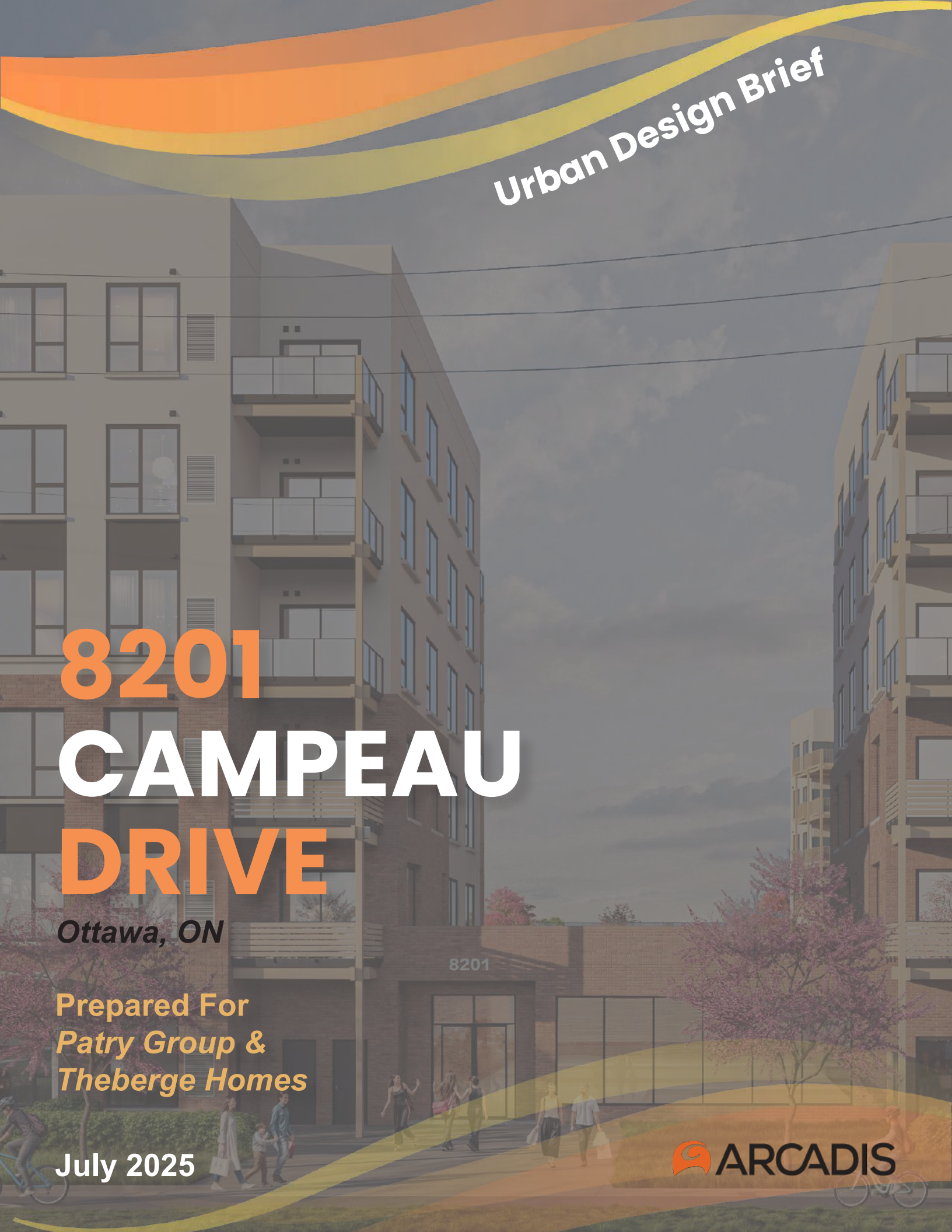
Urban Design Brief

8201 CAMPEAU DRIVE

Ottawa, ON



Prepared For
Patry Group & Theberge Homes

July 2025

ARCADIS


8201

CONTENTS

1 Introduction

This Urban Design Brief has been prepared by Arcadis to permit the redevelopment of lands municipally known as **8201 Campeau Drive**, subsequently referred to as the "project site".

Project Name: 8201 Campeau Drive

Fig 1.1: View Along Campeau Drive

Location:
Ottawa, Ontario

Building Type:
Mixed-Use Residential

Height:
6 Storeys

Construction Type:
Wood-Frame over Concrete U/G

Fig 1.2: View Along Campeau Drive - Looking South West

Project Description

The proposed development will consist of two mixed-use, but primarily residential buildings at 6-storeys connected with a 1-storey link. This will be completed over two phases using wood construction. These wood-frame building are thoughtfully designed to anchor a prominent urban intersection while promoting an active, pedestrian-friendly street life.

The proposal creates a strong and urbanized corner with it's distinctive curve along the facade at Campeau Drive and Taggart Road, which both softens the building's geometry and adds some distinction from the straight lines. This curved corner introduces commercial space which acts as a great gateway into the site and provides a convenient shopping experience for residents. Emphasis on multimodal accessibility is created through integrated bike lanes, wide sidewalks, and lush landscaping, ultimately supporting a sustainable yet connected community.

The base levels are defined by textured brickwork, enhancing the human-scale experience and creating a strong visual foundation. The ground floor includes retail and amenity spaces, designed to activate the sidewalk and encourage neighborhood interaction. Upper levels are cladded with a combination of fiber cement panels and wooden highlights creating a modern yet warm aesthetic. Upper floors contain a mix of studio, one, and two bedroom units, many of which feature private balconies overlooking the tree lined street.

This mid-rise mixed-use residential and commercial building prioritizes activating the ground level, urban integration and resident comfort. With its combination of thoughtful materiality, urban design principles, and attention to resident comfort, this development provides a high-quality living experience in a growing urban district.

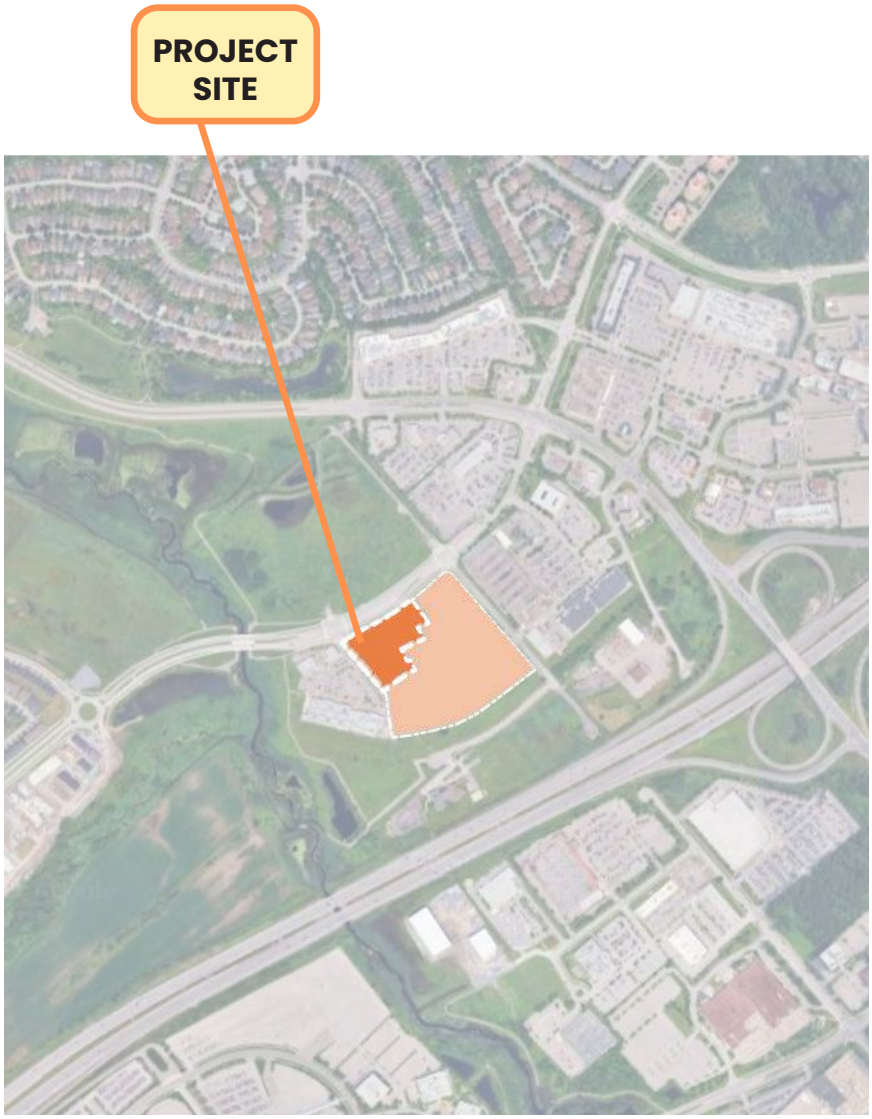


Fig 1.3: Project Site Location

Overall, the proposal will generate a total of **333** residential units, with a total Gross Floor Area of **20,265** (19,993sm residential + 272sm commercial) resulting in a Floor Space Index (FSI) of **1.6**. The proposal also includes approximately **2,448** square metres of indoor amenity space on the ground level.

DEVELOPMENT STATISTICS

PROJECT DATA

Municipal Address: **8201 Campeau Drive**					
Proposed Use: **Mixed-Use (Residential + Commercial)**					
Total Lot Area:	**62,285.30**	sm	*Phase 1 Lot Area:*	*12,288.50*	*sm*
NET Phase 1 Lot Area:	**11,053.10**	sm	*R.O.W. on Taggart Road*	*1,235.40*	*sm*
Parkland	1,658.00	sm			
Proposed GCA:	**26,090.00**	sm			
Proposed GFA Residential:	19,993.00	sm	At Grade Condition:		
Proposed GFA Commercial:	272.00		Ground Floor Area (GCA)*	**4,789.00**	sm
Total GFA	**20,265.00**		** Building Footprint*		
Proposed F.S.I.	**1.83**				

BUILDING HEIGHT

PROPOSED	**21.628**	m
No. of Storeys Proposed:	6 Storeys	

BREAKDOWN OF PROJECT DATA BY COMPONENTS

RESIDENTIAL UNIT MIX

Unit Type	**Unit Count**	**Unit Distrubution (in %)**	
Studio Type	56	1 Bedroom Type	**16.8%**
1 Bedroom Type	243	1 Bedroom Type	**73.0%**
2 Bedroom Type	18	2 Bedroom Type	**5.4%**
3 Bedroom Type	16	3 Bedroom Type	**4.8%**
TOTAL:	**333**	TOTAL:	100.0%

AMENITY

REQUIRED	*1,998 sm*	***PROPOSED (TOTAL)***	*6719*	sm
(6sm / unit)		Communal Amenity (propsed)	***1,998***	**sm**
		Communal Amenity (optional)	*450*	sm
		Private Amenity	*4,271*	sm

PARKING SPACE

PROVIDED	Prk.Spaces		
Total Parking Spaces Provided * :	**376**	Tandem Parking Provided * :	**182**
SURFACE	19	SURFACE	0
P1	107	P1	39
P2	126	P2	52
P3	124	P3	91

** Tandem Parking Spaces are NOT included within the count for Parking Spaces Provided*

BICYCLE PARKING SPACE

REQUIRED		*PROVIDED*	
Total Bike Parking Targeted	169	**Total Bike Parking Proposed**	**180**
Residential - 0.5 per unit	167	Residential	174
Commercial - 1 space per 250sm	2	Visitor / Retail	6

Table 1.1: Project Statistics

2 Policy Context

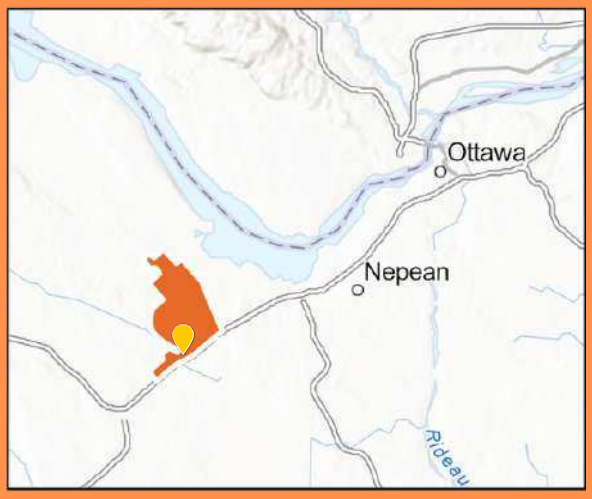
Policy Context

The proposal has been shaped by key urban design policy and guidelines set within the City of Ottawa's policy framework.

The following section highlights policies and guidance relevant to the development of the project site and identifies the elements of the proposed development that exemplify urban design best practices outlines in applicable City documents. The key documents reviewed include:

- City of Ottawa Official Plan (2022)
- Schedule A - Transect Policy Areas
- Schedule A - Designation Plan
- Schedule B - Maximum Building Heights

Ottawa



Kanata North

Project Site

Fig 2.1: Ottawa Context

Ottawa's Official Plan

The design responds to the City of Ottawa's 2022 Official Plan, a plan which provides long-term guidance for land use planning development up until 2046. The 2022 City of Ottawa Official Plan serves as the guiding document for evaluating and shaping all new development applications, including this Site Plan submission for 8201 Campeau Drive.

The subject site is located in the suburban area of Kanata, along Campeau Drive, a key east-west corridor. It is identified in the Official Plan as suitable for intensification and mid-rise development. The Official Plan not only guides the design and land use of this proposal, it establishes the very rationale for its scale, configuration, and community-building goals.

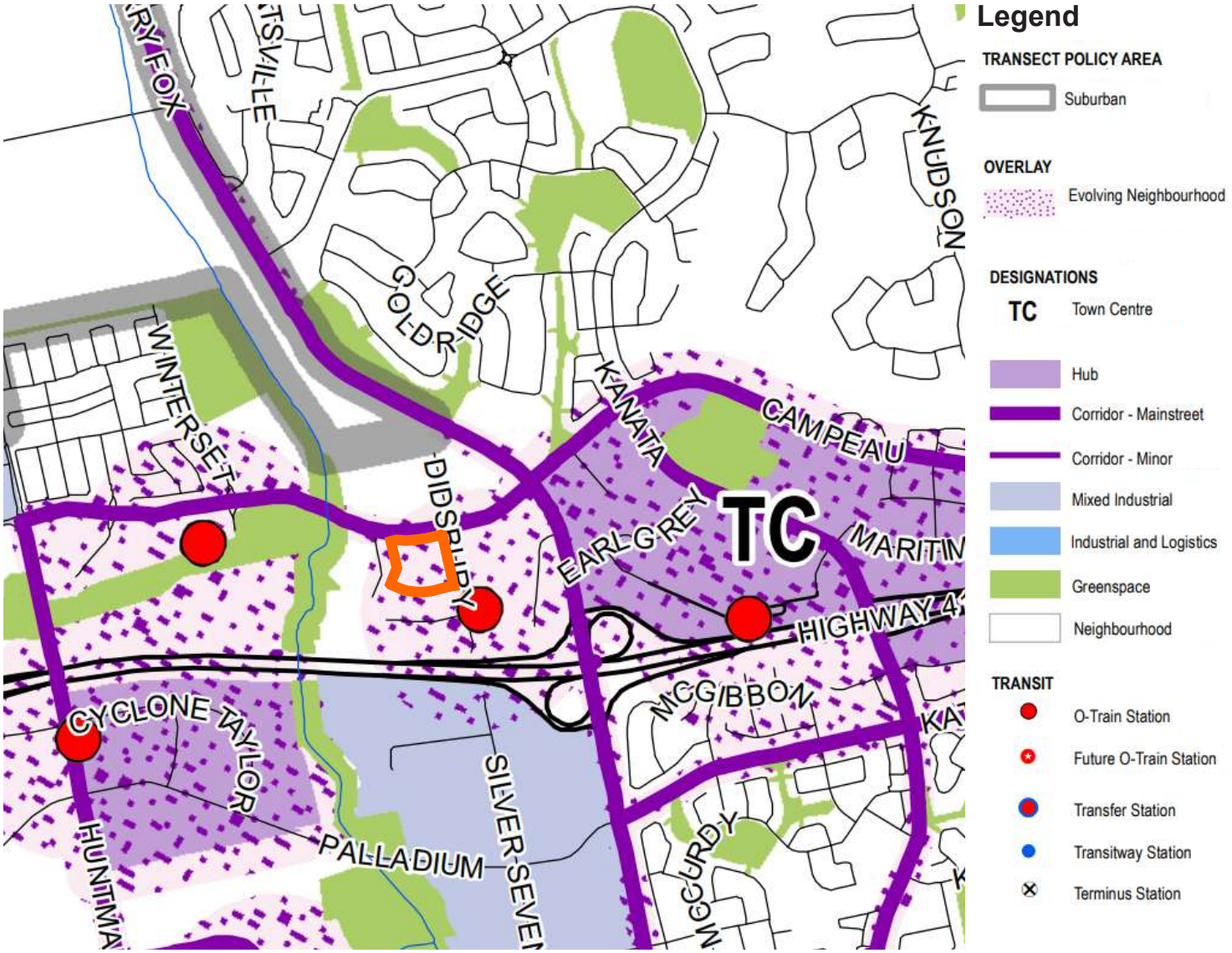


Fig 2.2: City of Ottawa Official Plan (2022)

Suburban Transect Policies

The Official Plan identifies the subject site within the Suburban Transect, which is intended to evolve into a more compact, walkable, and connected urban form through targeted intensification. The development supports this direction in the following ways:

Compact Growth: The proposed 6-storey residential building introduces increased density on an underutilized site along a future transit-supported corridor.

Neighbourhood Evolution: The proposal contributes to the gradual transformation of suburban areas into more complete communities with a diversity of housing.

Intensification & Growth Management

Campeau Drive is identified as a corridor where growth should be concentrated to optimize infrastructure and encourage transit-supportive built form (even if transit is limited in current phases).

The project site supports corridor objectives by introducing a 6-storey mixed-use building with commercial at grade and residential above.

Mid-Rise Built Form

The Official Plan calls for diverse housing forms and tenures to meet changing demographic needs.

This development introduces mid-rise density and a mix of unit types in an area historically dominated by low-rise forms.

Urban Design & Compatibility

The Official Plan emphasizes context-sensitive design with appropriate transition to surrounding uses.

This proposal integrates stepbacks, landscaping, and building articulation to ensure compatibility with the existing suburban character.

Climate & Sustainability

The wood-frame construction aligns with the Official Plan's direction to support low-carbon development and reduce embodied emissions.

Transit Networks

8201 Campeau Drive is well positioned within Kanata's growing multimodal transportation network. Currently, the site benefits from proximity to OC Transpo's frequent and local bus service, with key connections available at nearby Teron and Innovation Stations. Routes such as the 63 and 161 provide reliable commuter access to Kanata North and downtown Ottawa, with additional routes connecting to surrounding residential communities and transit hubs.

Looking further ahead, the site will benefit with the future addition of an LRT station (Didsbury) and pilot projects such as autonomous shuttle services proposed by the Kanata North Business Association.

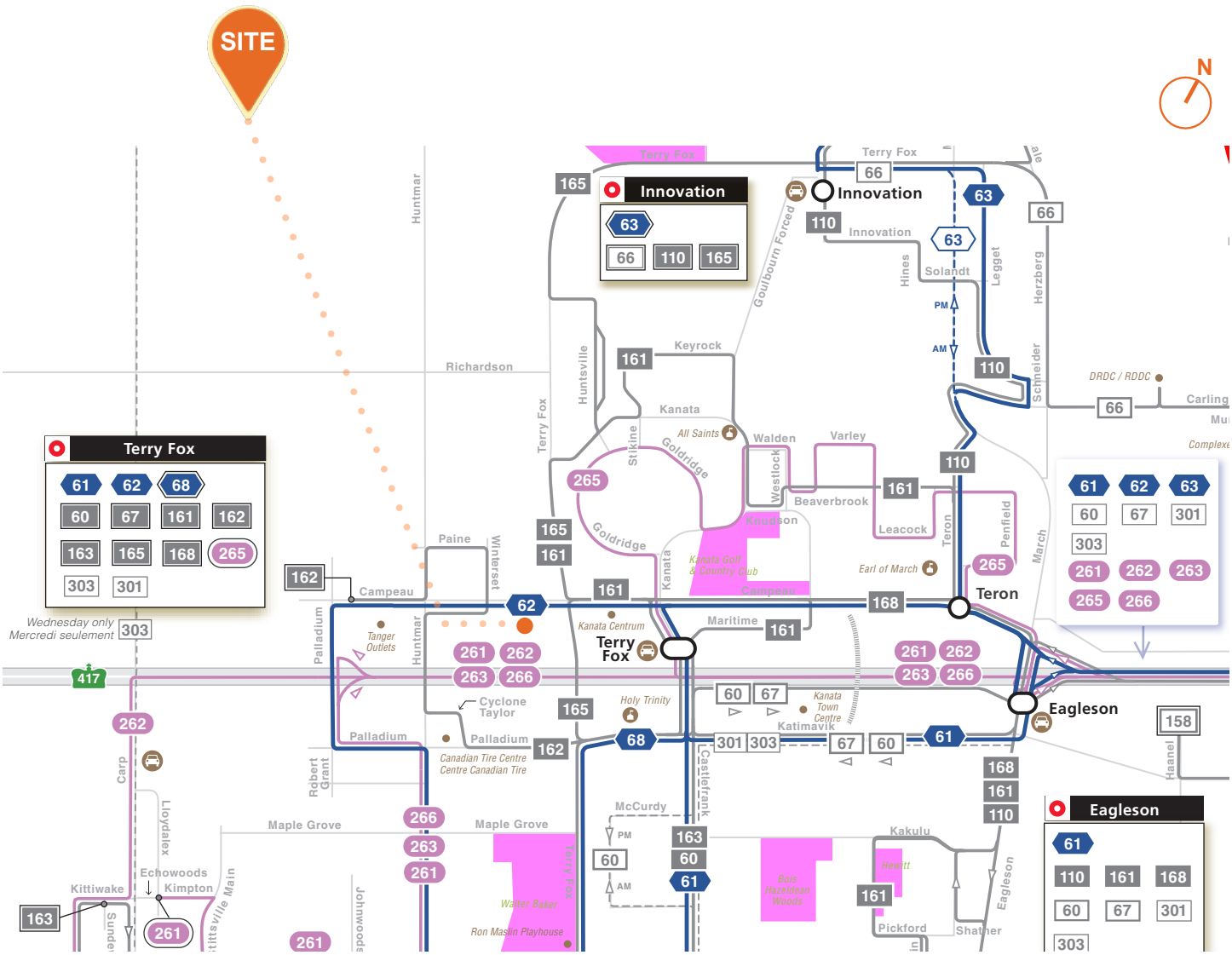


Fig 2.3: Transit Network Map

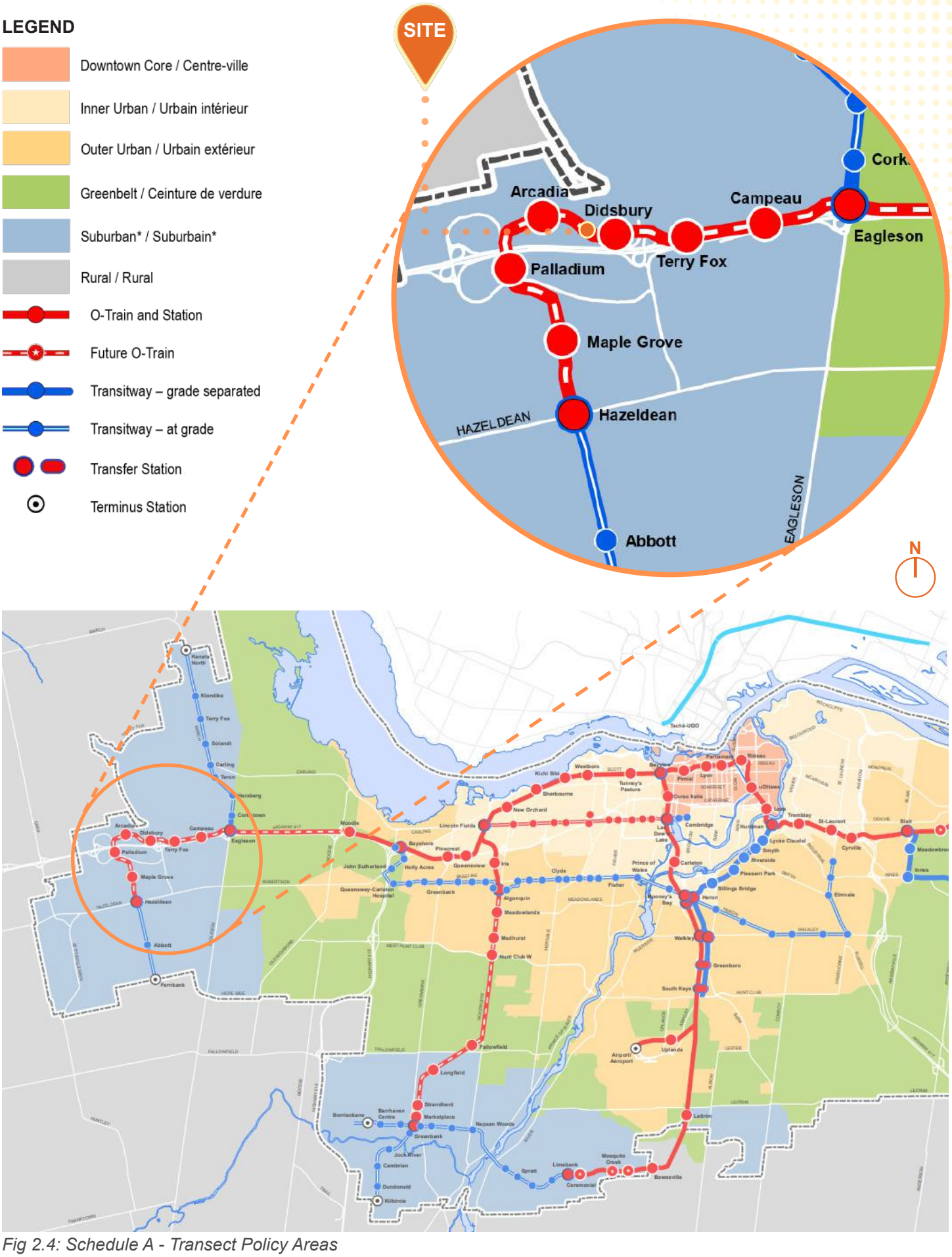


Fig 2.4: Schedule A - Transect Policy Areas

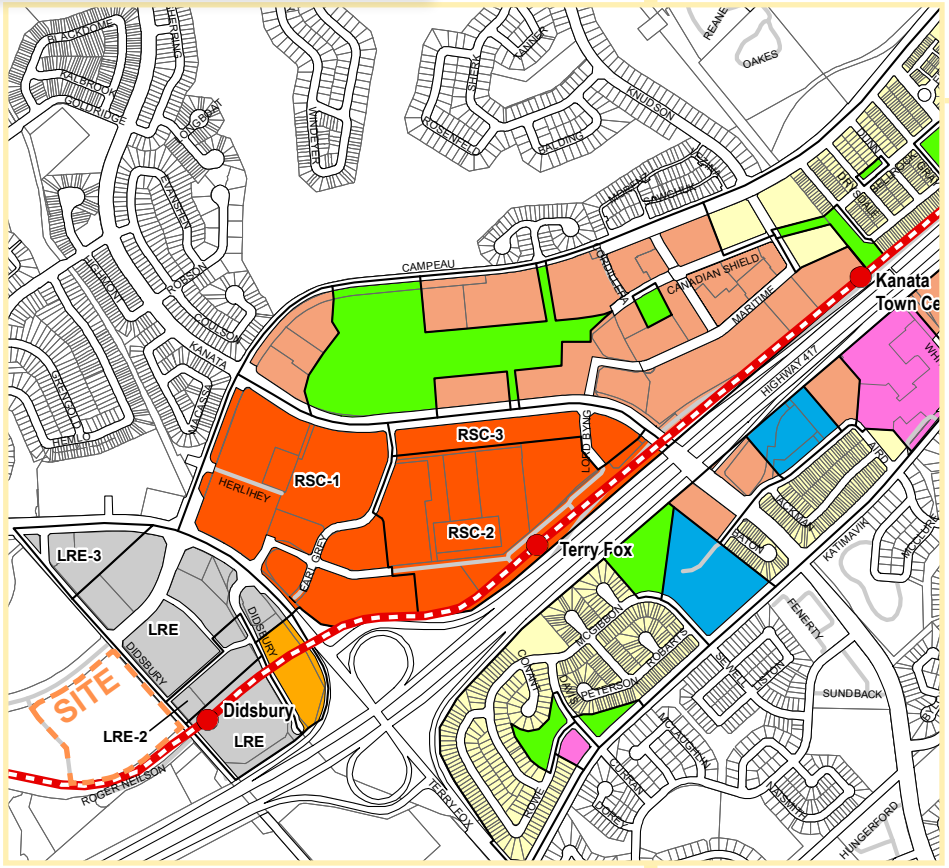


Fig 2.5: SCHEDULE A - Designation Plan

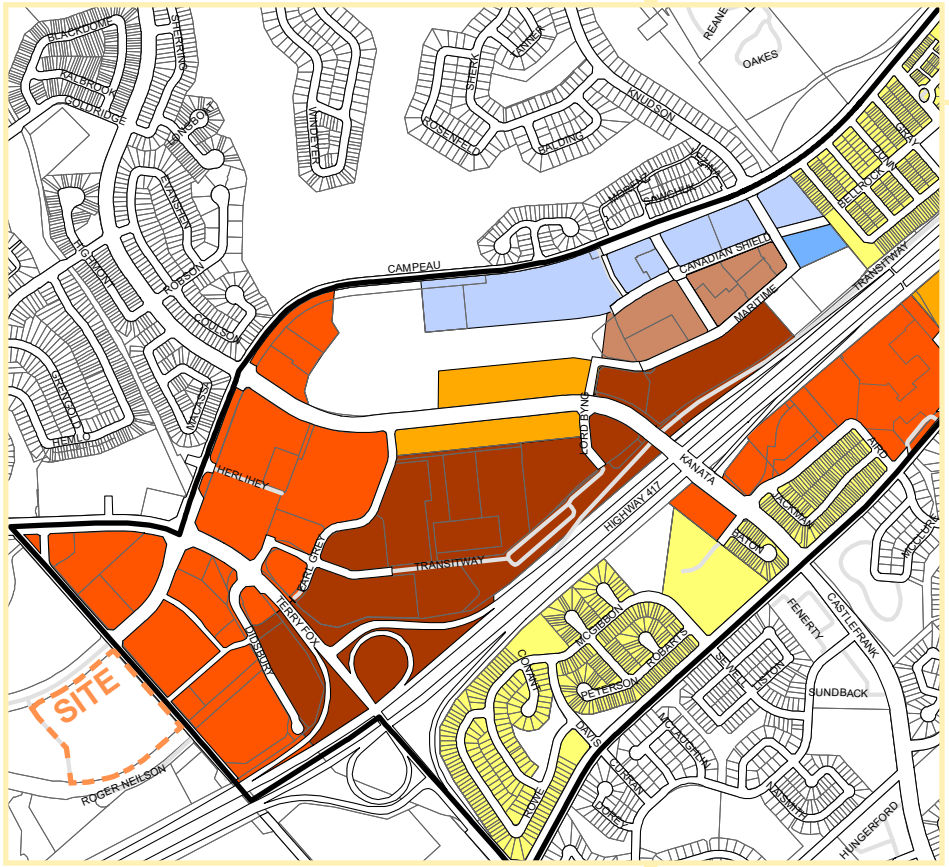


Fig 2.6: SCHEDULE B - Maximum Building Heights

Kanata Town Centre
SECONDARY PLAN - Volume 2

The Designation Plan map is intended to outline the long-term land use vision for the Kanata Town Centre by assigning specific land use designations to different parcels within the planning area. The site identified as 'SITE' on the designation plan is strategically located at the southwest corner of Campeau Drive and Didsbury Road, just outside the broader Kanata Town Centre planning area. Adjacent land use (north-east of the site) is designated for Low-Rise Employment (LRE), which introduces a complementary employment base. Beyond this is a Regional Shopping Centre (RSC), indicating its intended use for large-scale retail and commercial development designed to serve both local residents and the wider regional population.

The Project Site will benefit from excellent future connectivity and access to future public transit infrastructure. This positions the project site as a key node in a transit-oriented development framework, supporting sustainable travel patterns and encouraging higher foot traffic to the area. Such access strengthens the project site's potential to become a vibrant, accessible commercial anchor for the Kanata Town Centre planning area.

Kanata Town Centre
SCHEDULE B - Maximum Building Heights

The Maximum Building Heights Plan map is intended to guide the future built form and urban structure of the Kanata Town Centre by clearly defining the maximum allowable building heights across different parcels of land. The Project Site, lies just outside the area, although it is not shaded to reflect a prescribed maximum building height, its immediate context and proximity to a range of designated height zones provide important guidance for its development potential.

Across Didsbury Road, north-east the Project Site directly abuts lands designated for mid- to high-rise development, including areas permitting 10, 12, and up to 30 storeys. These adjacent parcels form part of the broader Regional Shopping Centre designation and reflect a planned urban intensity appropriate for a major commercial and mixed-use node. This height pattern suggests a clear vision for a dense, transit-supportive urban core, and the Project Site is well-positioned to contribute to this evolving built form. While it currently lacks a formal height limit, the planning context strongly supports the introduction of mid- to high-rise building forms, subject to detailed planning justification, urban design considerations, and transportation impact assessments.

Zoning

The proposed 6-storey height across this proposal is consistent with the maximum height regulations, promoting efficient land use while minimizing the impact on adjacent lower-density neighborhoods.

Fig 2.7: Zoning Maps

MC11[74] H(34) Zoning		Requirement
Minimum Lot Width (m)		No minimum
Minimum Lot Area (m²)		No minimum
Minimum Front Yard and Corner Side Yard Setback (m)		3 m - abutting a lot in a residential zone 2 m - abutting the rapid transit corridor No minimum – Other cases
Minimum Rear Yard Setback (m)	rear lot line abutting a lot in a residential zone abutting the rapid transit corridor other cases	6m 2m No Minimum
Interior Side Yard Setback (m)	abutting a lot in a residential zone abutting the rapid transit corridor other cases	3 m 2 m No Minimum
Minimum Building Height (m)		6.7 m - for all uses within 400 metres of a rapid transit station, other than a gas bar where it is permitted by an exception
Maximum Building Height (m)		in all other cases (not abutting residential) - No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable **Zoning H(34) - 34m (10-11 storeys)**
Maximum Floor Space Index		No maximum, unless otherwise shown on the zoning map
Minimum Width of Landscaped Area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped
Parking Requirements Area C on Schedule 1A		Area C within 300m from LRT (same as Area X) • 0.5 spaces/unit - Not required for first 12 units (resident) • 0.1 spaces/unit (visitor) • 1.25 per 100 m2 of gross floor area (retail) Area C after 300m from LRT (mix-use) • 1 spaces/unit (resident) • 0.2 spaces/unit (visitor) • 3.4 per 100 m2 of gross floor area (retail)
Vehicle Parking Space Dimensions		Must be 2.6m-3.1m by 5.2m

Table 3.1: Zoning Information

3

Site Analysis

Site Analysis

The site, being a corner lot at Campeau Drive and Didsbury Road, will act as a connecting parcel between the commercial area east of Didsbury Road and low-rise residential west of Didsbury Road along Campeau Drive. In the future, as surrounding properties develop, this site will form a key piece of the streetscape and set the standard for future development of Campeau Drive as a Mainstreet Corridor.

Additionally, the site's location in proximity to existing transit facilities (as well as potential future transit) and it's integration into the active transportation network will afford future residents more options for travel outside of the typical private vehicle trips observed in this neighborhood.

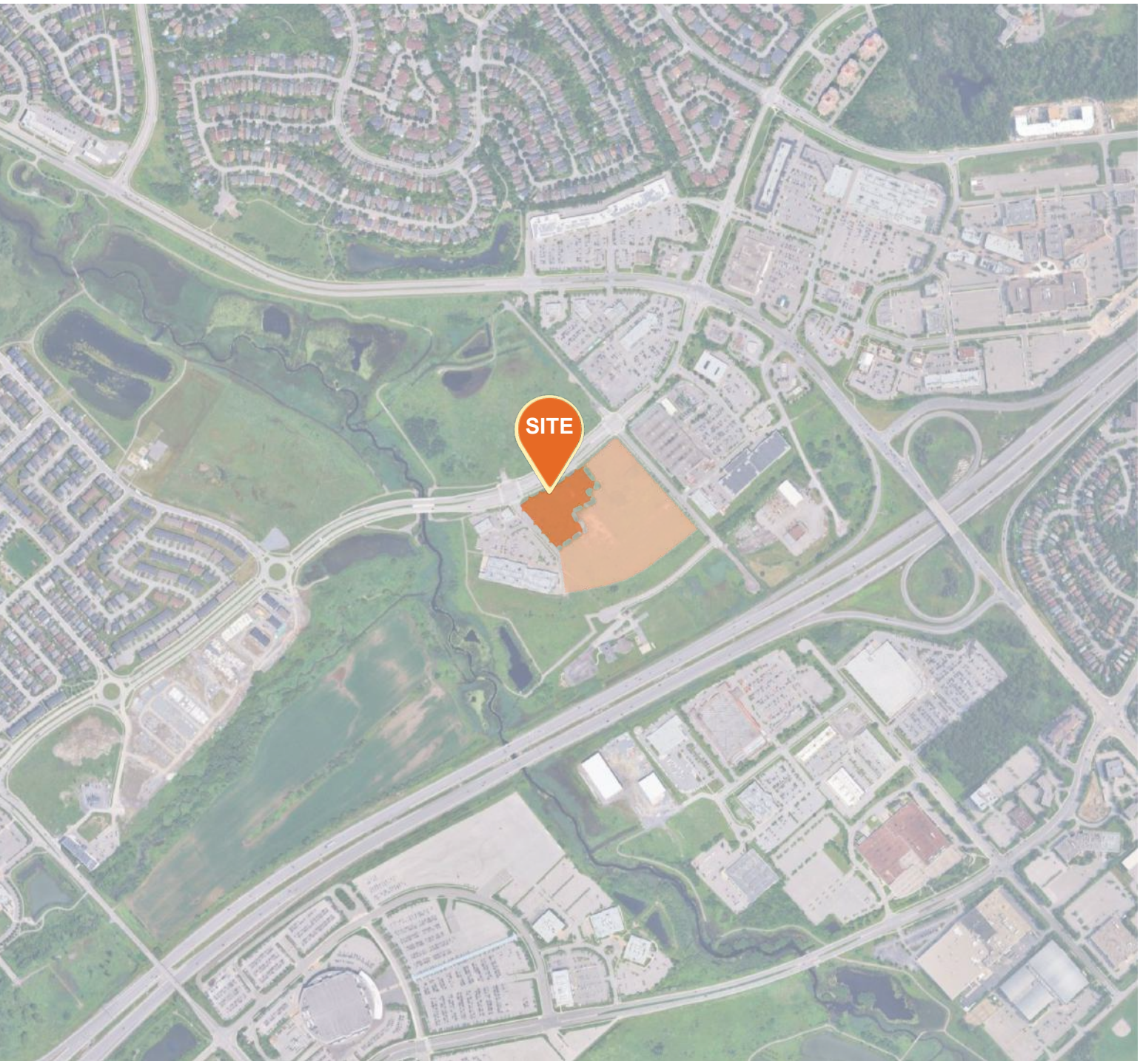
With the property located on a Mainstreet Corridor and sufficiently setback from exisitng low rise residential dwellings, there is opportunity to support the proposed mid-rise heights and densities without negatively impacting any surrounding sensitive uses.

Fig 3.1: Context View

The Site Today

Located in an evolving area of the City of Ottawa, this site presents a strategic location for thoughtful and context sensitive intensification. This site presents a unique opportunity to support a gradual evolution of the area from mostly large scale, commercial uses favouring private vehicle trips towards a complete, 15-minute neighborhood by introducing new residents, built form, and scale of commercial uses.

Fig 3.2: The Site



Looking North

Looking north, the site is seen neighbouring a dense commercial and mixed-use area exhibiting a patchwork of retail buildings, mid-rise office blocks, and entertainment. This area includes businesses such as Farm Boy, Canadian Tire, Walmart, and various restaurants. Also located north of the site is the Kanata Golf & Country Club, nestled within a fabric of suburban residential neighborhoods with single-family homes.

Looking West

The western view highlights the site's transition from developed suburban neighborhoods to preserved green spaces. The immediate context includes The Brick and La-Z-Boy, alongside a medium-density residential neighborhood. New subdivisions are also in development, signaling a growing community. Tanger Outlets, which is a significant destination for shopping and entertainment, is situated further west of this residential area. The Outlet mall is surrounded by agricultural fields and green spaces.

Looking South

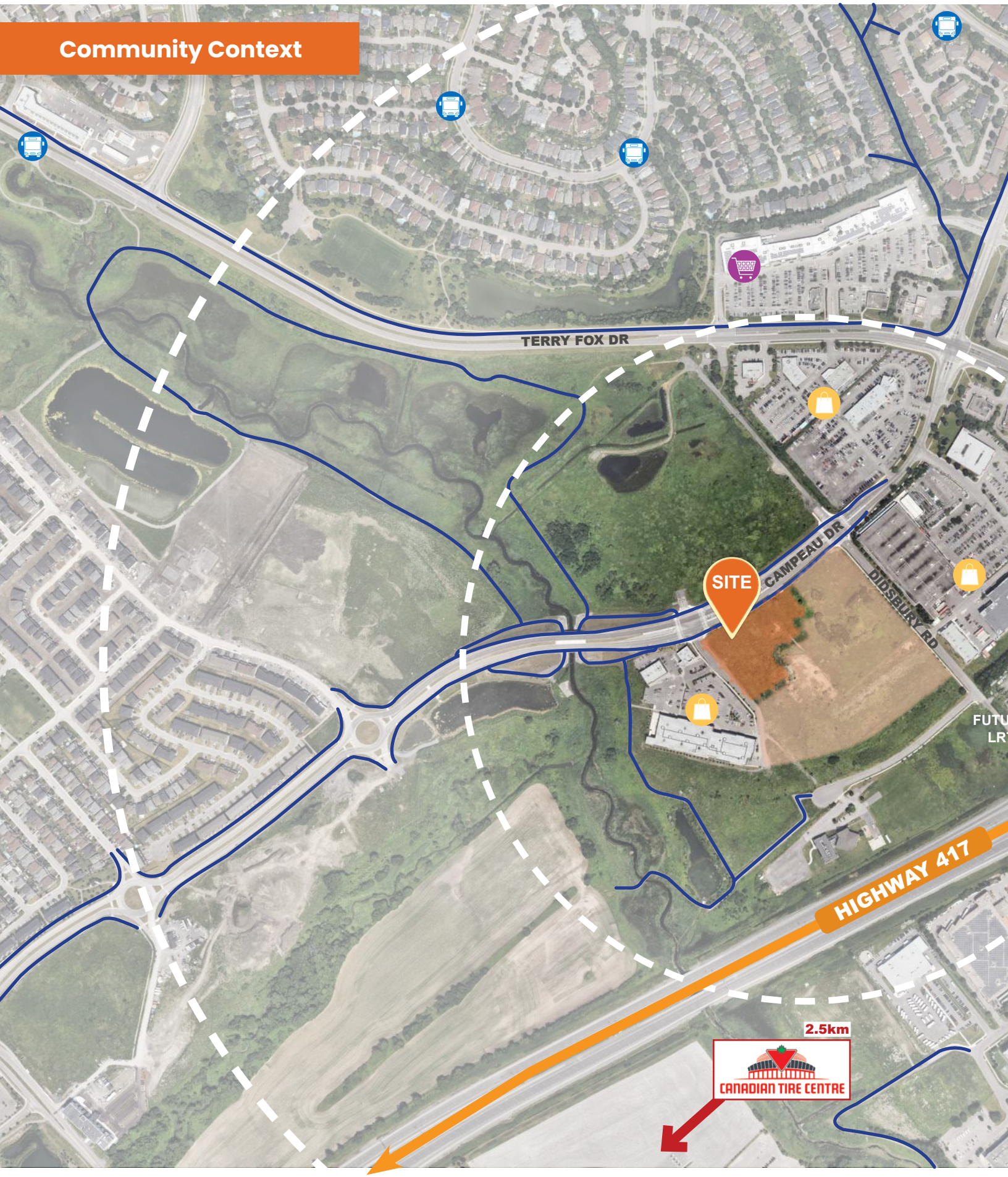
The southern perspective highlights the site's proximity to Highway 417, a major east-west connection. This highway underscores the site's potential for high-traffic commercial or mixed-use development. Beyond the highway, the Canadian Tire Centre- a major sports and entertainment venue- serves as a significant landmark to the area. It is surrounded by surface parking and supporting commercial uses. Further south, the landscape transitions to rural and agricultural land.

Looking East

The eastern Perspective shows the immediate surroundings of the site transition from commercial to a mix of residential and light industrial developments. The Highway 417 corridor continues to dominate the southern edge, with adjacent lands accommodating warehouse facilities, characterized by large building footprints and vehicle accessible infrastructure. These buildings reflect a more utilitarian architectural expression but display their economic role in the employment landscape of Kanata.

Fig 3.3: Bird's Eye Site Views

Community Context



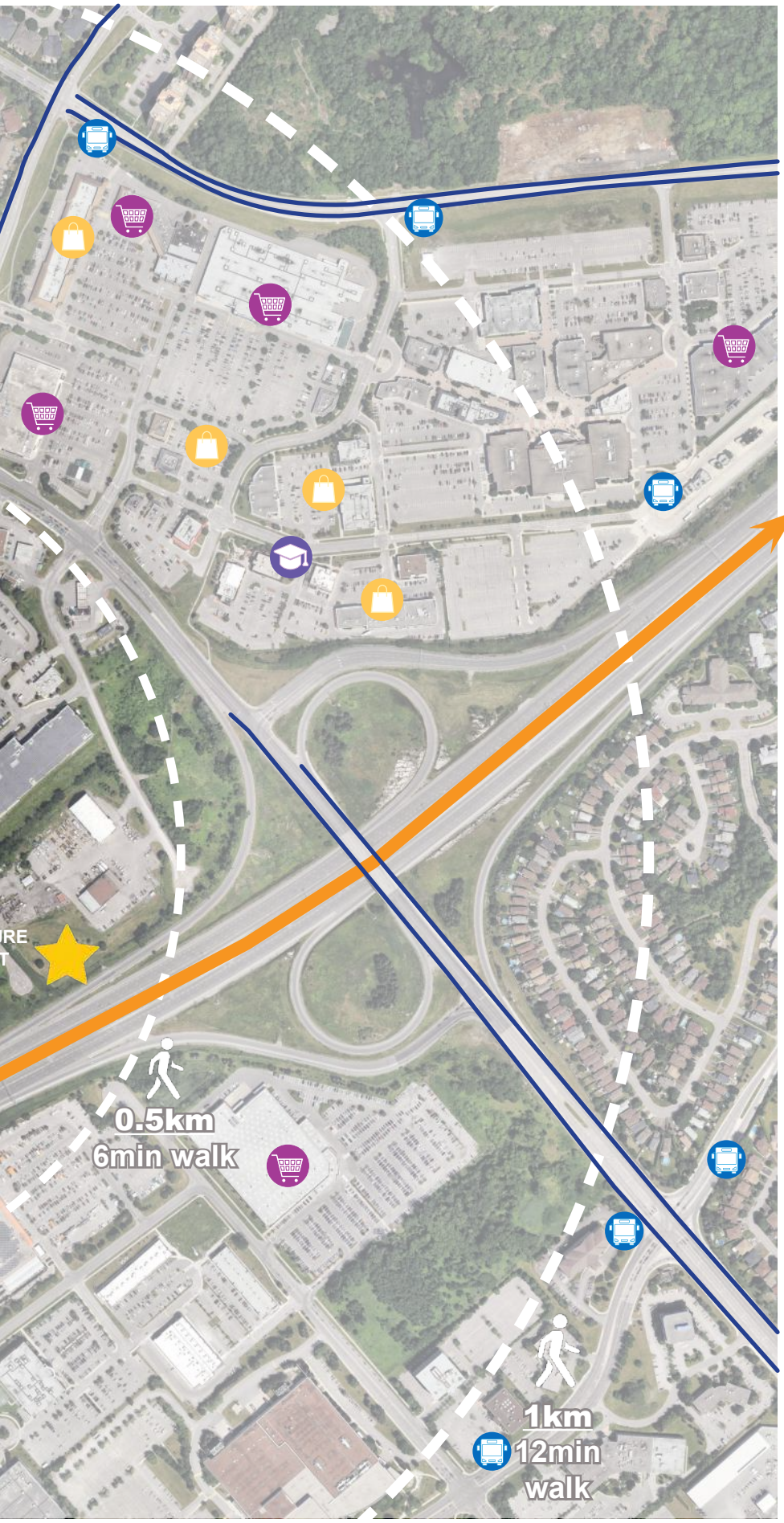


Fig 3.4: Community Context

Understanding the area surrounding the site is fundamental to ensuring the future development is valuable and contextually appropriate in the existing context.

The project site is flanked by two big box retail stores that are adjacent to suburban, car-oriented, housing. There is a great opportunity to transition between these two entities within this project site.

The map to the left identifies key locations in close proximity to the site.

LEGEND

- SUBJECT SITE
- HIGHWAYS
- CYCLING NETWORK
- FUTURE LRT STATION (Didsbury Station)
- TRANSIT STOPS
- GROCERY STORES
- SCHOOLS
- COMMERCIAL

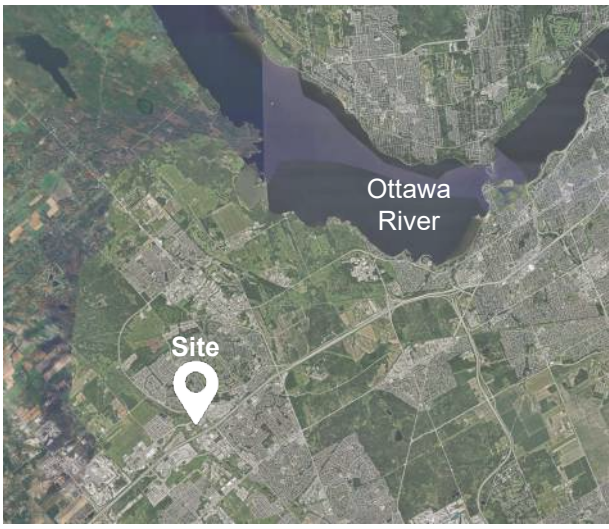
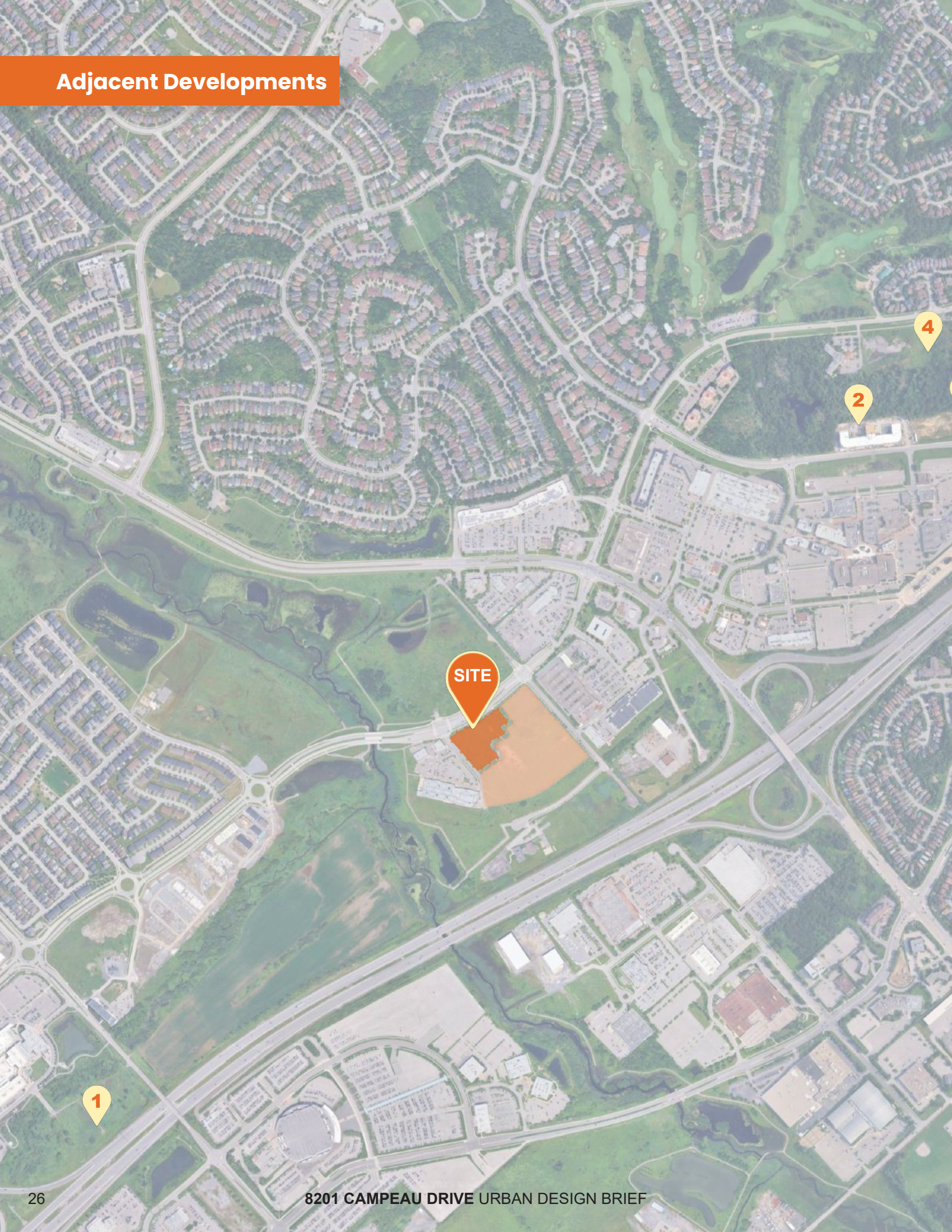


Fig 3.5: Larger Map

Adjacent Developments



Studying adjacent residential developments is essential to shaping a design that responds sensitively and appropriately to the surrounding neighbourhood. By examining the scale, height, massing, and architectural character of nearby developments, the design of 8201 can reflect a compatible yet unique built form.

Fig 3.6: Near-by Developments

The Burroughs | **319 Huntmar Dr.**
(Pre-Construction - 4, 9-ST, Mid-Rise)

Patry Group Project

The Woods | **180 Kanata Ave.**
(Under Construction, 6-ST, Mid-Rise)

Lib Kanata | **150 Kanata Ave.**
(Pre-Construction, 11-ST, Mid-Rise)

The Palmer | **6301 Campeau Dr.**
(Under Construction, 2 10-ST, Mid-Rise)

1200 Maritime Way
(Proposed, 28-ST & 30-ST, High-Rise)

Carré Saint-Louis | **1050 Canadian Shield Ave.** (Proposed, 6-ST, Mid-Rise)

Fig 3.7: Adjacent Developments Map

Land Cover

Landcover describes the physcial characteristics of an area, including but not limited to water bodies, forests, and built surfaces. When looking at 8201 Campeau Drive it's clear that it is a meadow full of grasses, non-woody plants, and the occasional bush/tree.

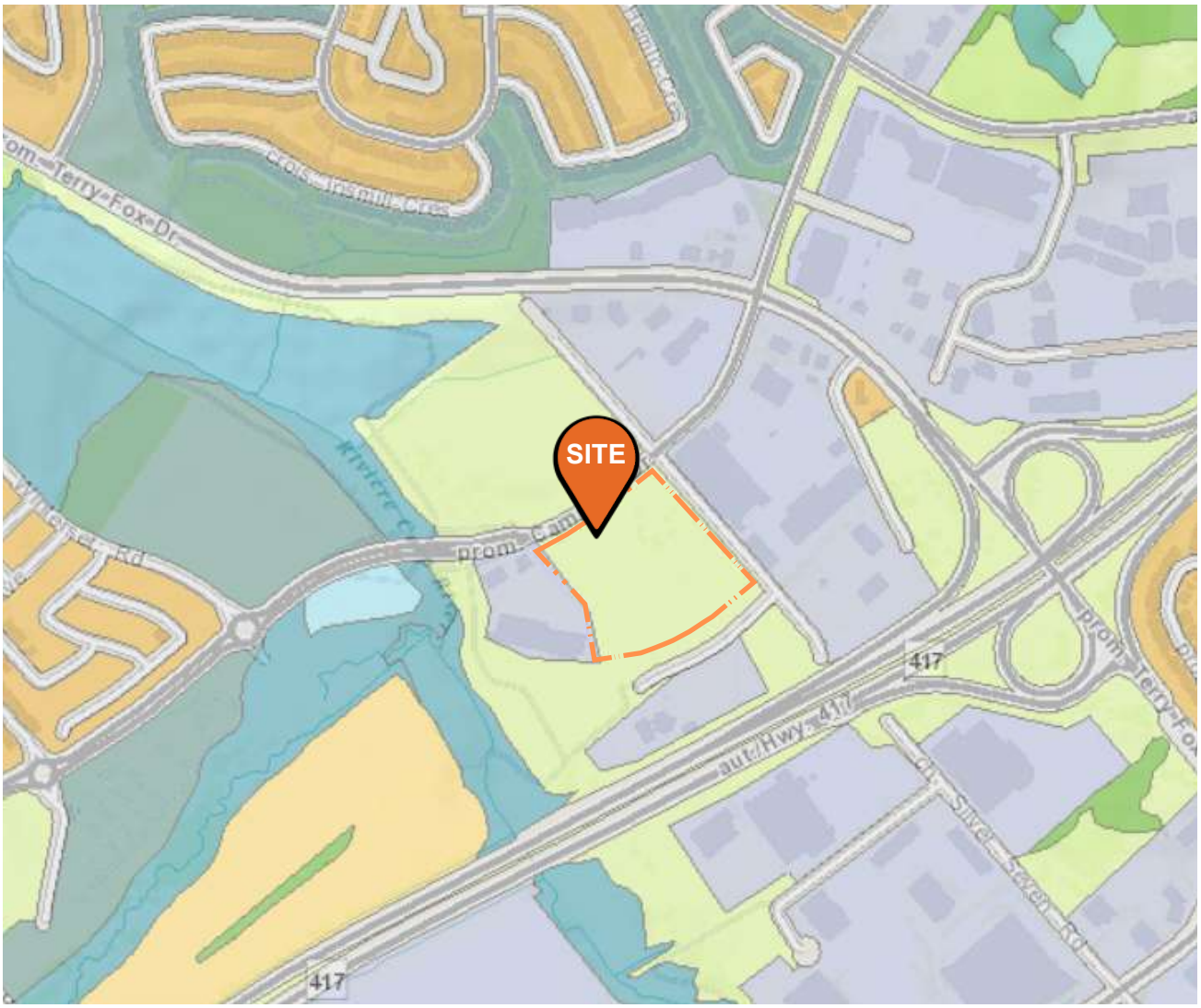


Fig 3.8: Land Cover 2020

Legend

- Aggregate
- Crop and Pasture
- Meadow or Thicket
- Settlement - Pervious
- Settlement - Impervious
- Settlement - Residential (Mixed)
- Transportation - Rail
- Transportation - Roads
- Water
- Wetland
- Wooded Area
- Site

The project site is surrounded by a number of neighbourhood-scale park and greenspaces. There are 4 parks greenspaces within a kilometer of the project site; making them easily accessible to future residents. Within the site area park space will be dedicated adding to the number of green community spaces in the area.

Fig 3.9: Parks & Greenspace

Legend

Parks / Open Space | Site | Project Site Area | Phase 1 Area

Site Views

Site views offer critical insight into how a site should be developed and designed. They also inform transition designs, seamlessly integrating a project into its surroundings while maximizing exposure to sunlight, minimizing visual impacts (like blank walls), and enhancing curb appeal.

The site at 8201 Campeau Drive is currently an undeveloped plot, covered in grass and with occasional bushes or trees. With slight sloping and elevation changes in the terrain, the site presents a blank slate with wide visual openness.

Fig 3.10: Site Views Map

As seen in the images below, View #1 illustrates the prominent corner intersection at the northwestern edge of the site, which inspired the rounded corner of the proposed design and serving as a key access point for pedestrians and cyclists. A similar condition is shown in View #2, which captures the main intersection at Didsbury Road and Campeau Drive. Views #3 and #4 highlight the pedestrian accessible northeastern edge of the site, reinforcing connectivity to the surrounding context while views #5 and #6 depict the expansive views and natural vegetation surrounding the site.

VIEW #1

VIEW #2

VIEW #3

VIEW #4

VIEW #5

VIEW #6

Fig 3.11: Site Views

4 The Vision

The Vision

Designing a 6-storey mixed-use building at 8201 Campeau Drive in Kanata, offers a precedent setting opportunity to integrate vehicular access, public streets, and public park space dedication into a cohesive, sustainable, and human-centered community.

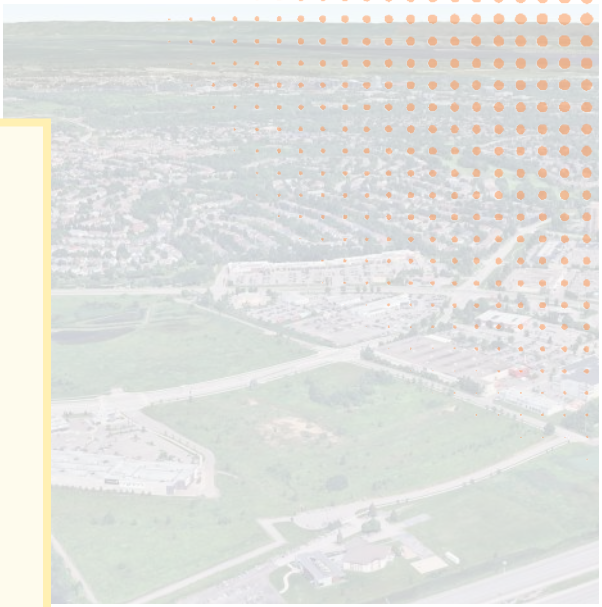
While high-rise towers are appropriate near major transit stations and suburban enclaves remain primarily low-rise, **this location demands something in between**, something that can:

- Attract a diverse demographic,
- Support walkable retail and future transit,
- Generate housing supply without shadowing neighbors

Built Form Should INSPIRE, Not Just Function...

This project isn't just about "fitting in" — it's about adding value to the urban fabric. Every decision, from building placement to rooftop solar, stems from a deep consideration of people, place, and purpose.

We see this not just as a building, but as a community in the making — one that's grounded, connected, and forward-thinking.



AMENITIES

Amenities are fundamental to creating vibrant, livable, and resilient communities

FOSTERING COMMUNITY & SOCIAL CONNECTION

Shared experiences in amenities break the ice and help people form friendships that go beyond just being neighbors.

DENSITY

Kanata's proximity to major employment hubs—particularly the Kanata North tech park—makes it an ideal candidate for well-planned, higher-density development.

8201 CAMPEAU

LOCATED IN A GROWING URBAN DISTRICT WHERE WE'LL FOCUS ON THE HUMAN EXPERIENCE AND CREATE POSITIVE IMPACT THROUGH DESIGN

SUPPORTING WALKABILITY & ACTIVE TRANSPORTATION

ANIMATED STREETS

Animated streets create value at every level to build a thriving community

These streets foster a sense of community and safety - outdoor seating, wide sidewalks, and well-lit public spaces support informal gathering and social interaction.

Incorporating retail spaces at the ground level, attracts foot traffic, support local businesses, and encourages daily interaction.

CONNECTIVITY

Connection: makes a residential development livable, walkable, and part of the larger urban fabric

Features like bike lanes and pedestrian-friendly pathways promotes sustainable transportation and reduces reliance on cars

Key Features and Vision Highlights:

From the architectural expression to the sustainable landscape strategies and energy-conscious building systems, every element of the design reflects a commitment to sustainability, community, and long-term value. The following key features and highlights illustrate how the project delivers on this vision.

Community-Oriented Design:

The layout and architecture promote a sense of community, with outdoor spaces and pathways encouraging residents to connect.

The building's U-shape forms a courtyard or communal green space for recreation and social gatherings.

Convenient Location:

Positioned near major roads and highways, the development offers easy access for commuters.

Proximity to retail spaces, offices, and services supports a balanced live-work-play lifestyle.

Modern Urban Living:

The architectural design reflects contemporary trends with clean lines, a mix of materials, and ample windows for natural light.

Rooftop terraces and possibly amenity spaces enhance the quality of life for residents.

Diverse Unit Mix:

With 333 units, the project is likely to include a variety of unit types, such as studios, one-bedroom, two-bedroom, and three-bedroom apartments, accommodating a wide range of residents.

Sustainable Living:

The incorporation of solar panels on the rooftops signals a commitment to renewable energy and reducing the carbon footprint of the building.

Thoughtful landscaping and green spaces around the property promote a healthy, environmentally friendly atmosphere.

Conceptual Watercolour Vision

This image is a conceptual watercolor rendering of an early-stage master plan for a future development in Kanata, Ottawa. It visually communicates the vision for the site rather than a finalized design, using soft, hand-drawn effects to imply flexibility and imagination.

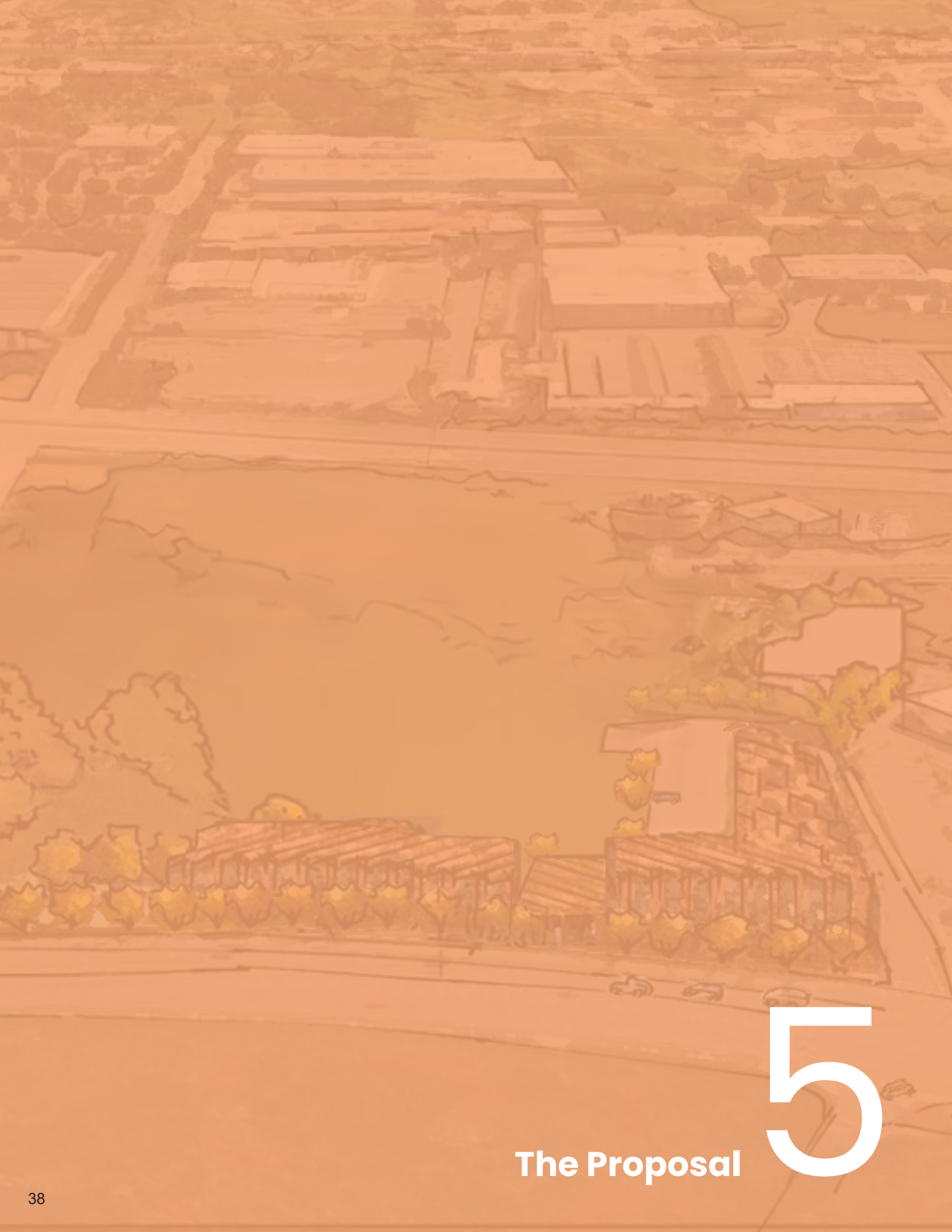
Development Focus

At the corner of Campeau Drive and Taggart Road, the rendering features two mid-rise residential buildings, each six storeys tall. These buildings are illustrated with warm, earthy tones and surrounded by trees and pedestrian walkways, helping them blend into the green space.

Design Intent

The buildings are positioned to activate the street edge and frame a future public realm, suggesting walkability and integration with surrounding infrastructure.

Fig 4.1: Site Vision - Watercolour



5 The Proposal

The Proposal

This proposal plays a critical role in activating the site, setting the stage for future phases and creating a vibrant, integrated community.

Fig 5.1: Future Development

Catalyst for Future Development

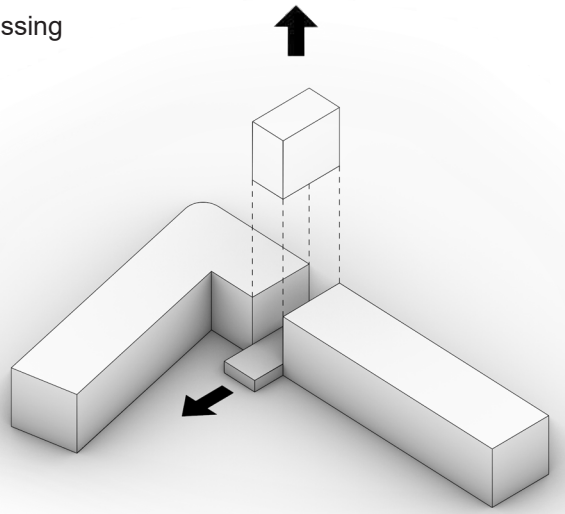
These two 6-storey buildings act as a catalyst for future development. With intentional and quality design, integration with landscape and pedestrian-focused spaces, a high standard is set for subsequent phases, while also establishing an immediate residential population that will support future amenities, transit infrastructure, and community programming.

Incremental Growth and Logical Phasing

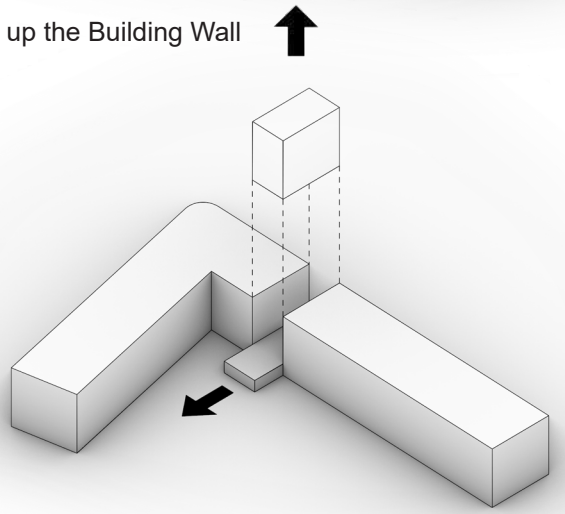
This proposal is conceived not only as a self-contained residential offering but also as the first step in a long-term transformation of the site. Its placement allows for clear and logical expansion into future phases, as identified in the southern portion of the site. Infrastructure, circulation patterns, and green space have all been designed with this growth in mind - ensuring the fulfillment of both present and future needs.

Design Evolution

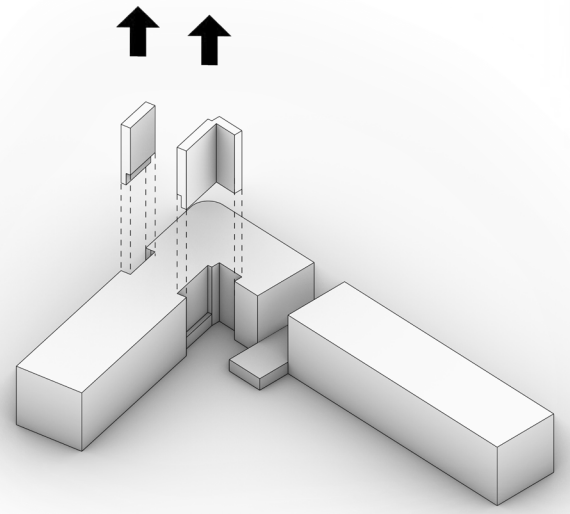
Initial Massing



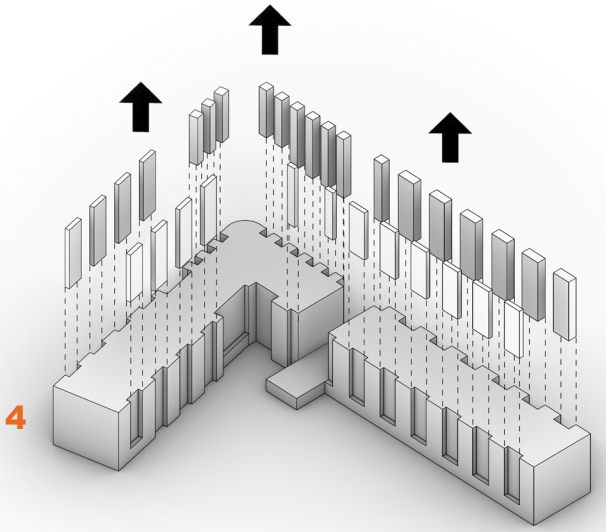
Breaking up the Building Wall



Articulating the Entrance along Taggart Road



Addition of Balconies to Enhance the Facade



Introduction of Fire Walls

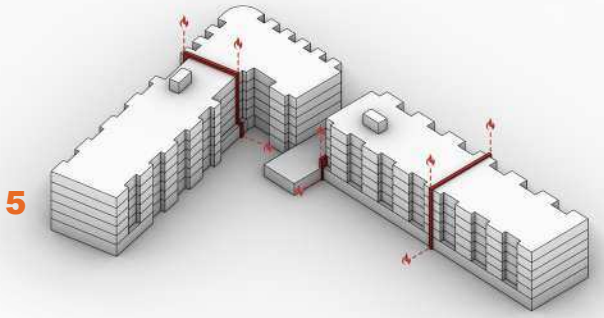


Fig 5.2: Parti Diagrams

The series of diagrams shown illustrate the design evolution. These parti diagrams represent a step-by-step transformation of the building massing and articulation, highlighting how architectural decisions were made to enhance functionality, improve aesthetics, and respond to contextual, regulatory, and technical requirements.

The final diagram (**Proposed Form: Building A & B**) shows the project as it has taken shape: two clearly defined 6-storey buildings (Building A and Building B), connected at grade and arranged to form a shared central courtyard.

This configuration enhances circulation, creates a strong sense of enclosure, and defines key open space areas while maintaining clarity between phases.

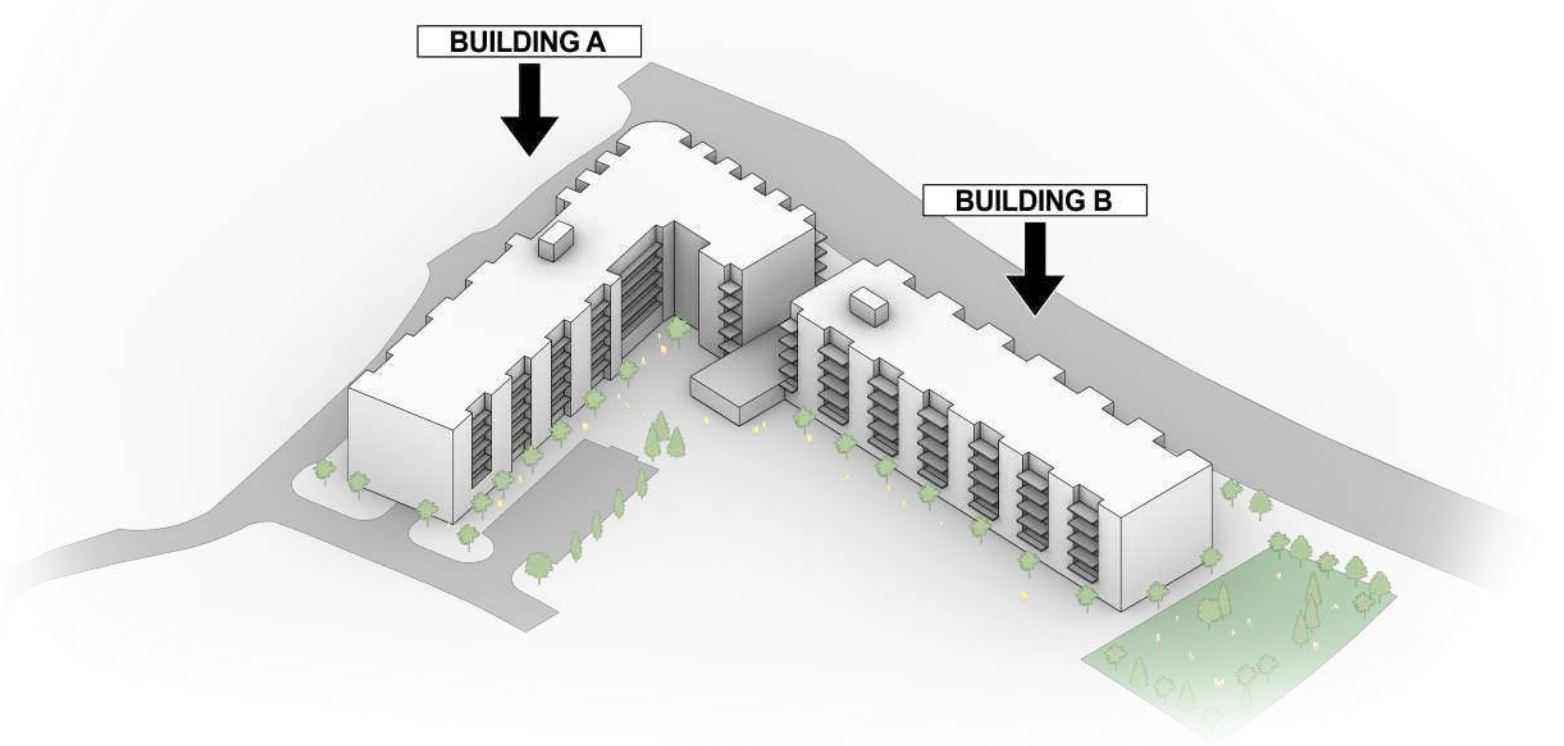


Fig 5.3: Proposed Form: Building A & B

Massing Views

Fig 5.4: ***VIEW #1***
CORNER OF CAMPEAU DR & TAGGART RD

Fig 5.5: ***VIEW #2***
CORNER OF TAGGART RD

Massing Views

Fig 5.6: ***VIEW #3***
BLDG B ALONG CAMPEAU DR

Fig 5.7: ***VIEW #4***
BLDG A LOBBY ENTRANCE ALONG TAGGART RD

Site Plan

The Site Plan provides a sensitive and strategic approach to suburban intensification through mid-rise built form. It balances density and livability through massing, setbacks, and open space while integrating commercial, residential, and amenity functions without compromising public realm quality.

Fig 5.8: Site Plan

Phasing and Building Configuration

The development is structured in two phases: Phase A & Phase B — which are organized as discrete building volumes. They are connected by a 1-storey volume housing amenity spaces and an entrance area off of Campeau Drive. This approach allows for phased implementation while ensuring architectural coherence and maintaining pedestrian and visual continuity along the street.

Site Orientation and Circulation

The building is oriented with a strong presence along Campeau Drive, helping to frame the public realm and enhance the streetscape. Primary vehicular access is provided via Taggart Road and J Way, which serve as the internal loop road and organize on-site circulation, drop-offs, parking, and service access. Pedestrian access is prioritized through well-defined sidewalks and walking paths that link commercial entrances, residential lobbies, and the adjacent parkland.

P1 Parking Plan

This plan demonstrates a functional and efficient approach to parking, seamlessly integrated with the overall building massing and phasing strategy. The layout is designed to support residential needs, while prioritizing access, accessibility, and circulation clarity within the site.

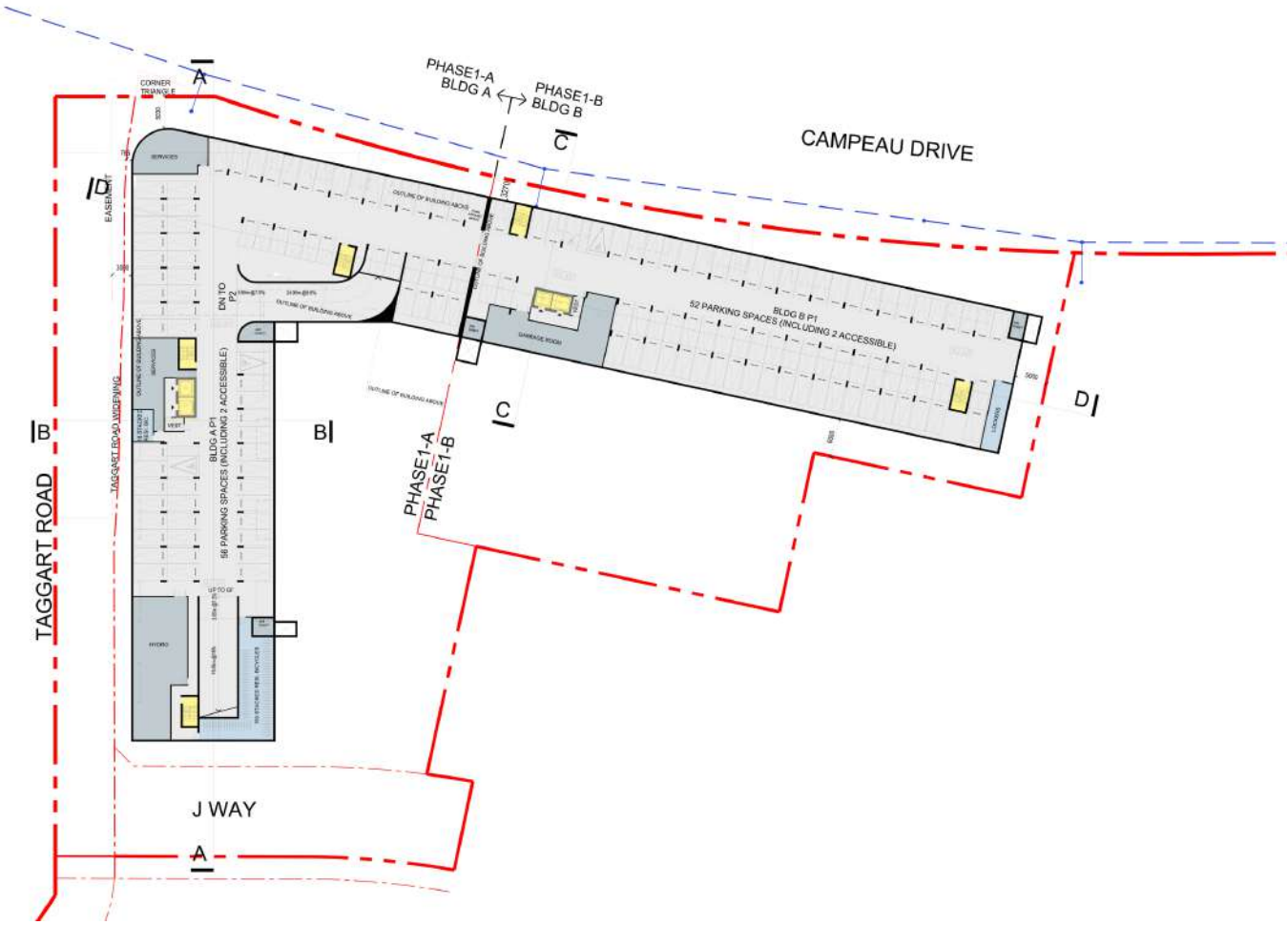


Fig 5.9: P1 Parking Plan

Underground Parking Footprint

Building a parking garage only under the building footprint is an environmentally conscious solution that minimizes land disturbance.

With the minimal disturbance green areas around the building are able to flourish, encouraging the development of urban ecosystems, such as pollinator-friendly gardens or small parks, which benefit residents and the environment.

Tandem Parking

The parking levels incorporate a limited number of tandem parking spaces, designed to efficiently maximize stall count within the footprint of the structured garage while minimizing the overall parking area required. These spaces serve single residential units with shared access, ensuring that both stalls are assigned to the same household or coordinated users.

Ground Floor Plan

The Ground Floor Plan incorporates a variety of different elements including welcoming entrances, commercial space, residential units, indoor amenities, and open landscaped areas.

Corner of Campeau & Taggart

The ground floor responds to the site's corner condition and arterial frontage through the creation of a commercial space.

Residential Units

The residential units at grade—primarily located along the Taggart Road and Campeau Drive frontages—are designed with individual entrances and generous setbacks, creating a townhouse-like rhythm at the street level.

Units facing the streets are accessible through the public sidewalk via short, landscaped pathways; they are also accessible through the internal corridor. Transitional zones, ie. porches, patios, or soft landscaping offer privacy while maintaining visibility and connectivity to the public realm.

Other units are internal facing, overlooking the central landscaped courtyard, offering a quieter, more private outlook while still maintaining convenient access to outdoor recreation and social spaces.

Indoor & Outdoor Amenities

Multiple indoor amenity rooms are distributed throughout the plan, offering spaces for fitness, social gathering, and resident services.

LEGEND

LOBBY/CORRIDOR	RES. UNITS	COMMERCIAL	MECH / SERVICE
CORE (ELEV. / STAIR)	RES. AMENITY	PROP. MNGT.	BIKE / STOR.

Fig 5.10: Ground Floor Plan

Typical Floor Plan (Floors 2-6)

Throughout floors 2-6 the plan is consistent, showcasing an efficient floor plate on the upper levels. Building A has 33 typical floor units while Building B has 27. Building A also has an internal locker room to give residents easy access to stored belongings.

Fig 5.11: Typical Floor Plan

Livability Highlights

Each residential unit has been thoughtfully planned to ensure a high degree of functionality and comfort within a compact footprint. The layouts are predominantly rectangular, allowing for efficient furniture placement and zoning of living, sleeping, and dining areas. Units are designed to accommodate modern, flexible living arrangements suitable for a range of residents. Each unit offers not just a place to live, but a comfortable, and adaptable home environment.

Balcony Design *[Private Outdoor Spaces]*

Majority of the proposed units are enhanced with private balconies that provide meaningful outdoor space. These balconies have been designed with a generous depth of approximately 1.5 to 3 meters, far exceeding the minimal standard found in many comparable mid-rise developments. These balconies are not merely architectural features, but functional extensions of the living space, promoting healthy lifestyles and year-round use where possible.

Axonometric Plan View (Bldg B)

The axonometric view illustrates the proposal in an exploded format to clearly articulate the relationship between structural systems, floor layouts, and overall massing.

Upper Typical Floors and Roof:

The uppermost level mirrors the typical floors in layout, capped with a flat roof and mechanical penthouse. The roof design includes parapets and drainage zones and clearly shows where the firewall is located. In future solar panels and a rooftop amenity will be added.

Typical Floors (Levels 2–5):

Light wood-frame construction is used for the repetitive residential floors above the podium. Each level contains a consistent layout of units accessed from a central corridor. Majority of the units have private balconies that contribute to unit livability and façade articulation.

Ground Floor (Podium):

This Ground Floor contains a double-loaded corridor flanked by residential units and key building services. It may also includes commercial and amenity spaces.

Underground Parking Level:

A concrete base accommodates car and bike parking, mechanical services, storage, and more. Regular column spacing creates an efficient grid maximizing proposed parking spots.

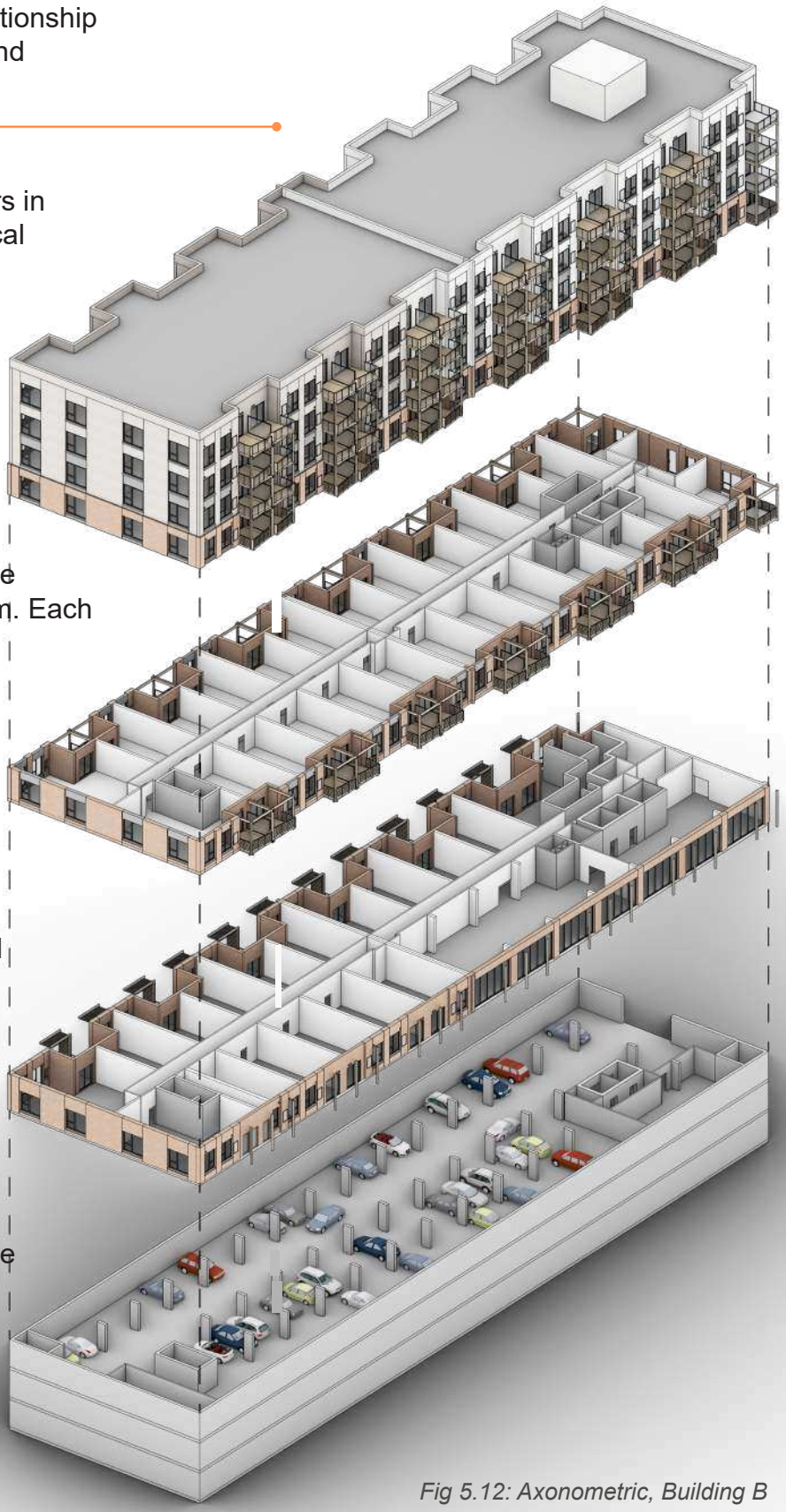


Fig 5.12: Axonometric, Building B

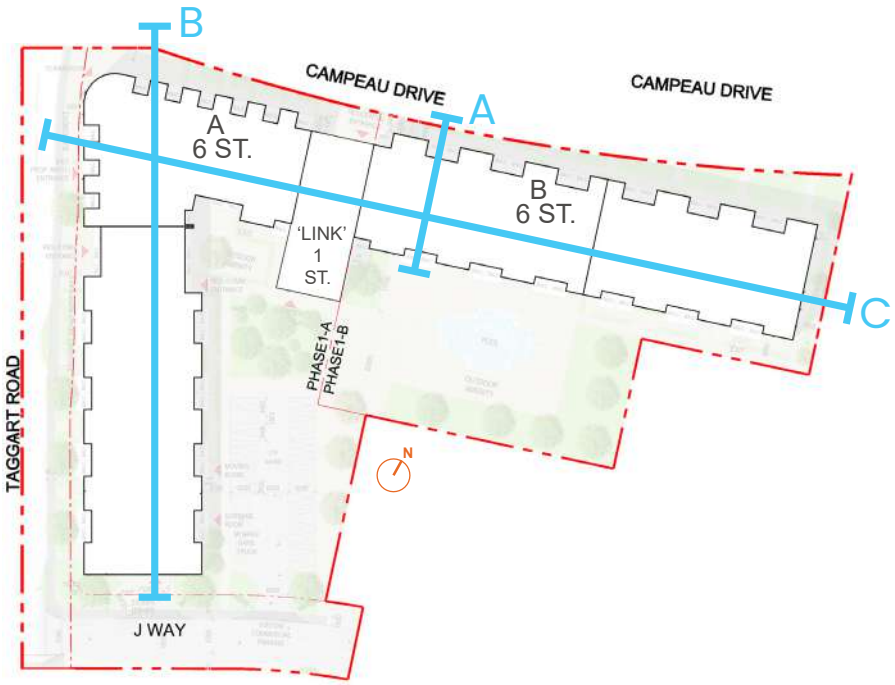


Fig 5.13: Key Plan

Sections

The following sectional drawings provide a clear depiction of the vertical organization, functional relationships, and ground-level interface of the two 6-storey residential buildings proposed in Phase 1 of the development at 8201 Campeau Drive.

These sections are a critical component of the urban design framework, as they demonstrate how the proposed built form addresses grade changes, public realm relationships, building height, and internal programming — all essential considerations for livability, accessibility, and long-term adaptability.

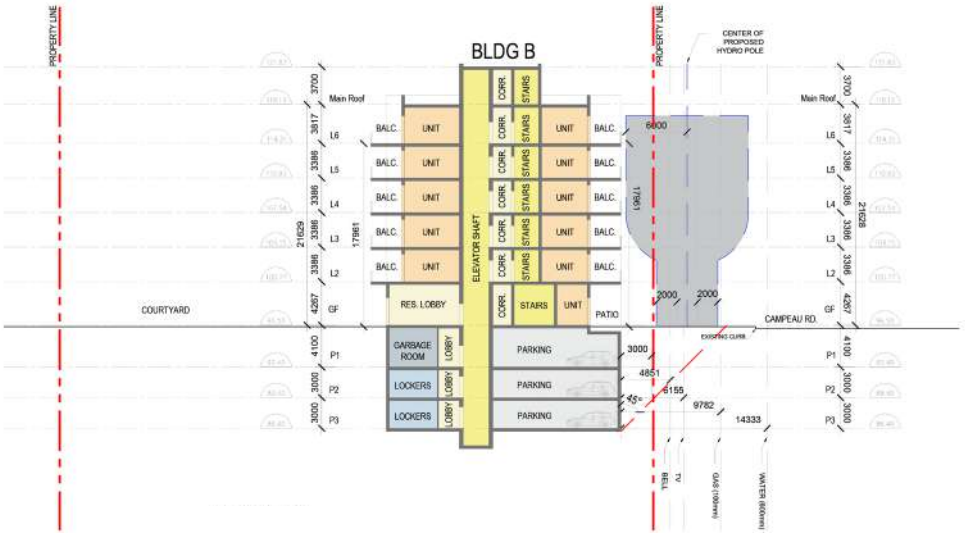


Fig 5.14: Section A

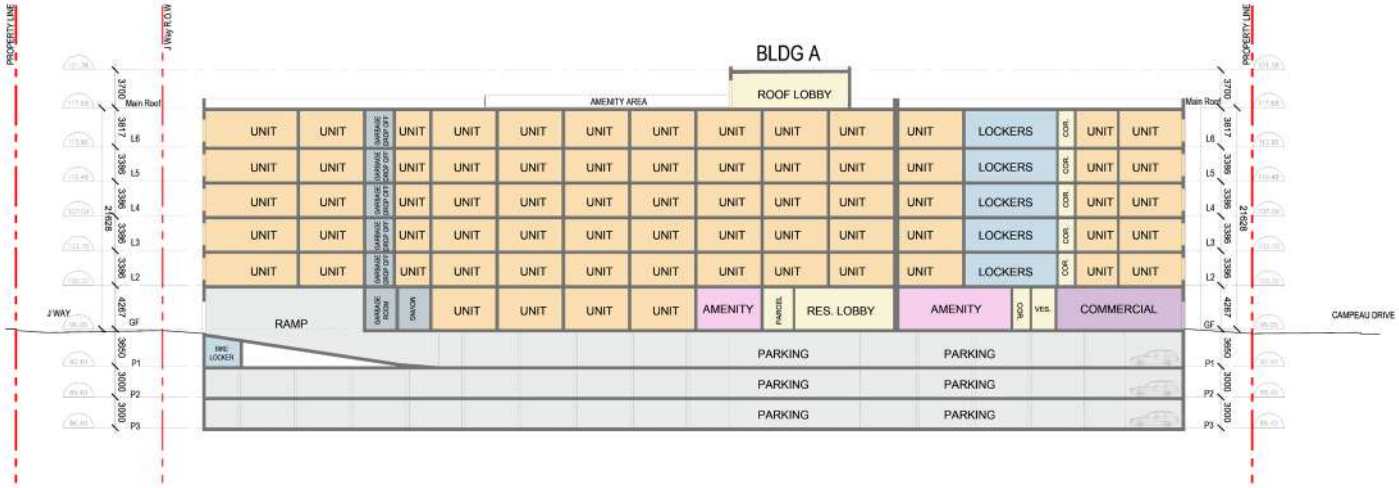


Fig 5.15: Section B

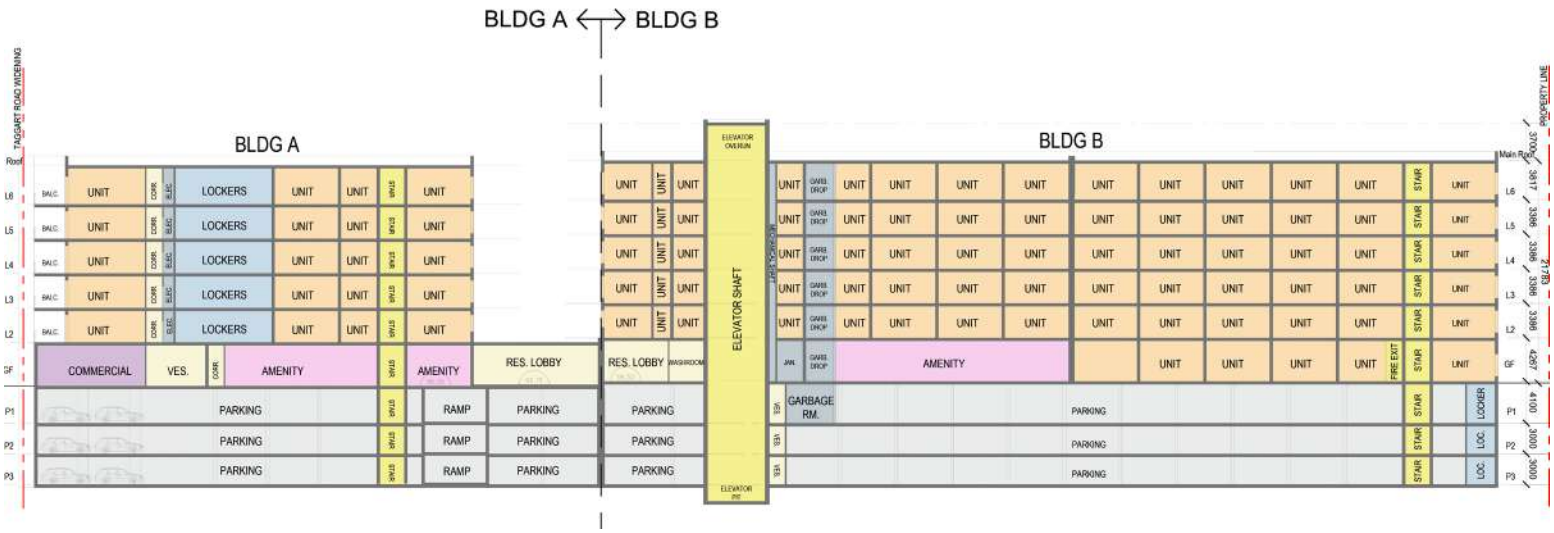


Fig 5.16: Section C

Materiality

Material selection is a core architectural decision. By studying a broad range of successful wood construction precedents, the design for 8201 Campeau Drive aims to deliver a durable, sustainable, and visually engaging project. The following images have provided some inspiration for the proposal.

Fig 5.17: Materiality Precedents

Materiality & Elevations

Materiality *[Material Palette]*

The building's material palette reflects a balance between durability, warmth, and contemporary urban design. A combination of masonry at the base, fiber cement panels in multiple tones, and wood accents establishes a visually rich and textured façade that ages well and resonates with both the residential typology and the surrounding context. Metal and aluminum elements provide clean, crisp edges, contributing to a modern architectural expression while enhancing long-term maintenance and performance.

Elevations *[Facade Articulation]*

Façade articulation plays a significant role in reducing the perceived mass and creating a more human-scaled street presence. The thoughtful use of vertical breaks, variation in balcony placement, and subtle modulation in materials allows the long building elevations to remain dynamic and visually engaging. These strategies not only contribute to architectural interest but also reflect the internal rhythm of the residential units, offering a degree of legibility and coherence between interior use and exterior expression.

Fig 5.18: West Elevation from Taggart Road

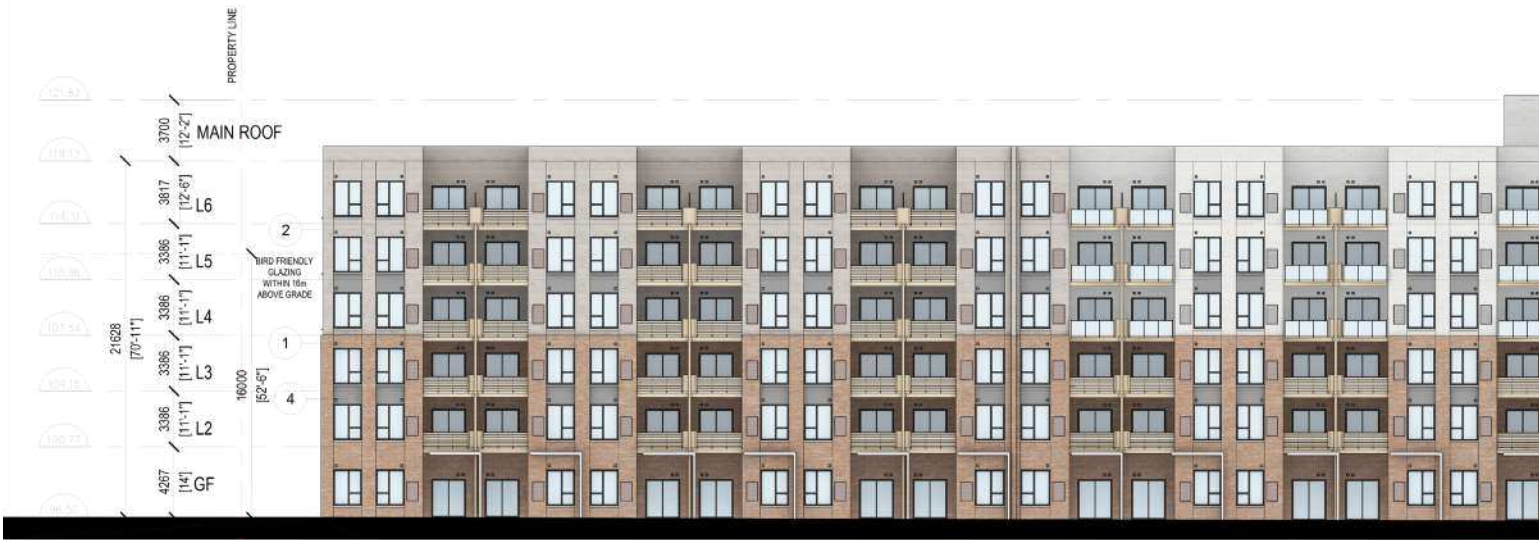
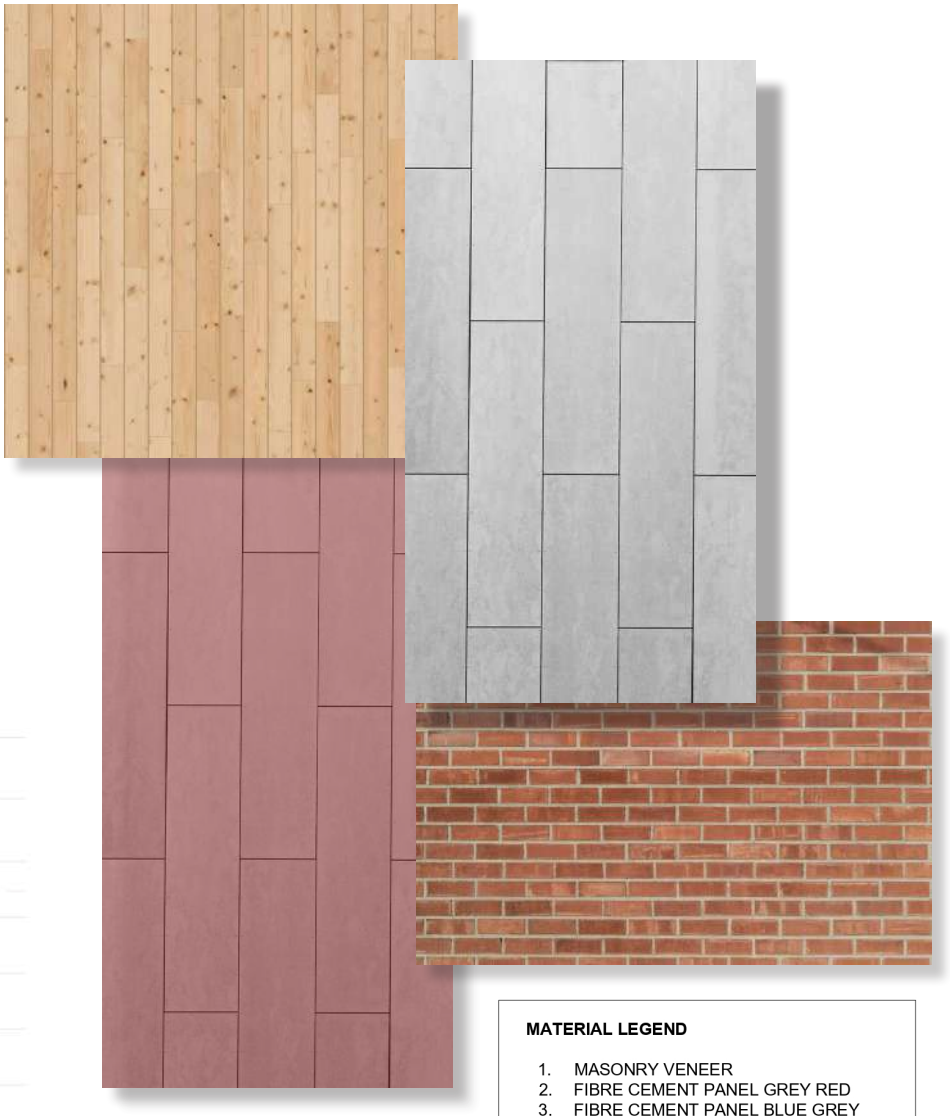


Fig 5.19: North Elevation from Campeau Drive



MATERIAL LEGEND

1. MASONRY VENEER
2. FIBRE CEMENT PANEL GREY RED
3. FIBRE CEMENT PANEL BLUE GREY
4. METAL PANEL - DARK GRAY
5. ALUMINUM RAILING
6. ALUMINUM MULLIONS
7. VISION GLASS
8. PRECAST CONCRETE WINDOW SILL
9. WOOD

Fig 5.20: Material Board

Fig 5.21: Bird's Eye

6

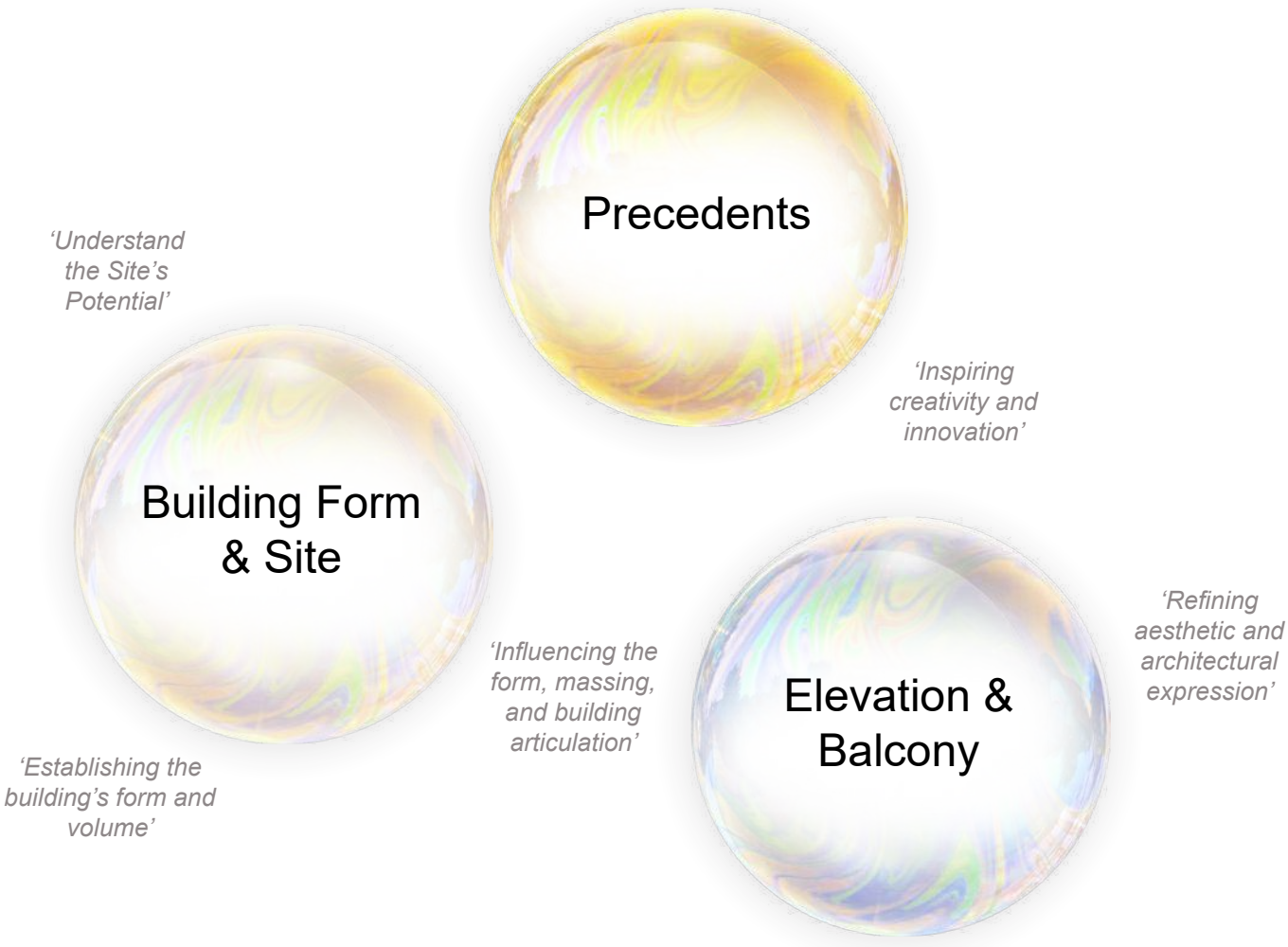
Design Research

Our design direction stems from early research into community needs and context...

Design Research

Design research is a critical foundation of any successful urban development proposal. It ensures that the proposed design is not only visually compelling but also responsive to context, grounded in policy, and shaped by lived experience.

The categories listed below will be expanded upon within this section.



Precedents

Precedents play a critical role in the early stages of building design. They offer valuable insight into how similar architectural challenges have been approached and resolved in other contexts. The following buildings have provided some inspiration for the proposal.

TitletownFlats Apartments - *[Green Bay, Wisconsin]*

Height: *7 Storeys*
Building Type: *Residential*
Construction Type:
Cold-Formed Metal Framing

Industrial brick and steel, wood and a color palette that reflect the natural beauty of north eastern Wisconsin. Located just west of Lambeau Field, Titletown provides residents and visitors with opportunities to enjoy year-round activities.

The Arbors - *[Aurora, Ontario]*

Height: *4 Storeys*
Building Type: *Residential*
Construction Type:
Wood & Concrete Construction

This 4 storey condo is located in a Rural Aurora neighbourhood. The condo offers it's residents many amenities.

Leyhof Apartments - *[The Hague, The Netherlands]*

Height: *8 Storeys*
Building Type: *Residential*
Construction Type:
Wood Construction

Leyhof has become a green and special living environment for people who choose a healthy future by connecting sustainability and collectivity. The overall appearance is natural and 'soft', with a base of masonry and wood

Hamilton House - *[Jersey City, New Jersey]*

Height: *7 Storeys*
Building Type: *Residential*
Construction Type: *Concrete*

The façade, white brick and metal panels, replicates the rhythm of nearby Hamilton Park's historic row houses. The entry with double-height lobby, fireplace and polished concrete floors is hospitable and welcoming.

Fig 6.1: Precedents

Building Form & Site

Sketching

Sketching is crucial in the early stages of design, especially when sketching on a site as barren as 8201 Campeau; sketching helped shape the possibilities.

The three images to the right demonstrate various layouts / arrangements for Phase 1 of the site.

In each option a central space was created, reinforcing the idea of an open yet semi-private landscaped area for residents and their visitors to enjoy.

The length and amount of frontages also varied between each option. There was extra consideration to how the corner of Campeau and Taggart would be approached.

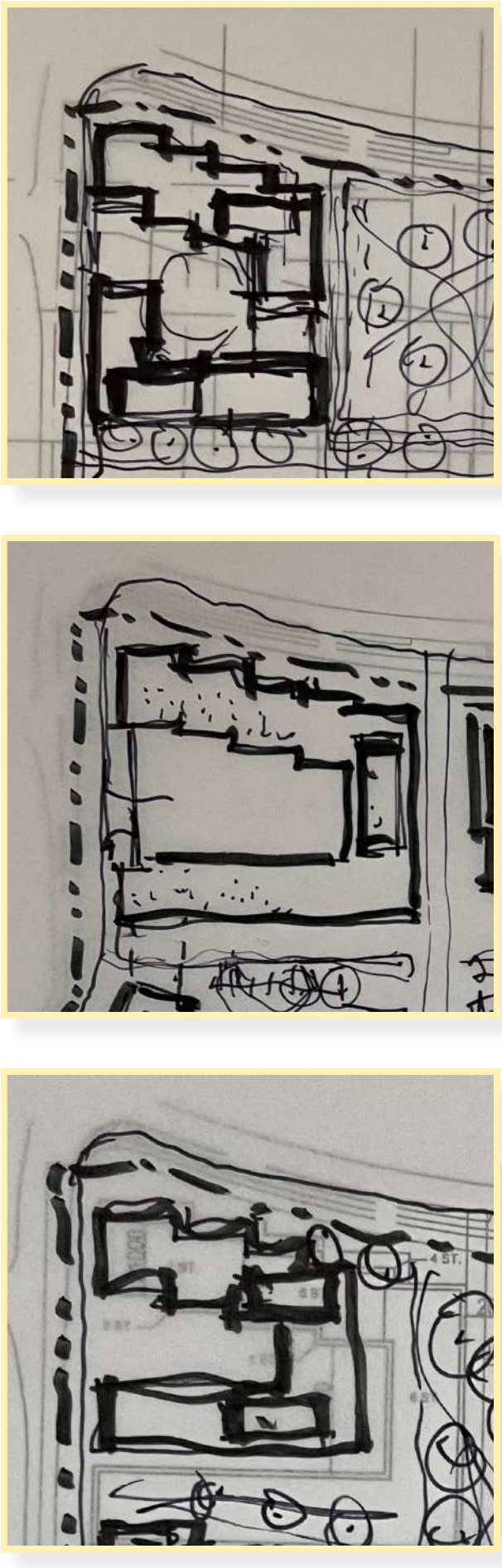
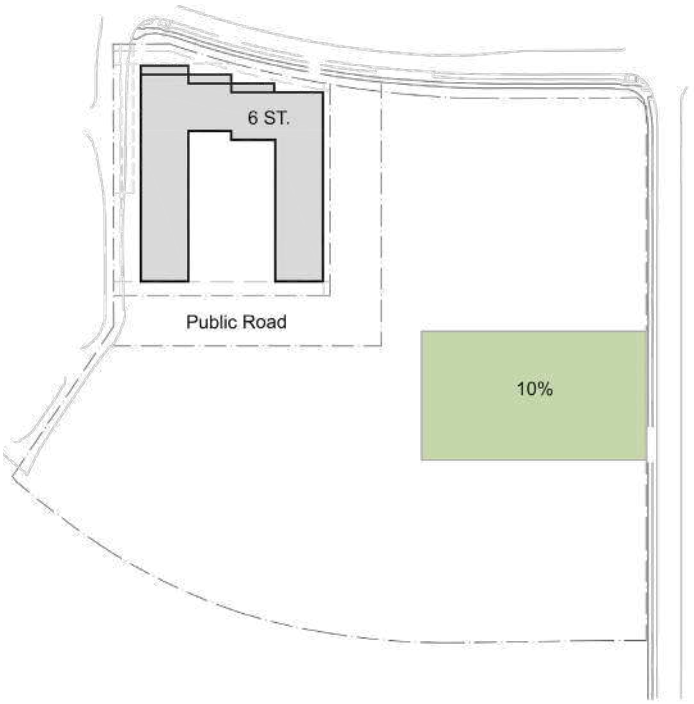


Fig 6.2: Site Sketches

Form Study 1



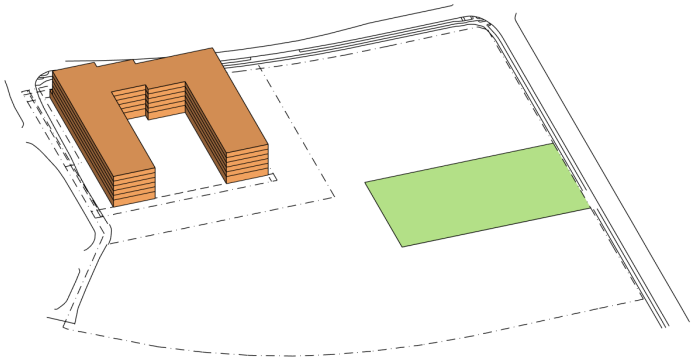


Fig 6.3: Form Study 1

Form Study 2

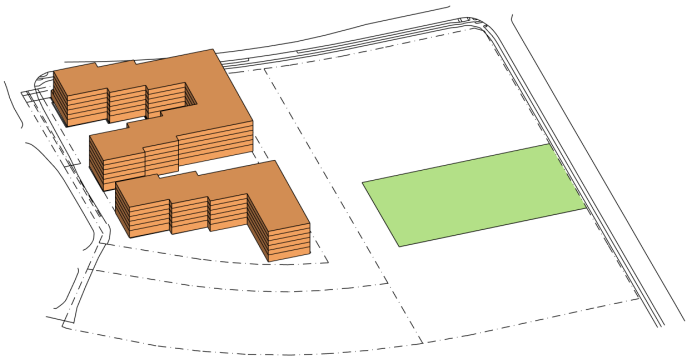


Fig 6.4: Form Study 1

2d & Massing

After sketching we approached additional forms using both 2d and 3d visualization tools.

These, among other variations, got us to the current form. A form that responds and compliments the current conditions of the streets, gives attention to the main corner, and ultimately creates a form friendly to the community:

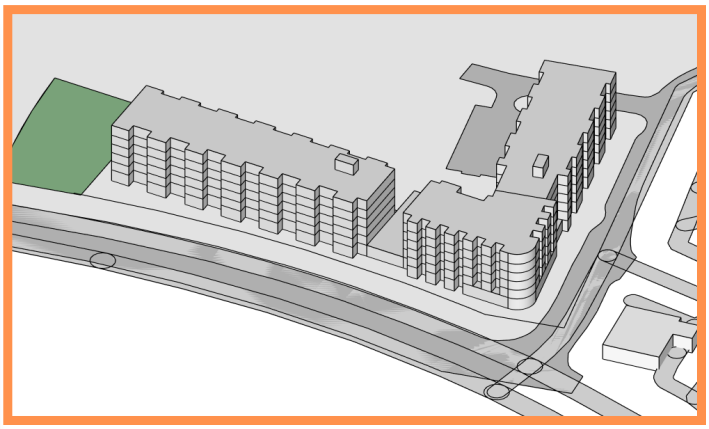


Fig 6.5: Current Massing

Elevation & Balcony

The sketch below was the starting point to push the proposed design where it is today. Using light and warm darker tones create a welcoming proposal. The street corner is animated with a taller floor to floor height than the upper floors. The gap between building A & B is also emphasized in this sketch, showcasing the positive impact breaking up the massing along Campeau.

Fig 6.6: Elevation Sketch

The current design incorporates 3m balconies, however, that element is not set in stone. The following images showcase balconies at different depths showcasing their impact on the articulation of the building. The different variations, 3m, 1.5m, and 0m give as a good idea in regards to form.

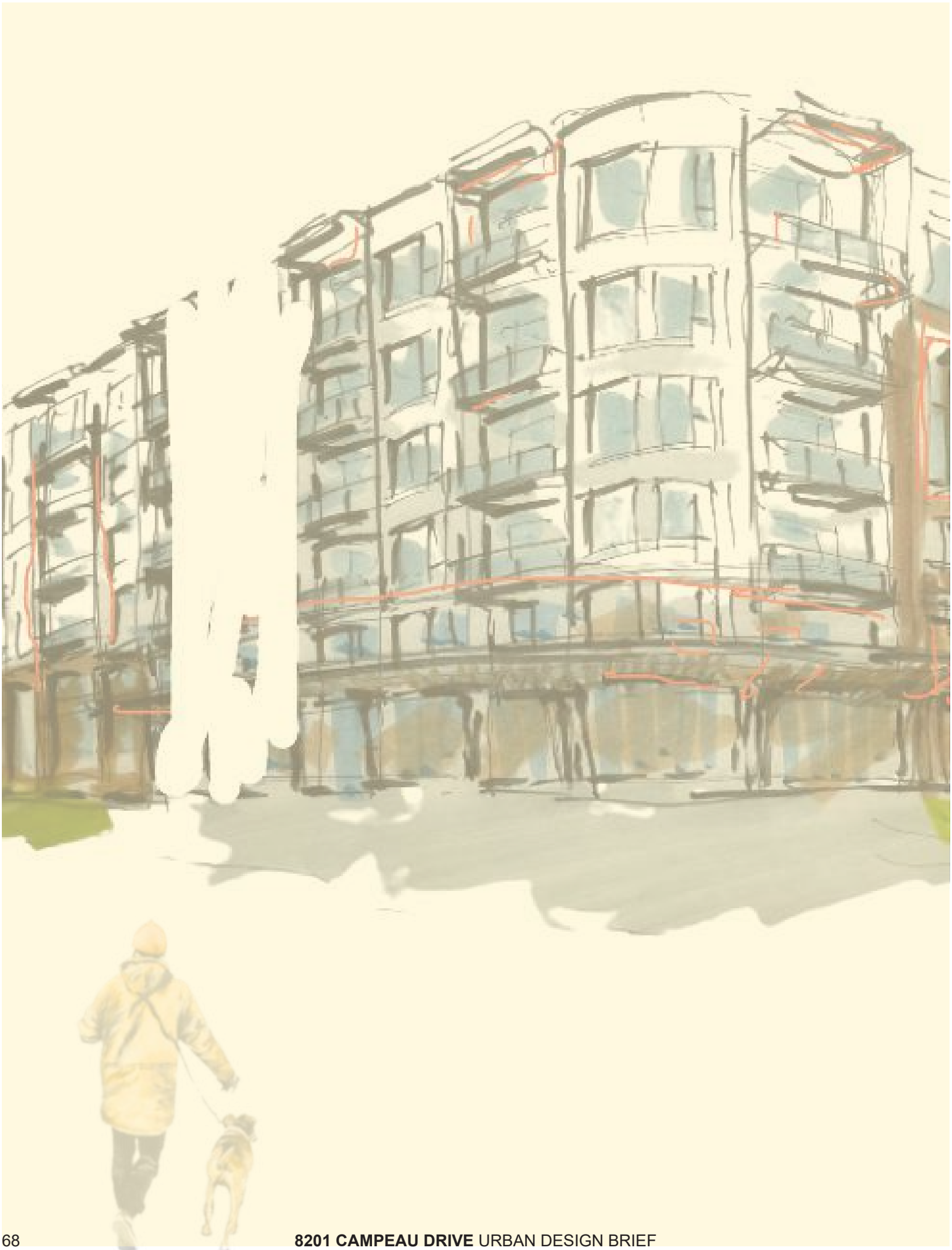
Views Along Campeau Drive

3m Inset Balconies

1.5m Inset Balconies

0m Inset Balconies (Juliette Balconies)

Fig 6.7: Balcony Study



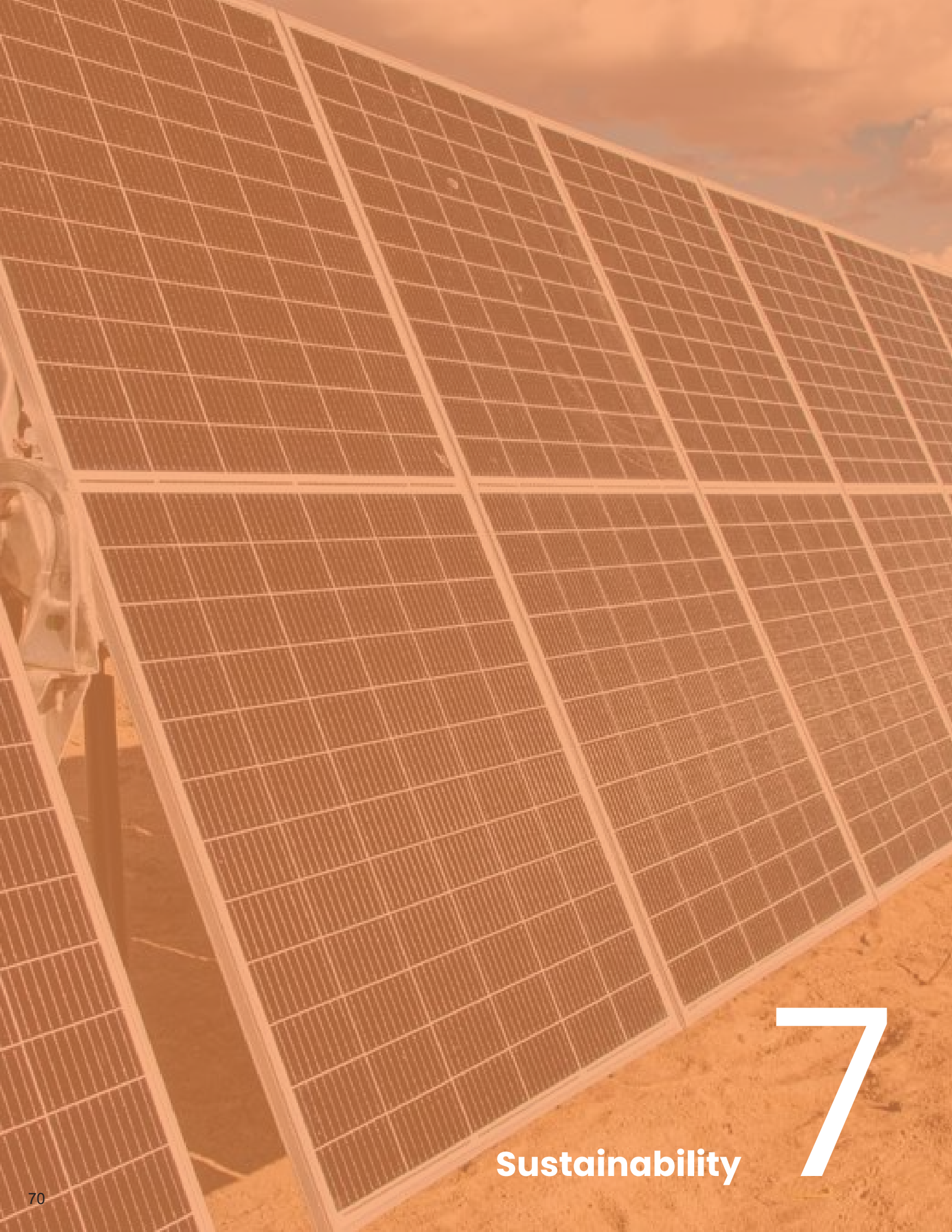
8201
CAMPEAU

Early phases of the project explored a range of massing options and program configurations, tested against criteria such as shadow impact, walkability, neighbourhood scale, and material suitability.

Attention was given to how the building would relate to the public realm along Campeau Drive and how its architectural language would contribute to the existing neighbourhood.

The use of 3D modeling and detailed axonometric diagrams throughout the design process has provided the design team with the ability to test and refine spatial relationships, construction logic, and visual impact early and effectively, resulting in a design that is as practical as it is thoughtful.

Overall, these investigations helped refine the final form to ensure appropriate transitions to adjacent properties, with a comfortable pedestrian experience.



7 Sustainability

A Commitment to the Future...

Designing a Sustainable Community

Sustainability has been an important factor from the very beginning, and throughout the design of this project. The ultimate goal includes the proposal contributing to the development of a sustainable community within Kanata. The client group has high standards when it comes to sustainability and are willing to go above many standards of their own volition.

In addition, this proposal complies with the requirements outlined in the City of Ottawa's 'High Development Performance Standard.'

The following section will highlight some of the key architectural and landscape sustainability measures.

Fig 7.1: Sustainable & Resilient Design Diagram

sustainability

Key Sustainability Features and Highlights:

This section outlines the key features that contribute to the project's long-term environmental performance, resilience, and contribution to the broader sustainability goals of the City of Ottawa.

Through thoughtful integration of green infrastructure, energy-conscious building practices, and a site design that supports walkability and ecological health, this development demonstrates that sustainable living can be seamlessly woven into urban growth. From increasing tree canopy cover to mitigating heat island effects and supporting active transportation, each design choice reflects a commitment to creating a healthier, more climate-resilient community for current and future residents.

Wood Construction:

Building a six-story residential structure with wood instead of concrete is a more environmentally conscious choice due to wood's renewable nature, lower carbon footprint, and alignment with sustainable development goals. Modern advancements in engineered wood products have made wooden buildings not only sustainable but also durable, safe, and efficient to construct.

6 key features include:

- **Lower Carbon Footprint**
- **Renewable Resource**
- **Energy Efficient in Production**
- **Thermal Performance**
- **Reduced Construction Time & Disruption**
- **Alignment w/ Sustainable Building Trends**

Parking Footprint:

Building a parking garage only under the building footprint for a six-story residential wood construction is an environmentally conscious solution that minimizes land disturbance, reduces impervious surfaces, cuts embodied carbon, and preserves green space. It aligns with sustainable urban design principles and supports long-term environmental, social, and economic goals while enhancing the livability of the residential community.

6 highlights include:

- **Avoiding Sprawl across additional land.**

  By placing the parking garage directly under the building footprint, the project avoids sprawling across additional land. This reduces the impact on natural habitats, preserves green spaces, and minimizes soil disruption.

- **Preservation of Permeable Land**

  By not extending the parking area beyond the building, the surrounding land remains available for vegetation, landscaping, or permeable paving, which contribute to better water infiltration and reduced heat island effect.

Alternative Modes of Transportation

By prioritizing transit and alternative transportation choices, the project site can reduce car dependency, support sustainable urban mobility, and create a healthier and more livable environment. This approach not only helps meet environmental goals but also enhances accessibility, affordability, and quality of life for residents.

Support for Cycling:

Intergration with existing dedicated bike lanes along Campeau Drive, secure bike storage, and bike repair stations around the project site encourages cycling as an alternative to cars.

Pick-Up & Drop-Off:

Safe and convenient pick-up/drop-off zones for ride-sharing services (Uber / Lyft) reduce congestion and encourage shared transportation; as seen on Taggart Road and off Jay Way.

Informed Landscape

The proposed tree canopy strategy for Phase 1 of the Campeau and Didsbury development aligns strongly with the City of Ottawa's long-term sustainability and climate resilience objectives. With an estimated 13.2% canopy cover across the 12,287 m² site, the plan demonstrates a commitment to enhancing the urban tree canopy, supporting biodiversity, and promoting healthy, climate-resilient communities.

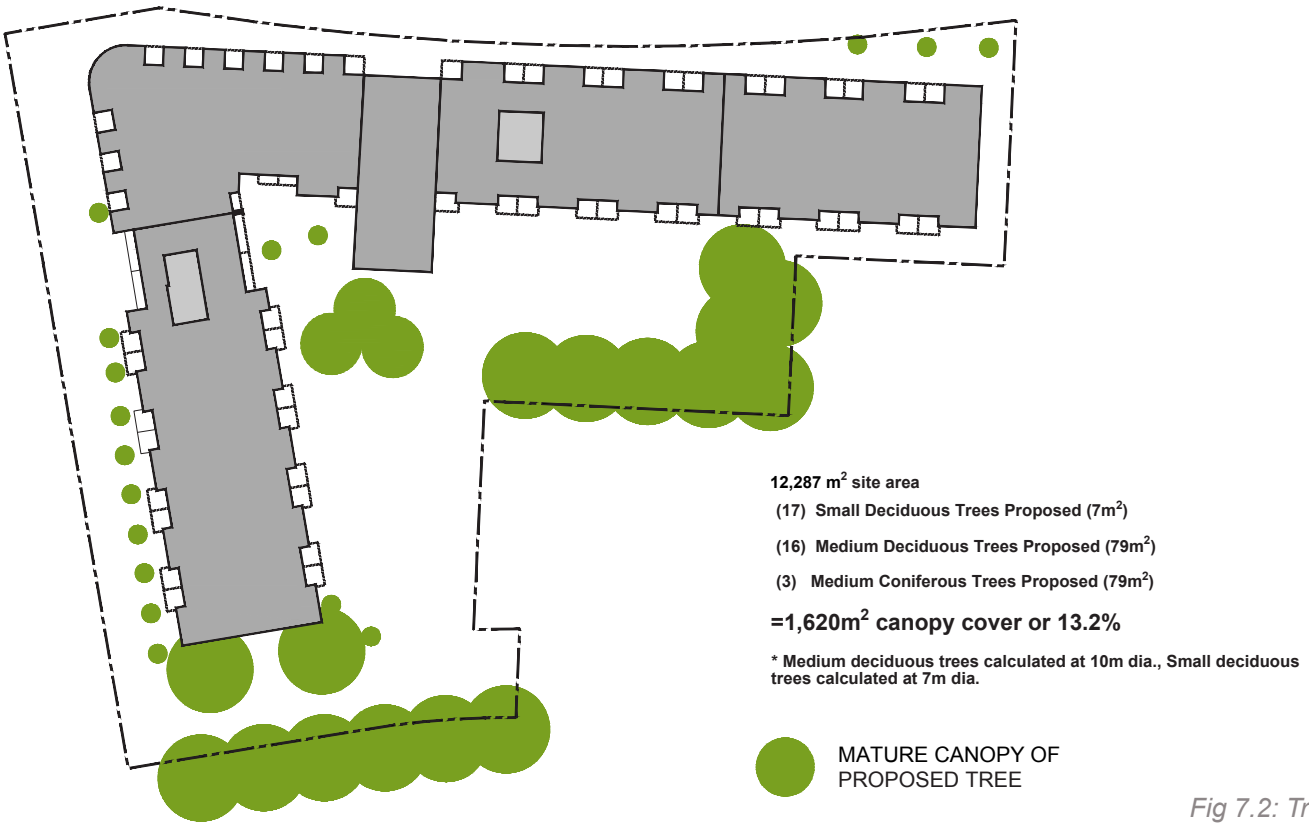


Fig 7.2: Tree Canopy

sustainability

Solar Energy:

By integrating solar panels into this proposal renewable energy becomes a feature alongside reducing the environmental impact. Solar panels provide a renewable, clean energy source, reducing reliance on fossil fuels and minimizing greenhouse gas emissions. The solar panels create a significant reduction of the buildings carbon urban footprint and help achieve a greater energy efficiency throughout the site.

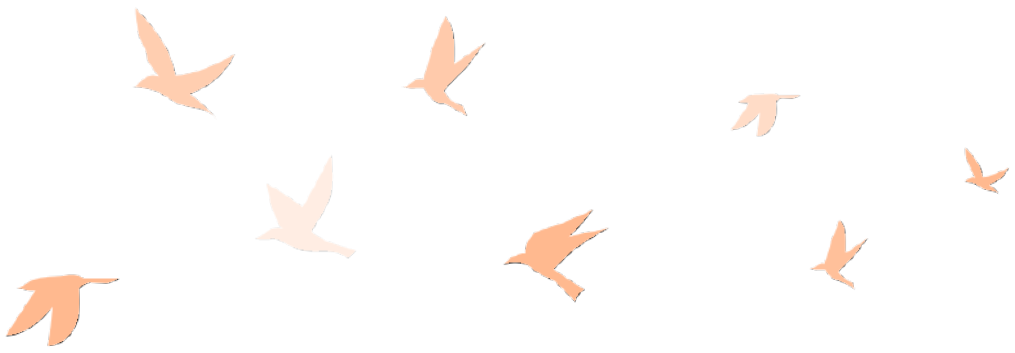
Majority of the rooftop will be allocated for solar panel placement making the panels a quite significant feature. Rooftop solar panels can help mitigate the urban heat island effect by reflecting sunlight and providing shade, reducing rooftop temperatures. Due to the buildings footprint the panels will be installed across a wide area without interpreting the exterior design as the panels can only be seen at the roof level.

Bird Friendly Glass:

As part of the project's commitment to sustainable and ecologically sensitive design, bird-friendly glazing will be incorporated into the building façade, particularly on the lower levels and at rooftop amenity spaces. Ottawa sits along key migratory bird pathways, and reflective or transparent glass poses a significant collision risk—especially in mid-rise developments surrounded by vegetation and open space.

To mitigate this, the building will utilize glazing treatments such as visual markers, fritted patterns, or UV-reflective coatings that are visible to birds but minimally disruptive to residents. These materials are applied at critical heights where collisions are most likely to occur, up to the first 16m of the building. This strategy not only reduces bird mortality but also aligns with City of Ottawa bird-safe guidelines and emerging best practices in urban wildlife protection.

By prioritizing bird-friendly design, the development contributes to biodiversity conservation while maintaining high standards of architectural quality and daylight access.



Considering sustainable approaches to developing mid-rise residential buildings, such as a 6-story structure, is essential for addressing environmental, social, and economic challenges. The construction and operation of residential buildings have significant impacts on the environment, and incorporating sustainability into their design and development can lead to numerous benefits for both the planet and its inhabitants. Ultimately, these approaches can lead to:

- **Reducing environmental impact**
- **Promoting health and well-being**
- **Preserving natural ecosystems**
- **Addressing Urban Challenges**
- **Alignment with Global Sustainability Goals**
- **Fostering Community and Social Benefits**

Sustainable approaches to mid-rise residential buildings are critical for addressing pressing environmental and social challenges. These buildings not only reduce environmental impact but also improve quality of life for residents, align with regulatory demands, and set the stage for resilient and thriving communities.

8 Conclusion

8201 CAMPEAU

Conclusion

8201 Campeau Drive offers a strategic means to revitalize the site through the introduction of higher densities and mixed-use components, including commercial space.

The proposal represents a contextually appropriate and policy-aligned intensification project that advances the objectives of the City of Ottawa's 2022 Official Plan. By combining residential units with ground-floor commercial space, the building supports the creation of a 15-minute neighbourhood by providing new housing options within close proximity to existing amenities, employment areas, and community services. Ultimately enhancing the street's vibrancy and pedestrian experience.

Architecturally, the building demonstrates a strong commitment to human-scale urban design. The curved corner, high glazing ratio, and clearly defined base animate the public realm and reinforce the pedestrian experience along Campeau Drive. The use of quality materials and varied massing techniques visually breaks down the building's scale, ensuring compatibility with the surrounding context and improving the overall streetscape character. Careful attention has been given to transitions, with appropriate setbacks and landscaped buffers that mitigate impacts on adjacent uses and enhance privacy. In addition, the use of wood construction contributes to the City's climate resilience goals.

Overall, the development offers a thoughtfully integrated addition to the suburban context. It offers a balanced and beneficial contribution to the neighbourhood, adding residential density, supporting local services, and helping to redefine Campeau Drive as a modern, mixed-use corridor that reflects the City's aspirations for resilient and inclusive urban growth.

INTERSECTION OF CAMPEAU DR & TAGGART ROAD

LOOKING NORTH DOWN TAGGART ROAD

LOOKING EAST ON TAGGART ROAD

LOOKING SOUTH ON CAMPEAU DRIVE

URBAN DESIGN BRIEF

ARCADIS