

Kanata North

Concept Plan.

Second Submission.

July 2019.

2559688 Ontario Inc.



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Pedestrian Typologies

CITY'S COMMENTS:

13 Please include sidewalk on the south side of block 26. Please update the sidewalk plan in the concept plan booklet (pg 25). This will be referenced to draft the sidewalk conditions. The cross section on pg 33 is showing sidewalk on both sides.

14 Minimum sidewalk width should be 1.8m.

Legend

-  Multi-Use Pathway
-  2.0m Sidewalk
-  1.8m Sidewalk
-  Walkway Block
-  Tributary Corridor Trail
-  Potential Recreational Trail



Figure 1 Trails and Pathways Diagram



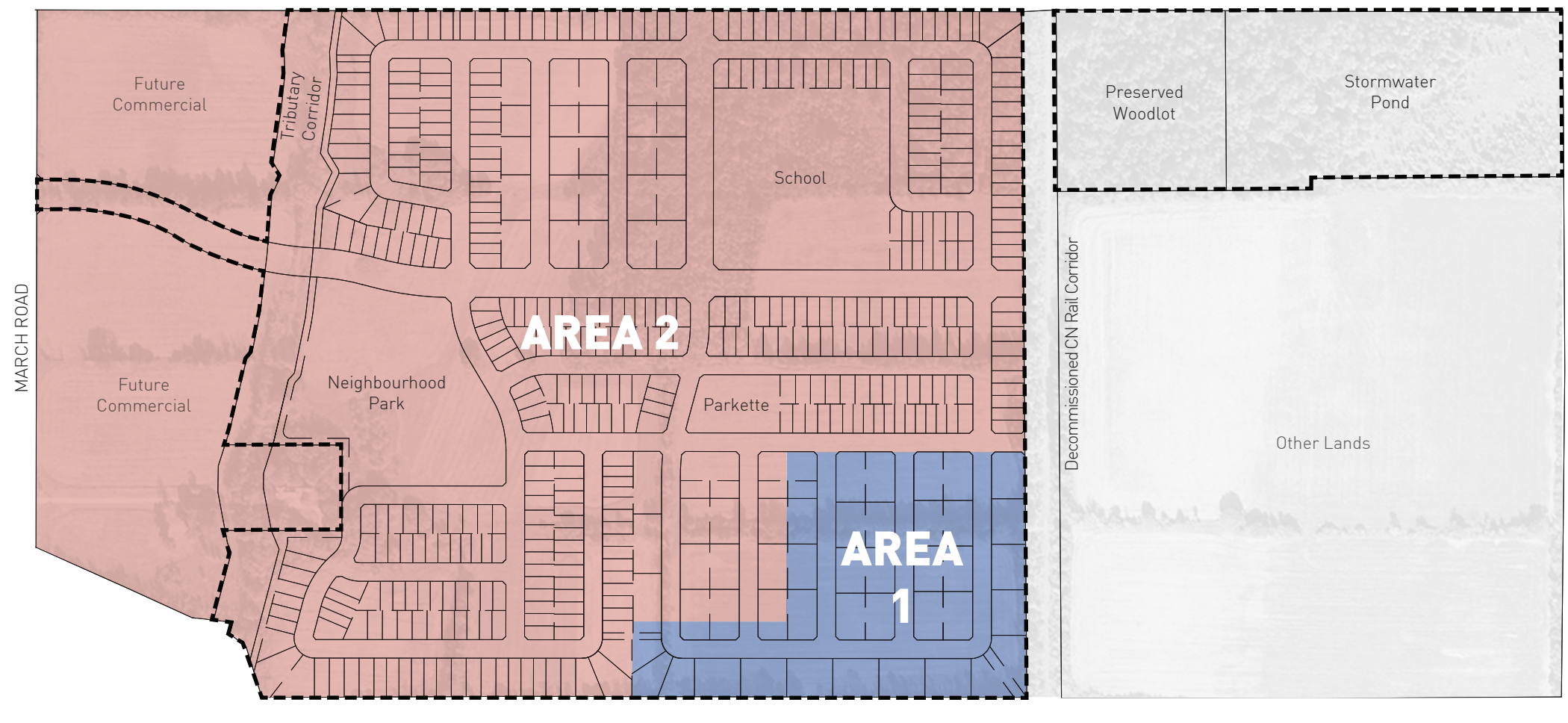
Tree Planting Setback Recommendations

AREA 1: High plasticity silty clay (plasticity index greater than 40%)

Trees shall be planted with a minimum setback equal to the mature height of the tree.

AREA 2: Low to medium plasticity silty clay (plasticity index lower than 40%)

Tree planting setback limits may be reduced to 4.5m for small and medium sized trees.



Legend

- Area 1
- Area 2

Figure 2 Tree Planting Setback Diagram

Major Neighbourhood Collector Section (26.0m ROW)

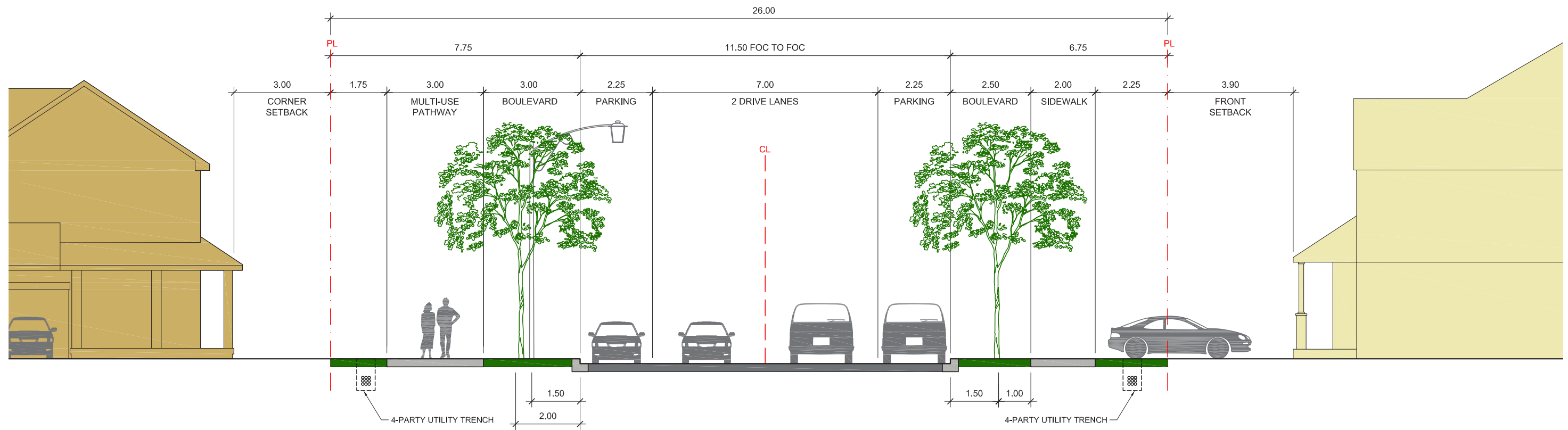
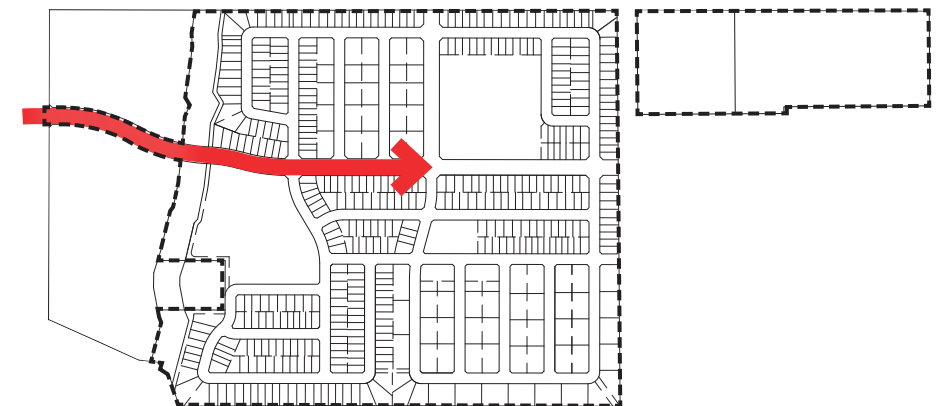


Figure 3 Major Neighbourhood Collector (Typical 26.0m ROW)

The Major Neighbourhood Collector (26.0m) serves as the main thoroughfare connecting Minto Kanata North with March Road to the east. This road will be predominantly flanked onto, except for residential blocks that front the school and neighbourhood park, and will consist of the following elements: 3.0m multi-use pathway; 2.0m sidewalk; double-sided on-street parking; and street trees within the boulevard.



Minor Neighbourhood Collector Section (24.0m ROW) w. Multi-Use Pathway

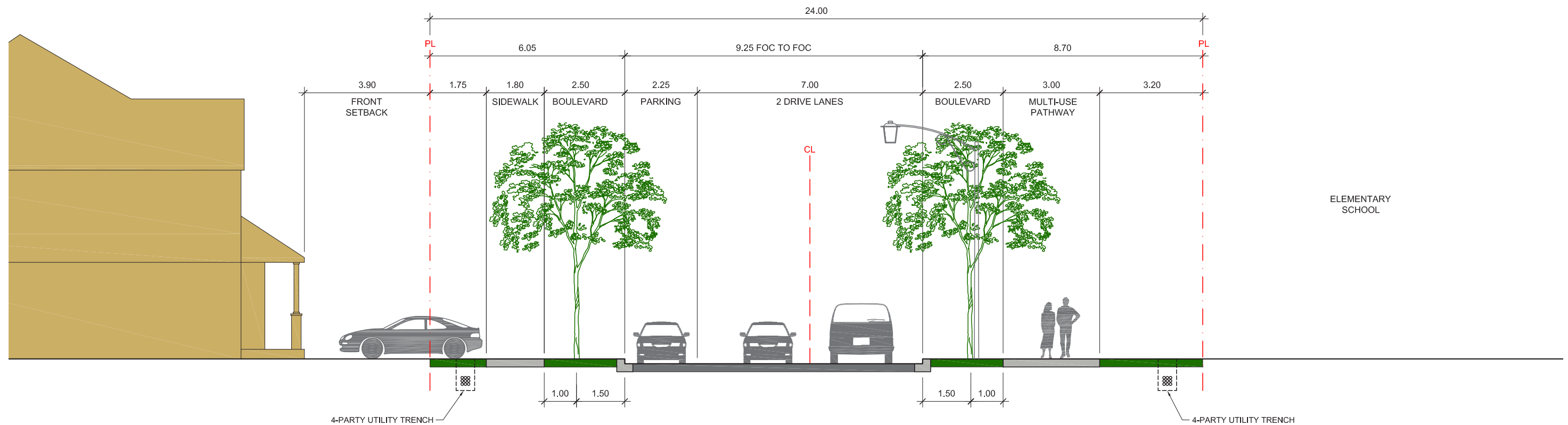
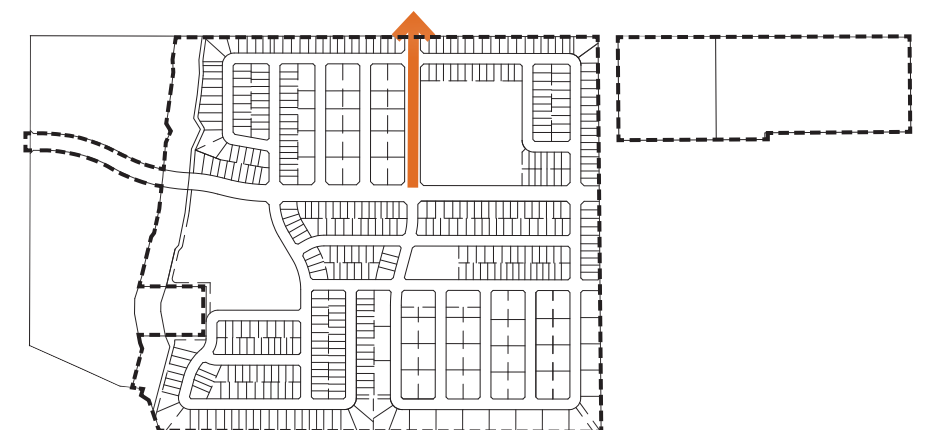


Figure 4 Minor Neighbourhood Collector with Multi-Use Pathway (Typical 24.0m ROW)

CITY'S COMMENTS:

14 Minimum sidewalk width should be 1.8m.

The Minor Neighbourhood Collector with Multi-Use Pathway (24.0m) serves as the primary access road to the future residential development (Valecraft Homes) to the north, as highlighted in the CDP. Unlike the Major Neighbourhood Collector (26.0m), which has residential units predominantly flanking onto it, the minor collector will be fronted onto by townhome product and will consist of the following elements: 3.0m multi-use pathway & 1.8m sidewalks; single-sided on-street parking; and street trees within the boulevard.



Minor Neighbourhood Collector Section (24.0m ROW) ■

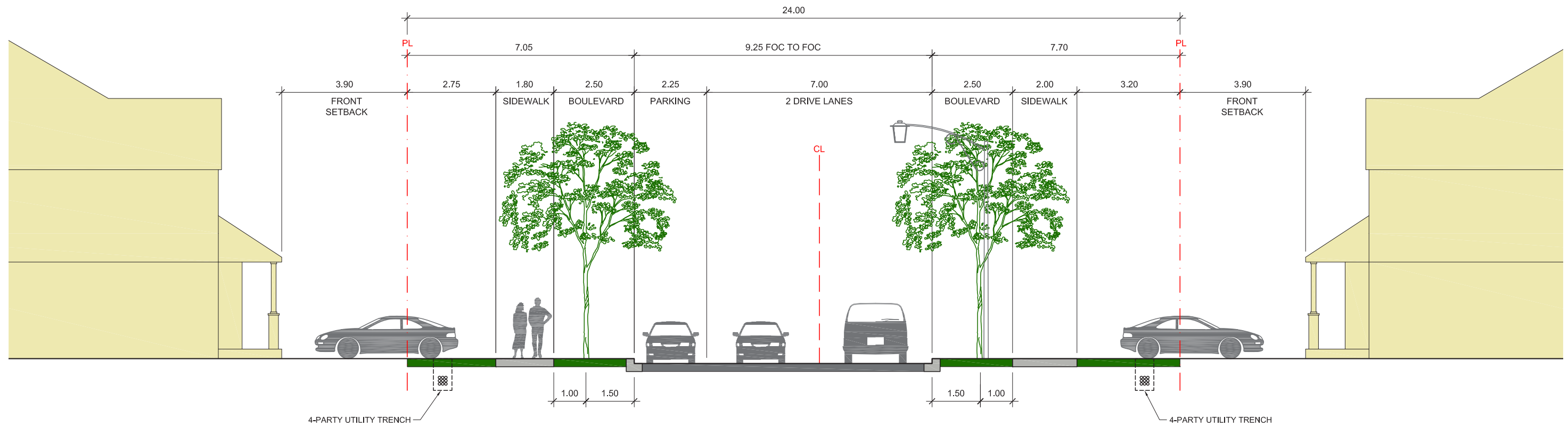
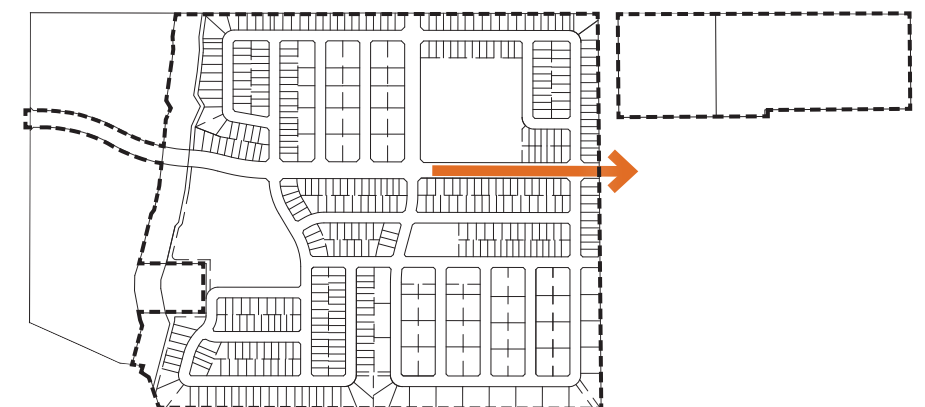


Figure 5 Minor Neighbourhood Collector (Typical 24.0m ROW)

CITY'S COMMENTS:

14 Minimum sidewalk width should be 1.8m.

The Minor Neighbourhood Collector (24.0m) serves as the primary access road to any future development east of the decommissioned CN rail corridor. Unlike the Minor Neighbourhood Collector with Multi-Use Pathway (24.0m), which has townhome product fronting onto it, this corridor will host single-detached products, and consist of the following elements: 2.0m & 1.8m sidewalks; single-sided on-street parking; and street trees within the boulevard.



Local Road Section (16.5m ROW - Area 1).

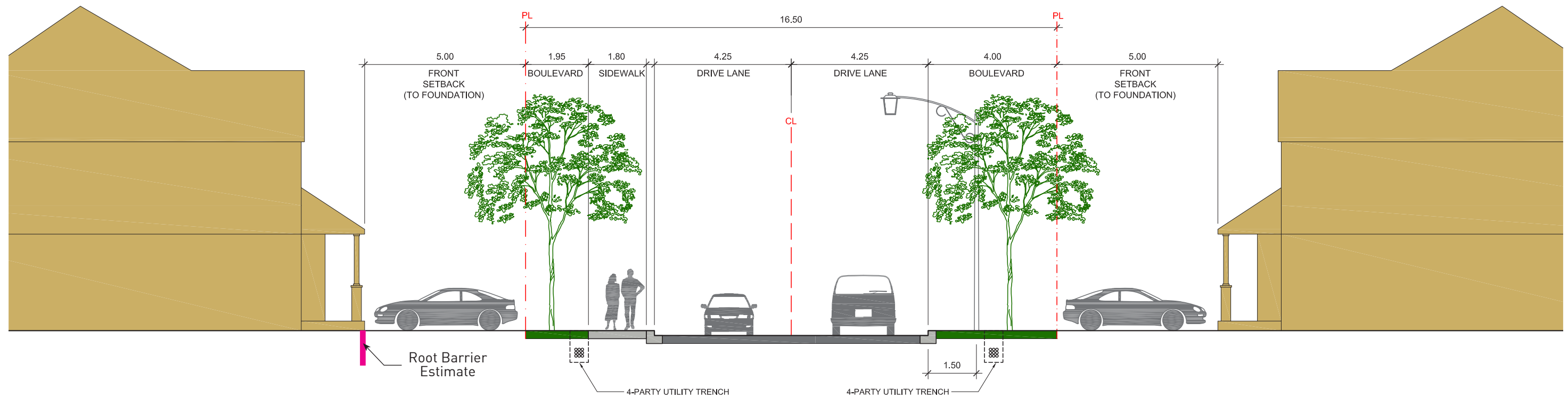
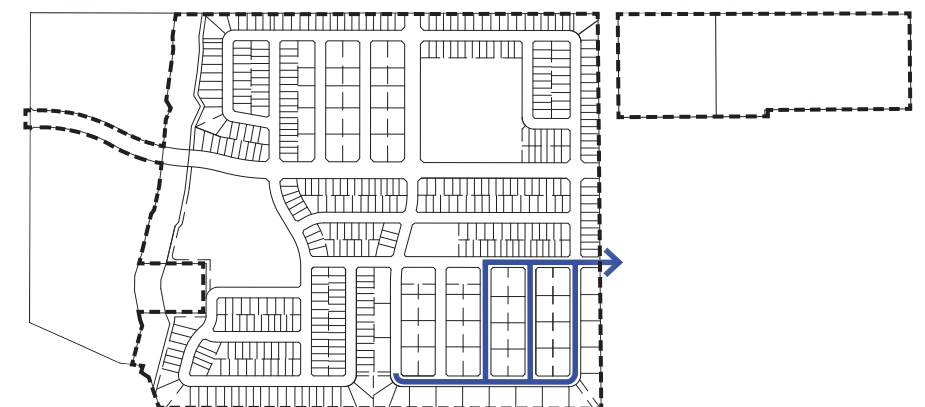


Figure 6 Local Road (Typical 16.5m ROW - Area 1)

CITY'S COMMENTS:

- 14 Minimum sidewalk width should be 1.8m.
- 25 Please confirm that a 3 m front and corner side yard setback is adequate when combined with a 16.5 m r.o.w. to allow for tree planting at 4.5 m from the foundation.
- 91 As per the CDP, A 16.5m right-of-way may only be considered where soil conditions will permit planting of street trees within the reduced right-of-way.

In Area 1, Local Roads (16.5m) serve as secondary thoroughfares and improve connectivity within the neighbourhood by drawing residents to collector roads, parks, and open spaces. Due to the high plasticity silty clay soil (plasticity index greater than 40%) within this area, townhomes that front these roads will have a minimum front setback of 5.0m and root barrier to accommodate medium-sized street trees. Lastly, local roads will consist of the following elements: street trees; and a single curb-face sidewalk on select roads.



Local Road Section (16.5m ROW - Area 2)

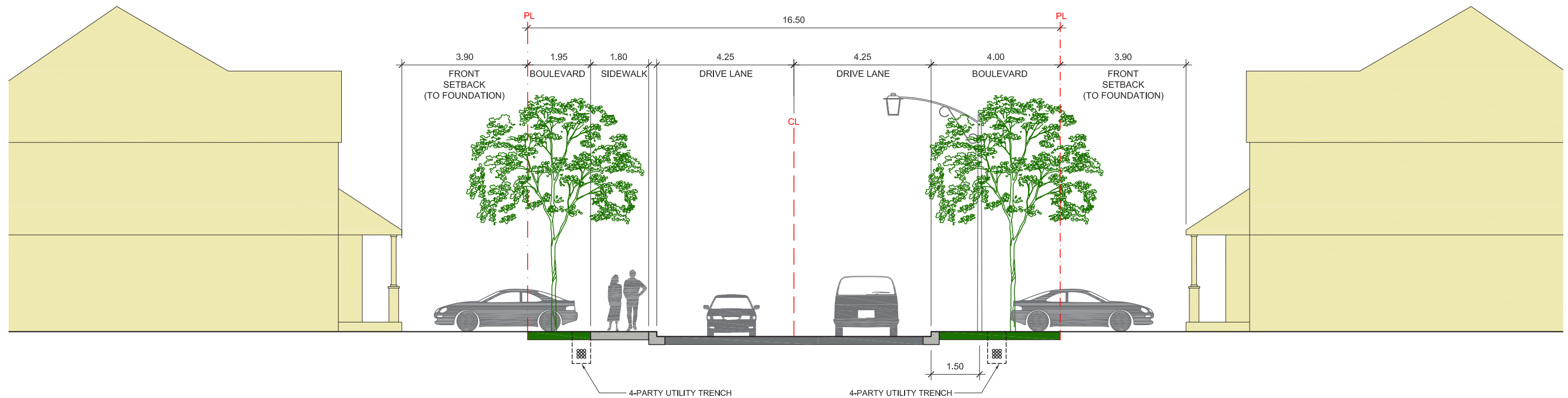
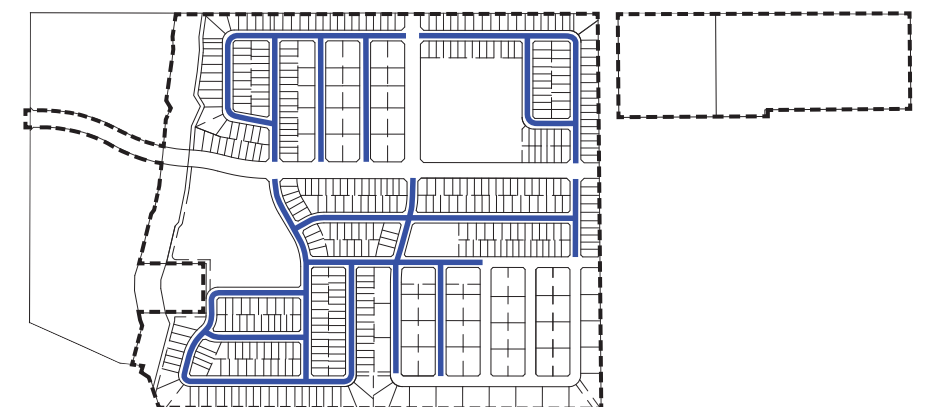


Figure 7 Local Road (Typical 16.5m ROW - Area 2)

CITY'S COMMENTS:

- 14 Minimum sidewalk width should be 1.8m.
- 25 Please confirm that a 3 m front and corner side yard setback is adequate when combined with a 16.5 m r.o.w. to allow for tree planting at 4.5 m from the foundation.
- 91 As per the CDP, A 16.5m right-of-way may only be considered where soil conditions will permit planting of street trees within the reduced right-of-way.

The Local Roads (16.5m - Area 2) serve as secondary thoroughfares within the neighbourhood, drawing residents to the major and minor collectors. These roads will further improve connectivity to the neighbourhood's parks, open spaces and school site. Furthermore, the local road network will accommodate future development to the east of the site, as highlighted in the CDP. Local roads will consist of the following elements: minimum front setback of 3.9m; street trees; and a single curb-face sidewalk on select roads.



Local Road (16.5m ROW) Street Tree Demonstration ■

Separated Driveways

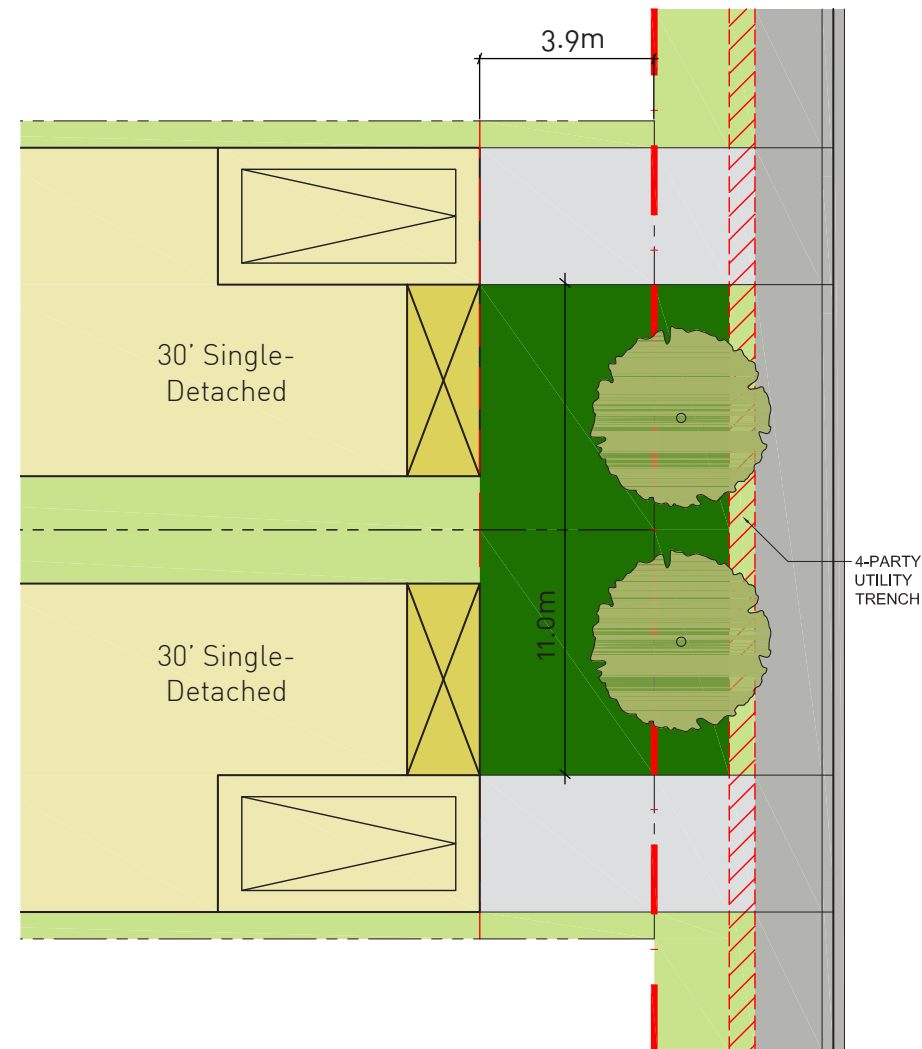


Figure 8 Separated Driveways

Length: 11.0m
 Width: 5.6m
 Depth: 1.5m

92.4m³
 Soil Volume

Alternating Driveways

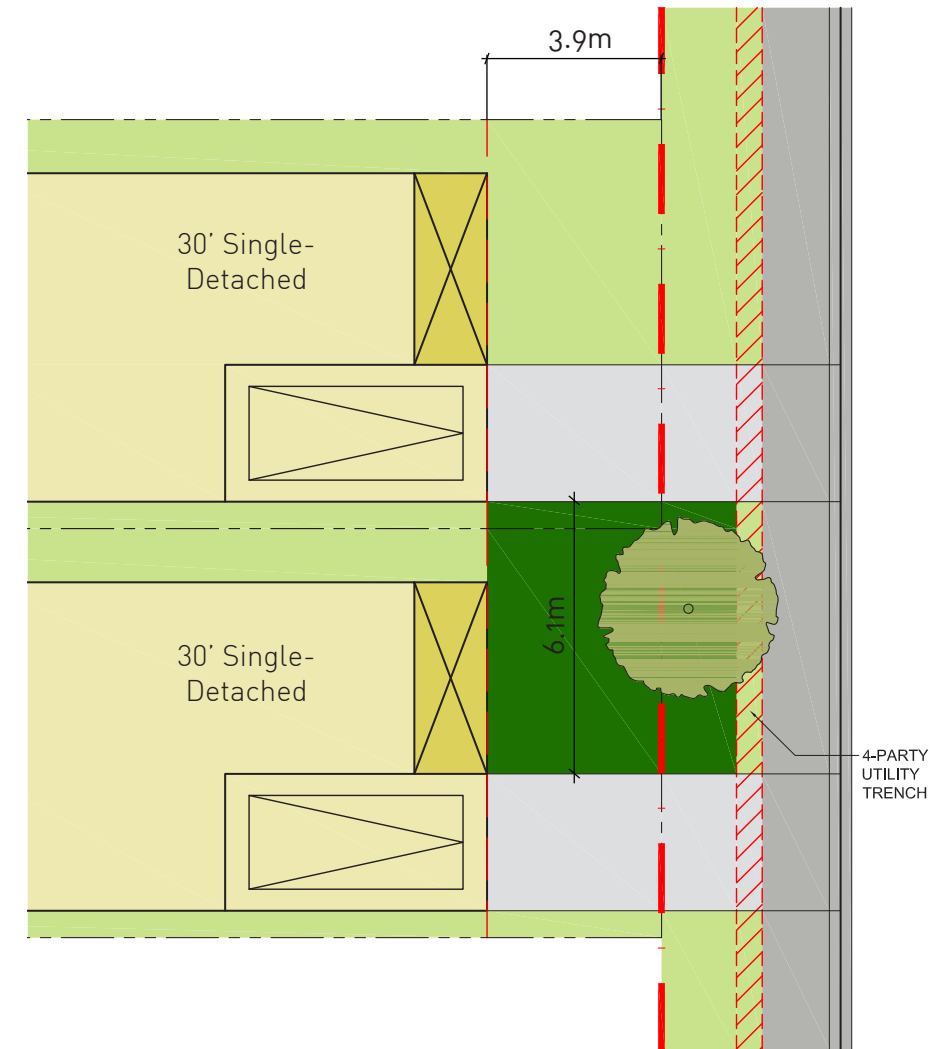


Figure 9 Alternating Driveways

Length: 6.1m
 Width: 5.6m
 Depth: 1.5m

51.2m³
 Soil Volume

*Minimum soil volume required = 25m³
 **Final streetscape design to be completed at the detail design stage

Local Road (16.5m ROW) Street Tree Demonstration.

Executive Townhomes (Area 1)

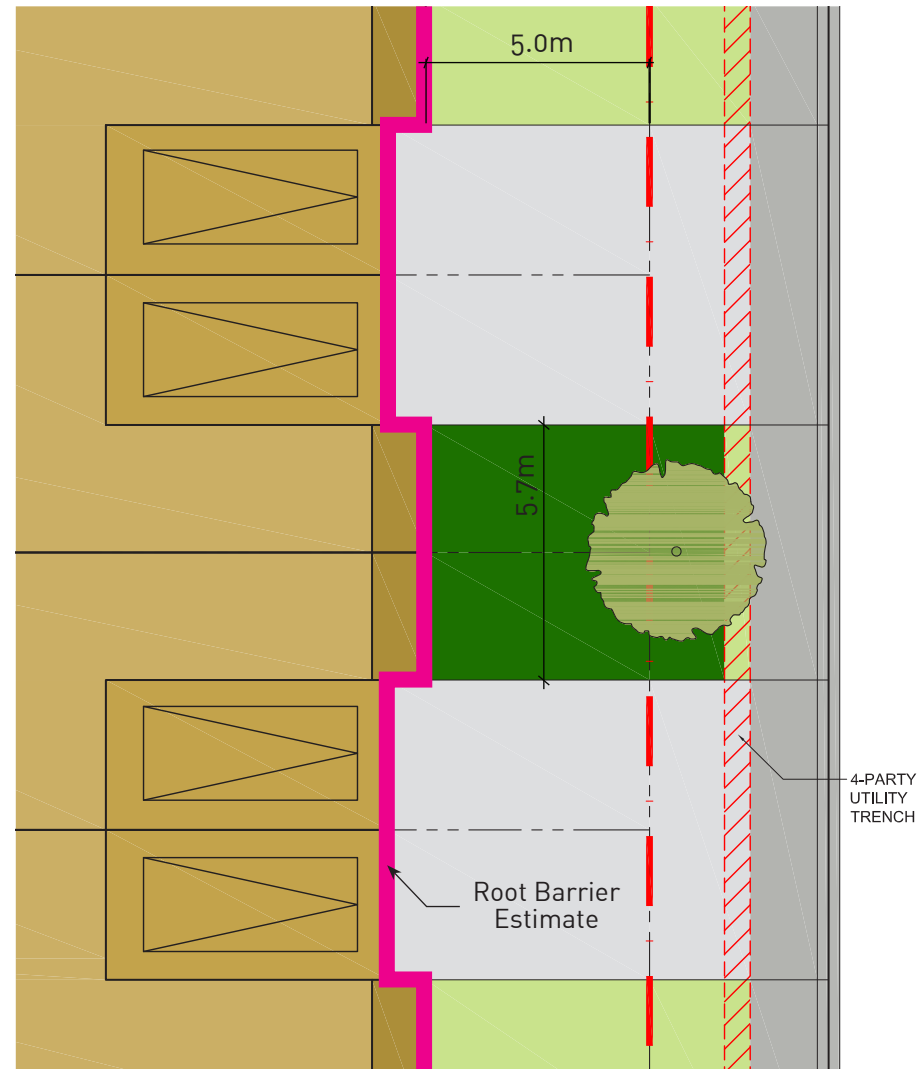


Figure 10 Paired Driveways (Area 1)

Length: 5.7m
 Width: 6.7m
 Depth: 1.5m

57.3 m³
 Soil Volume

Executive Townhomes (Area 2)

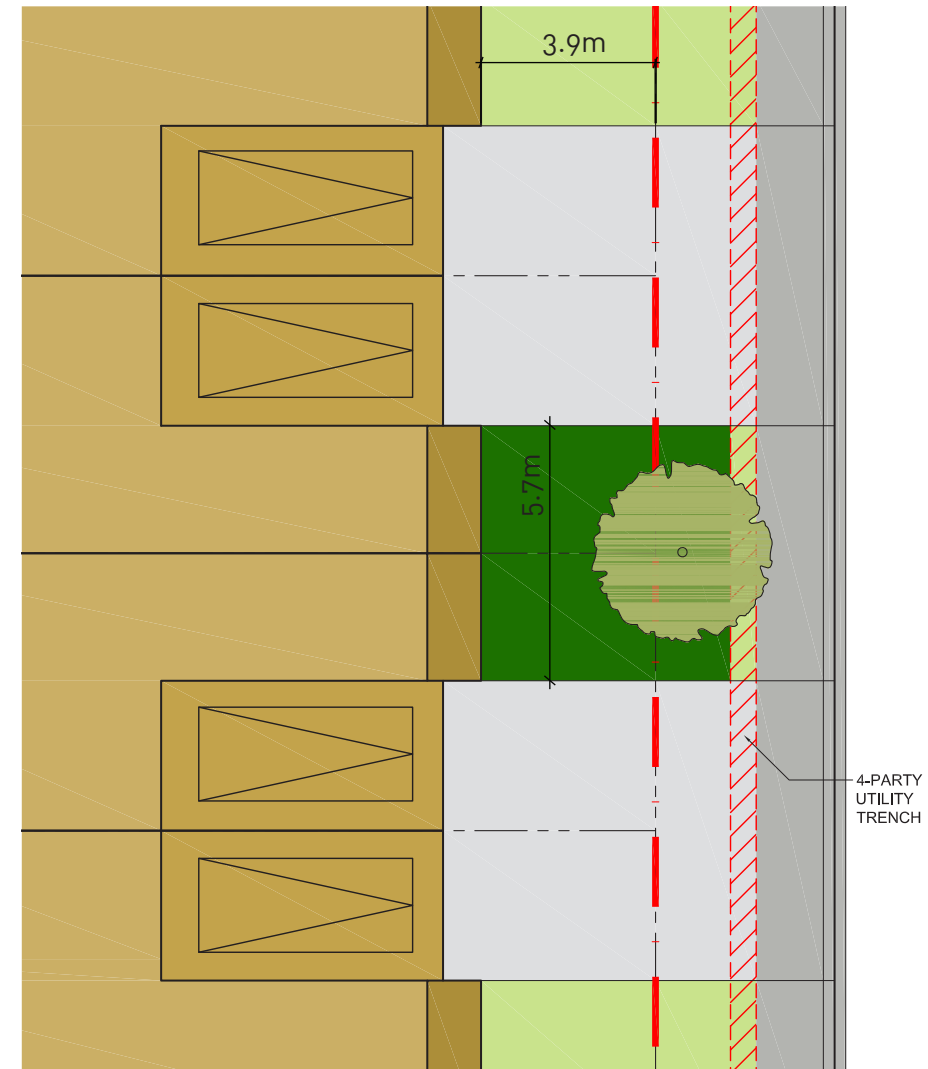


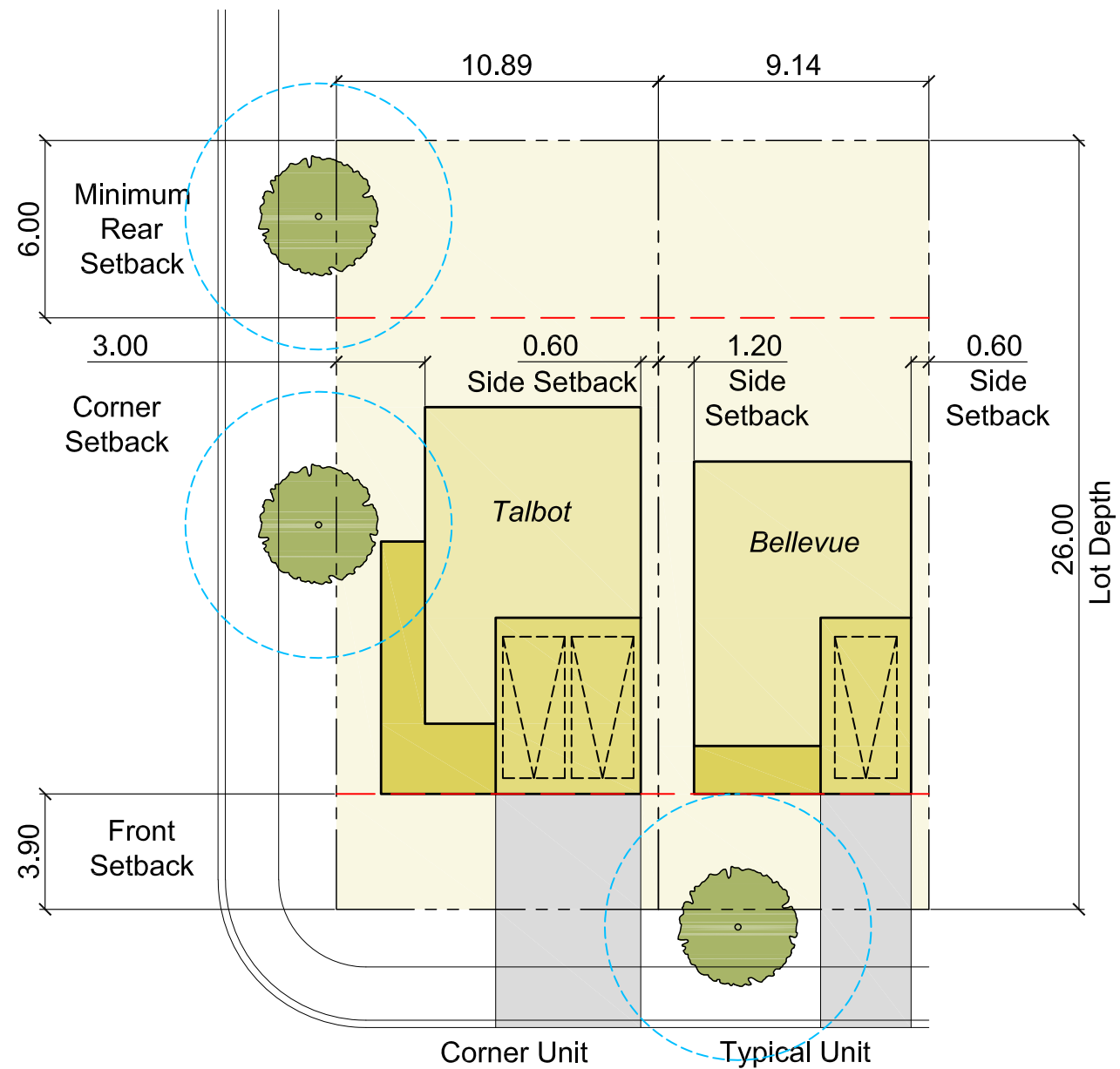
Figure 11 Paired Driveways (Area 2)

Length: 5.7m
 Width: 5.6m
 Depth: 1.5m

47.9 m³
 Soil Volume

*Minimum soil volume required = 25m³
 **Final streetscape design to be completed at the detail design stage

30' Single-Detached Home



*Trees will be planted when corner lots have a corner setback of 4.5m or greater.

Figure 12 30' Single-Detached Home Lotting Standard and Measurements



Traditional Style



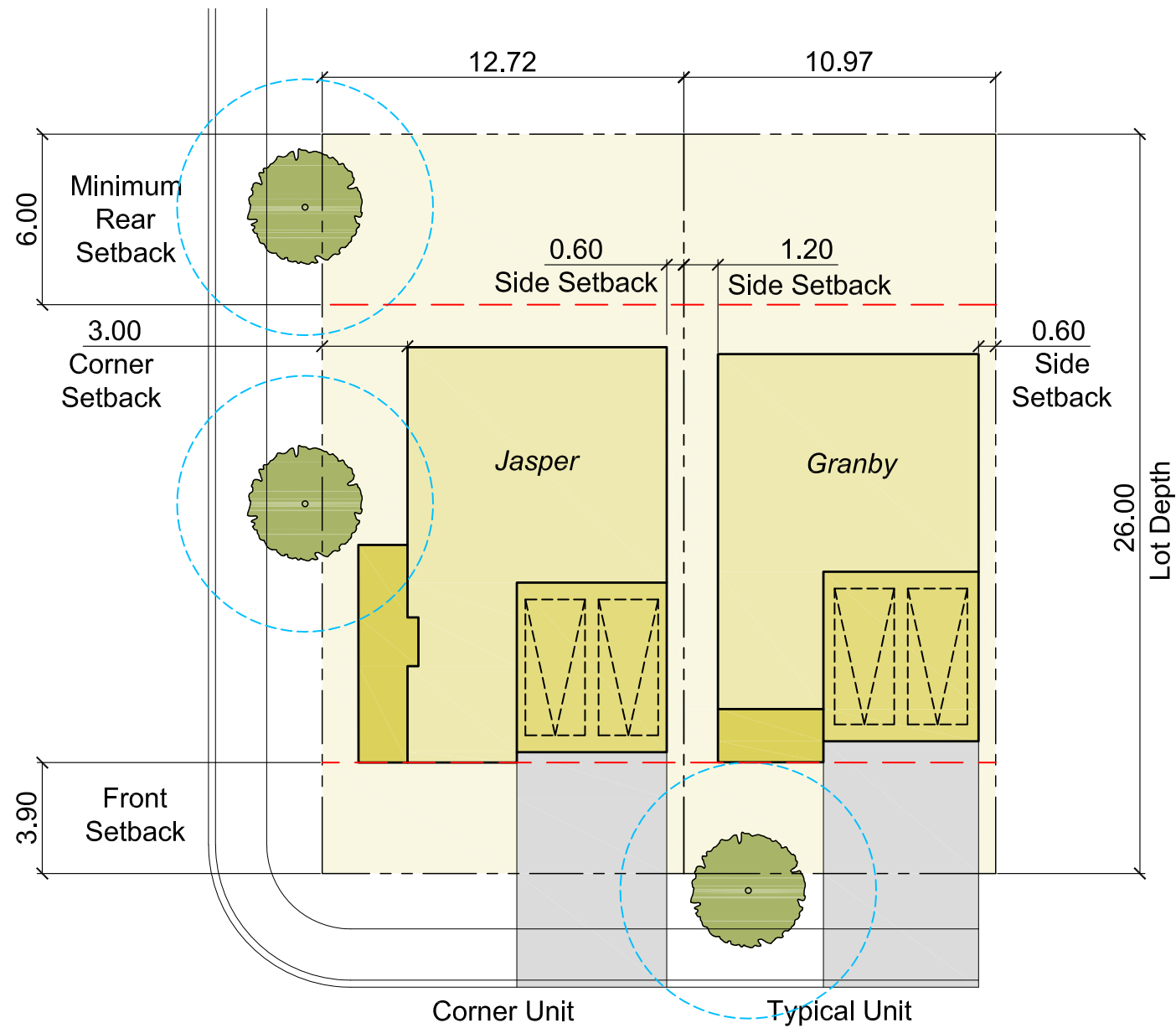
Traditional Style



Contemporary Corner Product

Figure 13 Conceptual Architectural Renderings - 30' Single-Detached Home

36' Single-Detached Home



*Trees will be planted when corner lots have a corner setback of 4.5m or greater.

Figure 14 36' Single-Detached Home Lotting Standard and Measurements



Contemporary Style



Traditional Style



Traditional Corner Product

Figure 15 Conceptual Architectural Renderings - 36' Single-Detached Home

43' Single-Detached Home

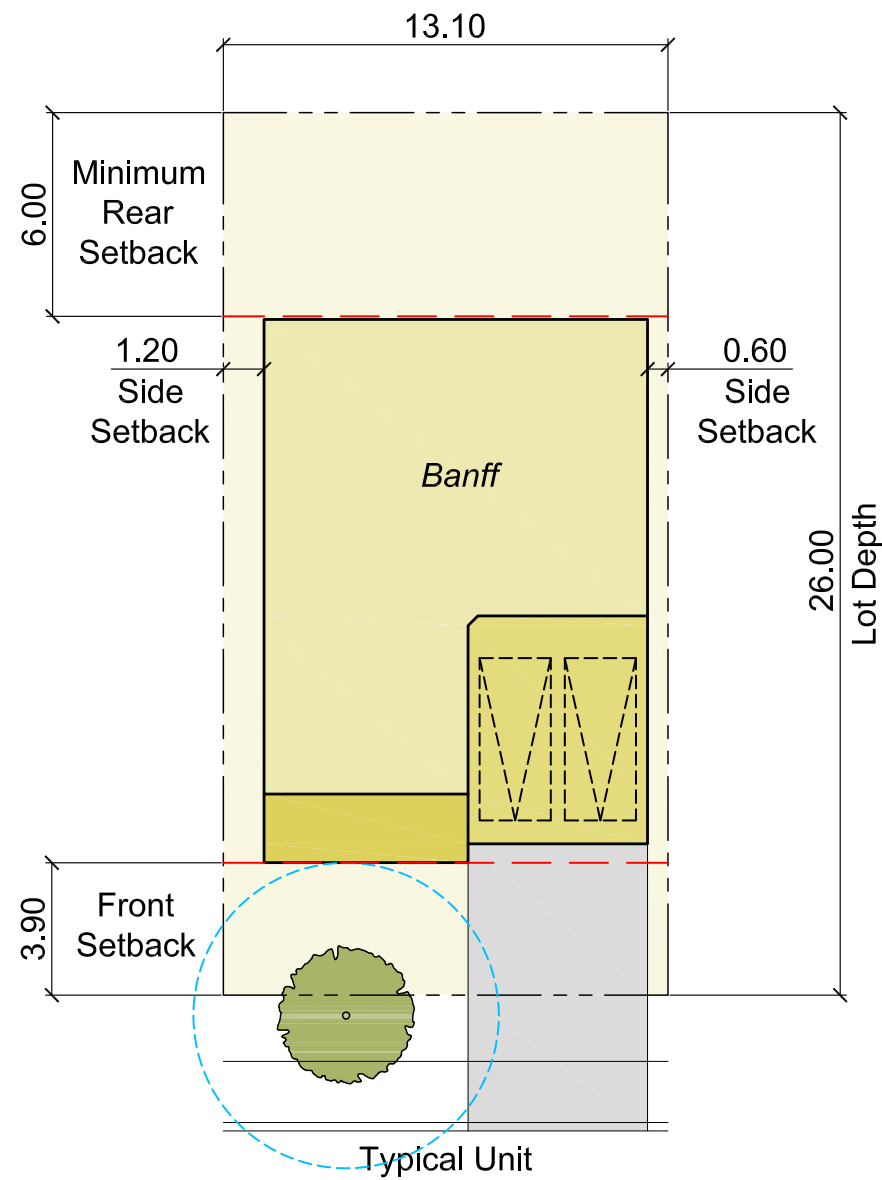


Figure 16 43' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Contemporary Style

Figure 17 Conceptual Architectural Renderings - 43' Single-Detached Home

Executive Townhome

Area 1

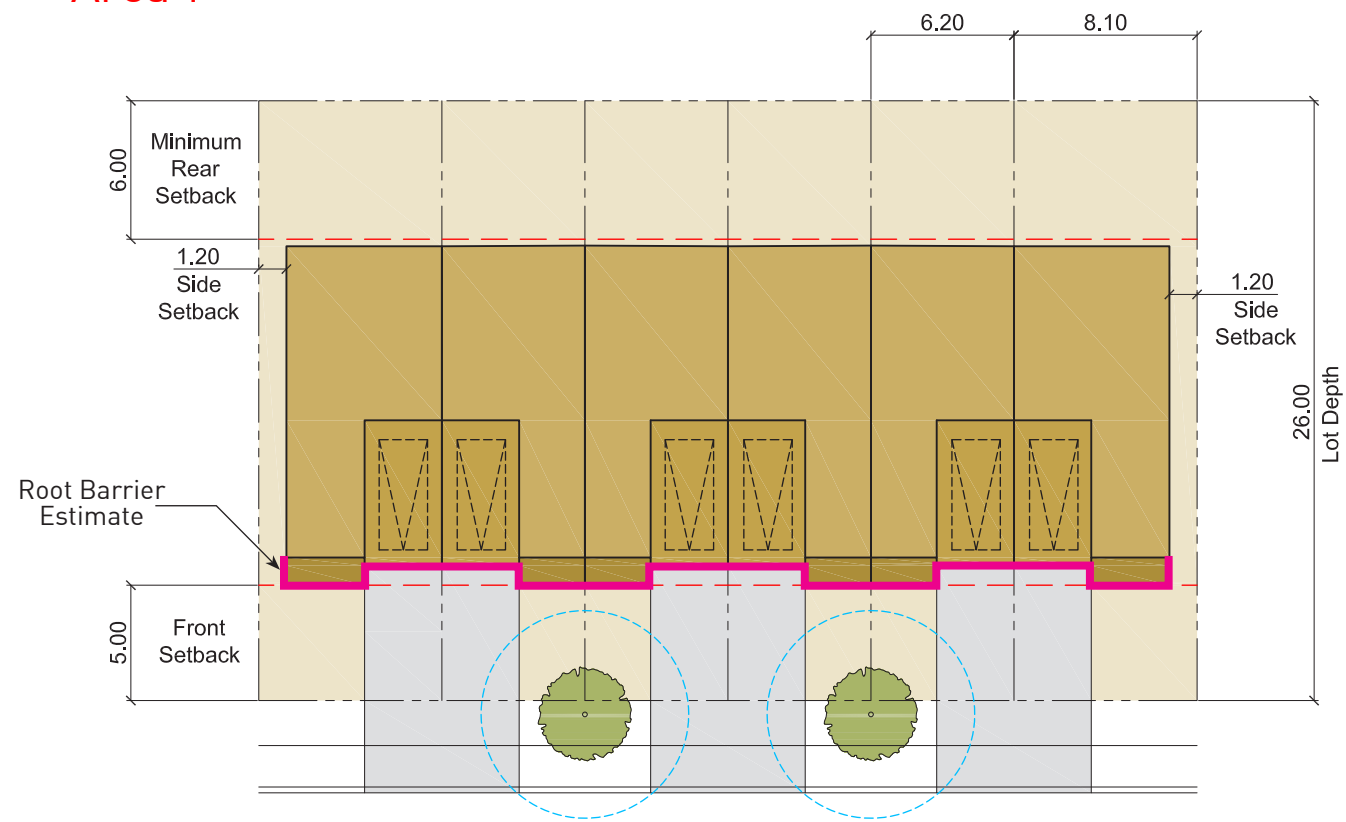
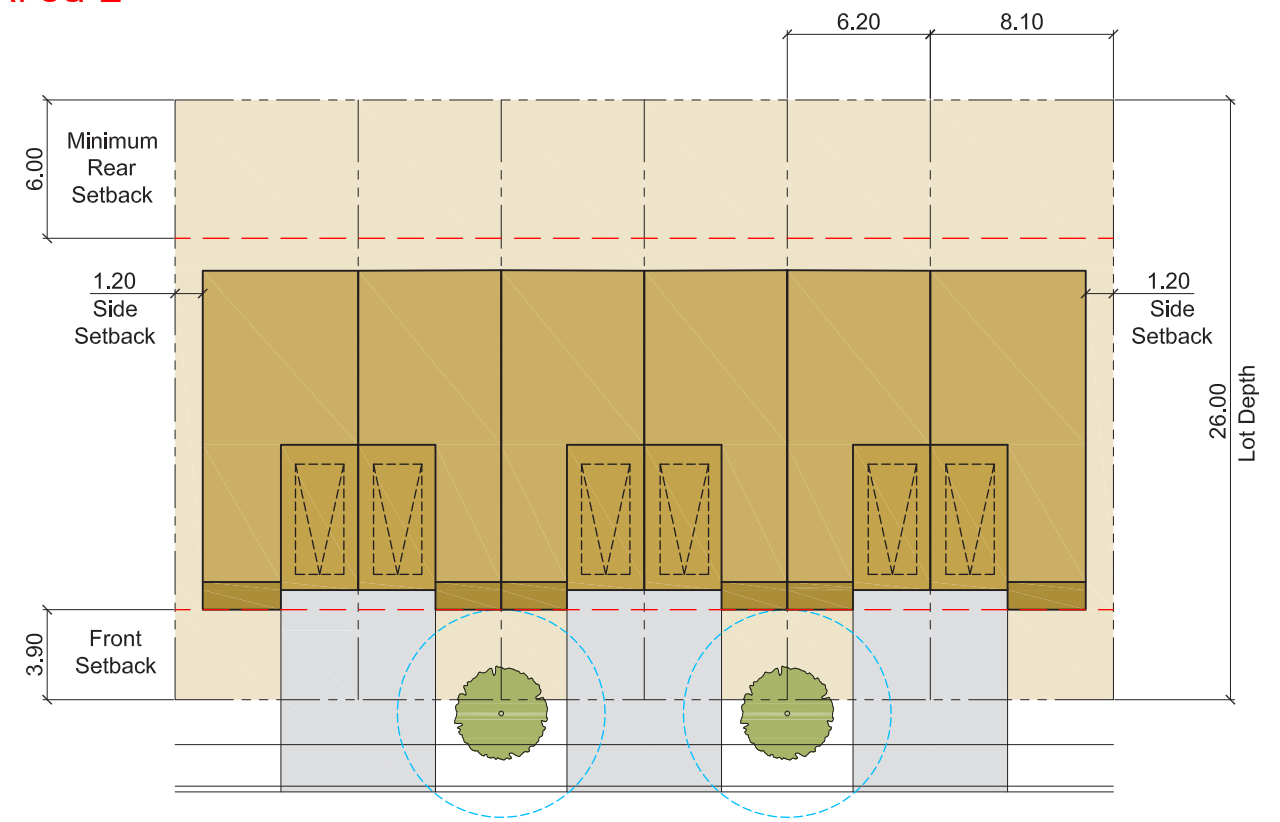


Figure 18 Executive Townhomes Lotting Standard and Measurements

Area 2



*Trees will be planted when corner lots have a corner setback of 4.5m or greater.



Traditional Style



Contemporary Style

Figure 19 Conceptual Executive Townhomes Renderings

2559688 Ontario Inc.



minto
Communities
