



# The Conservancy MD Block

## Urban Design Brief

First Submission

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## **Table of Contents**

<b>1.0   Introduction: Scope &amp; Intent</b>	<b>1</b>
<b>2.0   Site Context</b>	<b>3</b>
<b>3.0   Objectives &amp; Design Principles</b>	<b>5</b>
<b>4.0   The Community Plan</b>	<b>7</b>
<b>5.0   Concept Plan</b>	<b>9</b>
<b>6.0   Built Form</b>	<b>11</b>
<b>7.0   Vehicle Circulation</b>	<b>15</b>
<b>8.0   Parking &amp; Servicing</b>	<b>21</b>
<b>9.0   Pedestrian Circulation</b>	<b>23</b>
<b>10.0   Amenities</b>	<b>25</b>



## 1.0 | Introduction: Scope & Intent

The Conservancy MD Block Urban Design Brief is intended to provide vision and design direction for a medium density block with stacked townhomes within the Conservancy East community. The intents highlighted within this document reflect objectives set out in the City of Ottawa's New Official Plan (Ottawa, 2021), Urban Design Guidelines for Greenfield Neighbourhoods (Ottawa, 2007), and Building Better and Smarter Suburbs (Ottawa, 2015). References to these municipal documents within the guideline sections will view the Conservancy MD Block within the context of the Conservancy East community.

This design brief contains insight, analysis, and direction on the following:

- The Introduction;
- The Site Context;
- The Objectives & Design Principles;
- The Community Plan;
- The Concept Plan;
- The Built Form;
- The Vehicle Circulation;
- The Parking & Servicing;
- The Pedestrian Circulation; and
- The Amenities.

*Note: The directives with parenthetical citations in **green** will be referencing the Urban Design Guidelines for Greenfield Neighbourhoods (Ottawa, 2007), and the directives in **blue** will be references those from Building Better and Smarter Suburbs (Ottawa, 2015). References to any other documents will not be colour-coded.*

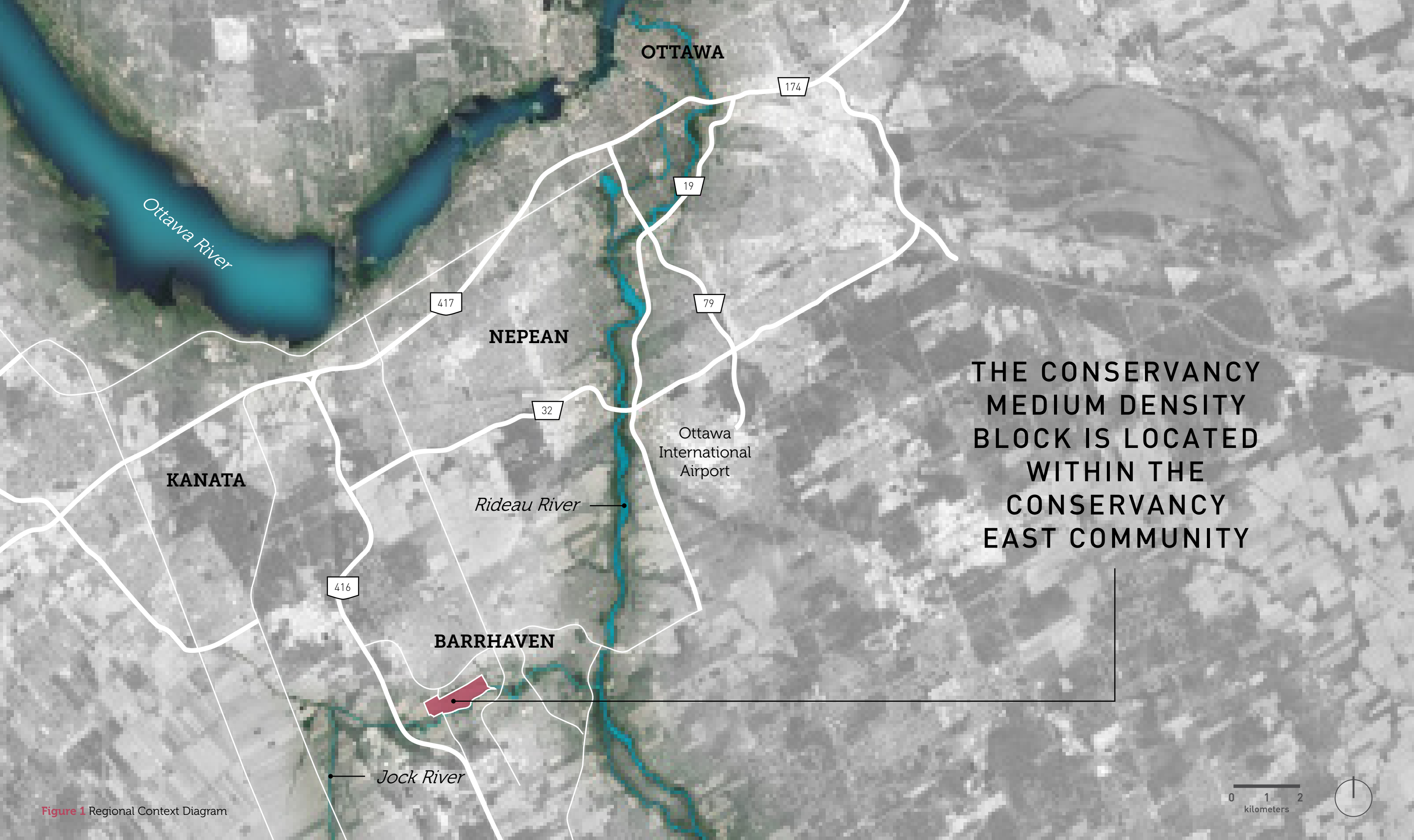


Figure 1 Regional Context Diagram

## 2.0 | Site & Policy Context

As part of the Conservancy East community, the MD Block will provide a sense of completion to Central Barrhaven. Due to the opportune location within Conservancy East, directly along Conservancy Drive, within proximity of Borrisokane Drive, and across from the Neighbourhood Park, the Conservancy MD Block is ideally located to provide more density with a different yet compatible housing type for the community.

The design of the Conservancy MD is supported by the following policies from The New Official Plan from the City of Ottawa:

- **4.2.1** - Enable greater flexibility and an adequate supply and diversity of housing options throughout the city;
- **4.6.5** - Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes;
- **4.6.6** - Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all; and
- **4.8.3** - Provide residents with equitable access to an inclusive urban greenspace network.

### LEGEND









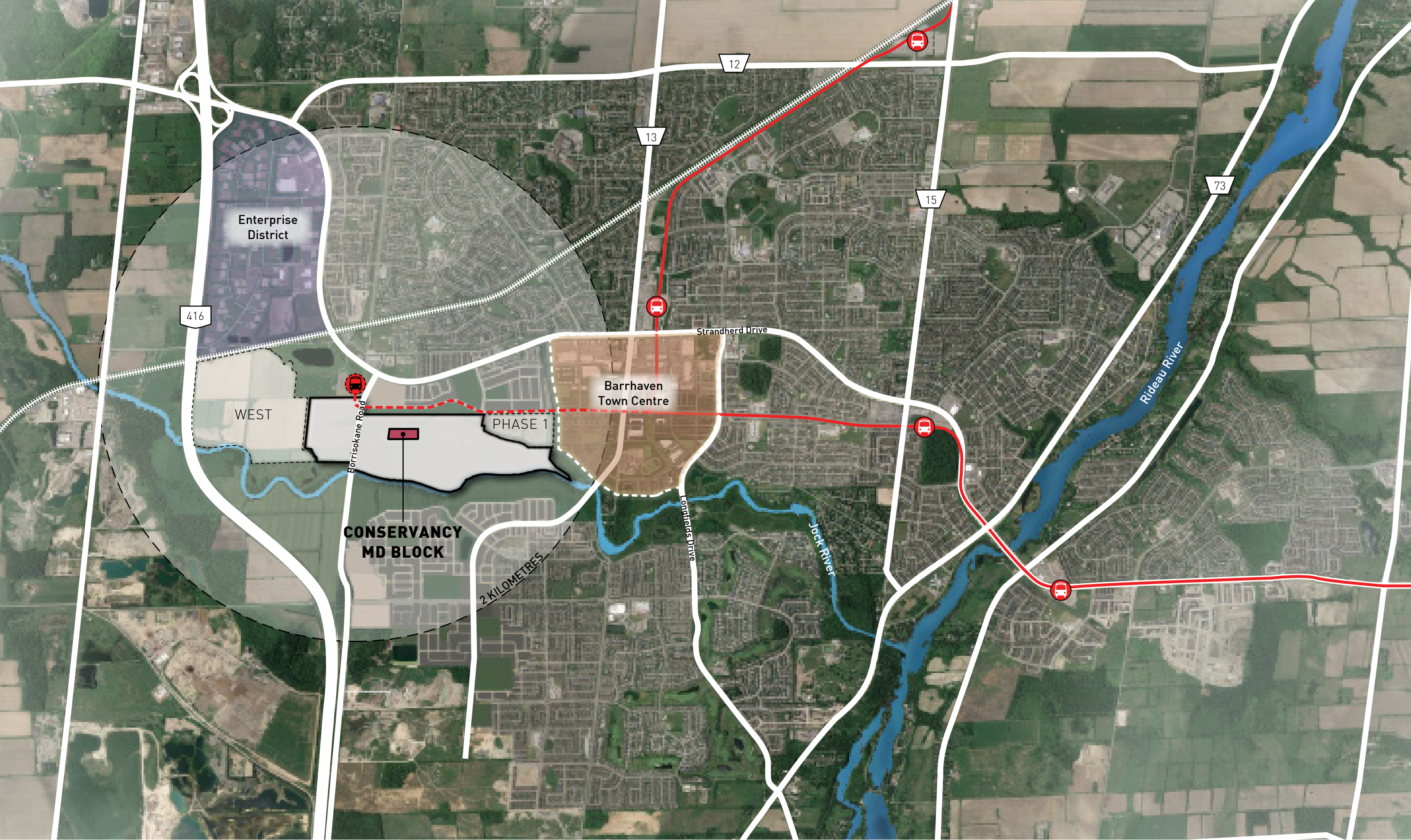
	Highways
	Town Centre
	The Conservancy (East)
	The Conservancy (West/Phase 1)
	Bus Rapid Transit (BRT) Route
	Approved BRT Extension
	Park & Ride
	Proposed Park & Ride

Figure 2 Barrhaven Context Diagram



Enterprise District

416

12

13

15

73

WEST

Barrhaven Town Centre

PHASE 1

CONSERVANCY MD BLOCK

2 KILOMETRES

Strandherd Drive

Langitards Drive

Jock River

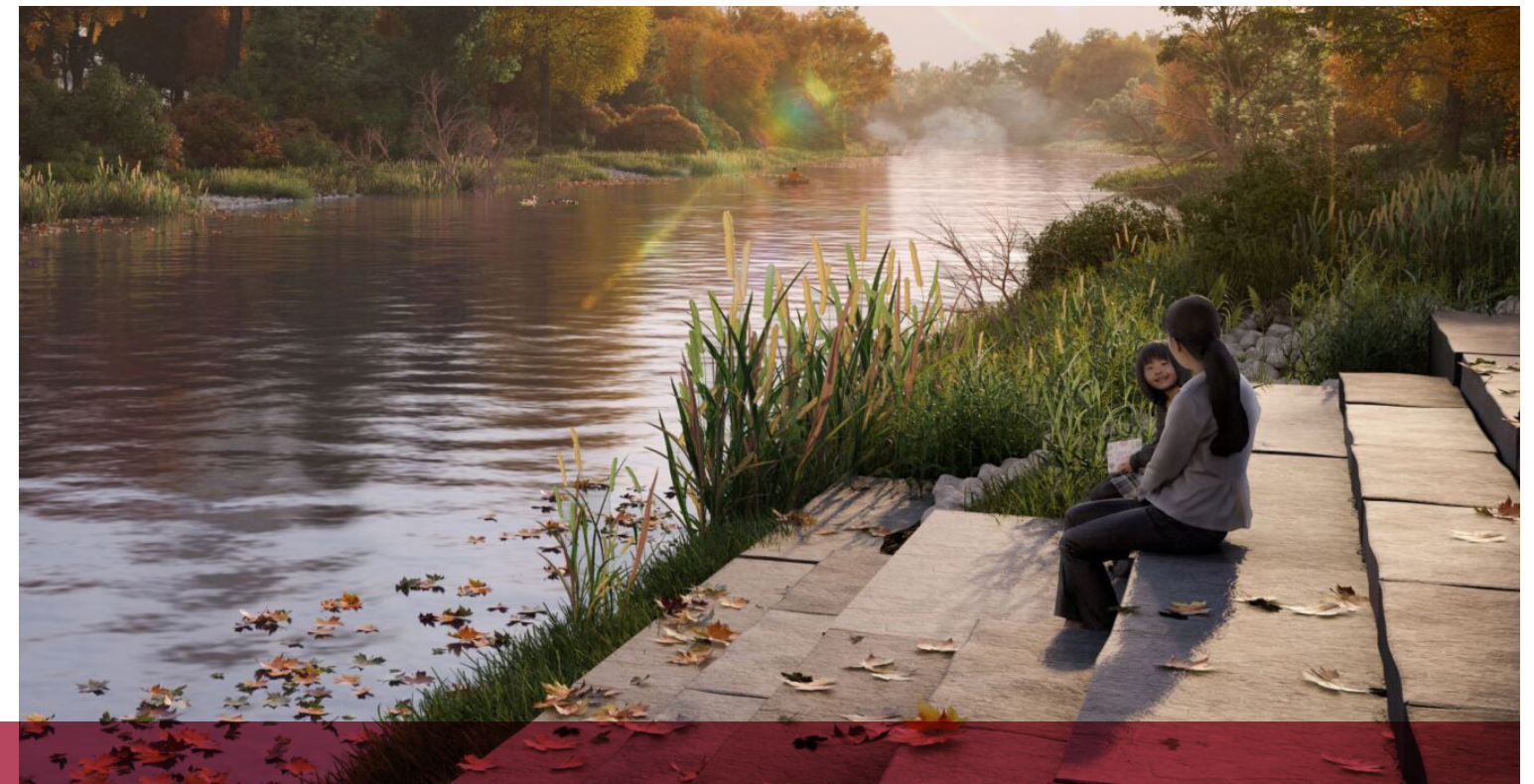
Rideau River

Borrisokane Road

### 3.0 | Objectives & Design Principles

In support of Conservancy East, the objectives of the Conservancy MD Block are to:

- Encourage the Development of **Compact Urban Residential Built Forms**;
  - Provide Built Form that Contributes to the Community's **Mix of Housing Types**;
- Support the City's Vision to Establish '**15-Minute Neighbourhoods**'.





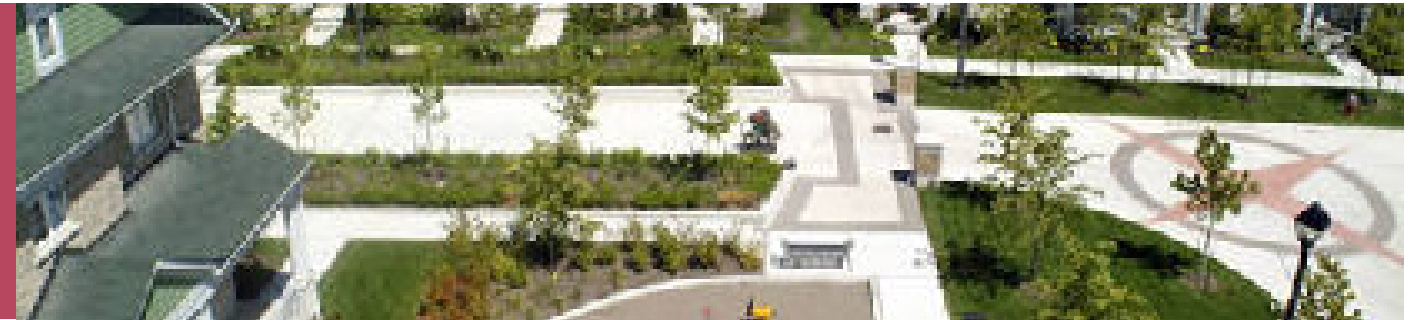
## Compact Urban Built Form

Offer street-oriented housing forms complementary to the surrounding community.



## Year-Round Publicly Accessible Outdoor Spaces

Create a series of open spaces for all ages and abilities that encourage passive and active all-season use.



## Connections to Existing and Future Community Amenities and Destinations

Expand and reinforce the pedestrian and cycling networks.



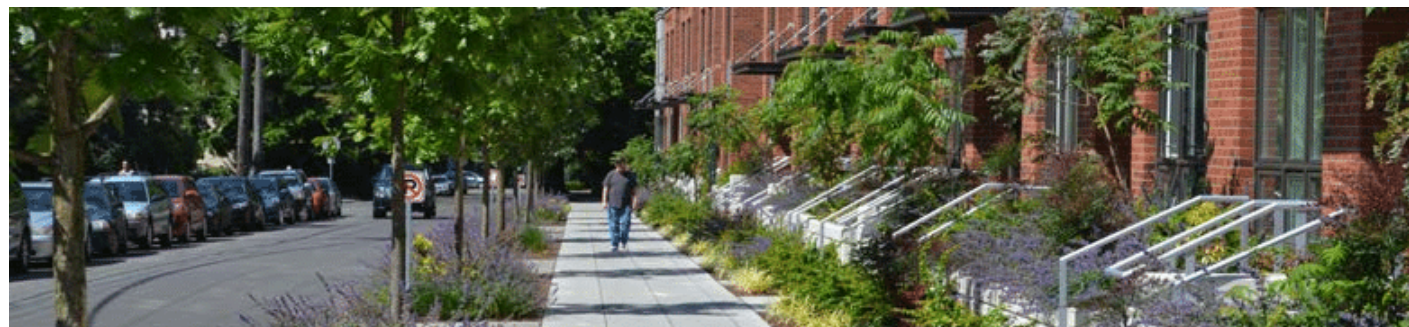
## Transit Supportive Community

Develop appropriate residential forms and densities, pedestrian and cyclist supportive streets to encourage active transportation use, and direct connections to adjacent transit facilities.



## Appropriate Streetscapes and Development Interfaces

Create pedestrian-scaled streets with a high standard of design that encourage community interaction and foster a sense of place.



## 4.0 | **The Community Plan**

The Conservancy MD Block is envisioned to add more density and housing variety, while fully integrating with the overall Conservancy East community. As a medium density block with stacked townhomes, it is strategically located along Conservancy Drive and a short distance from Borrisokane Road, where higher density built form is appropriate. The MD block of stacked townhomes is surrounded by street townhomes, offering built form transition and compatibility with respect to density and height from the single detached dwellings located to the east. Across from the MD Block is a neighbourhood park, which provides convenient access to park amenities, as well as a gateway to the Jock River and its recreational opportunities. Overall, the Conservancy East community comprises a diverse mix of residential typologies that includes single detached, street townhomes, rear lane townhomes, and stacked townhomes.



- LEGEND**
- The Conservancy East Boundary
  - Stacked Townhomes
  - Single Detached

- Townhomes
- Rear Lane Townhomes
- Park

**Figure 3** Conservancy MD Block within the Context of the Conservancy East Community

## 5.0 | Concept Plan

The Conservancy MD Block, with a site area of 4.52 hectares/11.17 acres, will be fully integrated into the Conservancy East community, offering density and more housing options. This planned block will comprise a total of 196 stacked townhouse units. In keeping with the objective of creating more compact urban forms, the proposed stacked townhomes will complement surrounding street townhomes.

Vehicular access and lanes within the Conservancy MD Block will ensure easy pedestrian, vehicle, and maintenance circulation in a compact space. Access is provided along Conservancy Drive, a major collector, as well as along Mineral Street, a local road.

Walkways within the site will facilitate safe and efficient pedestrian routes to navigate throughout the site and access amenity areas, including bicycle parking. These walkway connections will extend into the greater community, connecting residents to surrounding parks, open spaces, and the multi-use pathway.

A neighbourhood park is located directly south of the Conservancy MD Block, offering a range of active and passive recreational opportunities, including sports fields, sports courts, structured and open play areas, gathering places with shade structures and seating, pathways, and connections to the Jock River Trails. In addition, two amenity areas (totalling 0.12 hectares/0.29 acres) are proposed within the Conservancy MD Block, with landscape treatments and passive programmable features, creating opportunities for residents to gather and relax just steps away from their homes. The design and character of each open space area is intended to be a cohesive palette of landscape materials and planting strategies distinct to Conservancy.



Figure 4 Conceptual Conservancy MD Block Plan Rendering

## 6.0 | Built Form

The stacked townhomes proposed in the Conservancy MD Block will demonstrate Caivan's architectural character and will complement the existing architectural character and urban forms found in the greater Conservancy East community. This urban medium-density form will provide an appropriate transition from the adjacent street townhomes and single detached homes. Each of the stacked townhouse units will be easily accessible through internal walkways and will have private outdoor amenity spaces. Each building shall include architectural detailing appropriate to the level of exposure from the public realm.

### Design Guidelines & Strategic Directions:

- By including stacked townhomes to the mix of residential built form typologies, a variety of residential typologies and styles will be provided throughout the whole community to reduce monotony and create visual diversity, while complementing the existing architecture in surrounding communities (BBSS, p.12, G35).
- Homes will be located close to the property line, with their primary face addressing the street, while maintaining minimum setbacks and providing space for trees and utilities, to help define street edges and create visually ordered streetscapes (G34).
- Primary entrances, windows, and porches will be clearly visible, articulated, and identifiable from streets (G37).
- Key corridors & collector streets will be priority for enhanced architectural elevations / materiality.
- All homes will be designed using high-quality building materials and be well articulated and detailed to help define and establish a harmonious community identity.

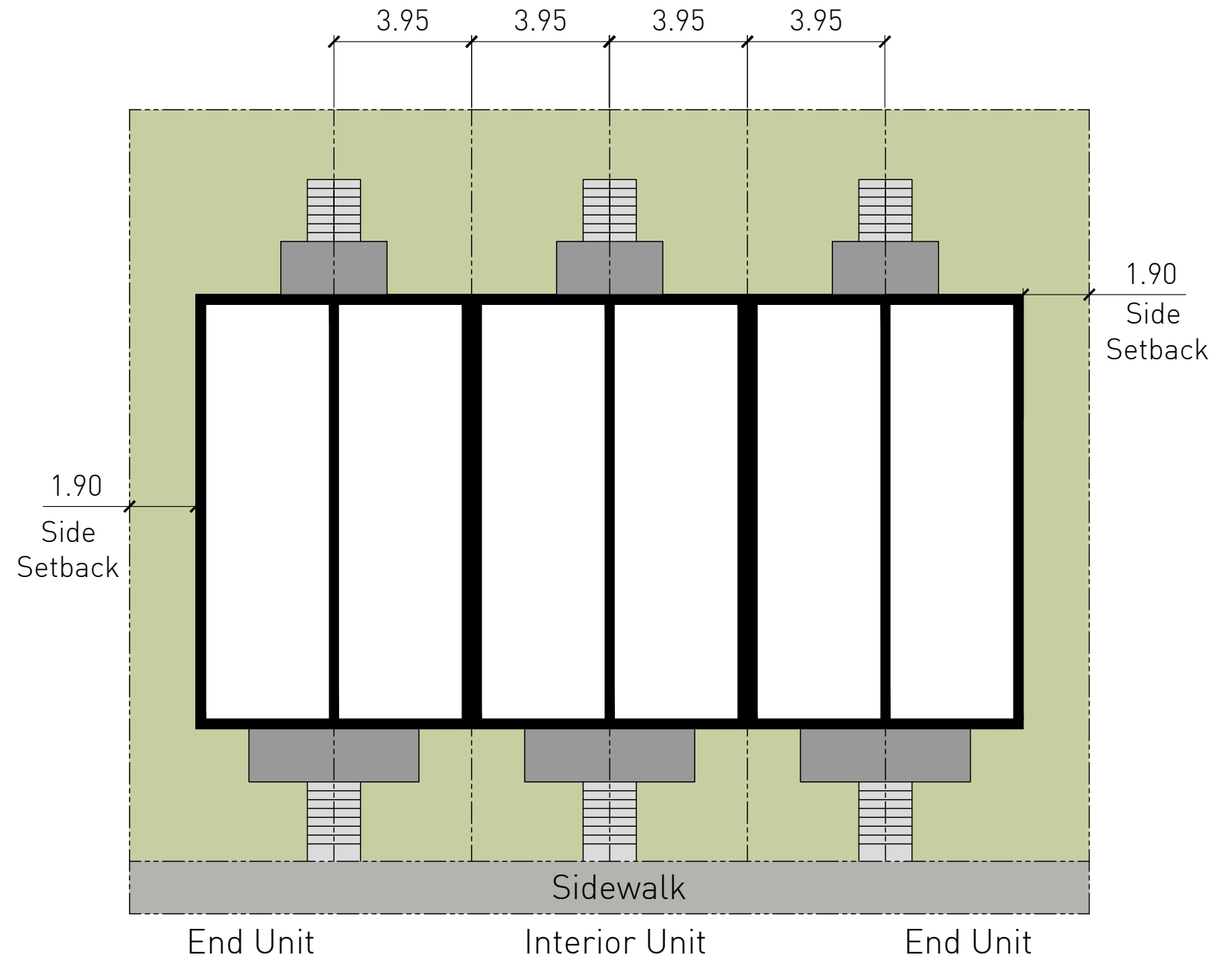
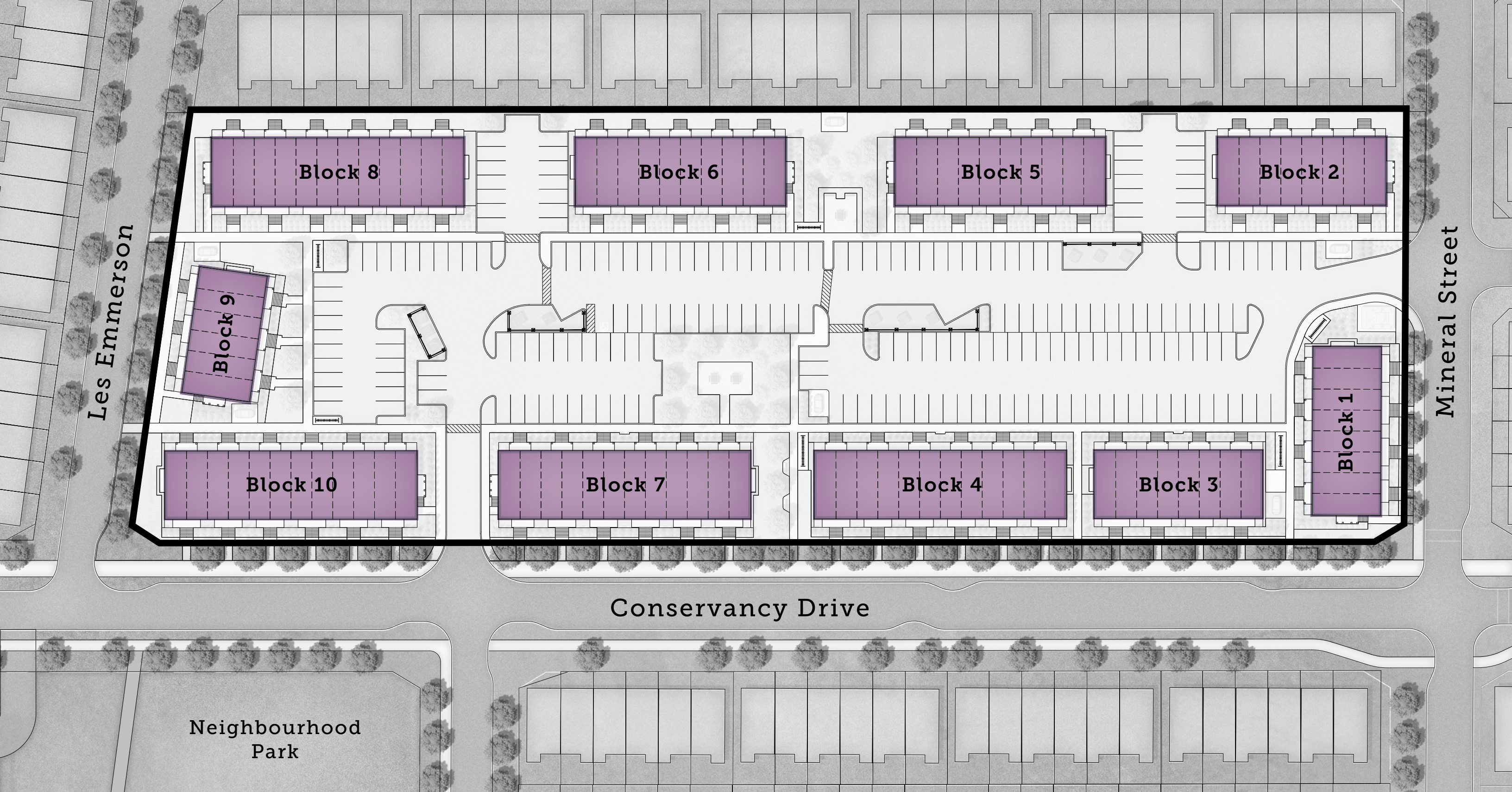


Figure 5 Stacked Townhome Built Form Diagram



**LEGEND**



-  Conservancy MD Block Boundary
-  Stacked Townhome

Figure 6 Conservancy MD Block Built Form Plan





Figure 7 Front Elevation Rendering Example 1



Figure 8 Front Elevation Rendering Example 2





Figure 9 Stacked Townhome Streetscape Rendering

## Stacked Townhome.

## 7.0 | Vehicle Circulation

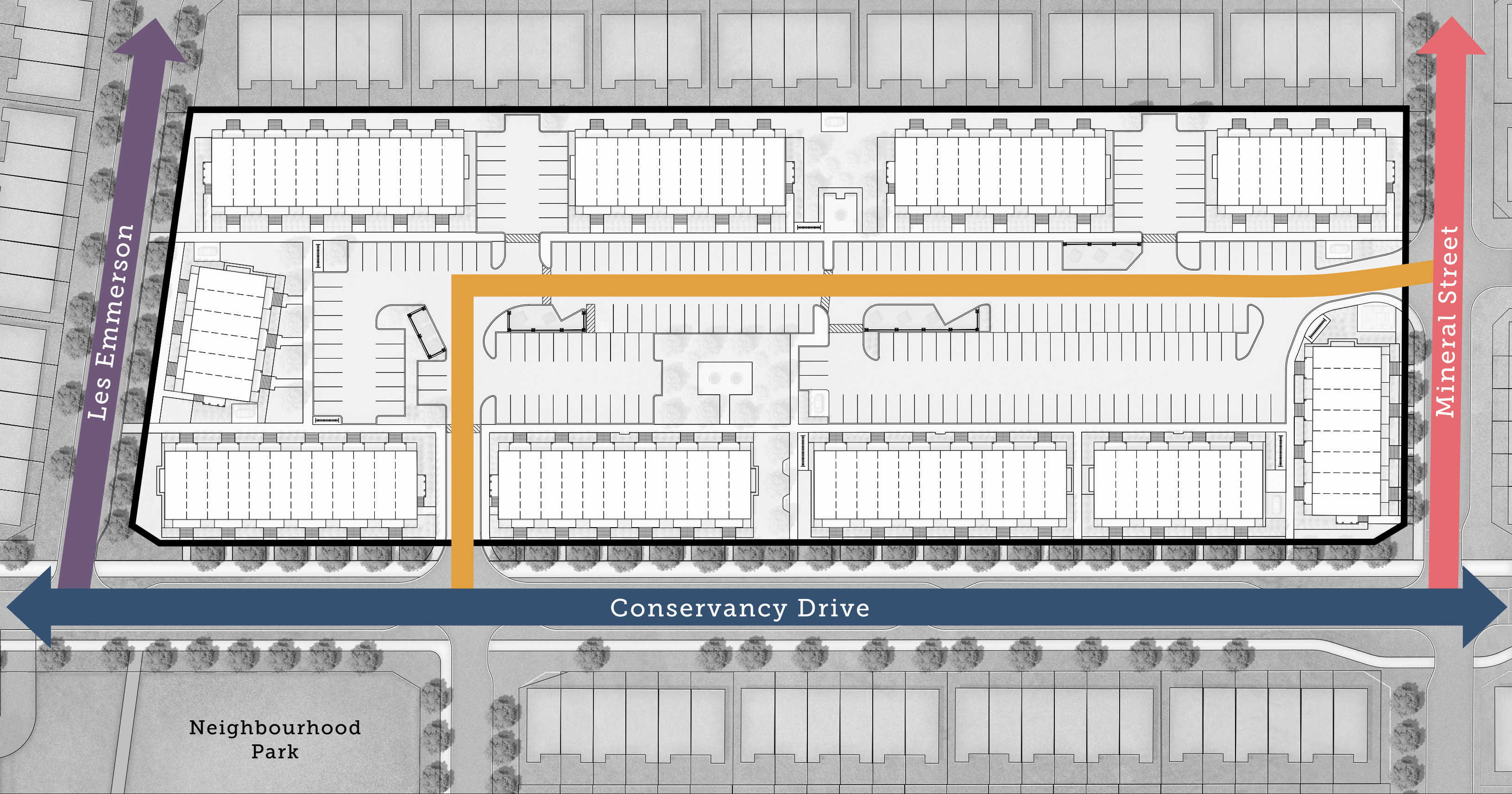
The Conservancy MD Block will provide an efficient through lane, providing easy circulation for pedestrians, as well as personal, maintenance, and emergency vehicles. Hard and softscape features will be embedded in the streetscape to delineate the different modes of travel. The surrounding streetscapes will provide circulation for the MD Block and the rest of the community, with access located along Conservancy Drive and Mineral Street.




The figures in the subsequent pages illustrate the varying street right-of-way cross sections surrounding the Conservancy MD Block:

- Collector Road (24.0m);
- Local Road (18.0m); and
- Local Road (16.5m).

### Design Guidelines & Strategic Directions:

- The surrounding street network will be functional to all modes and users (pedestrians, cyclists, vehicles, transit), and include furnishings, such as signage, mailboxes, wayfinding, and lighting, that are consistent with the existing character and style of neighbouring communities [\(BBSS, p.48, SD10\)](#).
- The street network will be designed with efficient circulation, while also providing convenient inter-community connections to surrounding destinations [\(G11, BBSS, p.22, SD1 & 3\)](#).
- Street trees along the major and local roads will be planted at regular intervals while being in coordination with street furnishings and utilities. Native plant species, tolerant of urban conditions (salt, drought, pollution), are encouraged wherever possible and will be selected from the City's approved list of street trees [\(G27\)](#).
- Suitable zoning setbacks and road right-of-way widths will be provided along the major and local roads, with sufficient space for various elements such as trees, sidewalks, utilities, cycling facilities, parking, and travel lanes [\(G21\)](#).
- A range of appropriately sized roadways will be provided to complement the character and functional needs of each community area [\(BBSS, p.22, SD5\)](#)
- The design of the street network will be based on a modified or offset grid to maximize the choices of travel routes [\(BBSS, p.22, SD2\)](#)



- LEGEND**
-  Conservancy MD Block Boundary
  -  24.0m Collector Road
  -  18.0m Local Road



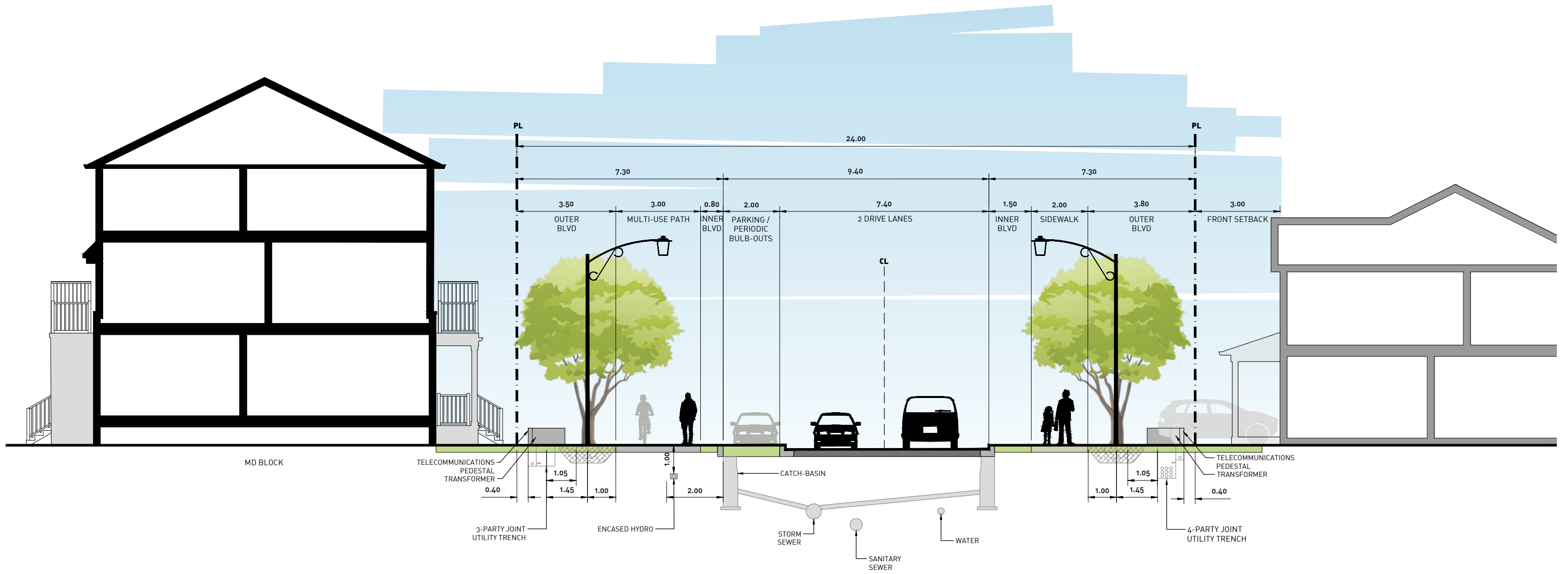
-  16.5m Local Road
-  Private Through Lane

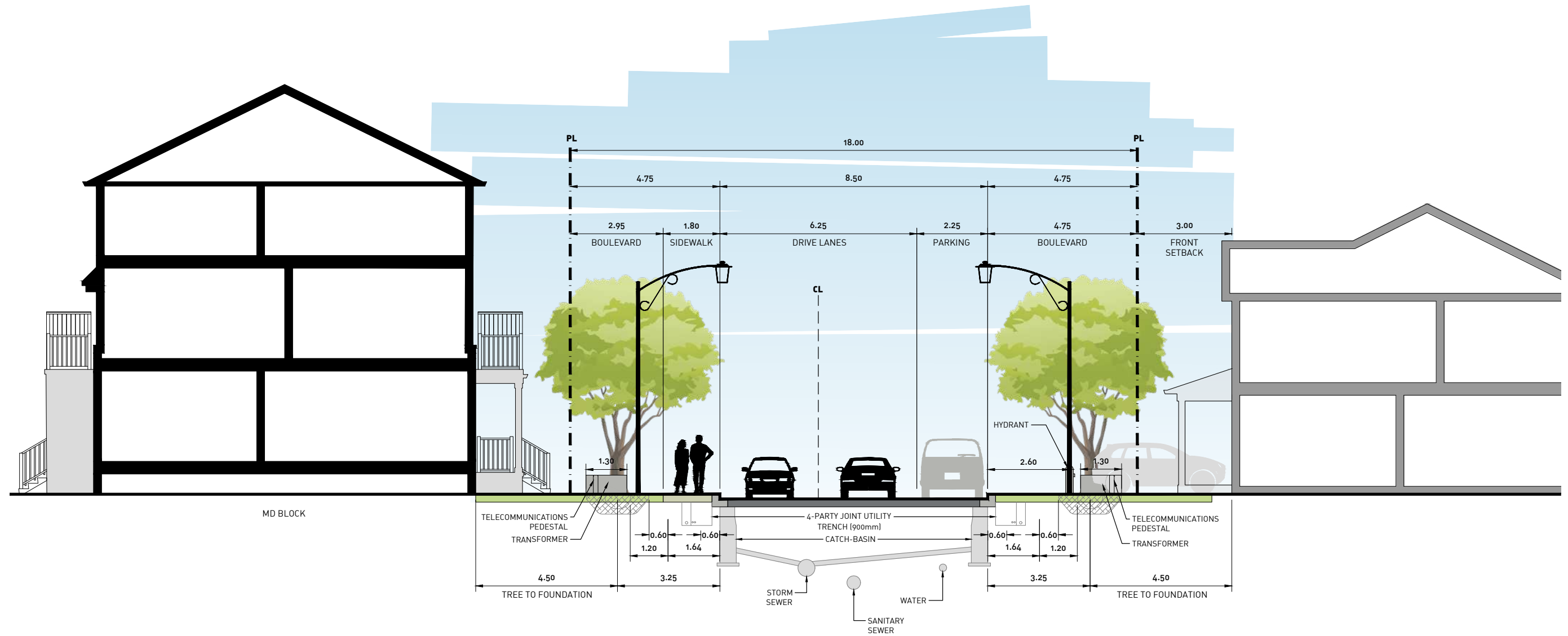
Figure 10 Conservancy MD Block Vehicle Circulation Plan





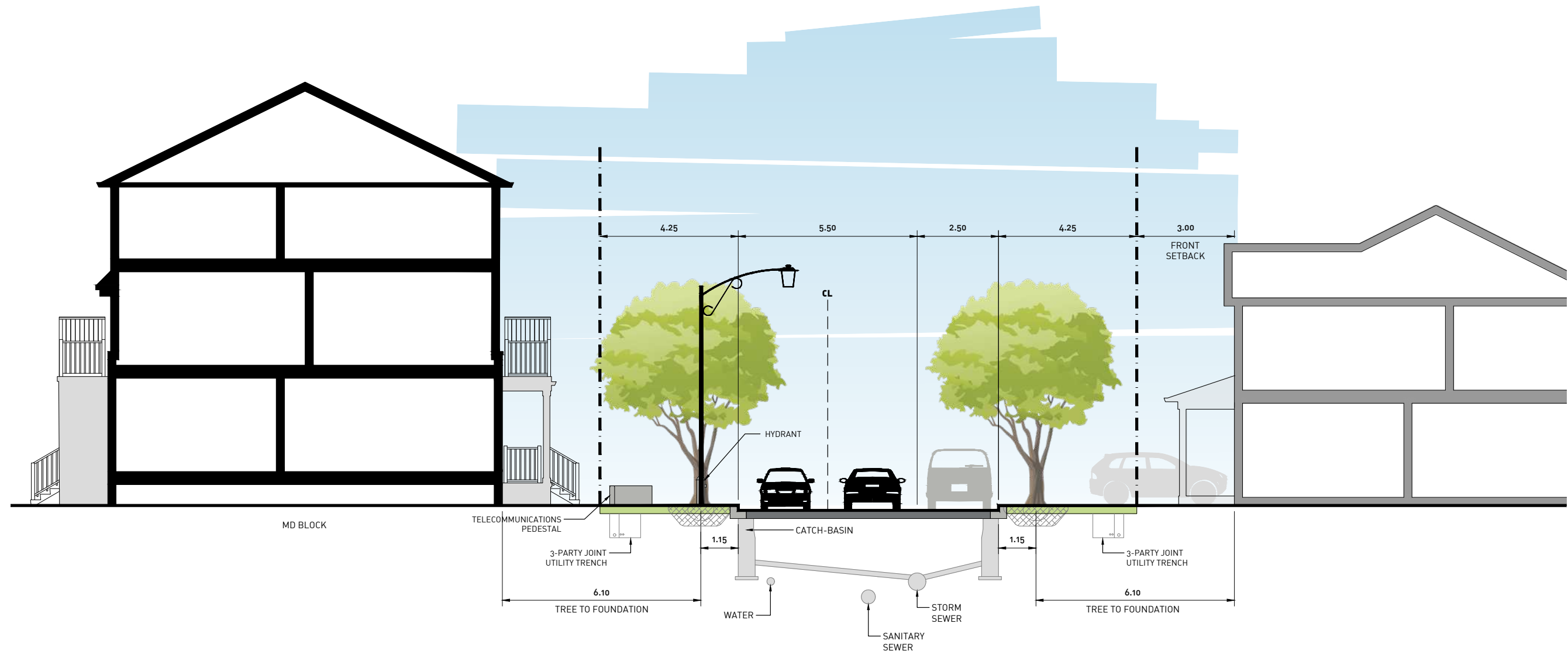
**Figure 11** 24.0m Collector Road (Conservancy Drive) Right-Of-Way Section

- The 24.0m Collector Road (Conservancy Drive) will serve as the primary east-west throughfare within Conservancy East. The MD Block fronts the Collector Road along the southern edge of the development.
- Housing typologies will front or flank onto the right-of-way, providing dynamic interest along the streetscape.
- The right-of-way will consist of the following elements: a multi-use path on one side, a sidewalk on one side, and street trees on both sides, as well as an alternating one-sided parking lane with periodic bulb-outs.



**Figure 12** 18.0m Local Road (Les Emmerson) Right-Of-Way Section

- The MD Block fronts a 18.0m Local Road (Les Emmerson) along the western edge of the development.
- 18.0m Local Roads are intended to provide a comfortable pedestrian experience with relatively low levels of local vehicular traffic.
- The local street network shall facilitate logical, direct, permeable, and safe neighbourhood connections through a modified-grid configuration.
- The right-of-way will consist of the following elements: sidewalks on one side (on select roads), on-street parking, street trees within the boulevard, and two drive lanes.



**Figure 13** 16.5m Local Road (Mineral Street) Right-Of-Way Section

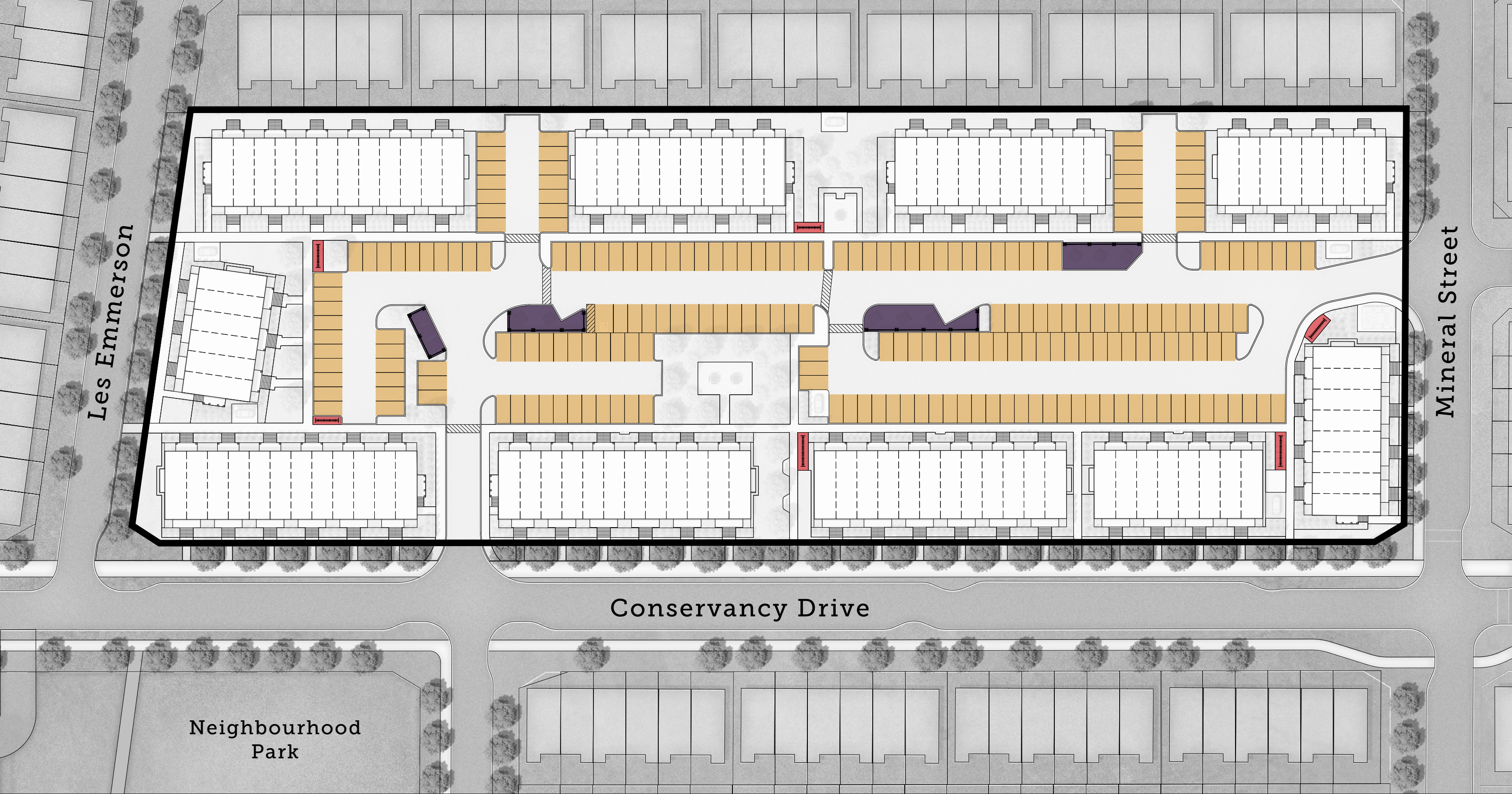
- The MD Block fronts a 16.5m Local Road (Mineral Street) along the eastern edge.
- The right-of-way will be more private in nature, catering to the residential blocks and providing access to the open spaces and parks.
- The 16.5m right-of-ways will consist of the following elements: street trees and a parking lane on one side.
- Select local roads will be highlighted as key connections and will include a curb-face sidewalk on one side.

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## 8.0 | **Parking & Servicing**

The Conservancy MD Block will have surface parking and bicycle parking internally to serve the residents, and to accommodate short-term visitor parking, loading, and deliveries. In the proposed plan, 215 parking spaces and 98 bicycle parking spaces are provided. Additionally, there will be 4 locations for waste collection, all of which will be screened with privacy fencing.



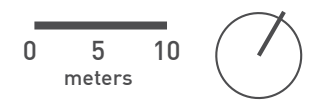


**LEGEND**

- Conservancy MD Block Boundary
- Vehicle Parking

- Bike Parking
- Waste Collection Area

Figure 14 Conservancy MD Block Parking and Servicing Plan

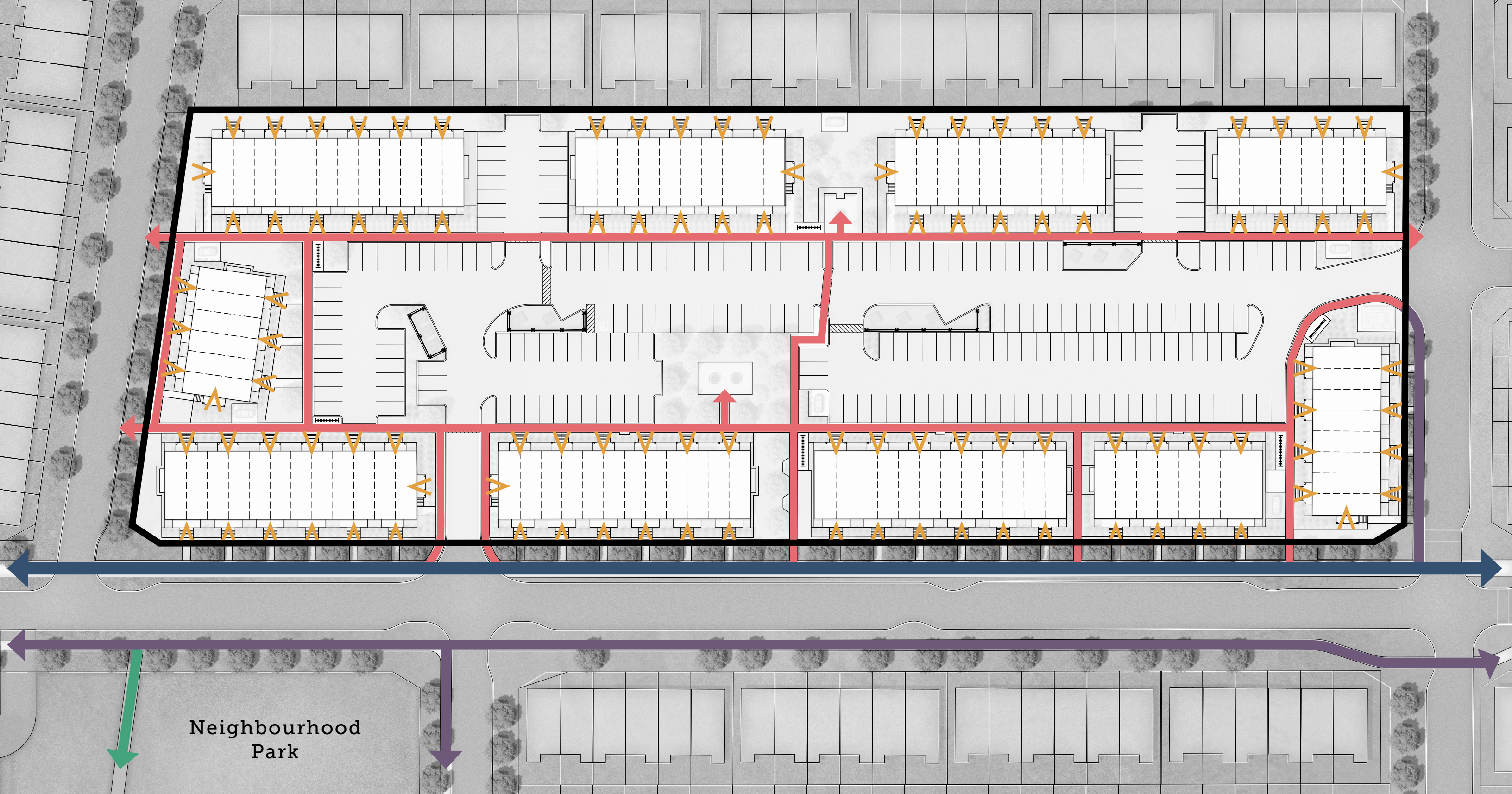





## 9.0 | Pedestrian Circulation

The Conservancy MD Block will be equipped with internal walkways for travel, aligning with the larger vision of creating a connected and accessible community that promotes healthy living and social opportunities. These walkways aim to connect residents to major greenspace elements, such as the multi-use path along Conservancy Drive and parks that lead to a wider range of recreational opportunities in the community.

### Design Guidelines & Strategic Directions:

- Walkways have been strategically located to create more walkable streets, provide direct access to all parks and open spaces.
- The community will be equipped with pathways, trails, and walkways that are accessible year round and that connect destinations such as transit stops, schools, community facilities, and parks, to increase walkability [\(G10\)](#).
- Multi-use paths, located along community collectors, will expand regional cycling facilities, connect to the existing network, and create connections to surrounding destinations and amenities [\(G31\)](#).
- Walkways blocks will be designed using appropriate landscape treatments to ensure sightlines are maintained and applicable principles of CPTED are adopted [\(G46\)](#).
- Pedestrian lighting will be provided along streets, walkways, and pathways to ensure safe and comfortable nighttime user experience [\(G59\)](#).
- Design walkways to connect to surrounding sidewalks and multi-use pathways [\(G32\)](#).
- Street furnishings, such as benches, waste receptacles, bike racks, and lighting, will have a similar design aesthetic (style, colour, and/or materials), be complementary to the established community theme, and be provided throughout the community [\(G60\)](#).



- LEGEND**
-  Conservancy MD Block Boundary
  -  Internal Walkway
  -  Unit Access




-  Multi-Use Path
-  Sidewalk
-  Park Pathway

Figure 15 Conservancy MD Block Active Mobility Plan



## 10.0 | Amenities

Aligned with the landscape plan for the Conservancy East community, the Conservancy MD Block has several landscape strategies to enhance the feel of the block as well as integrate with its surroundings.

Two amenities (totalling 0.12 hectares/0.29 acres) are proposed within the Conservancy MD block and will provide internal landscaped areas for gathering and rest. These areas will have benches and tables, and a combination of hardscape and softscape treatments, including deciduous trees and shrubs, coniferous shrubs, grasses, and perennials.

For active and recreational opportunities, the Conservancy MD Block is conveniently located directly north of Conservancy East's neighbourhood park, with a multi-use path along Conservancy Drive, the southern edge of the block, that leads to the larger Conservancy East active mobility network and community destinations.

Contributing to the overall tree canopy cover for the Conservancy East community, street trees will be provided within the boulevards along the major collector and local roads that interface with MD Block, with planting of shrubs and perennials lining the interior of the site.

Furthermore, waste collection areas will be screened with a 1.8-2.0m high wood privacy fence from the pedestrian walkway.

### Design Guidelines & Strategic Directions:

- Amenities have been designed to offer a variety of year-round passive recreational opportunities including flex spaces (open areas) and seating/gathering zones (*Park Development Manual*).
- Landscape elements, such as shade structures, fencing, decorative paving, and planting, will be consistent with the established community character and theme (*G60*).
- Amenity features and seating nodes have been sited to ensure visibility from surrounding units, and to instill a sense of safety; applicable CPTED principles will be implemented (*Park Development Manual*).

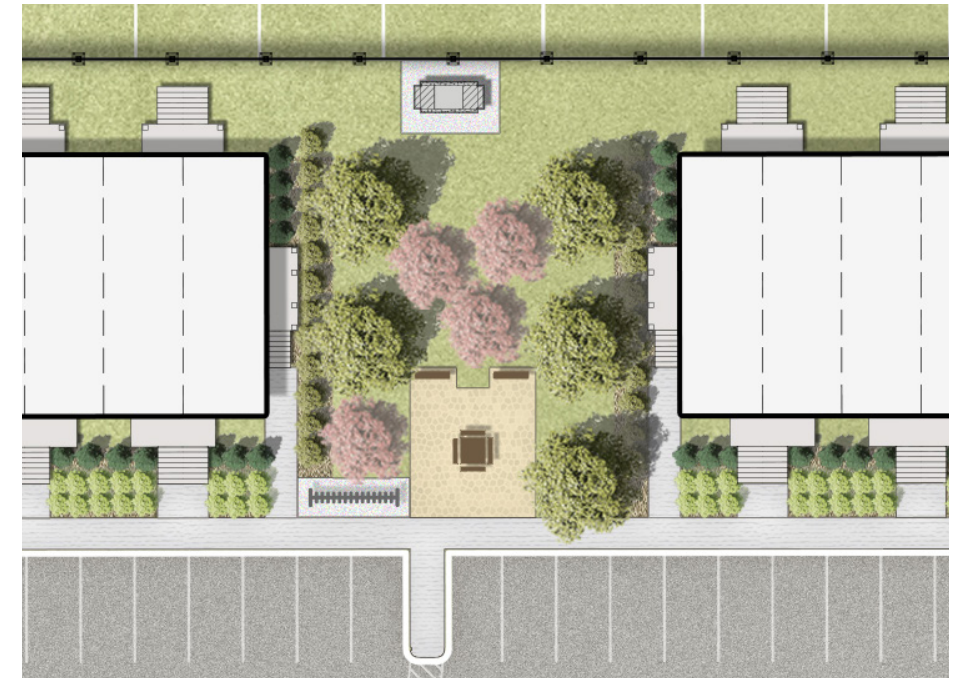


Figure 16 Amenity Space 1 | Landscape Demonstration



Figure 17 Amenity Space 2 | Landscape Demonstration

# Landscape Treatment Demonstrations

● External Edge Conditions



Figure 18 External Edge Conditions | Landscape Demonstration

Landscape areas in front of each stacked townhouse unit will consist of a combination of hard and soft landscape treatments. Between the walkway and private outdoor area, layered planting comprising grasses and low hedge planting will provide a transition between the public and private spaces.

● Internal Edge Conditions

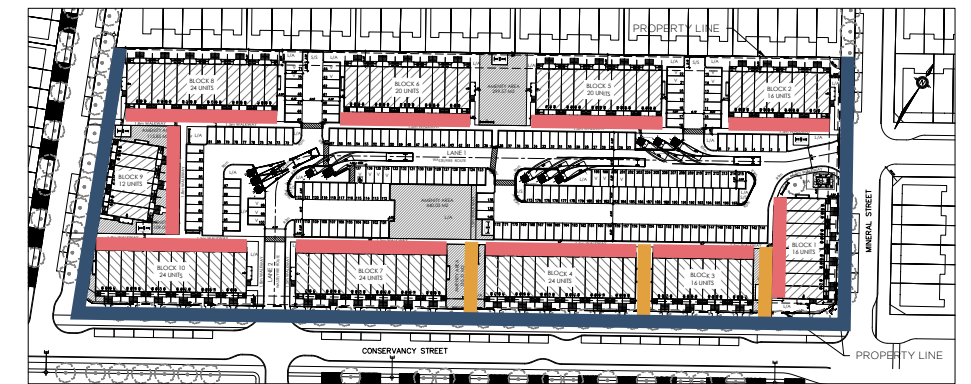


Figure 19 Internal Edge Conditions | Landscape Demonstration

● Mid-Block Connection



Figure 20 Mid-Block Connection | Landscape Demonstration



Note: Landscape treatment demonstrations are conceptual and subject to change

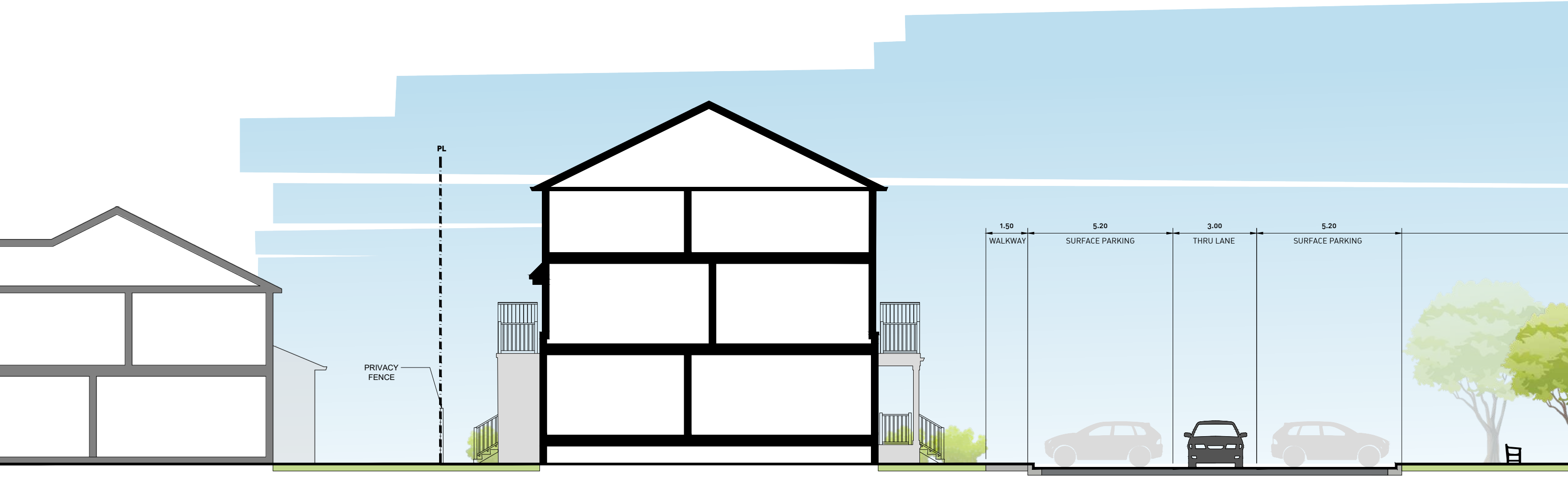


Figure 21 Block Cross Section

