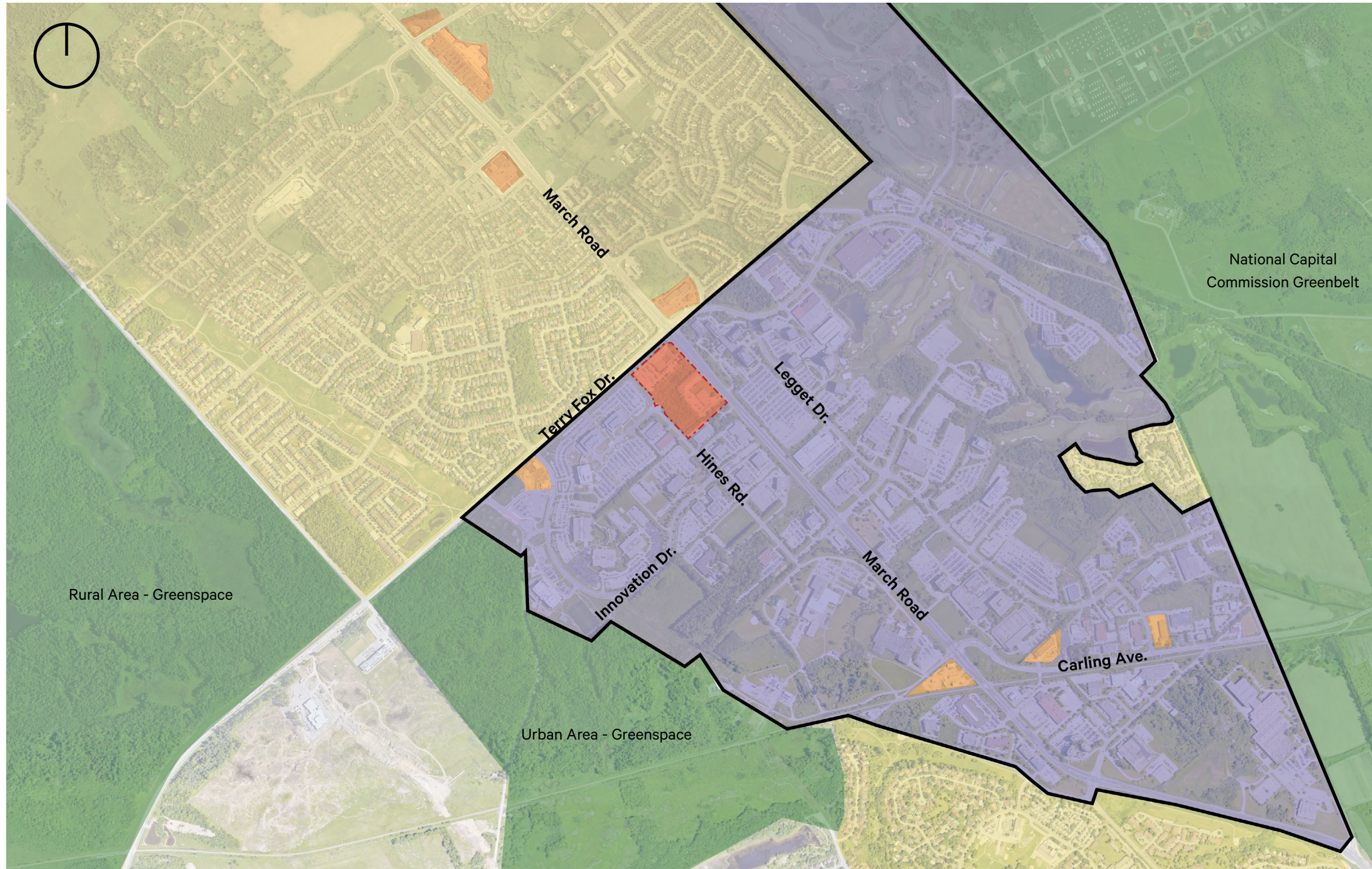
The Subject Site is at the northern edge of the Kanata North Business Park. To the north across Terry Fox Drive is a residential area comprising detached and semi-detached dwellings on Acklam Terrace. Acklam Terrace is a window street to Terry Fox Drive. These dwellings were built in the late 1980s / early 1990s. The closest dwelling is approximately 55m from the Subject Site. Further north there is a commercial plaza at the intersection with Klondike Road.

To the east across March Road is 570 and 600 March Road. These properties are developed with a mid-rise office complex, occupied by Nokia, with a large area of surface parking. A Zoning By-law Amendment has recently been approved to rezone the site to Mixed Use Centre with a height limit of 30 storeys (City file no.: D02-02-22-0034). A mixed use development including apartments, office and commercial uses is proposed.

Bus Rapid Transit is proposed for March Road, with a stop at the intersection of March Road and Terry Fox Drive.

To the south are two properties: 88 Hines Road is developed with a single storey office building and 525 March Road is a former dwelling that is now used as an office. These properties are also designated Kanata North Economic District in the new OP. Under the current zoning they could be redeveloped up to seven storeys.

Surrounding Uses



To the west are two properties. Directly west is 96 Hines Road. This property is part of a larger office campus occupied by Ciena, a technology company. A Multi-use Pathway (MUP) runs along the eastern edge of this parcel, immediately adjacent to the Subject Site. This MUP connects Terry Fox Drive to Hines Road. 93 Hines Road is across Hines Road from the Subject Site and is developed with two buildings occupied by light industrial companies. These properties are also designated Kanata North Economic District in the new OP. Currently they could be redeveloped up to seven storeys. Further west is a commercial plaza at Innovation Drive, a Park and Ride, and the Richcraft Recreation Complex (one of the largest recreation complexes in Ottawa).

- Residential
- Commercial/Retail
- Kanata North Economic District
- Greenspace
- Site

Transportation



- On-Street Cycling Path
- Pathways
- Kanata North Economic District
- - - Future BRT Route
- Future BRT Stop
- Site

Community Amenities

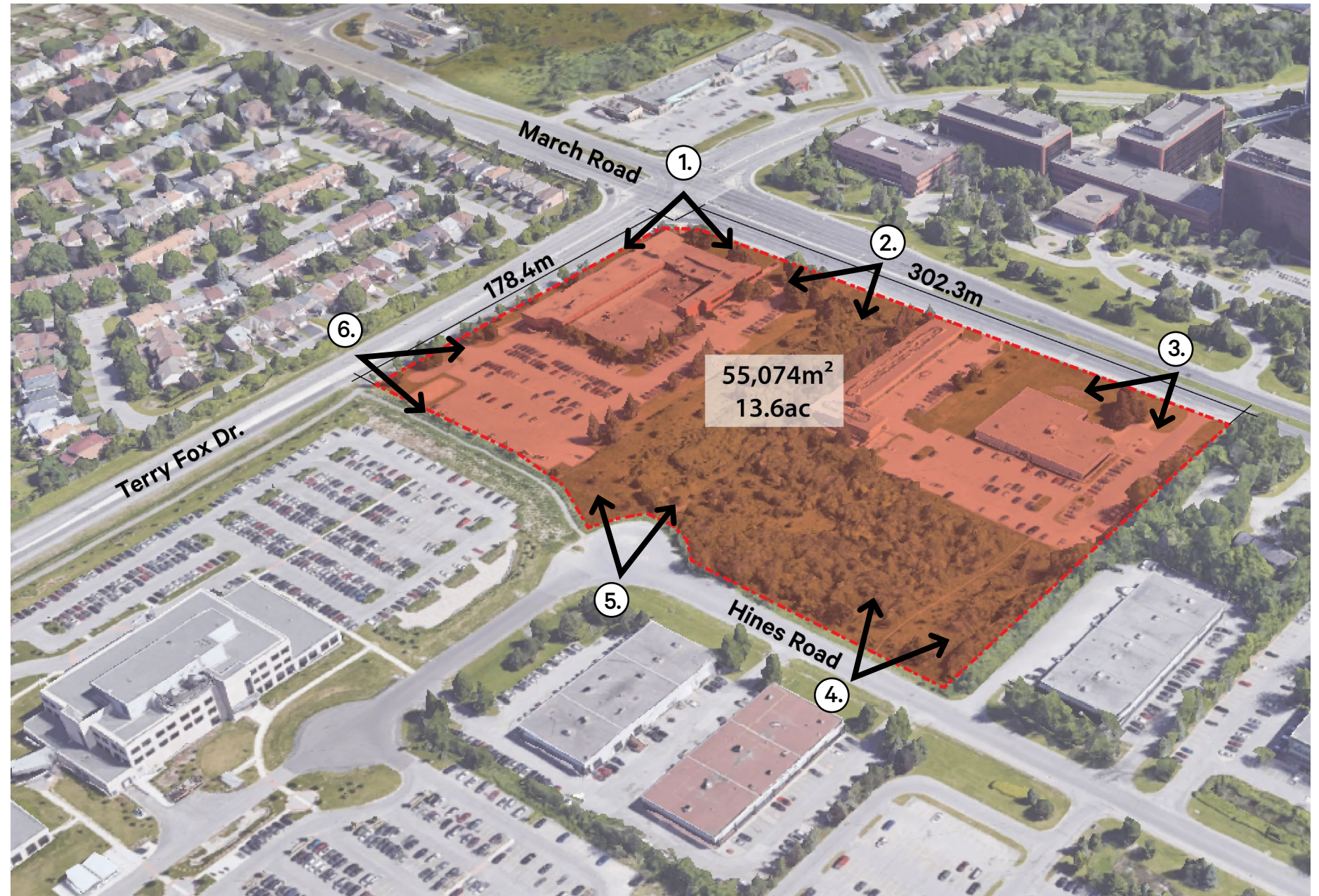


Park Facilities

1. Richcraft Recreation Complex
2. Monk Environmental Park
3. Morgan's GrantWoods Park
4. Allenby Park
5. Gateshead Park
6. McKinley Park
7. Shirley's Brook Park
8. Ravenscroft Park
9. Juanita Snelgrove Park
10. Trillium Woods Park
11. South March Highlands Conservation Forest
12. Forestbrook Park
13. Klondike Road Park
14. W.C. Bowes Park
15. Dunoille Park
16. Old March Town Hall Park
17. Brookshire Park
18. Lismer Pines Park
19. Kimmins Court Park
20. Logan Lea Park
21. Lawren Harris Park

- Day care
- Community Centre
- School
- Greenspace
- Kanata North Economic District

Existing Site Conditions



Existing Site Conditions

3.



4.



5.



6.



2. Design Principles

Ottawa Official Plan (Draft November 2021)

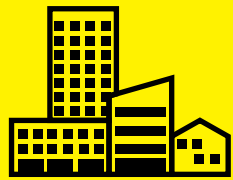
6.6.3.2 Kanata North Economic District

- New developments should **promote growth and a competitive position for talent, jobs and investments:**
 - *Transform from a car-oriented business park to a **mixed use innovation district with a wide range of uses** - residential, employment, commercial and institutional*
 - **Focus highest densities at emerging activity centres** - within 600m of Transitway stations at Terry Fox Drive
 - **Create a finer grid block pattern** and introduce new private and public streets to improve connectivity
- **The Zoning By-law will aim to broaden land use permissions,** reduce required setbacks, reduce on-site parking requirements, and establish min/max floor space index ratio.
- Activity centres shall develop **high density of jobs and housing, and permit up to high rise buildings.** Activity centres should also include signature urban plaza which may be privately owned.
- **Encourage broad range of dwelling sizes, including market and affordable housing**
- Development **shall not require min parking**
- **Consider new connections to reduce the block length** including exploring one or more new intersections between Solandt/March Road and Terry Fox/March Road.

An architectural rendering of a modern urban development. The scene features several multi-story residential buildings with a mix of brick and wood paneling. In the foreground, there is a lush green courtyard with a wooden walkway, a playground with yellow equipment, and a yoga studio with large glass windows. People are shown walking, pushing a stroller, and playing in the courtyard. The overall atmosphere is bright and vibrant, suggesting a high-quality, mixed-use neighborhood.

We want to support this vision for innovation by creating an exceptional mixed-use, urban neighbourhood for a low carbon future.

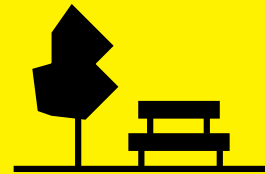
Design Principles



Mixed-use programming



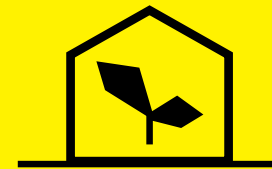
Chophouse Row, Seattle



Lively and intimate public spaces



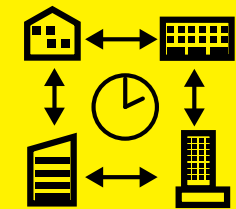
Pocket Patios, Austin & San Antonio, dwg.



High performance, low carbon buildings



Co-Housing Wohnprojekt Wien, Vienna



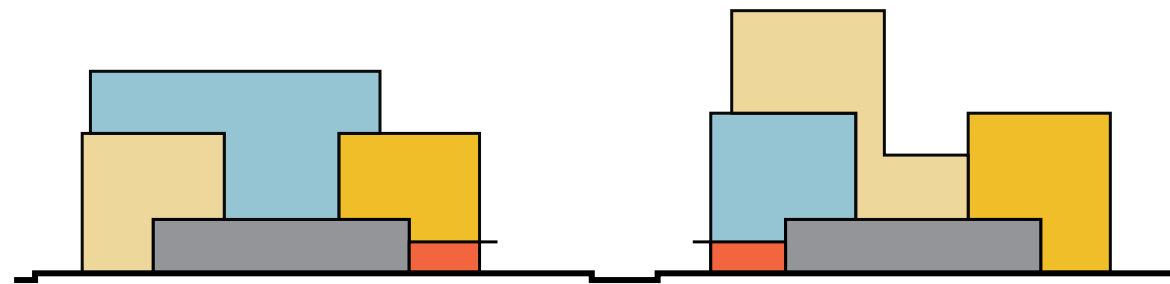
Flexibility in planning



Nordhavn, Copenhagen

Mixed-Use

An eclectic diversity of residential, commercial, and retail uses paired with great public spaces to create an active and vibrant, mixed-use community.



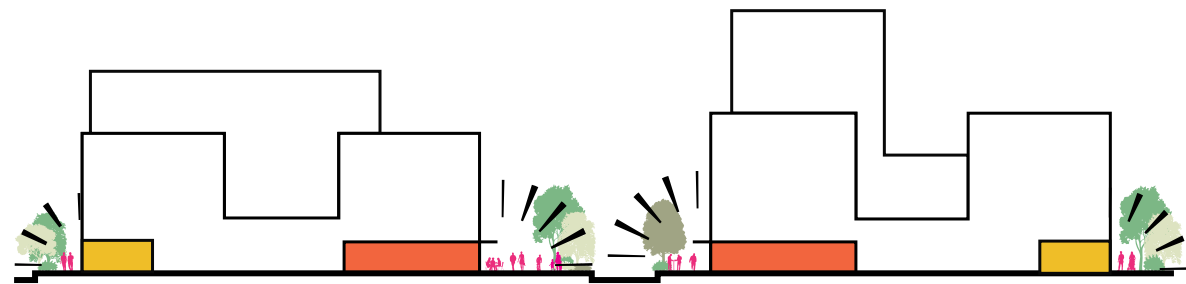
Public Space

A cohesive and continuous landscape of intimate public spaces that connect each building to the larger community.



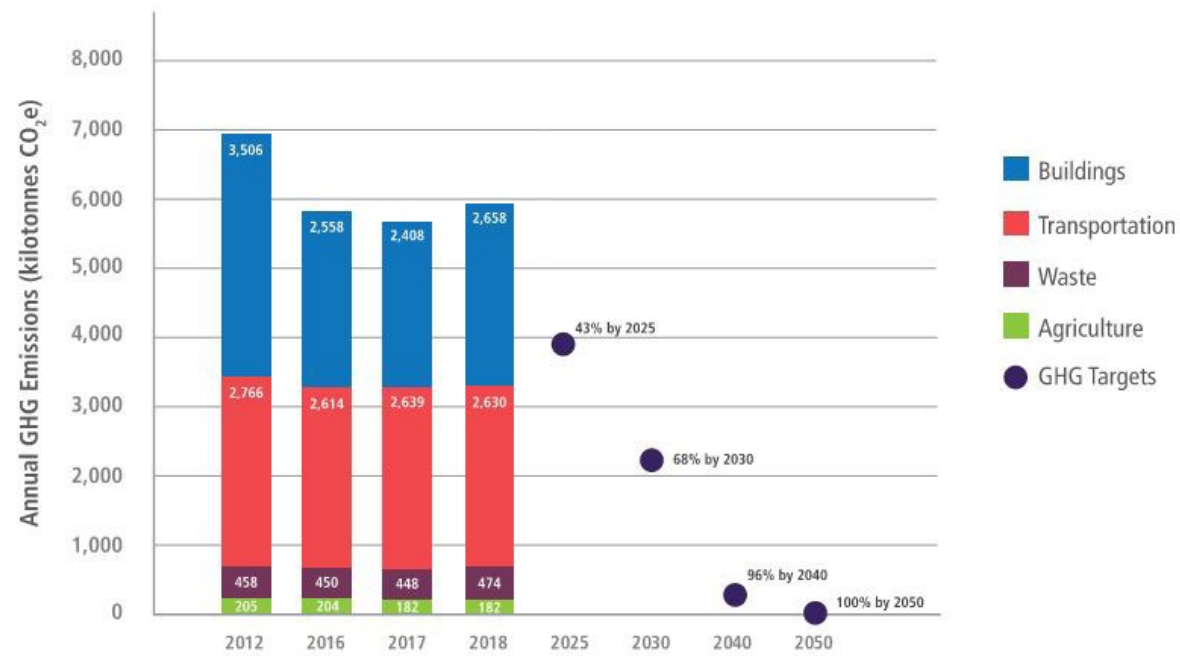
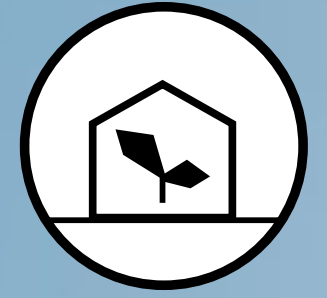
Public Space

Active street frontages that foster 'creative collisions' with a mix of uses.



Sustainability

Innovation in sustainability through a combination of building and landscape strategies.

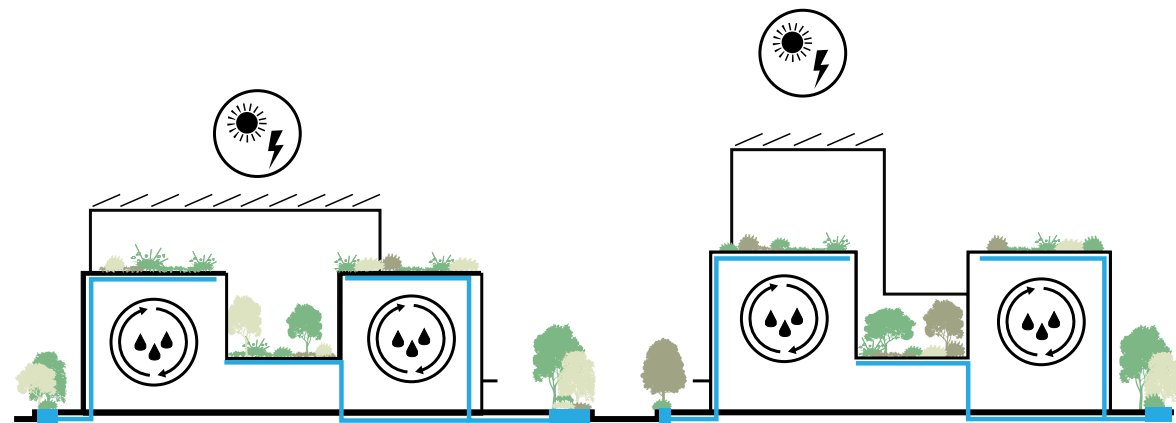


Ottawa's Progress Toward Achieving Community GHG Reduction Targets



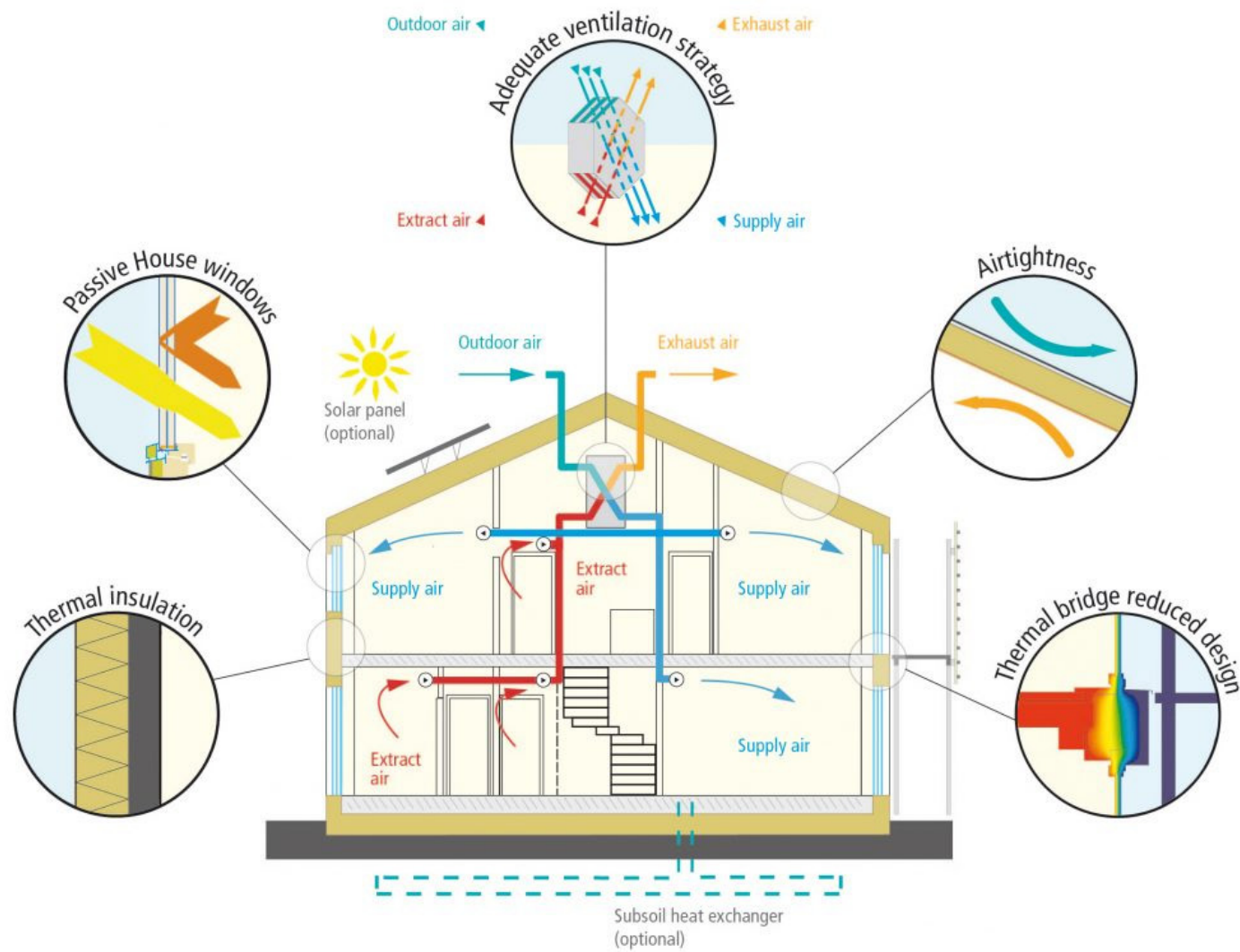
Sustainability

Low impact development strategies and active landscapes to build a resilient community.



Sustainability

High performance building systems and mass timber construction to create a low carbon community.

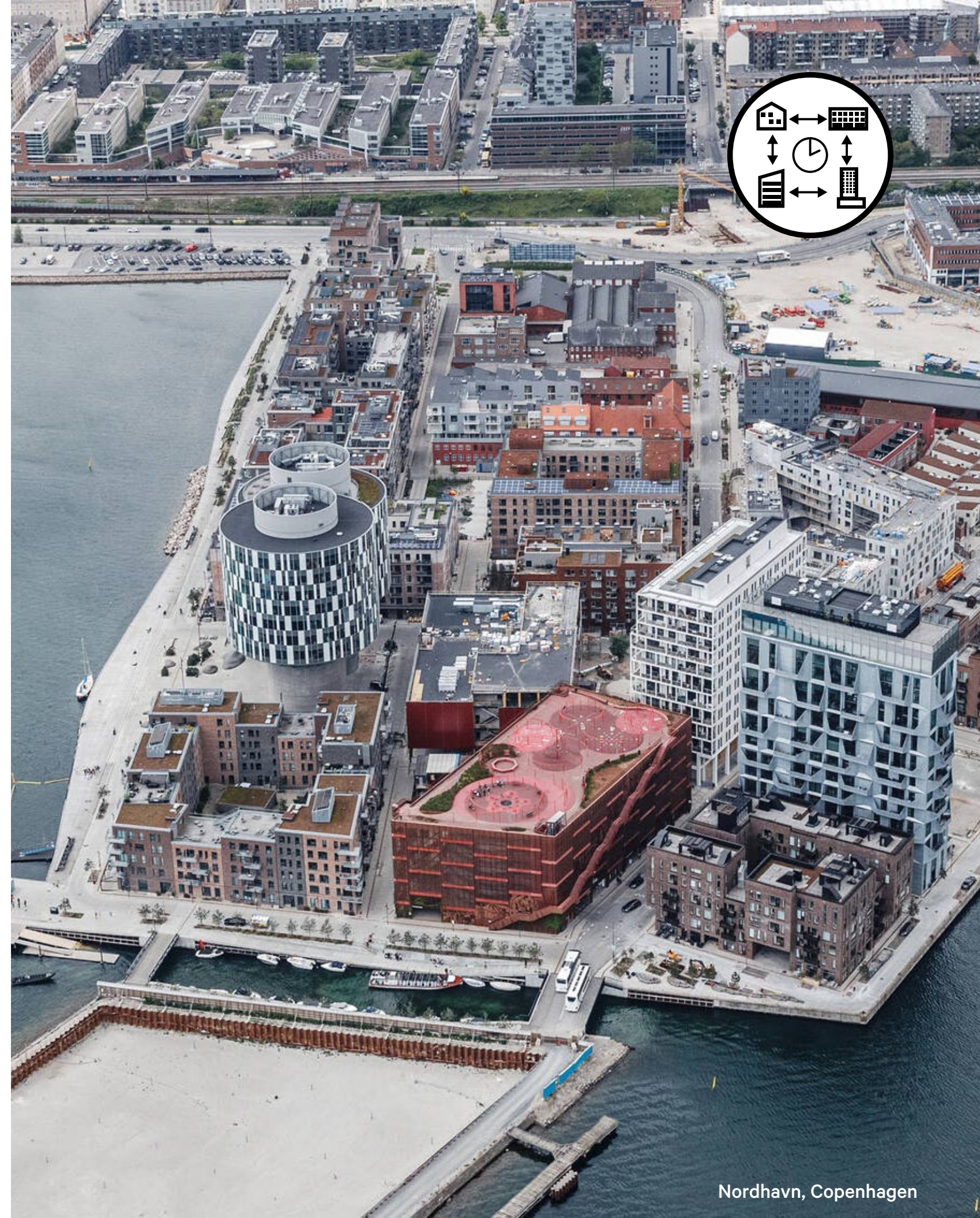
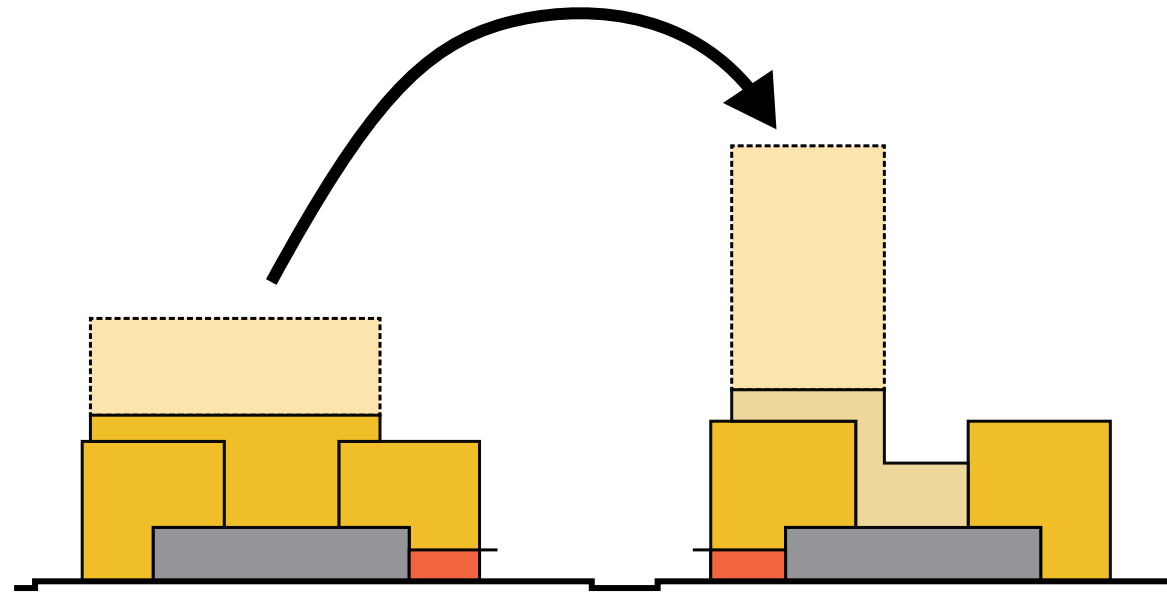


source: Passive House Canada



Flexibility

Innovative and adaptable concept plan to allow the neighbourhood to respond and evolve through phased development.



Project Vision

The concept plan aims to provide a variety of different street conditions, building sizes, and public spaces. A mix of building uses further enhances this vision, creating a truly urban node supported by future transit connections in the heart of a dynamic, special economic district.



3. Massing

Concept Plan

- Residential
- Amenity
- Office
- Retail
- Parking
- Bike Lane
- Loading/Parking
- Park
- Retail Edge
- Amenity Edge
- Parking/Loading Entrance
- Easement

Proposed GCA: **192,305m²** (2,069,971ft²)

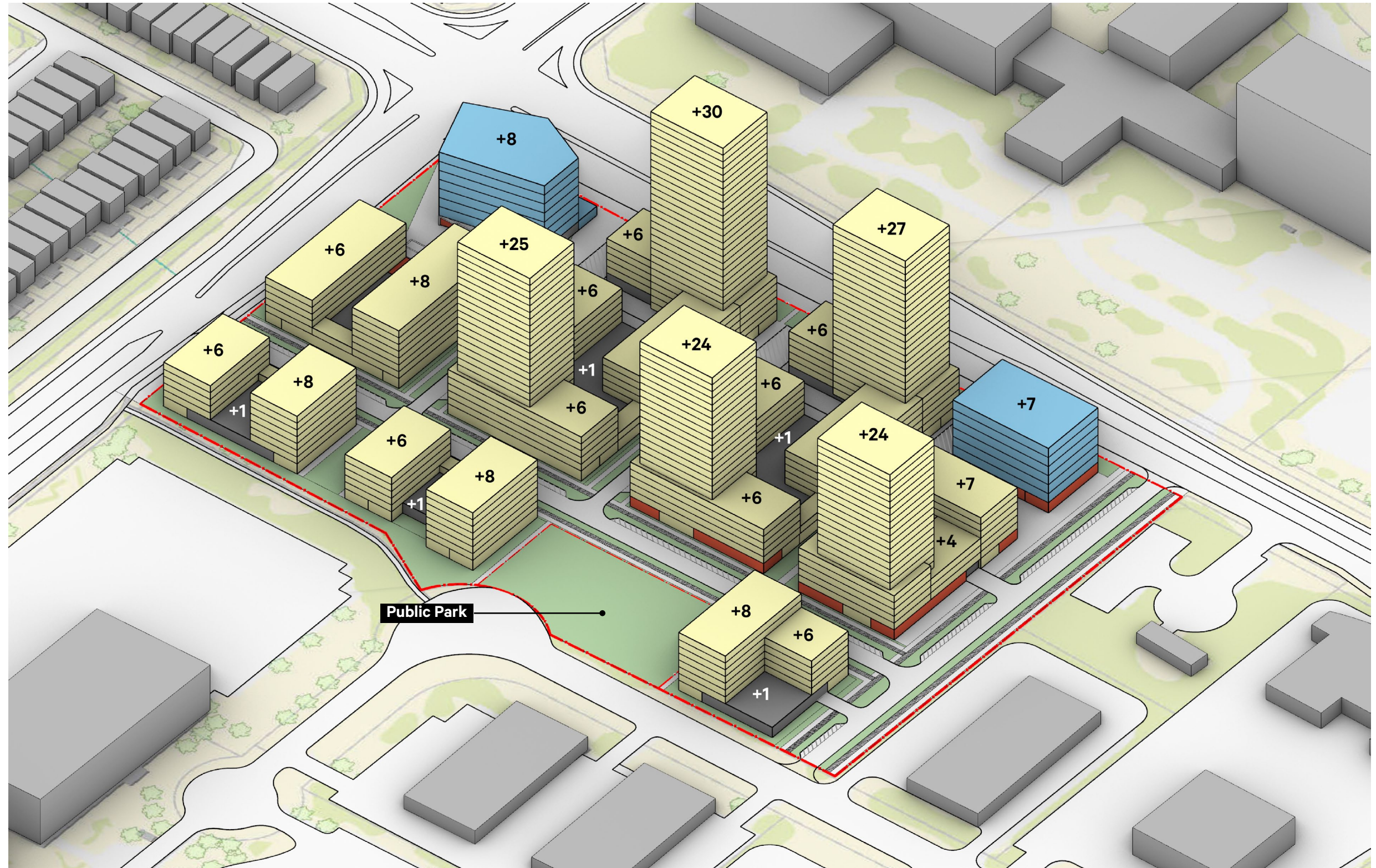
Total # Units: **2,100**

Site Area: **55,511m²**



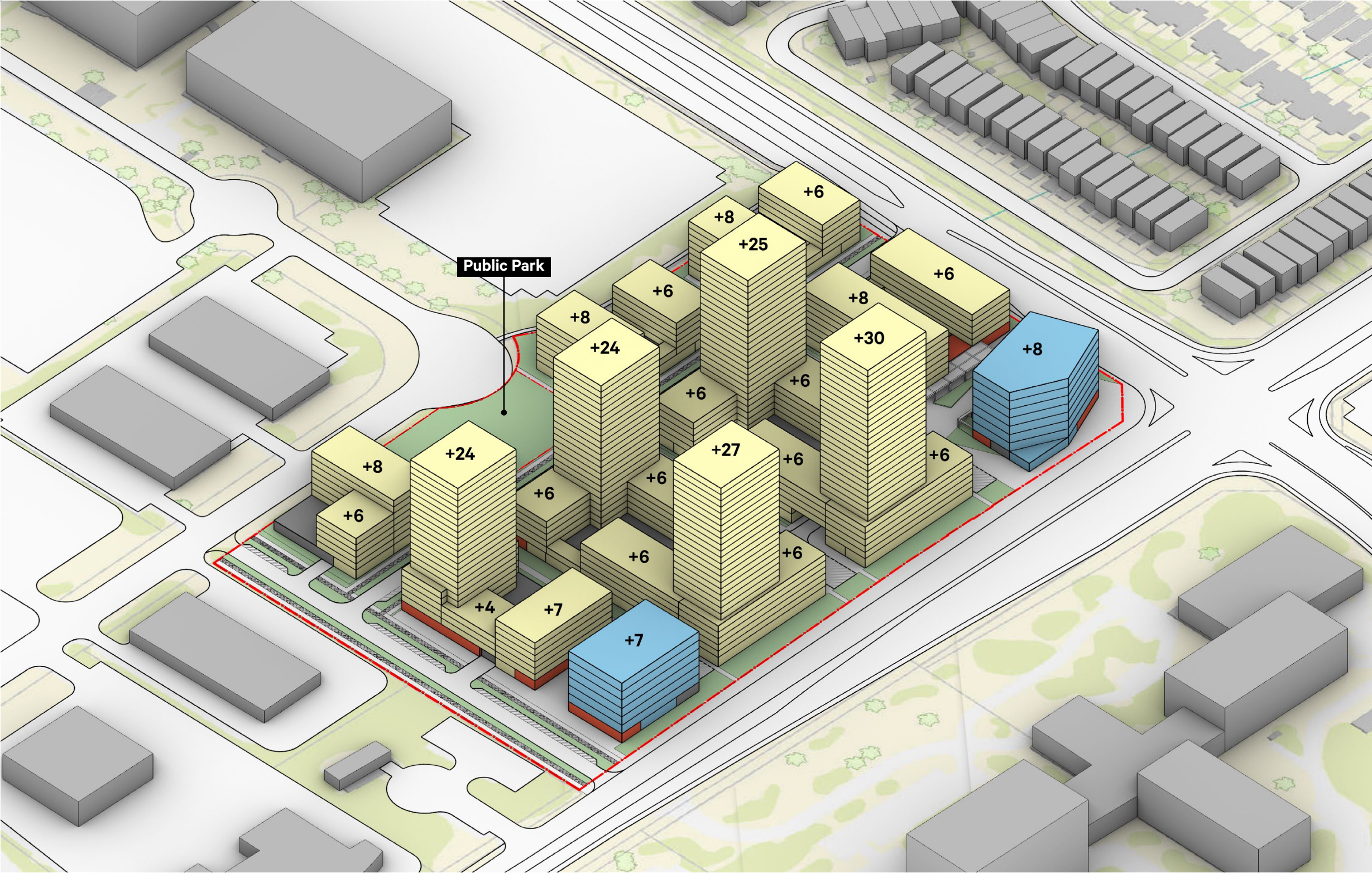
South-West View

- Residential
- Amenity
- Office
- Retail
- Parking



North-East View

- Residential
- Amenity
- Office
- Retail
- Parking



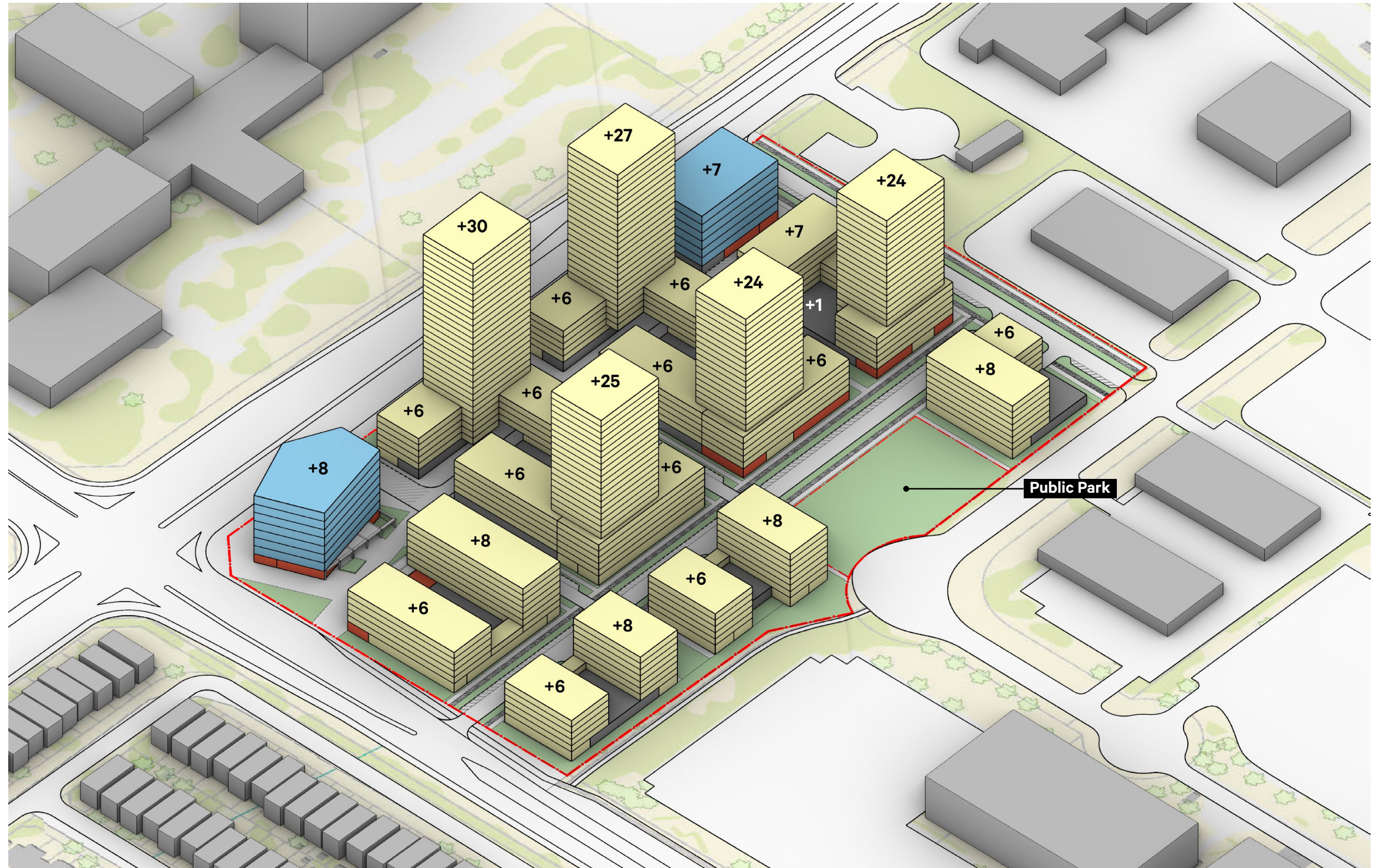
North-East View

- Residential
- Amenity
- Office
- Retail
- Parking











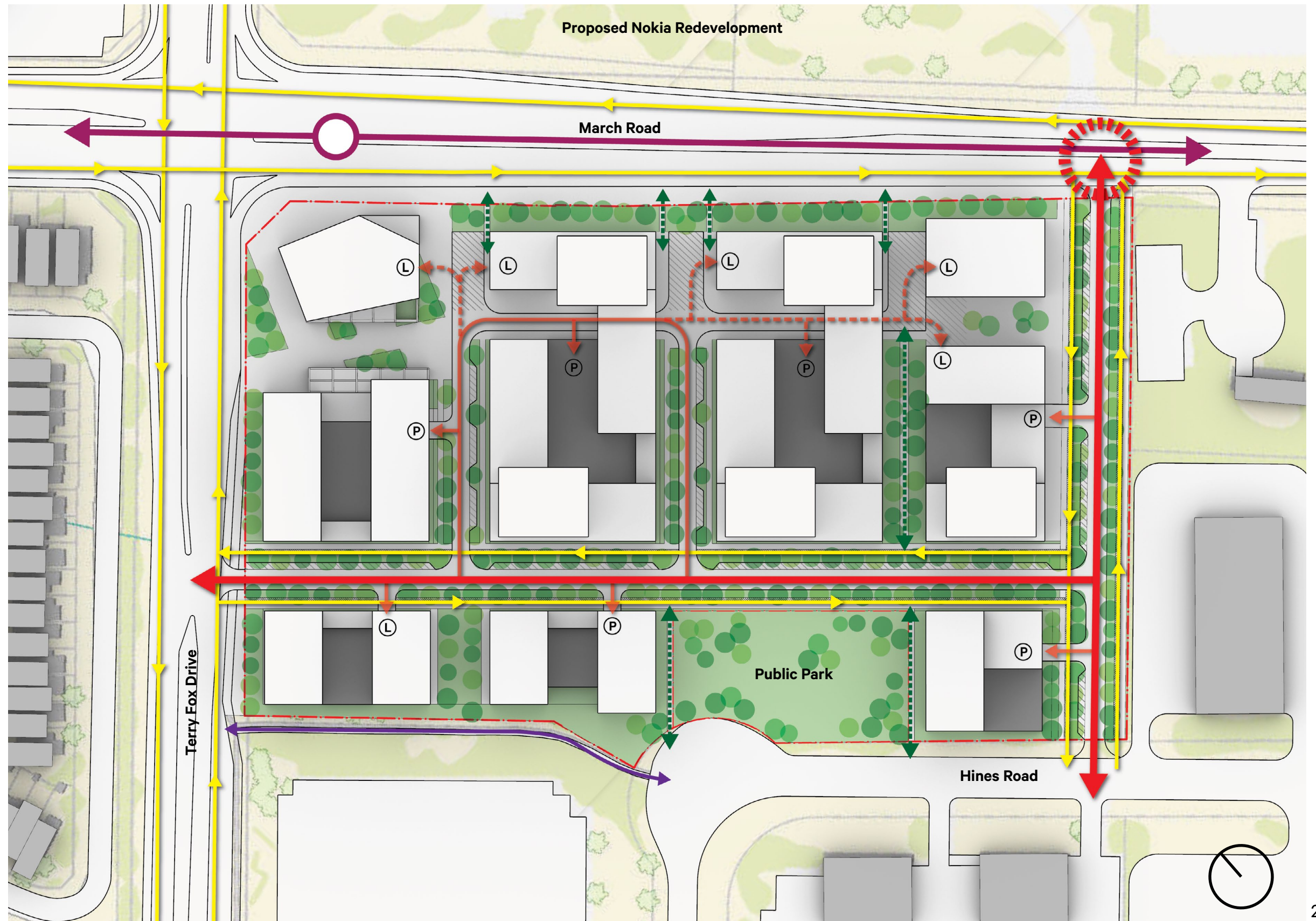
North-West View

- Residential
- Amenity
- Office
- Retail
- Parking



Concept Plan - Access, Parking, Servicing

-  Future BRT Stop
-  Future BRT Route
-  Vehicles
-  Vehicle Loading & Parking Access
-  Cycling
-  MUP (Existing)
-  Pedestrian Connection
-  New Signalized Intersection



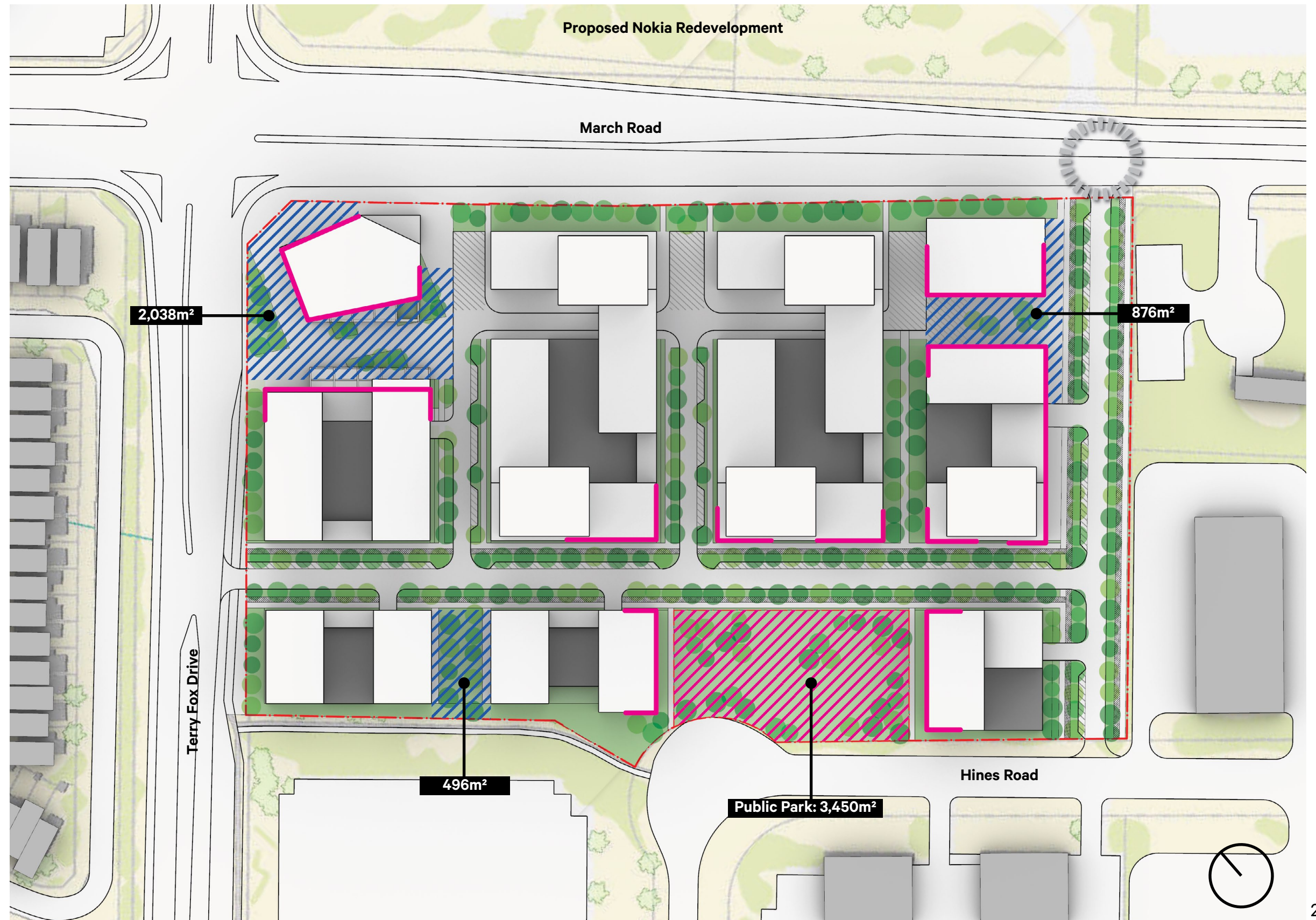
Concept Plan - Public Realm

- Active Edges
- ▨ POPS
- ▨ Public Park
- Planting
- New Signalized Intersection

Park Area: **3,450m²**

POPS Area: **4,684m²**

Site Dedicated to Public Realm: **15%**



4. Urban Design

Urban Vision

Reflecting the City's Park Development Manual, a public park is proposed at the heart of the development fronting onto Hines Road. A variety of dynamic ground floor uses including residential amenity areas and retail spaces help to activate the park.



Urban Vision

Key plazas form a gateway for the development at the corners of the site along March Road (including from the BRT stop at March Road and Terry Fox Drive). These plazas are fronted by a mix of commercial, residential, and retail buildings. These public spaces prioritize ground floor activation. A variety of retail offerings are allowed spill out into the plaza under sheltered arcades.



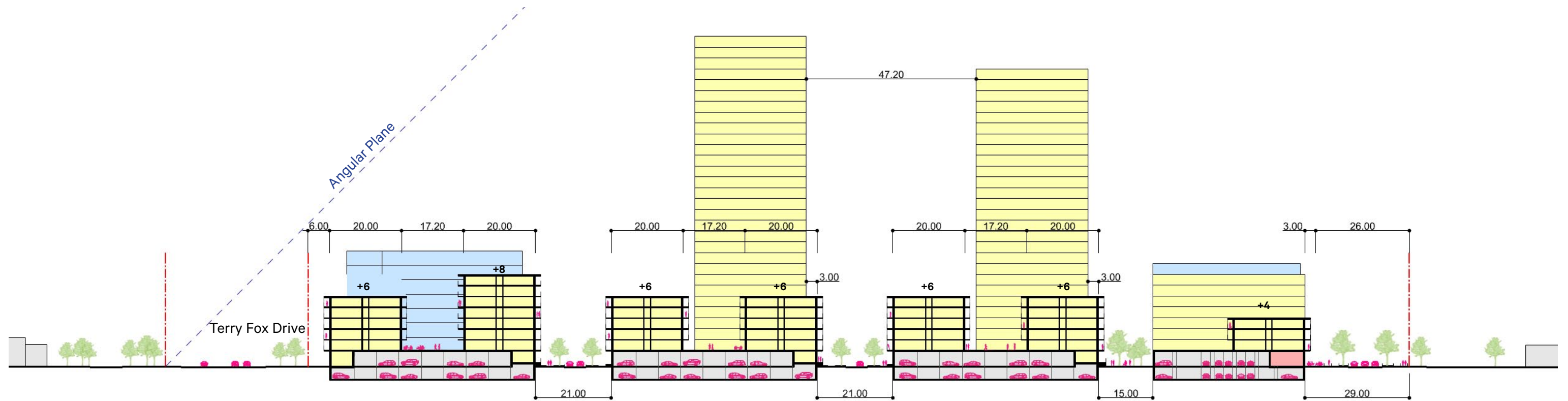
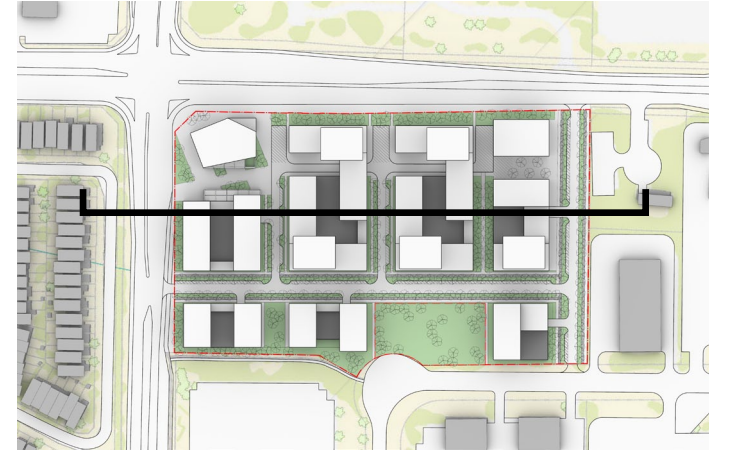
Urban Vision

The pedestrian and cycling experience is prioritized throughout the site. The majority of most streets are dedicated to planting, bike infrastructure, and footpaths. Smaller scale residential streets (Type C and D) are characterized by ground floor residential units and lush landscaping.



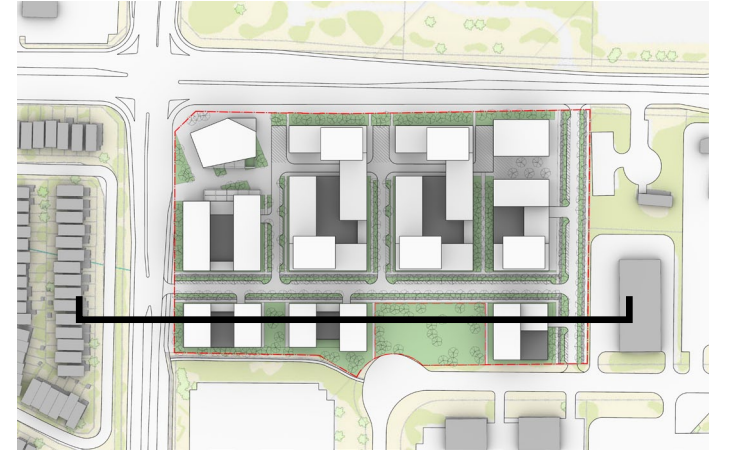
Site Sections

- Residential
- Amenity
- Office
- Retail
- Parking

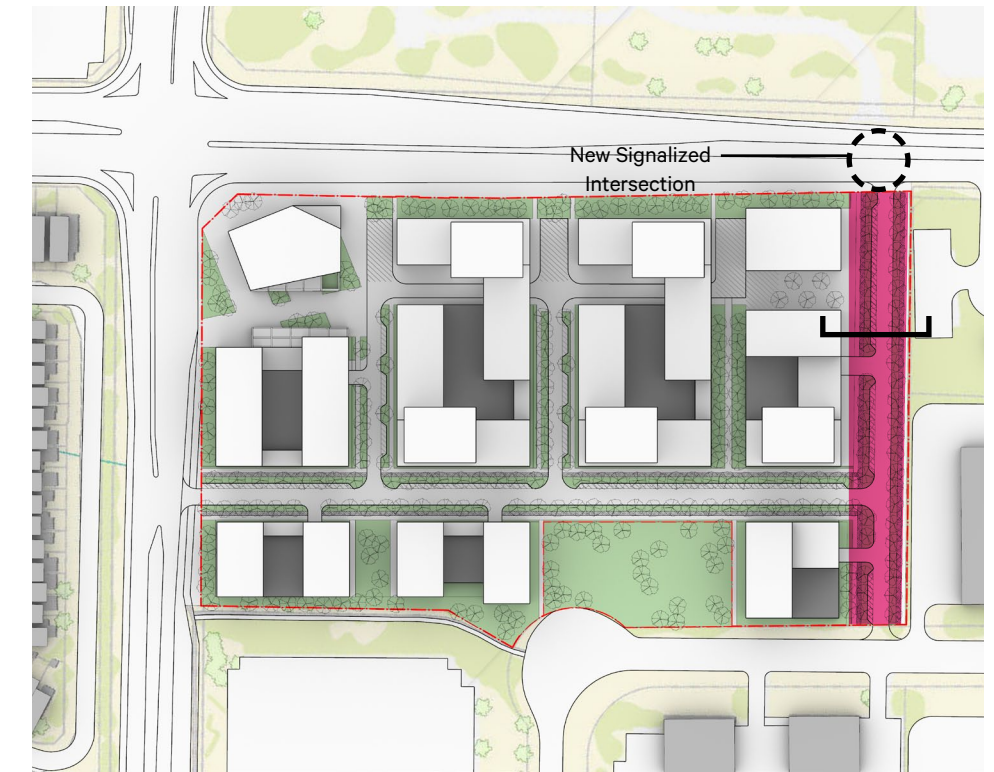
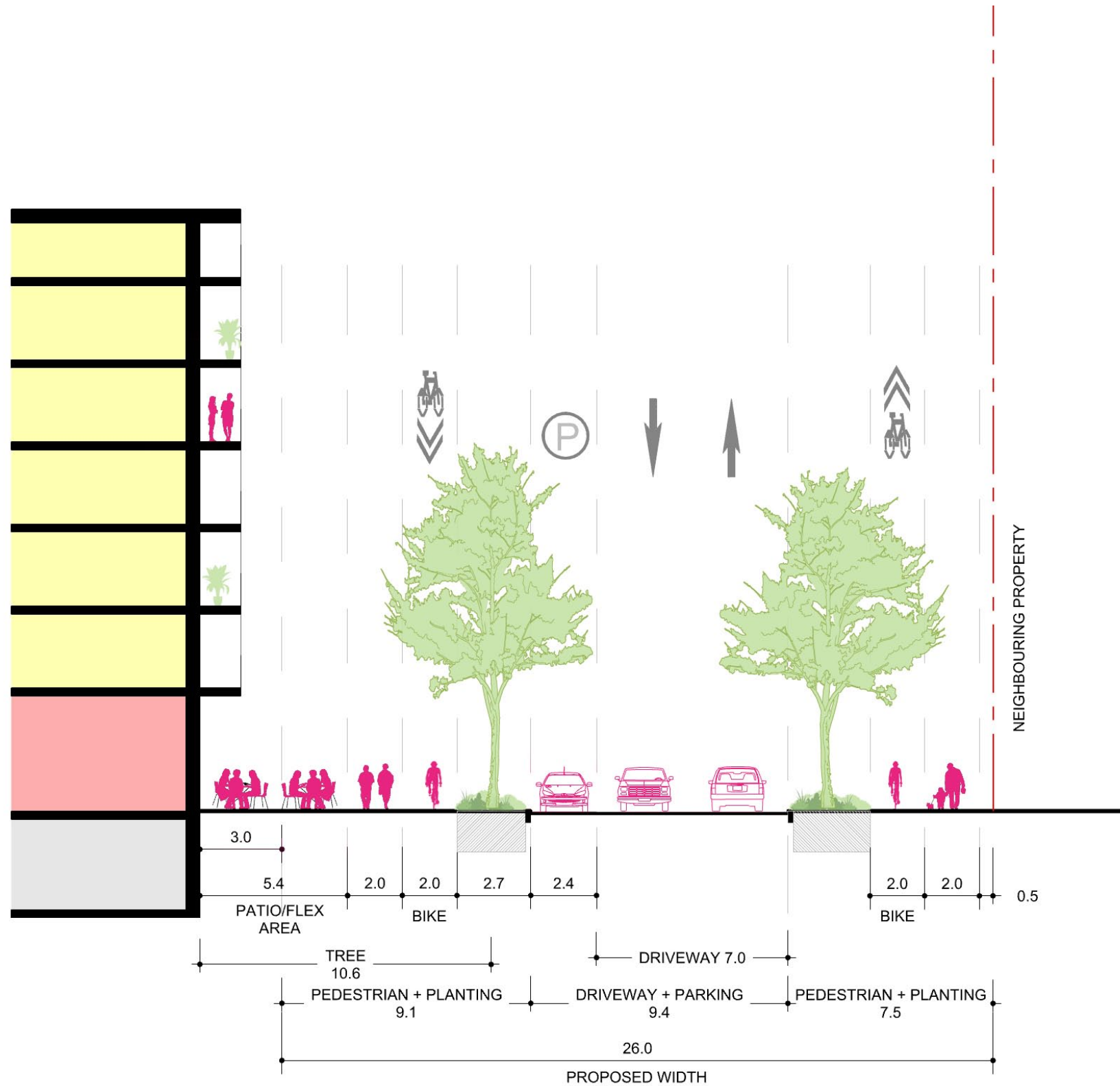


Site Sections

- Residential
- Amenity
- Office
- Retail
- Parking



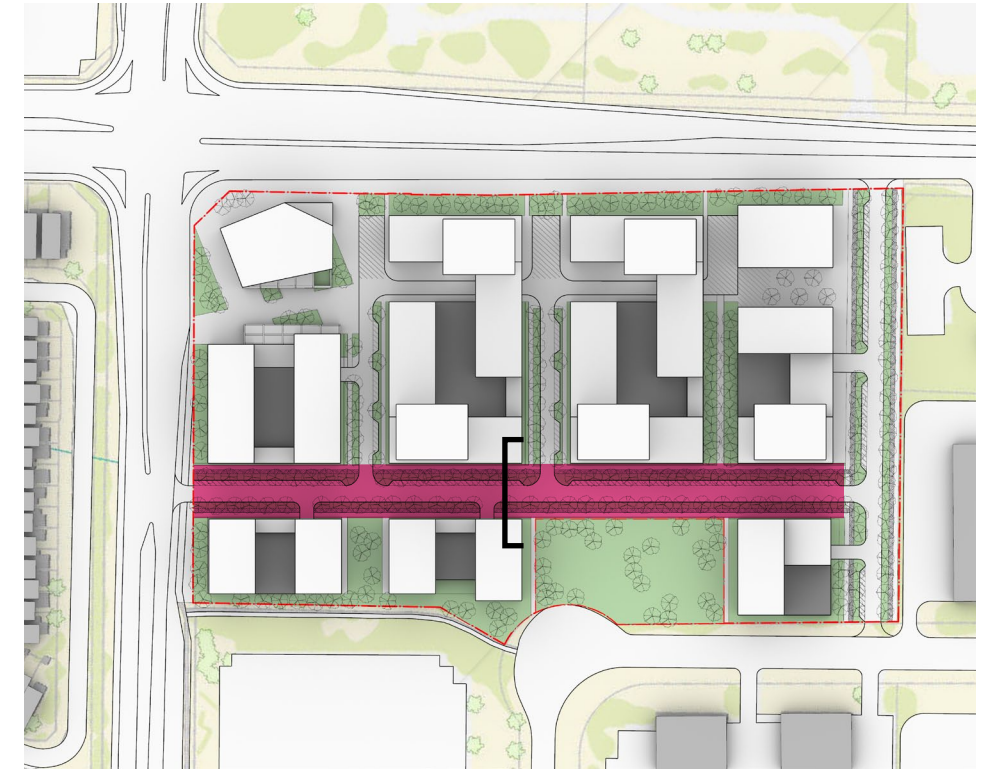
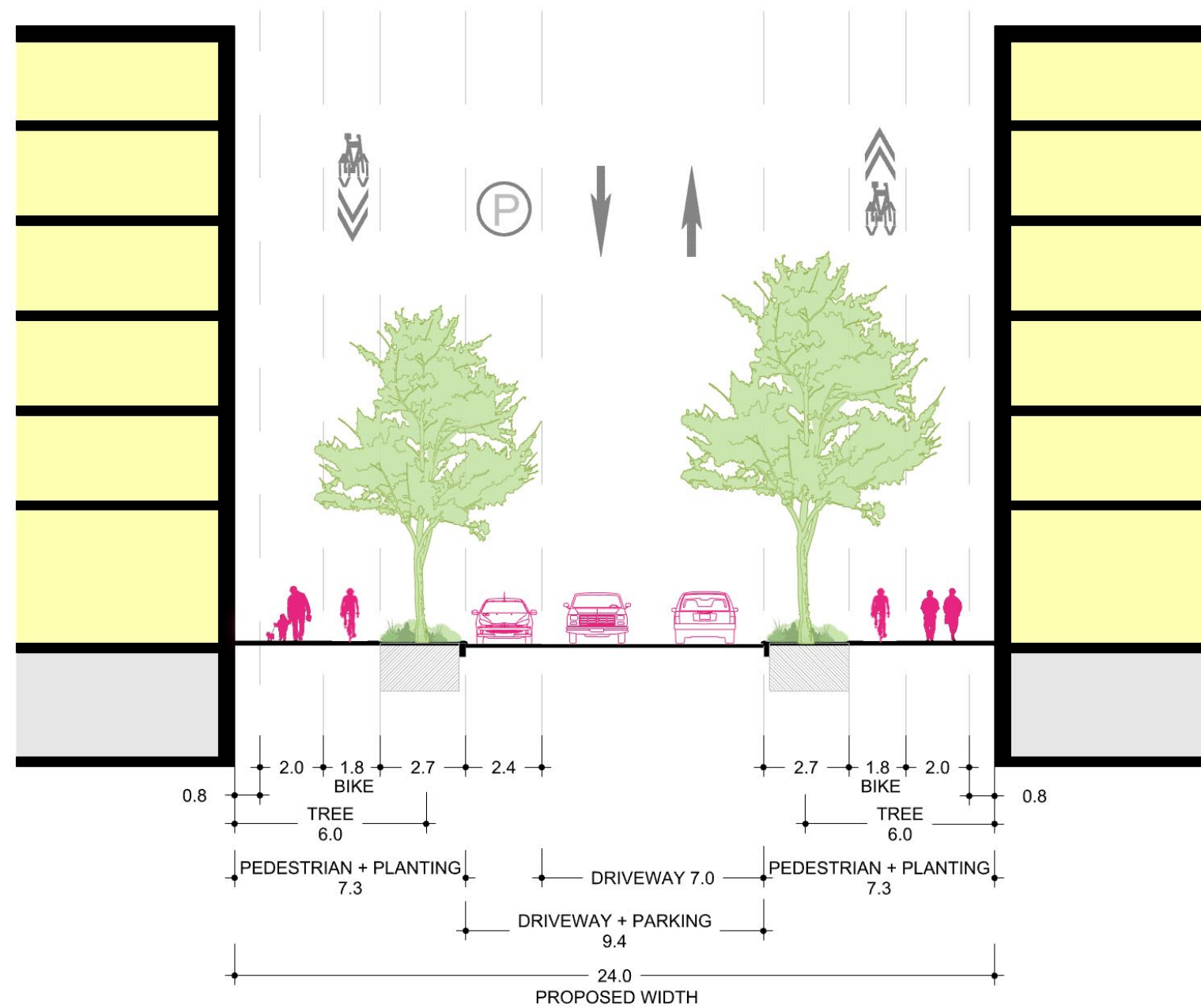
Type A - 26m Market Street



- Residential
- Amenity
- Office
- Retail
- Parking

The 'Market Street' street lies at the edge of the site. It connects the development to a new signalized intersection at March Road. This street section features a 5.4m flex/spill out space for ground floor retail or planting. Footpaths and bike lanes are separated from vehicular traffic by a generous tree lined boulevard.

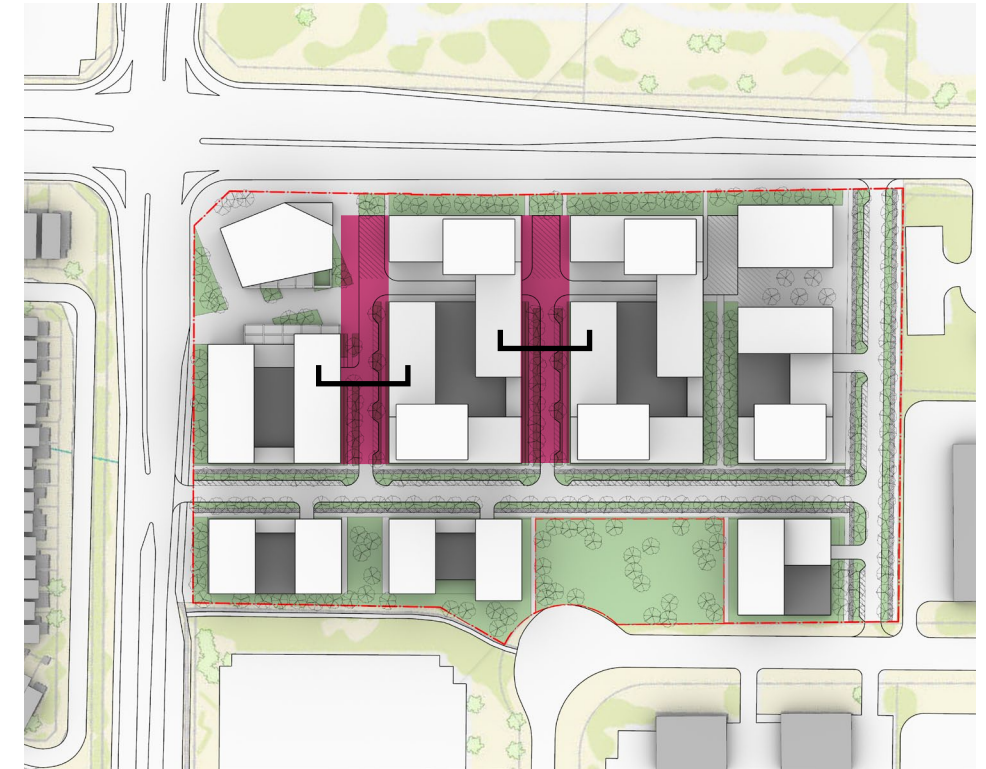
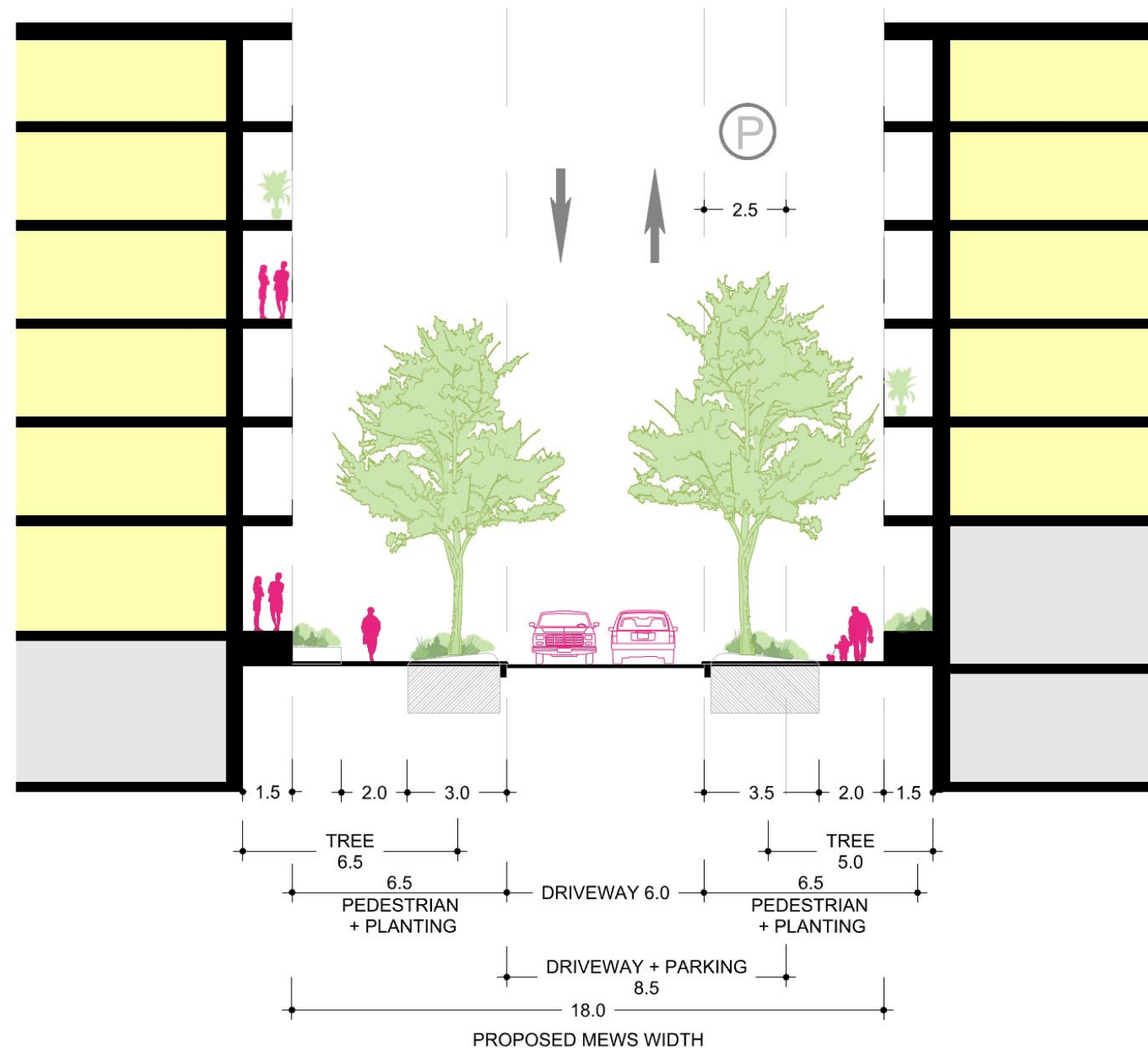
Type B - 24m Park Street



- Residential
- Amenity
- Office
- Retail
- Parking

The Type B 'Park Street' connects the development to a proposed intersection at Terry Fox Drive. Similar to the Type A street, this section features footpaths and bike lanes separated from vehicular traffic by a tree lined boulevard.

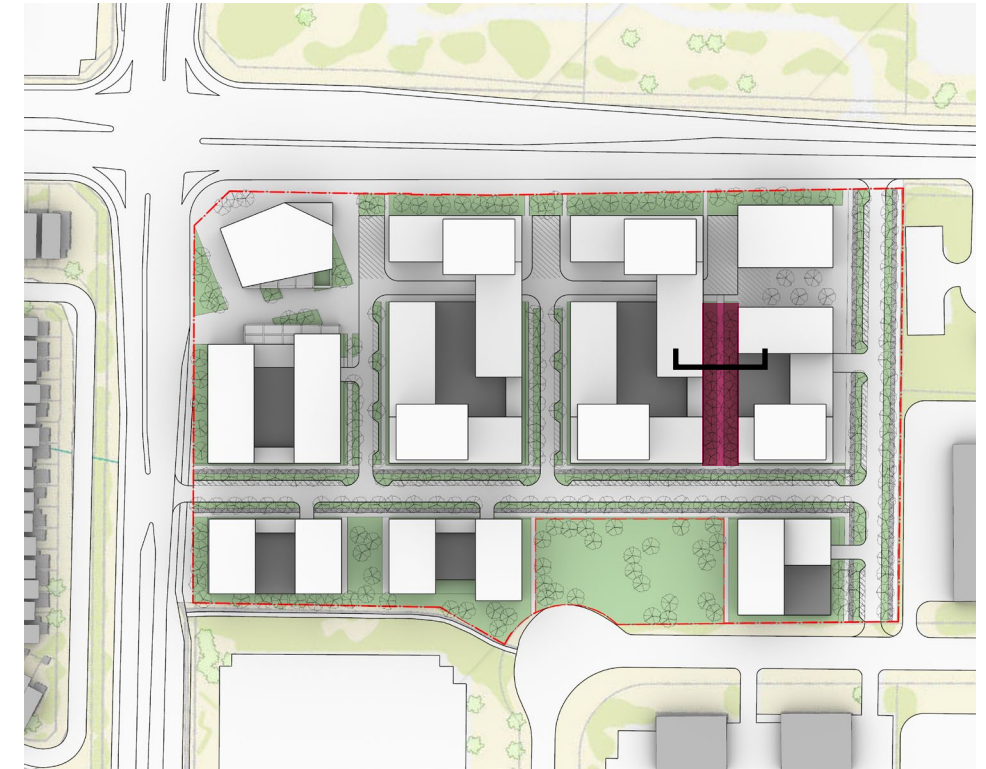
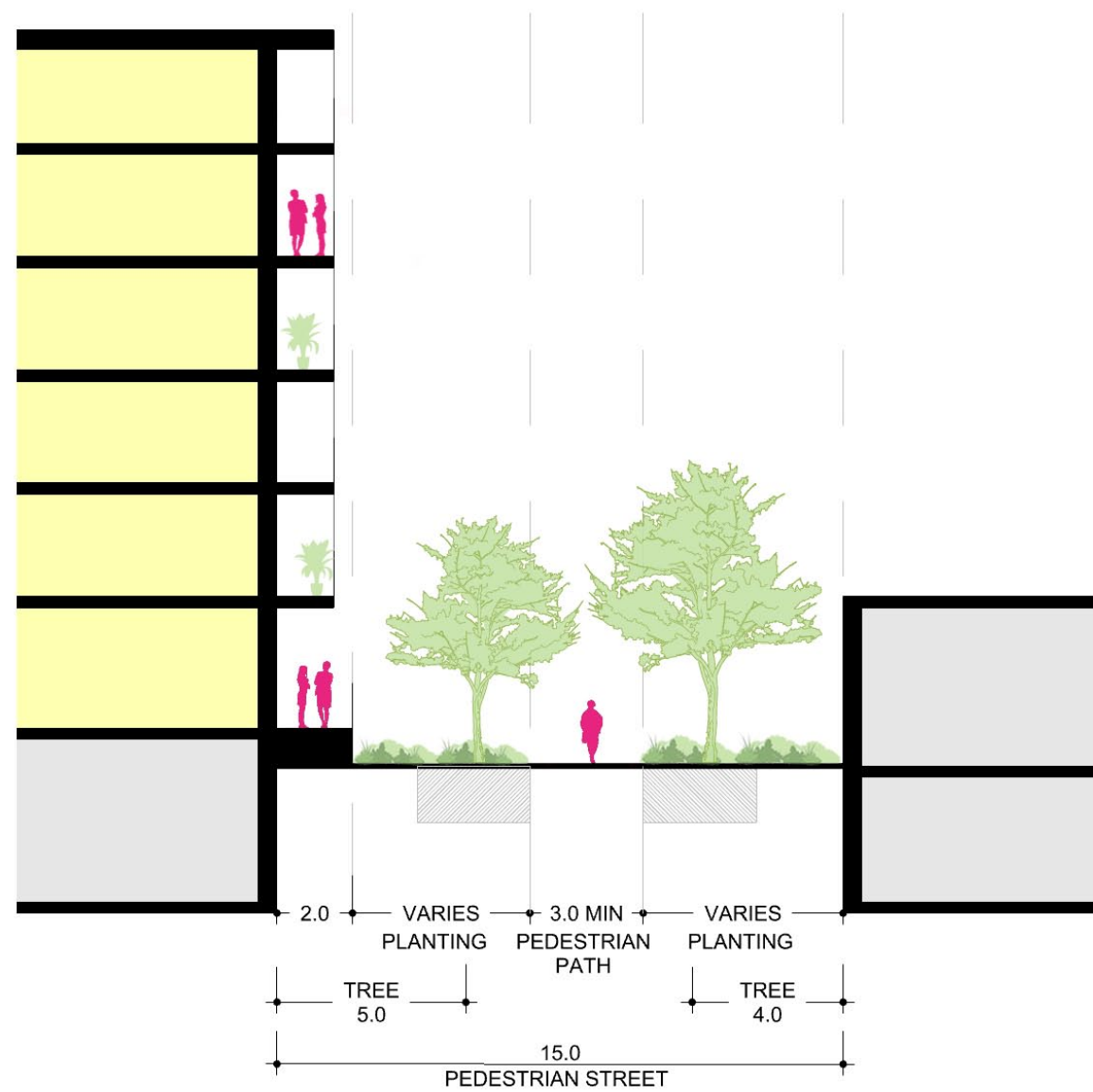
Type C - 18m Mews



- Residential
- Amenity
- Office
- Retail
- Parking

Type C 'Mews' streets are smaller scale residential roads intended solely for local vehicular traffic to access building drop-offs, parking, and loading areas. These roads feature ground floor residential units with planted boulevards separating the driveway from footpaths.

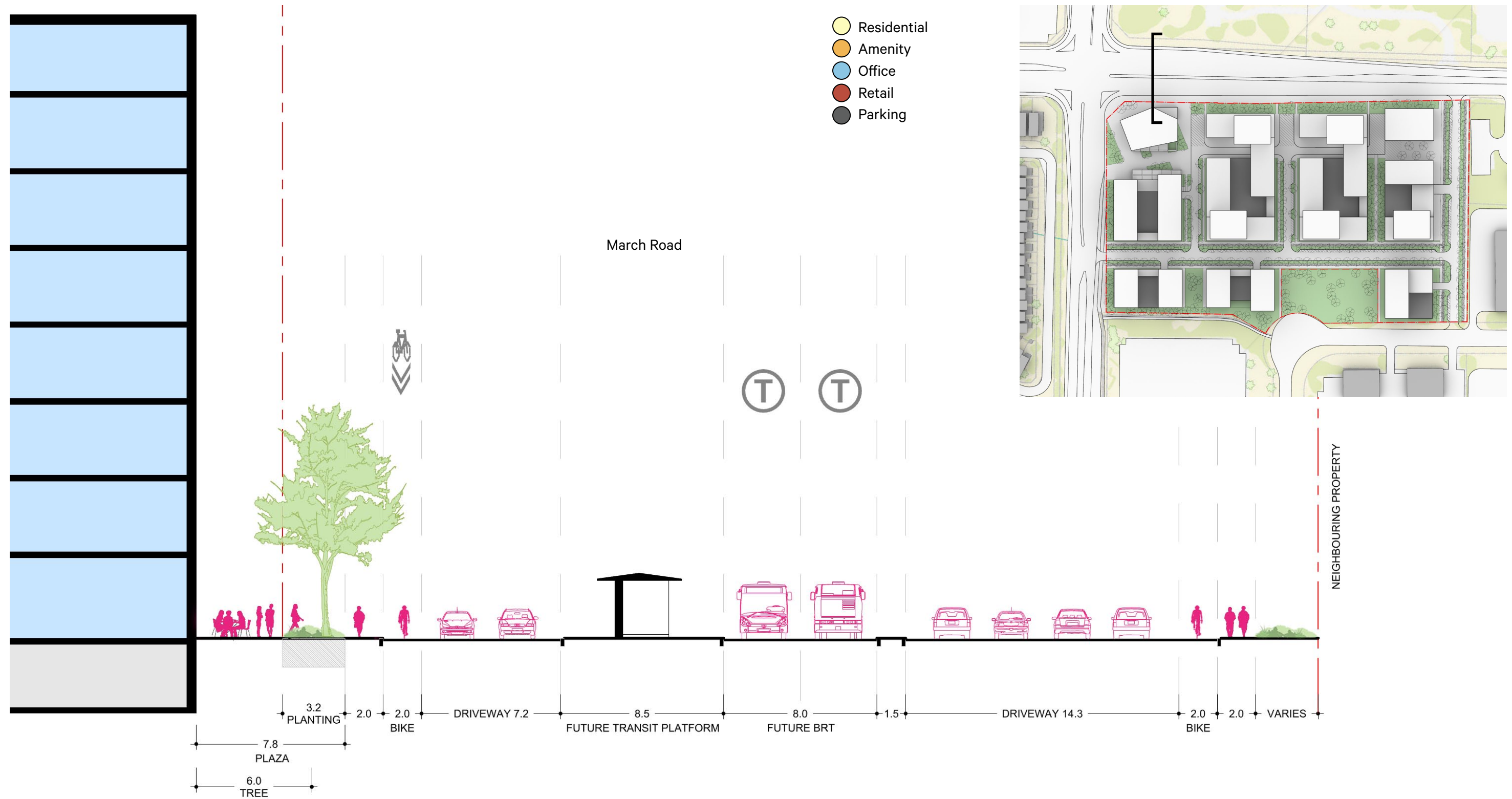
Type D - 15m Pedestrian Street



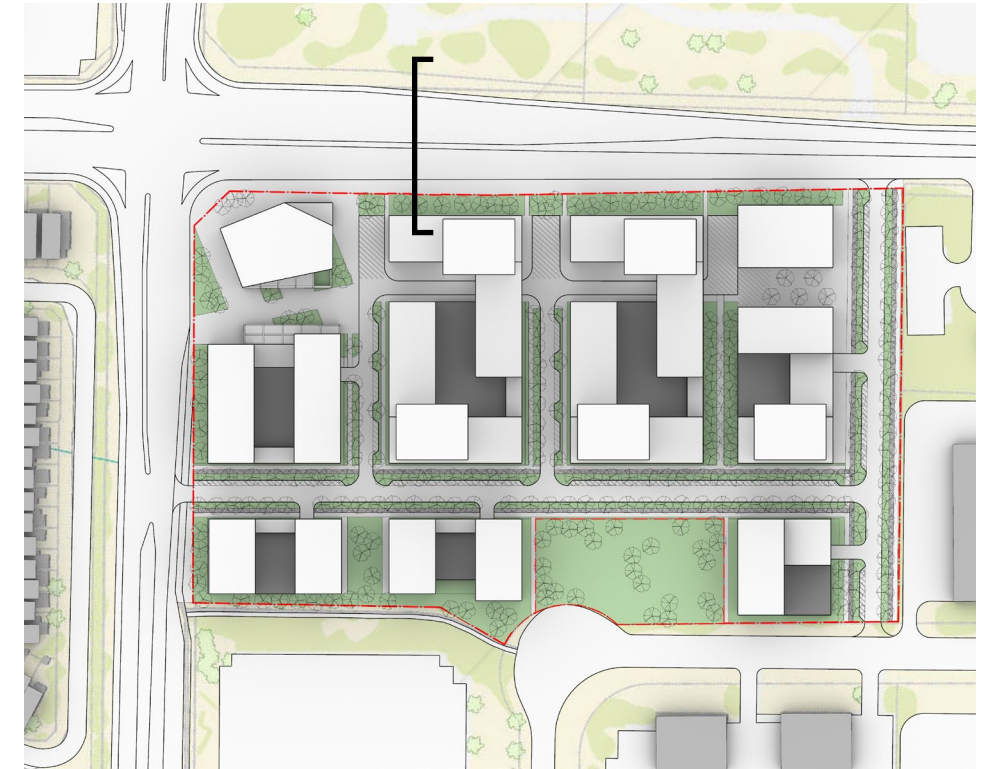
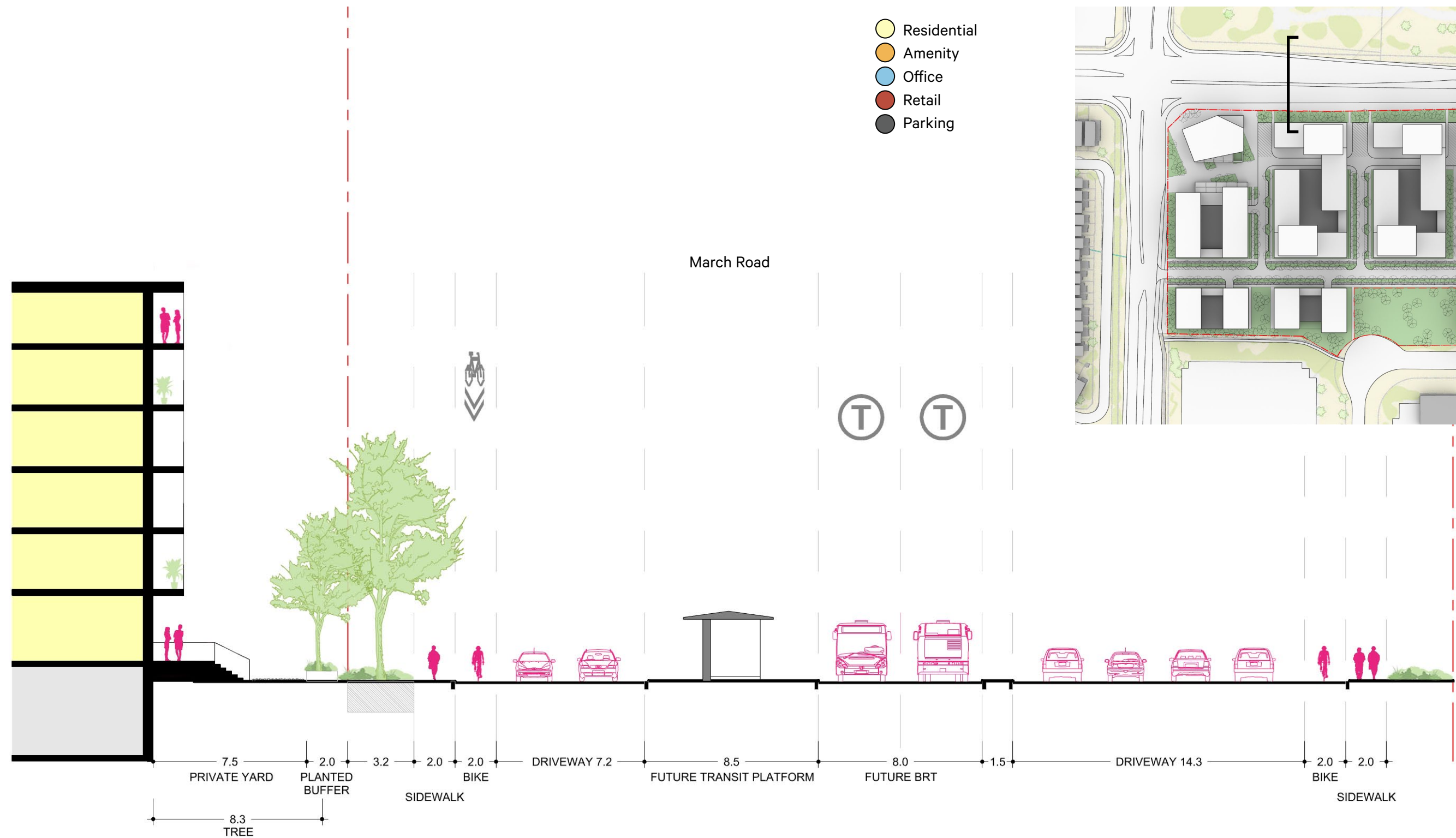
- Residential
- Amenity
- Office
- Retail
- Parking

The Type D street is an entirely pedestrianized connection characterized by a mix of rich landscaping bisected by a pedestrian footpath. The street is also lined by ground floor residential units.

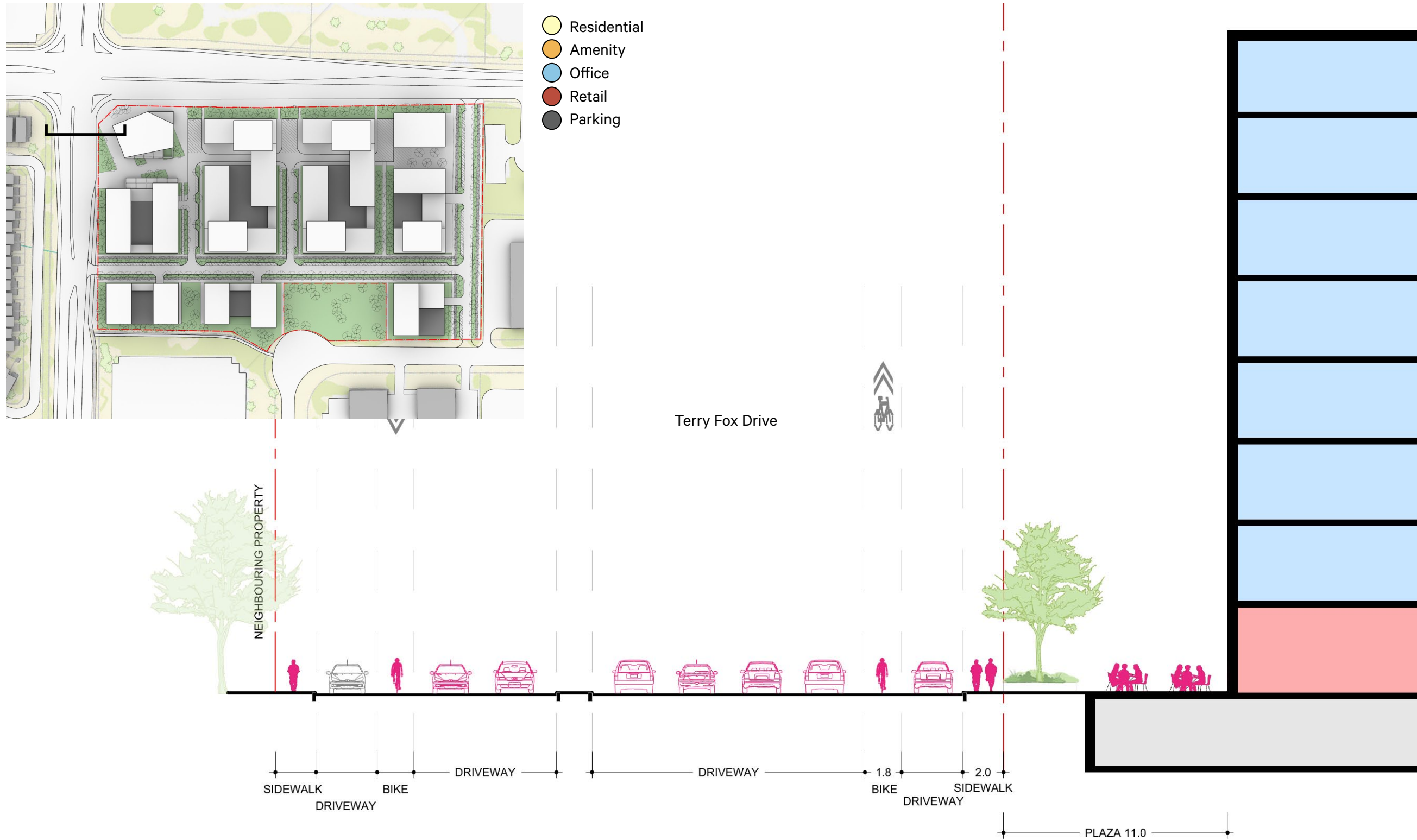
March Road - Section 1



March Road - Section 2



Terry Fox Road - Section 1



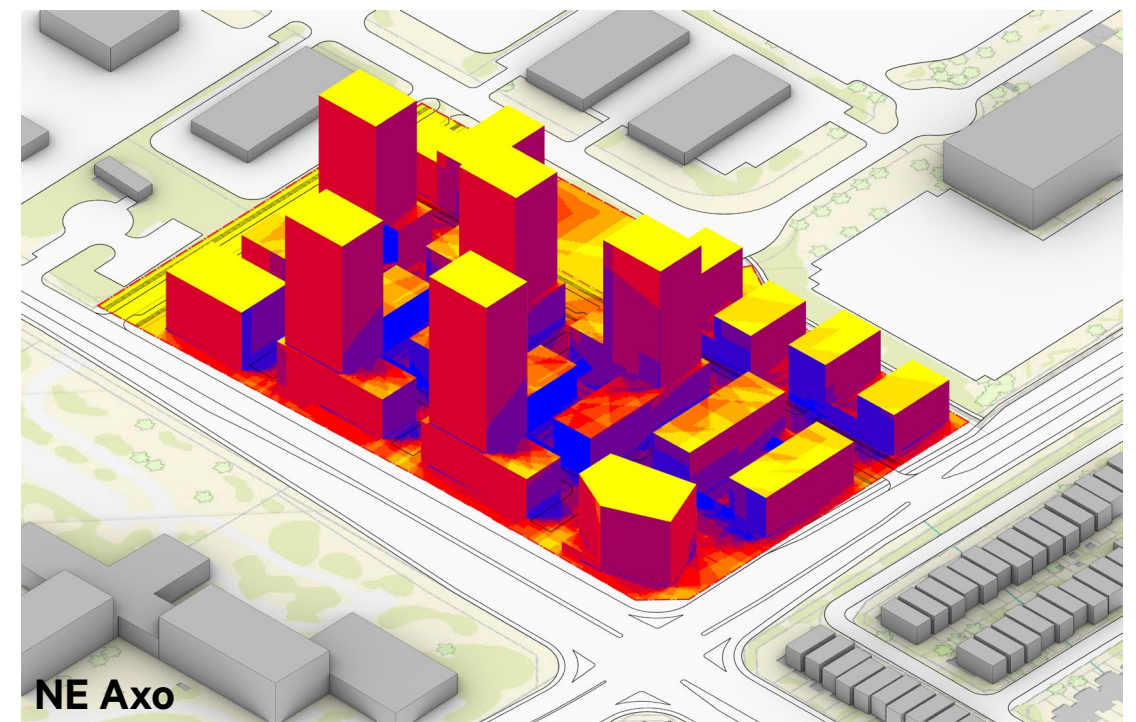
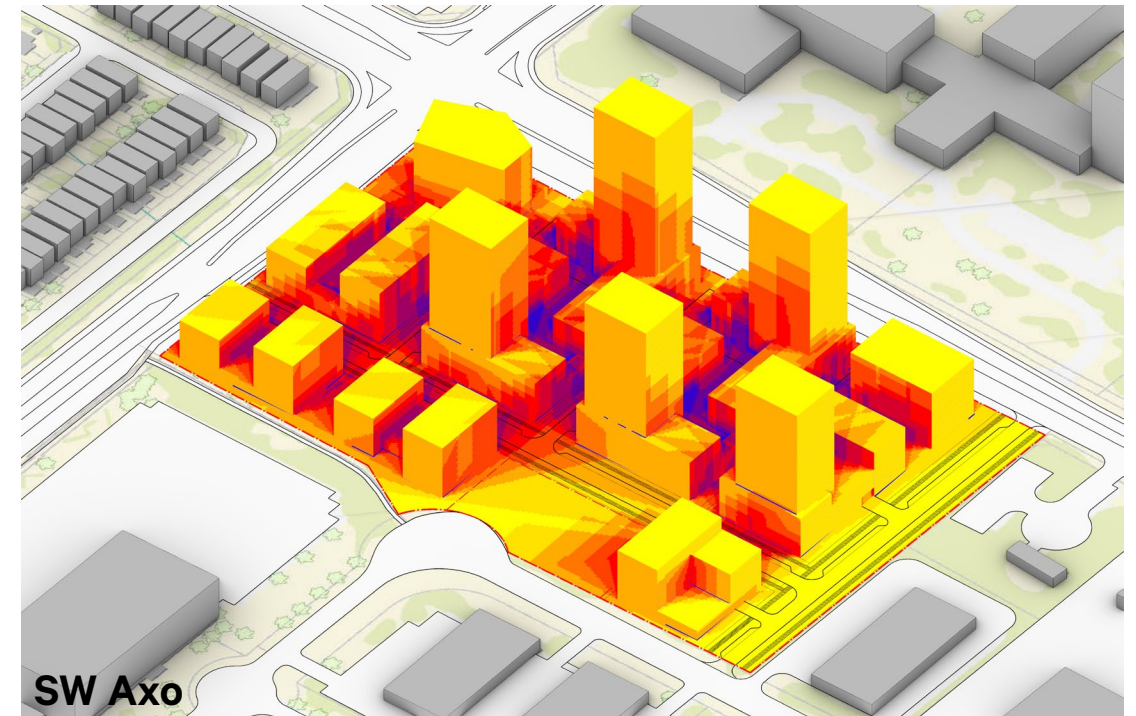
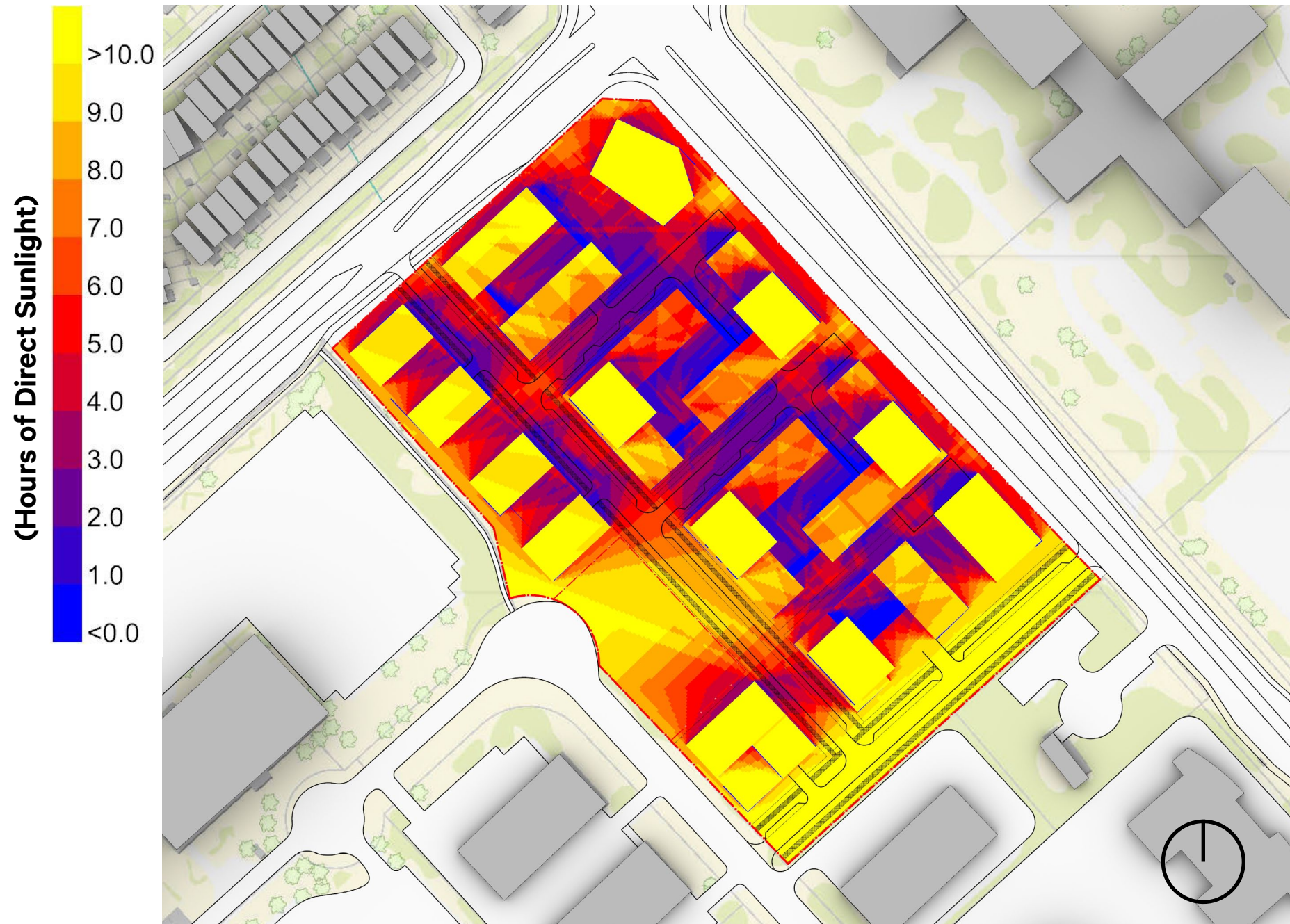
Terry Fox Road - Section 2



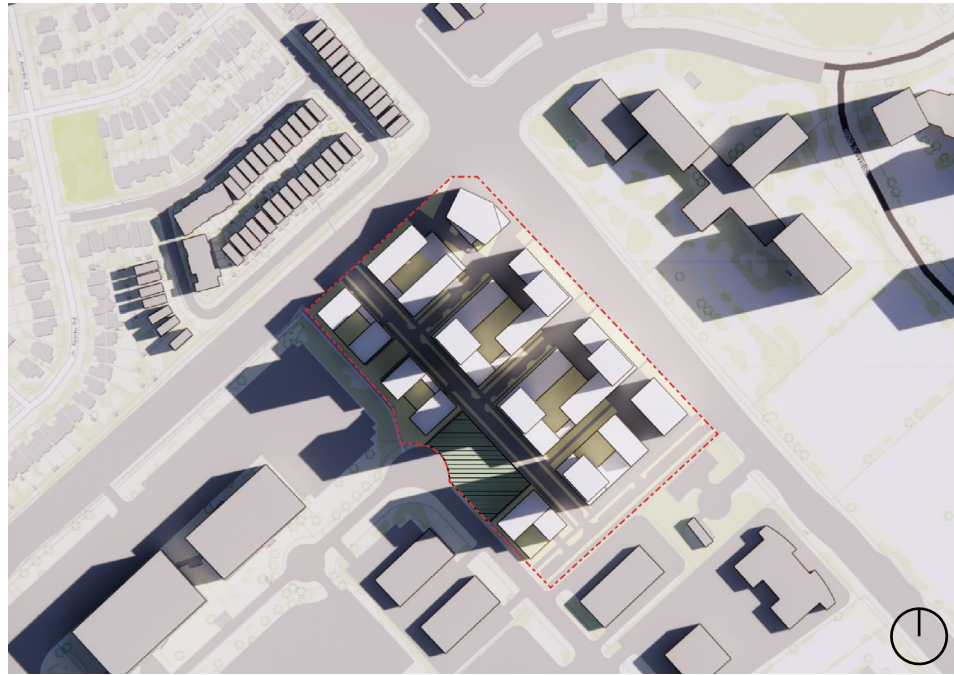
5. Shadow Studies

Direct Sun Hours Study

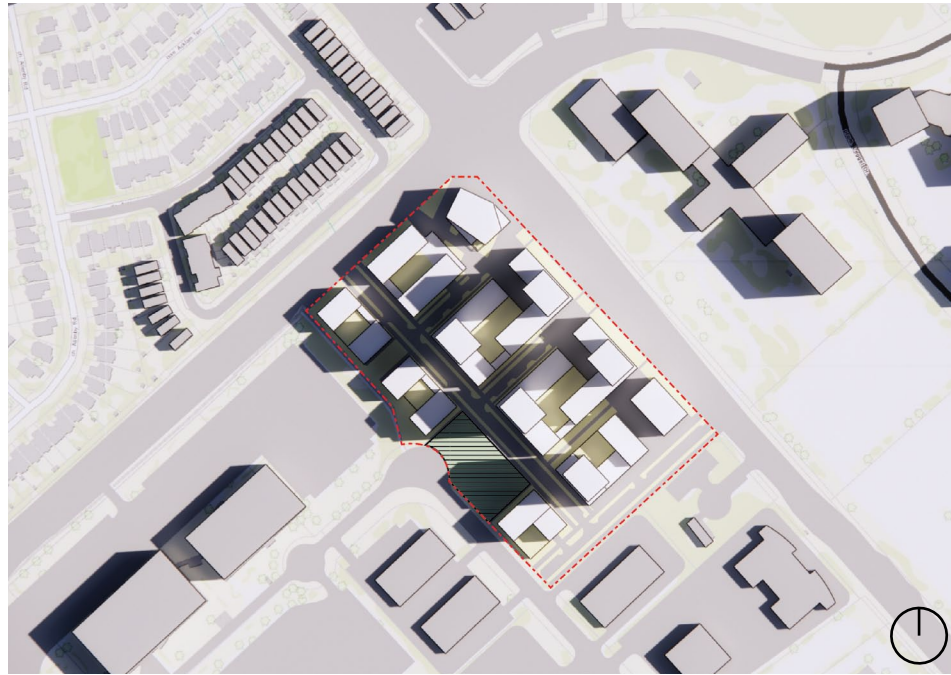
September 22nd - 6am-8pm



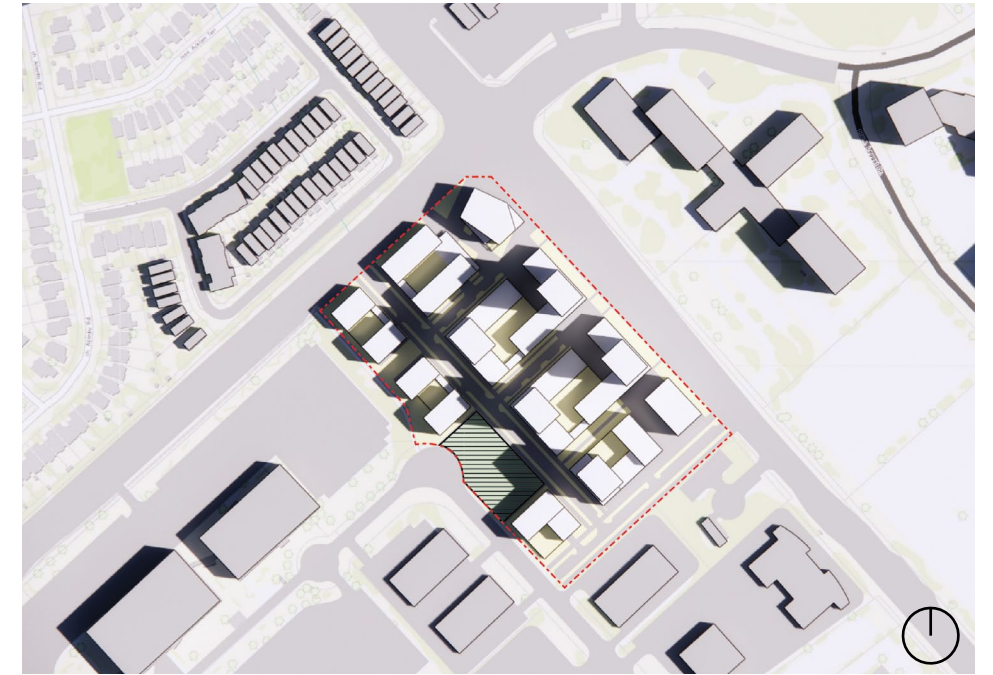
Shadow Study - June 21st Summer Solstice



8:00am EDT



9:00am EDT



10:00am EDT




11:00am EDT



12:00pm EDT



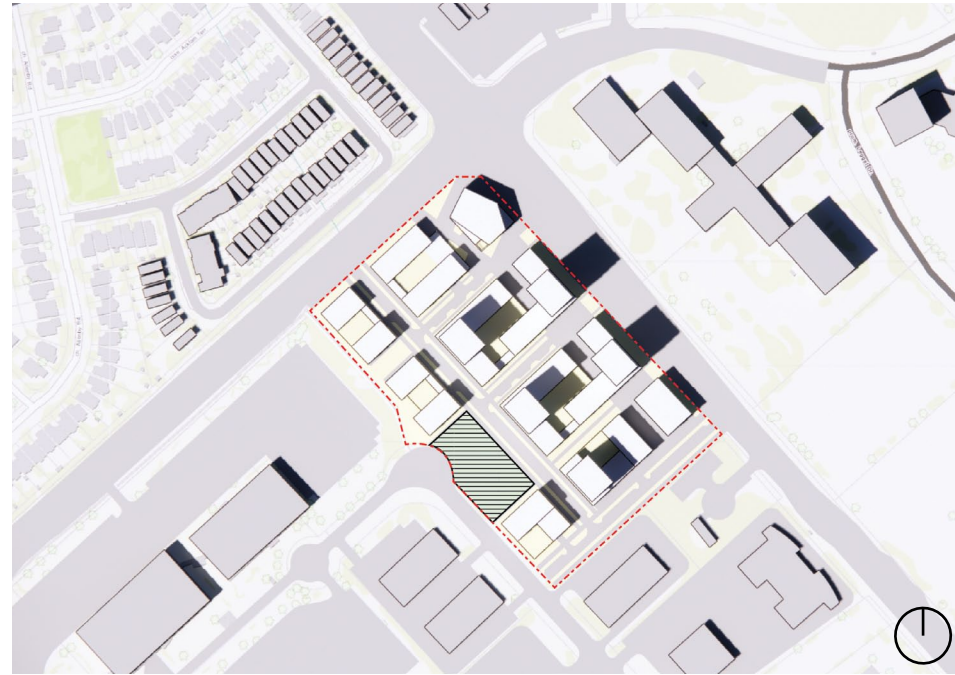
1:00pm EDT

 Proposed Public Park

Shadow Study - June 21st Summer Solstice



2:00pm EDT



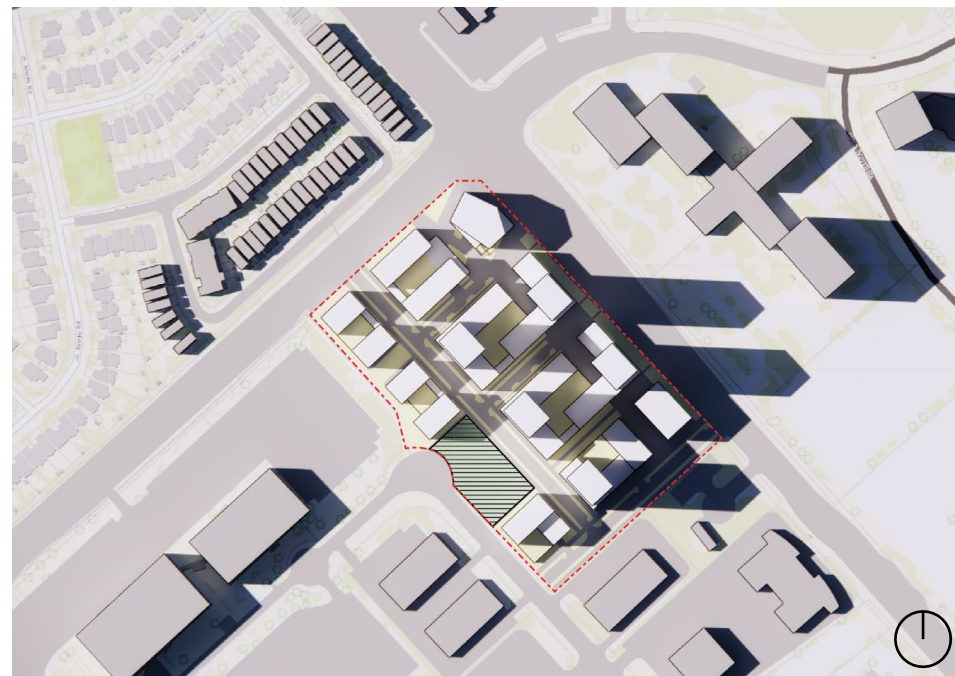
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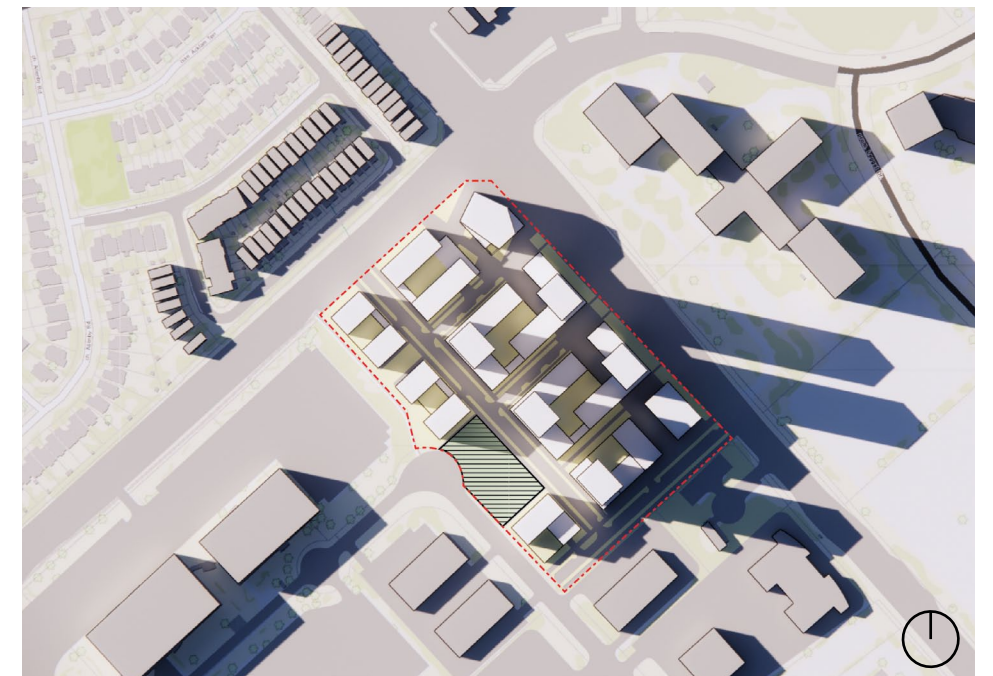
4:00pm EDT




5:00pm EDT



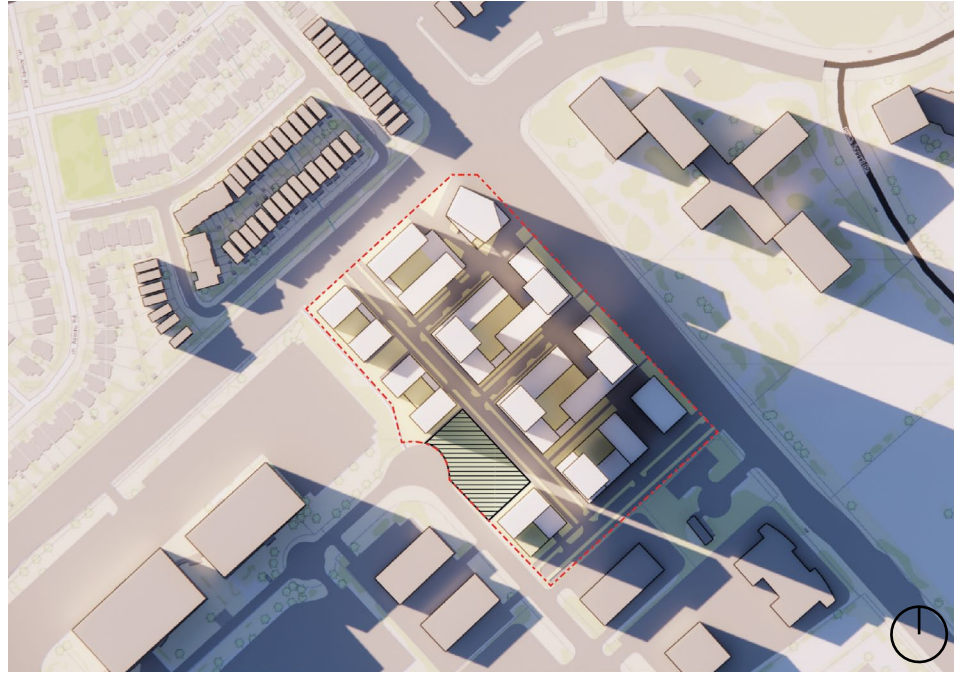
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7:00pm EDT

 Proposed Public Park

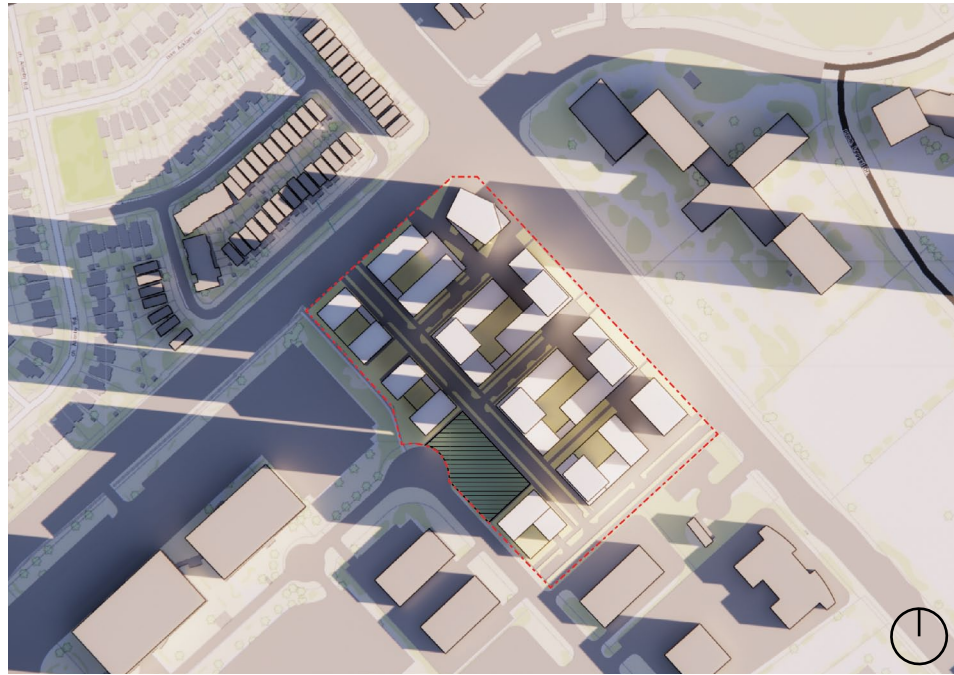
Shadow Study - June 21st Summer Solstice



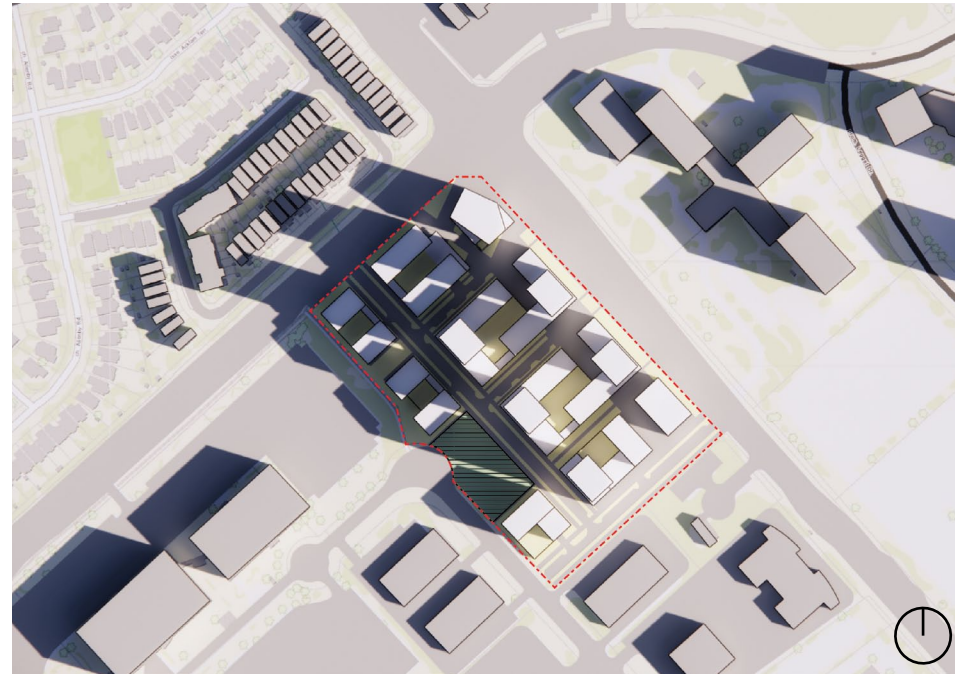
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 Proposed Public Park

Shadow Study - September 21st Autumn Equinox



8:00am EDT



9:00am EDT



10:00am EDT




11:00am EDT



12:00pm EDT



1:00pm EDT

 Proposed Public Park

Shadow Study - September 21st Autumn Equinox



2:00pm EDT



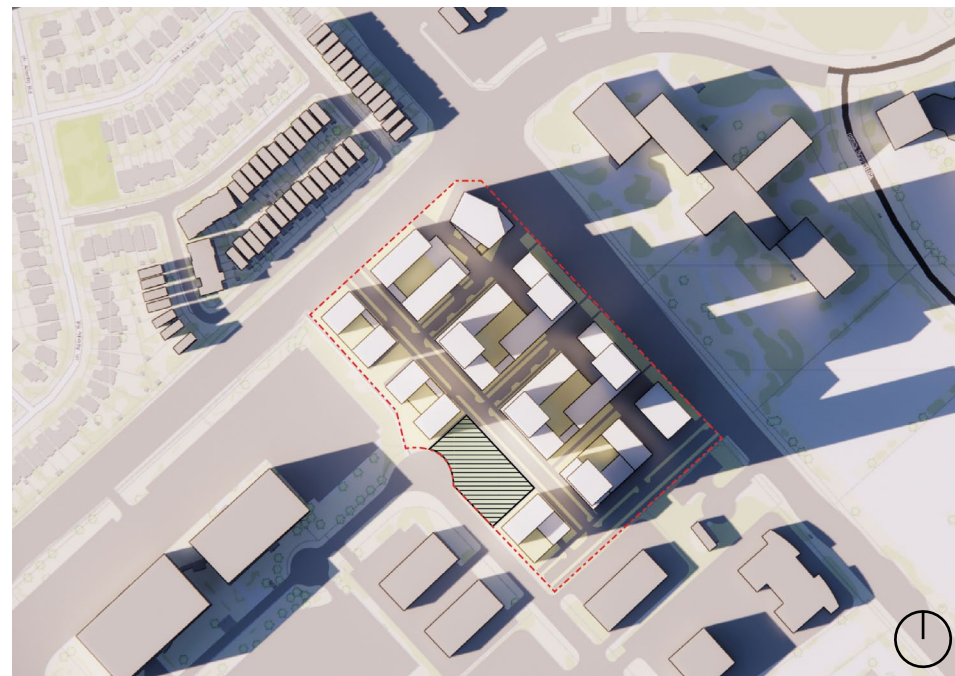
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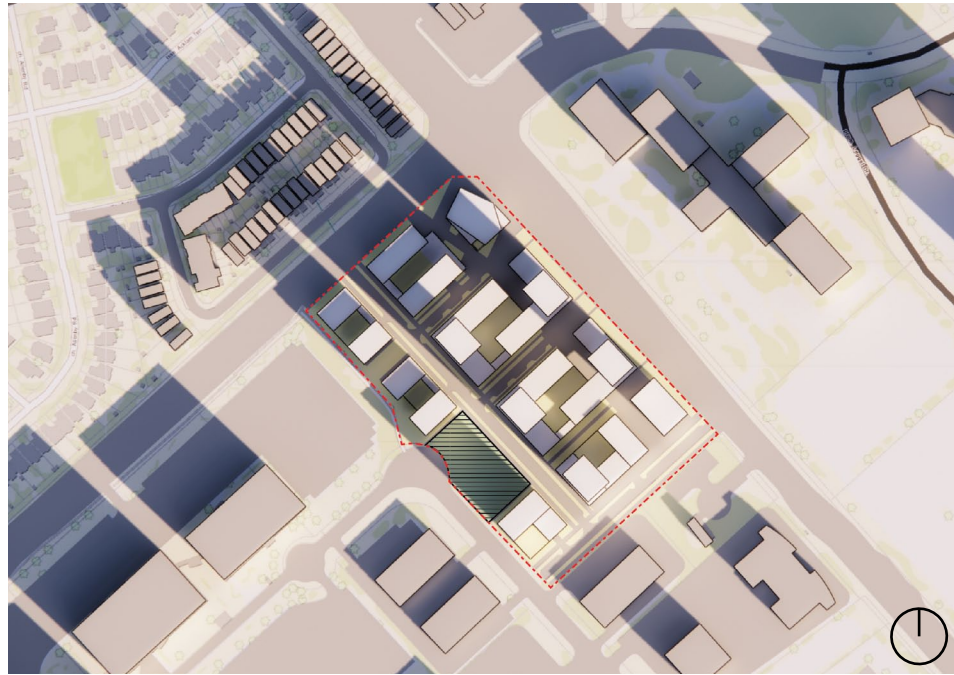
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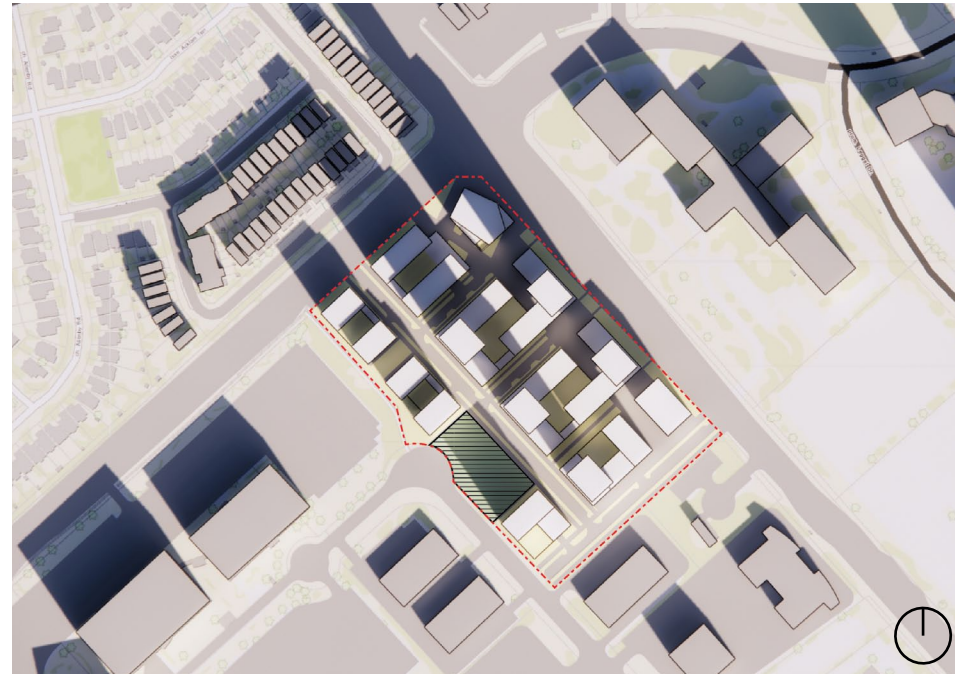
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 Proposed Public Park

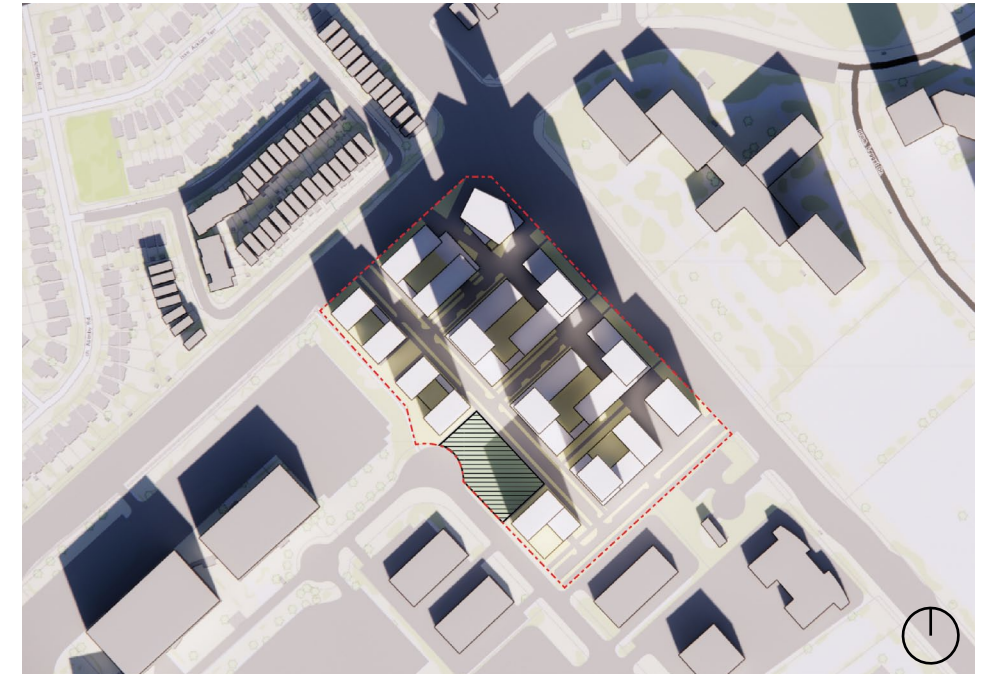
Shadow Study - December 21st Winter Solstice



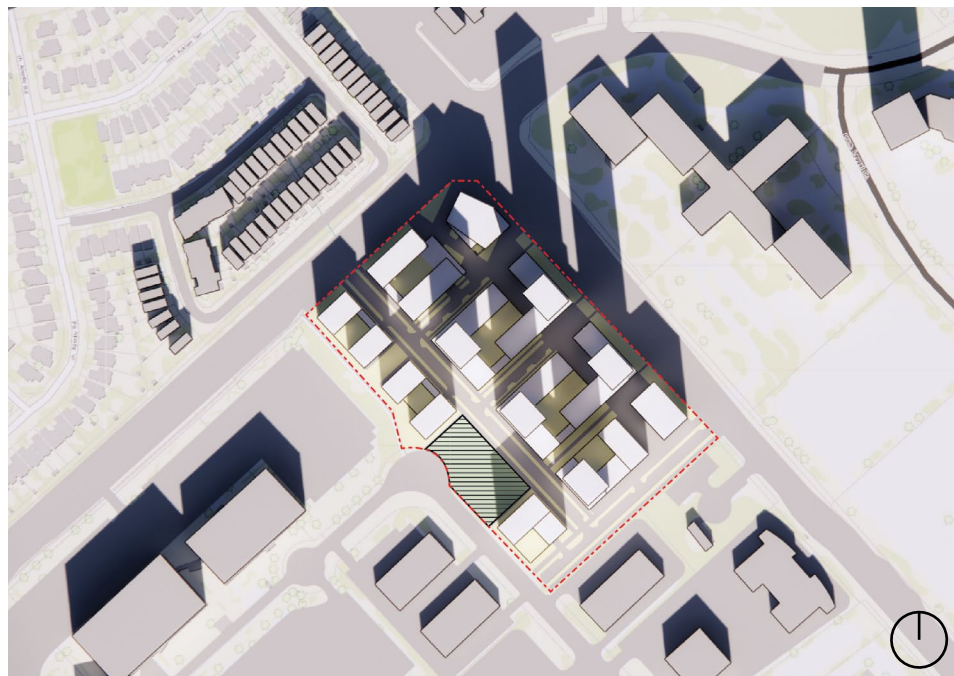
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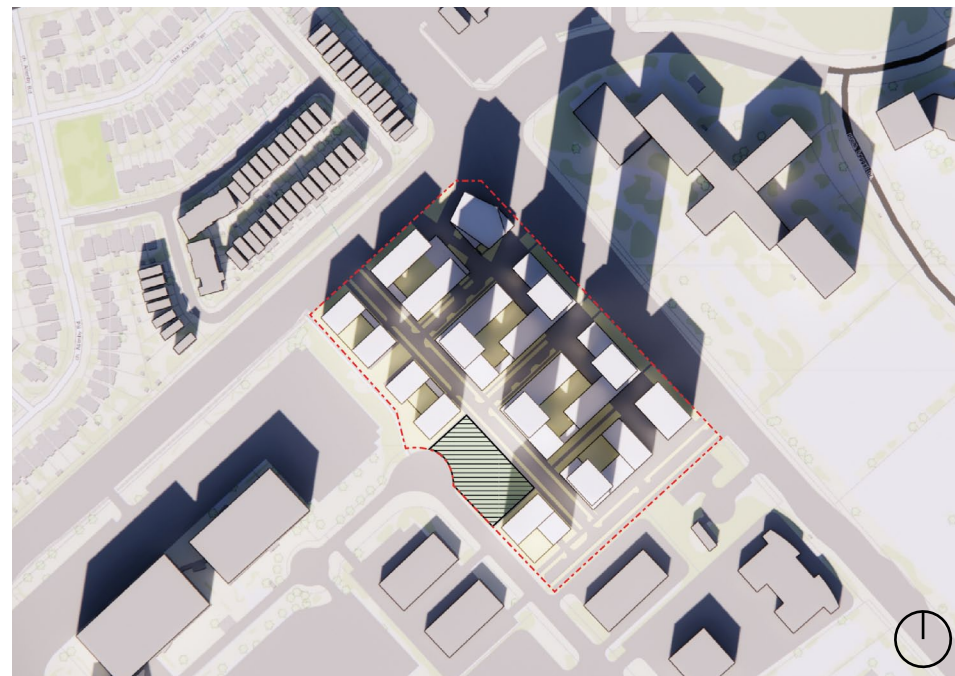
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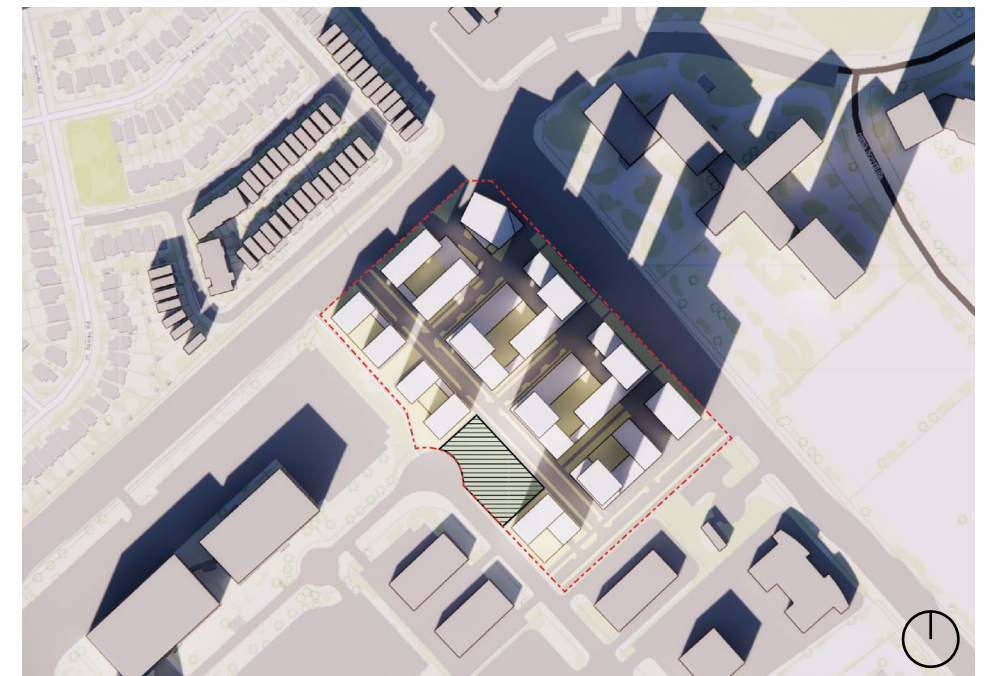
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12:00pm EST



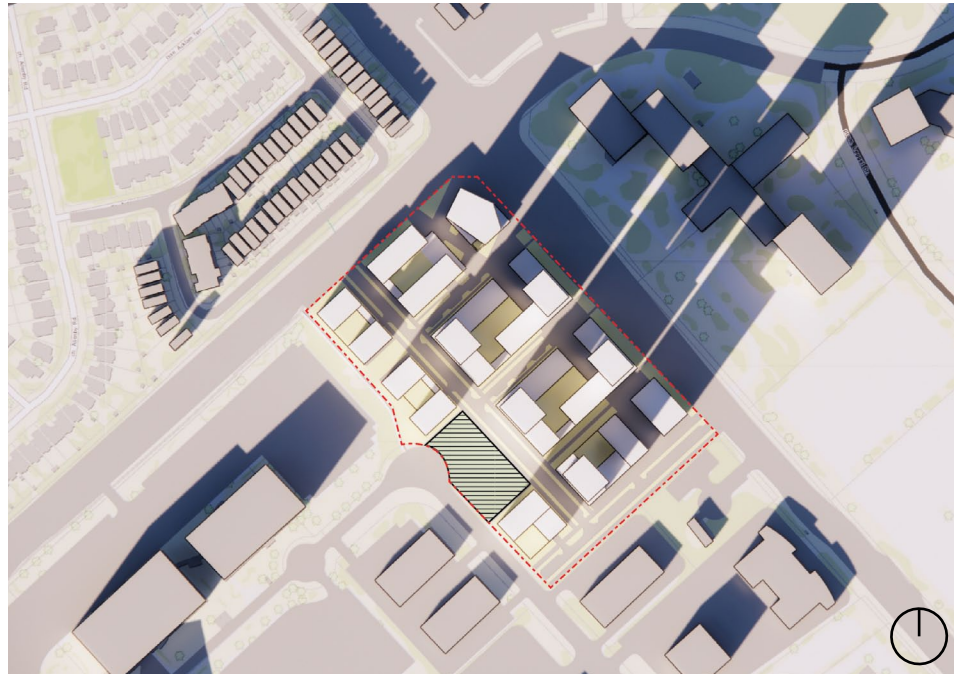
1:00pm EST




2:00pm EST

 Proposed Public Park

Shadow Study - December 21st Winter Solstice



3:00pm EST

 Proposed Public Park