

Mer Bleue Lands

Urban Design Brief

CAIVAN

prepared by
NAK 
design strategies
January 2021



PREPARED FOR

CAIVAN

CAIVAN COMMUNITIES

2934 Baseline Road, Suite 302
Ottawa, Ontario K2H 1B2
t | 613.518.1864

CAIVAN.COM

PREPARED BY

NAK 
design strategies

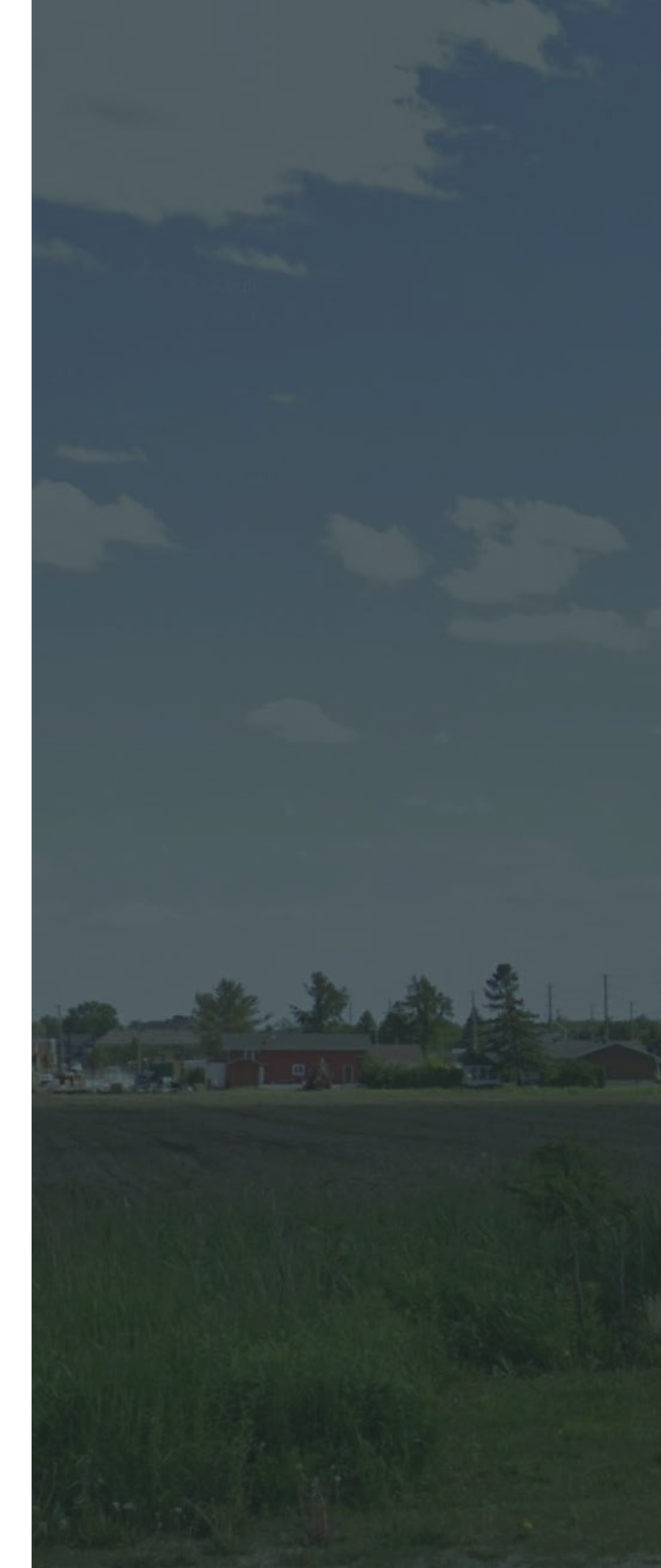
NAK DESIGN STRATEGIES

1285 Wellington Street West
Ottawa, Ontario K1Y 3A8
t | 613.237.2345

NAKDESIGNSTRATEGIES.COM

Table of Contents

1.0 Introduction: Scope & Intent	1
2.0 Site Context & Character	3
3.0 Community Master Plan	5
4.0 Built Form	7
5.0 Public Realm & Parking Demonstrations	13



1.0 | Introduction: Scope & Intent

The Mer Bleue Urban Design Brief is intended to provide vision and design direction for a new, unified, and rational approach for the development of Caivan's Mer Bleue lands. The directives outlined in this document will highlight the design intent of an innovative community, one centred on efficient land uses, connectivity, and accessibility, while also reflecting the objectives set out in the City of Ottawa Official Plan, Urban Design Guidelines for Greenfield Neighbourhoods (Ottawa, 2007), and Building Better and Smarter Suburbs (Ottawa, 2015).

The site is located within the neighbourhood of Avalon, an emerging community within the suburbs of Orléans on the eastern side of Ottawa's Urban Boundary. Situated less than 20km from Downtown Ottawa, with convenient connections to major arterial roads, this new development will be highly accessible and visible. With thoughtful connections and appropriate built form, the Mer Bleue lands will be part of the mindful growth of Ottawa.

Figure 1 Mer Bleue Regional Context



GATINEAU

Ottawa River

**ROCKCLIFFE
AIRPORT**

ORLÉANS

**THE MER
BLEUE LANDS**

VANIER

174

5

OTTAWA

417

417

19

**National Capital Commission (NCC)
Greenbelt Lands**

1km



2.0 | Site Context & Character

Located at the intersection of Brian Coburn Boulevard and Mer-Bleue Road, the Mer Bleue lands will have good exposure from major arterial roads and be a highly connected community, defined by its proximity to transit, pedestrian, and vehicular routes. The future Mer Bleue OC Transpo Bus Rapid Transit (BRT) stop, one of the many stops along the incoming Cumberland Transitway, will be located within a ten-minute walk of the proposed development. This higher-order transit corridor will support the growing community of south Orléans and its connections to the downtown. In addition, active transit routes already established on the major arterials will provide the Mer Bleue Lands with alternative linkages from the site to the surrounding neighbourhoods and amenities.

The site's topography is relatively flat, as the lands were once formerly used for agricultural purposes. However, despite any distinction in the topography, the geometric form will allow for the efficient use of land and flexible built form typologies. The site is currently bounded by existing residential development to the east and southeast, with future developments lands to the west. The southern neighbouring side will be characterized in part by older existing residential units along Mer-Bleue Road. Lastly, located across the street, north of Brian Coburn Boulevard, will be the Monfort Hospital Orléans Health Hub, a centre for specialized and community healthcare services.

LEGEND











-  Highways
-  Mer Bleue Lands
-  Mer Bleue UEA
-  Existing Adjacent Residential
-  The Orléans Health Hub
-  Walking Radius
-  Future Transitway
-  Proposed BRT Stop
-  Park
-  School

Figure 2 Mer Bleue Context Diagram



3.0 | Community Master Plan

The Mer Bleue Lands will be a new neighbourhood development, offering a mix of low to medium density residential unit types within the greater community of Avalon. This incoming development will create a more appealing and inviting pedestrian-scale streetscape along both Brian Coburn Boulevard and Mer-Bleue Road through the presence of units fronting window streets, landscaped edge treatments, as well as enhanced flanking conditions.

There will be one gateway into the community, connecting from the existing residential development to the south, along with a separate access for the future Mid-Rise Block from Brian Coburn Boulevard. Supplementing these vehicular accesses will be pedestrian walkways, providing connections from Mer-Bleue Road and the existing residential development to the east. Lastly, due to the existing and proposed neighbourhoods surrounding to the site, design compatibility will be a highly considered element in the creation of this new development, with the objective of seamlessly integrating the Mer Bleue Lands with the existing and future neighbourhoods.

LEGEND







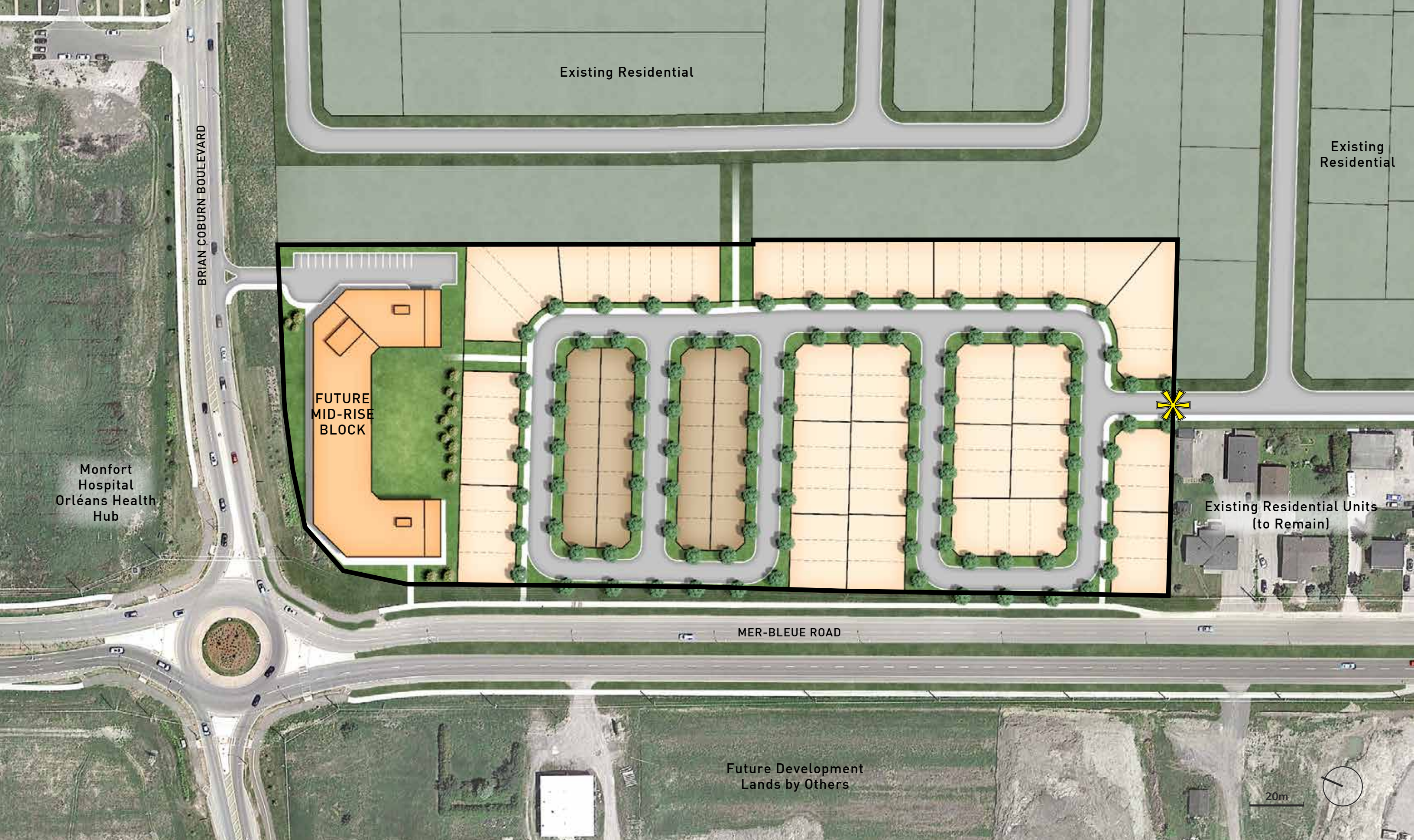
	Mer Bleue Lands
	25' Traditional Townhomes
	Back-to-Back Townhomes
	Future Mid-Rise
	Open Space
	Community Gateway

Figure 3 Mer Bleue Lands Community Plan



Existing Residential

Existing Residential

FUTURE MID-RISE BLOCK

Existing Residential Units (to Remain)

Monfort Hospital Orléans Health Hub

BRIAN COBURN BOULEVARD

MER-BLEUE ROAD

Future Development Lands by Others

20m

4.0 | Built Form

The built form within Mer Bleue will demonstrate Caivan’s unique architectural character and style, yet reflect similar typologies found within the surrounding communities, primarily composed of low to medium density forms. This new development will consist predominantly of traditional townhomes, along with some back-to-back townhomes. In addition, a future five storey mixed-use residential building (Mid-Rise Block) will be incorporated into the lands at the intersection of Brian Coburn Boulevard and Mer-Bleue Road. Overall, the community will have an approximate density of 105.91uph, exclusive of roads.

The figures in the subsequent pages illustrate the varying built form typologies in Mer Bleue:

- 25’ Traditional Townhomes
- Back-to-Back Townhomes
- Future Mid-Rise

The Traditional and Back-to-Back Townhomes within the Mer Bleue Lands will feature Caivan’s OpenPlan™ designs, which, when compared to the typical lot size in Ottawa, decreases lot depth while increasing lot width. This in turn makes the road right-of-ways appear less car-dominated due to the wider lot widths while providing additional on-street parking frontage between driveways. In addition, Caivan’s OpenPlan™ designs allow for greater community density compared to a community with typical lot sizes.

UNIT SUMMARY

Unit	Units
Standard Townhome	80
Back-to-Back Townhome	32
Future Mid-Rise*	~157
TOTAL UNITS	~269
Net Developable Area (Exclusive of Roads)	2.54 ha
DENSITY**	~105.91 uph

*Future Mid-Rise unit count is approximate, subject to changes.

**Density is exclusive of roads, vistas, and non-developable areas

LEGEND






-  Mer Bleue Lands
-  25’ Traditional Townhomes
-  Back-to-Back Townhomes
-  Future Mid-Rise
-  Corner Unit Architecture

Figure 4 Built Form Diagram



Existing Residential

Existing Residential

BRIAN COBURN BOULEVARD

FUTURE MID-RISE BLOCK

Monfort Hospital
Orléans Health Hub

Existing Residential Units
(to Remain)

MER-BLEUE ROAD

Future Development
Lands by Others

20m





Figure 5 25' Traditional Townhome Key Plan

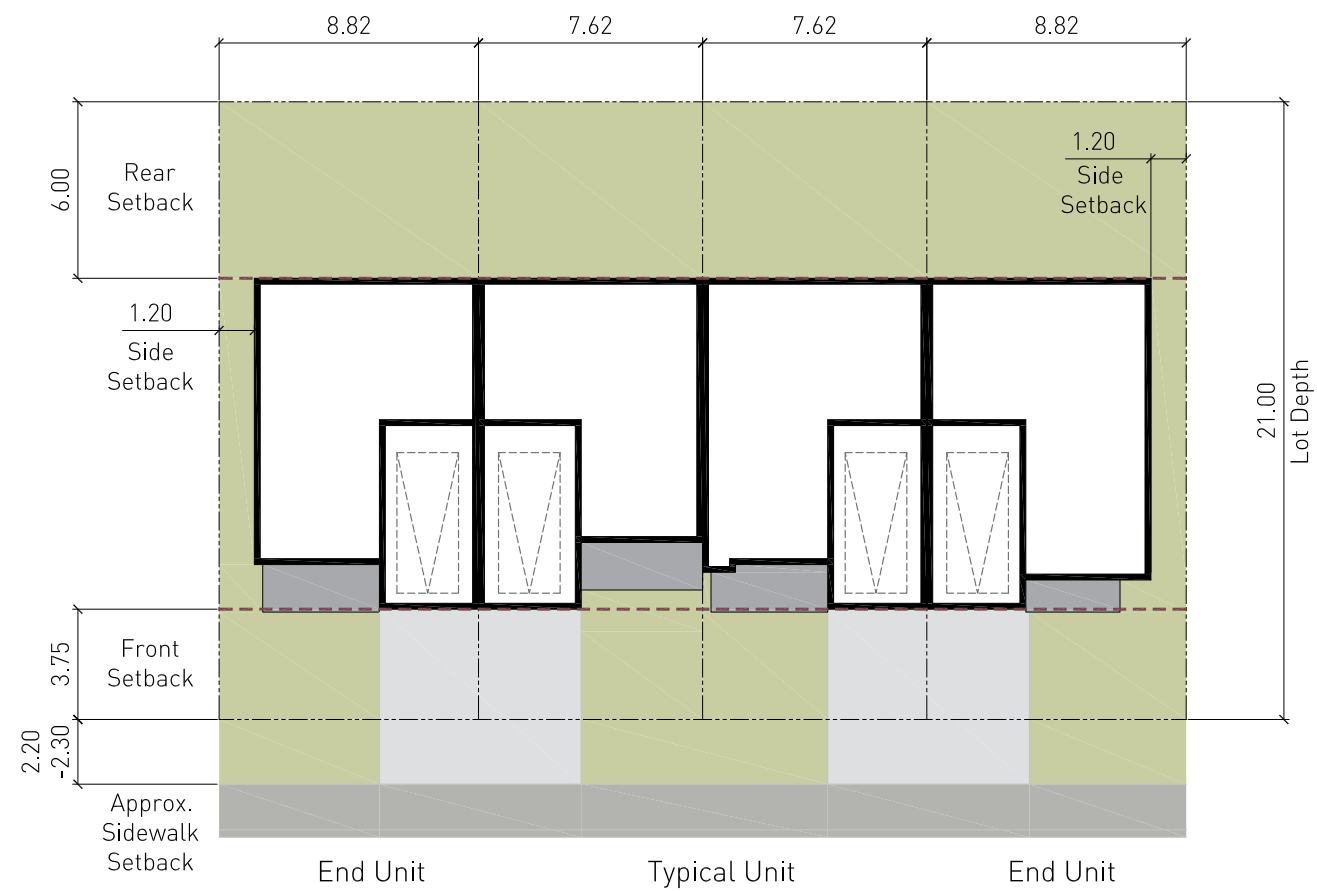


Figure 6 25' Traditional Townhomes Lotting Standard and Measurements



Figure 7 Back-to-Back Townhomes Key Plan

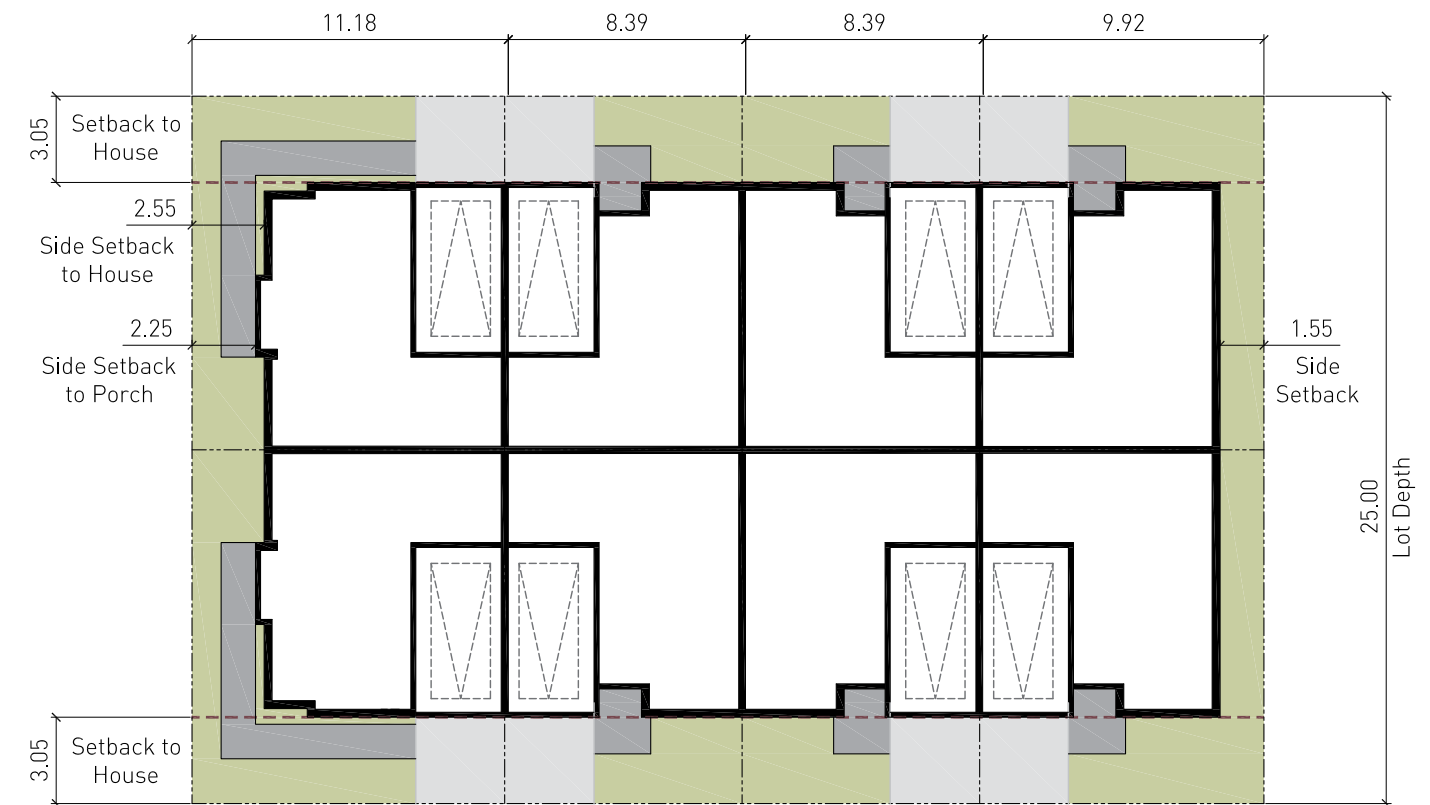


Figure 8 Back-to-Back Lotting Standard and Measurements



Figure 9 Future Mid-Rise Key Plan

The future Mid-Rise Block will be located at the corner of Brian Coburn Boulevard and Mer-Bleue Road. This development parcel will consist of a single five (5) storey mixed-use residential building, comprising of approximately one hundred and fifty-seven (157) units. The building will step back at a 45° angular plane to provide appropriate transitions and relief to adjacent existing residential (east) and future residential development. There will also be a minimum 6m buffer setback between the future mid-rise built form and the townhomes to the south, as well as a 16.2m setback to the residential development on the east through the inclusion of surface parking. The site will be accessible from Brian Coburn Boulevard by both vehicles and pedestrians, and from Mer-Bleue Road by pedestrians only. There will also be the potential for a walkway block connection to the south, creating pedestrian access from the future Mid-Rise Block to the rest of the Mer Bleue community.

Future Mid-Rise Stats*	Approx. Details
Units	~157
Total Proposed GFA	~11,652 sq.m.
Residential GFA (excl. amenities)	~10,462 sq.m.
Non-Residential GFA	~1,190sq.m.
Proposed Density - FSI	~1.6
Building Height	~5 Storeys

*Future Mid-Rise statistics are approximate, subject to changes.



Perspective Rendering Looking North



Perspective Rendering Looking South



Perspective Rendering Looking East

5.0 | Public Realm & Parking Demonstrations

Mer Bleue will host three streetscape widths that encourage connectivity while enhancing the visual appearance of the community. The 18.0m Local Road will be the gateway road into the community, connecting Mer Bleue to the adjacent neighbourhood to the south. This gateway road will be designed to create a sense of arrival and welcome for both residents and visitors. This gateway road will intersect with the 16.5m road typology, the predominant right-of-way within the Mer Bleue community. This right-of-way will have two variants, one with a sidewalk and one without, based on the location of the primary pedestrian routes. The 16.5m variant with sidewalk will prioritize pedestrians over vehicles and be embedded with hard and softscaped features to enhance the comfortability and experience. The final streetscape typology will be the 14.0m Window Street, located in streets running adjacent and parallel to Mer-Bleue Road. In addition to these vehicular routes, two landscaped walkway blocks will be included in the concept, creating connections from the site to surrounding residential areas, the future Mid-Rise Block, as well as existing sidewalks and bike lanes.

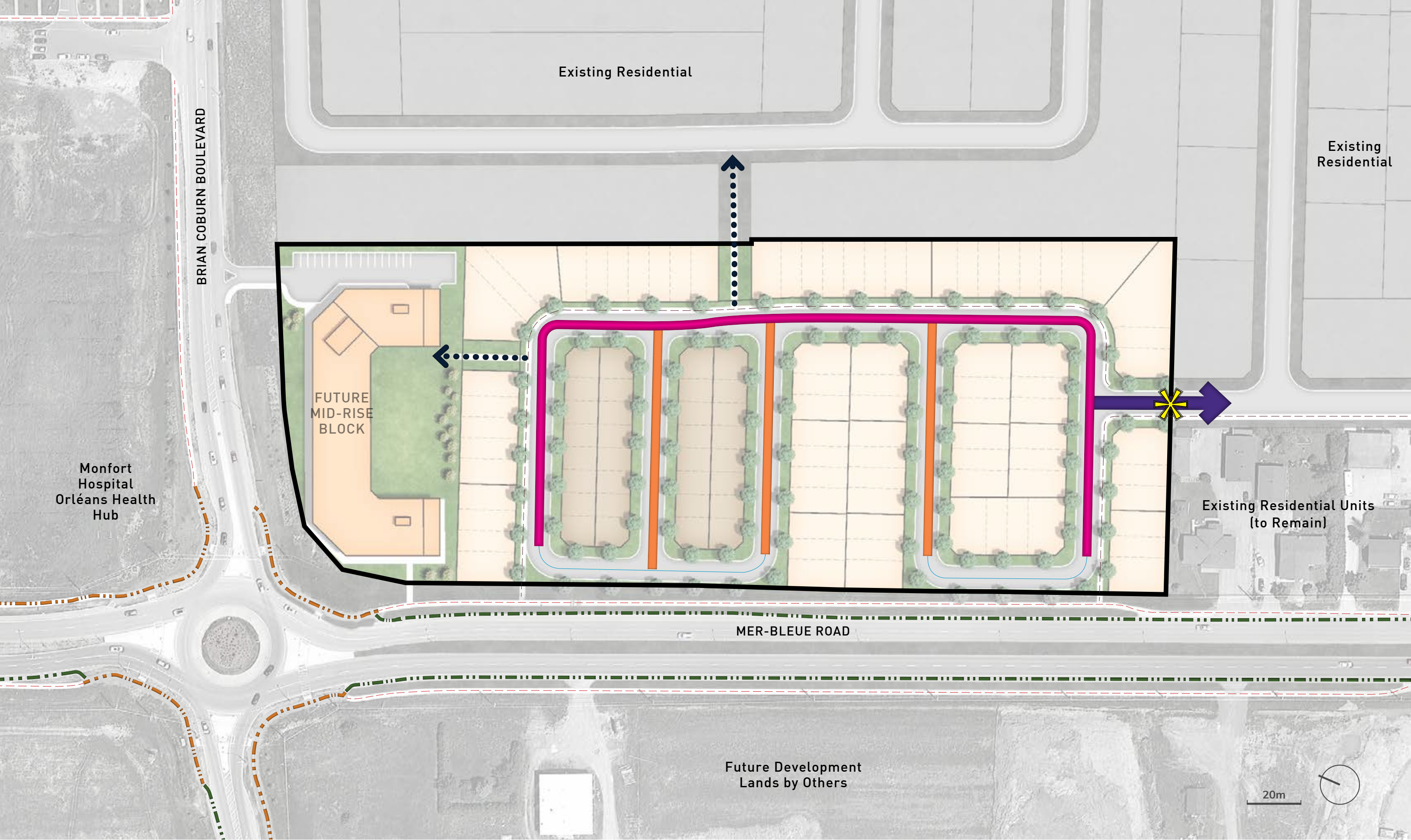
The figures in the subsequent pages illustrate the varying street right-of-way cross sections in the Mer Bleue community:

- Local Road (18.0m)
- Local Road (16.5m)
- Local Road with Sidewalk (16.5m)
- Window Street (14.0m)

LEGEND



Figure 10 Street Hierarchy & Connectivity



Existing Residential

Existing Residential

BRIAN COBURN BOULEVARD

FUTURE MID-RISE BLOCK

Monfort Hospital Orléans Health Hub

Existing Residential Units (to Remain)

MER-BLEUE ROAD

Future Development Lands by Others

20m

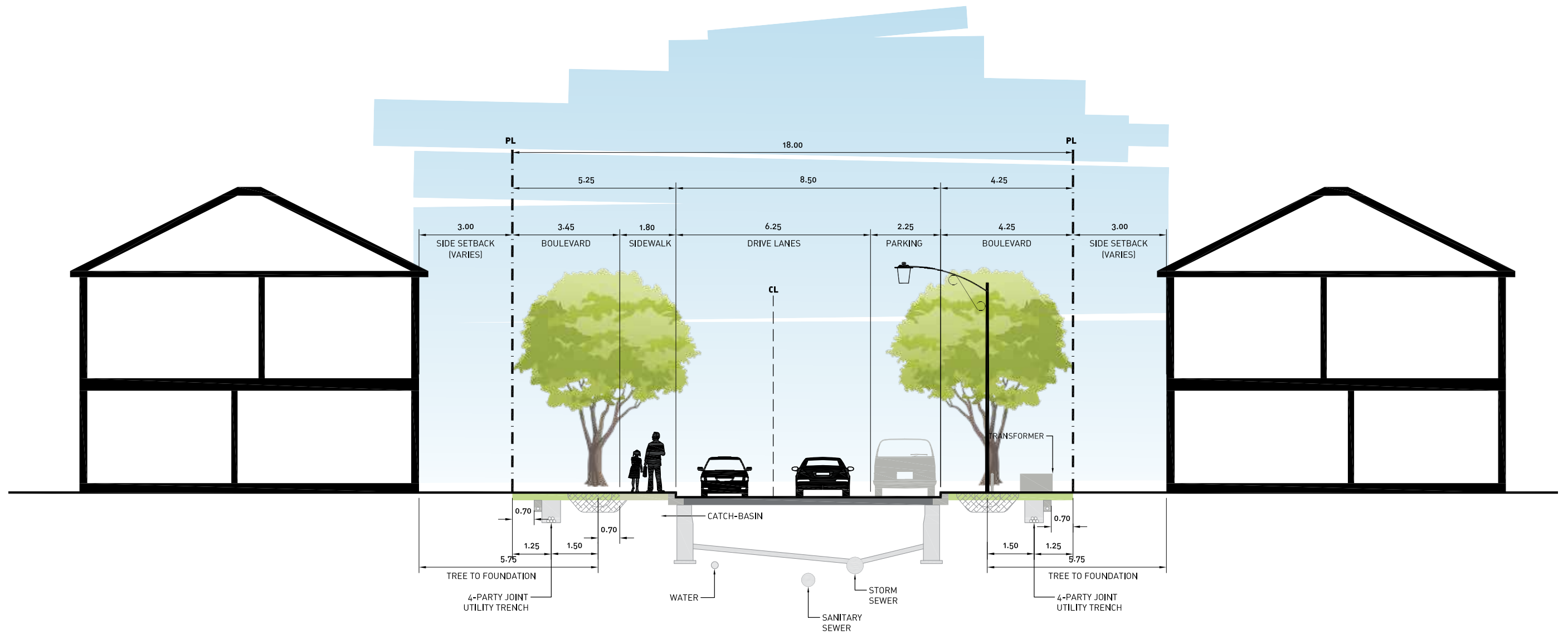


Figure 11 18.0m Local Road Right-Of-Way Section

- The 18.0m Local Road will serve as the gateway road into the Mer Bleue community
- Traditional Townhomes will flank onto the right-of-way, providing opportunities for enhanced side architecture
- The right-of-way will consist of the following elements: sidewalk on one side, street trees on both sides, as well a parking lane on one side

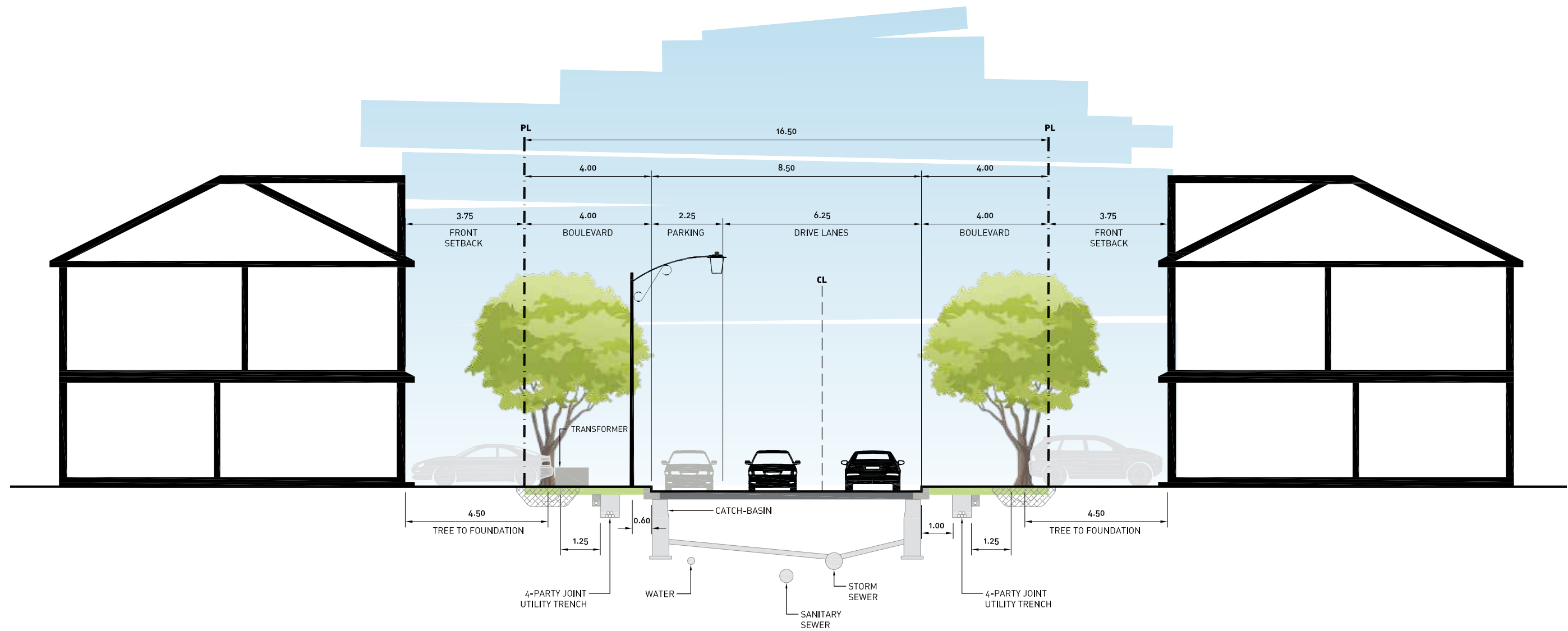


Figure 12 16.5m Local Road Right-Of-Way Section

- The 16.5m Local Road will be the primary road typology within the Mer Bleue community
- The 16.5m right-of-ways will consist of the following elements: street trees and a parking lane on one side (see Figure 12)

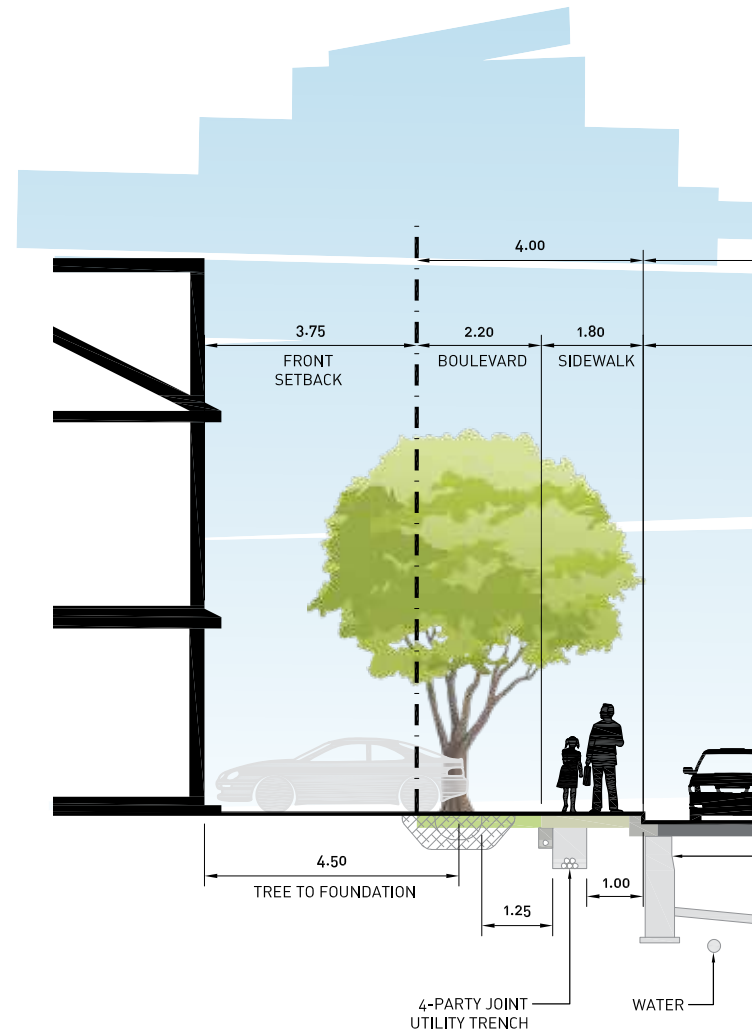


Figure 13 16.5m Local Road with Curb-Face Sidewalk

- The 16.5m Local Road with Sidewalk will be an alternate road typology throughout the Mer Bleue community, acting as key pedestrian connections
- The 16.5m right-of-ways with sidewalks will consist of the following elements: street trees, curb-face sidewalk on one side, and a parking lane on the other (see Figure 13)

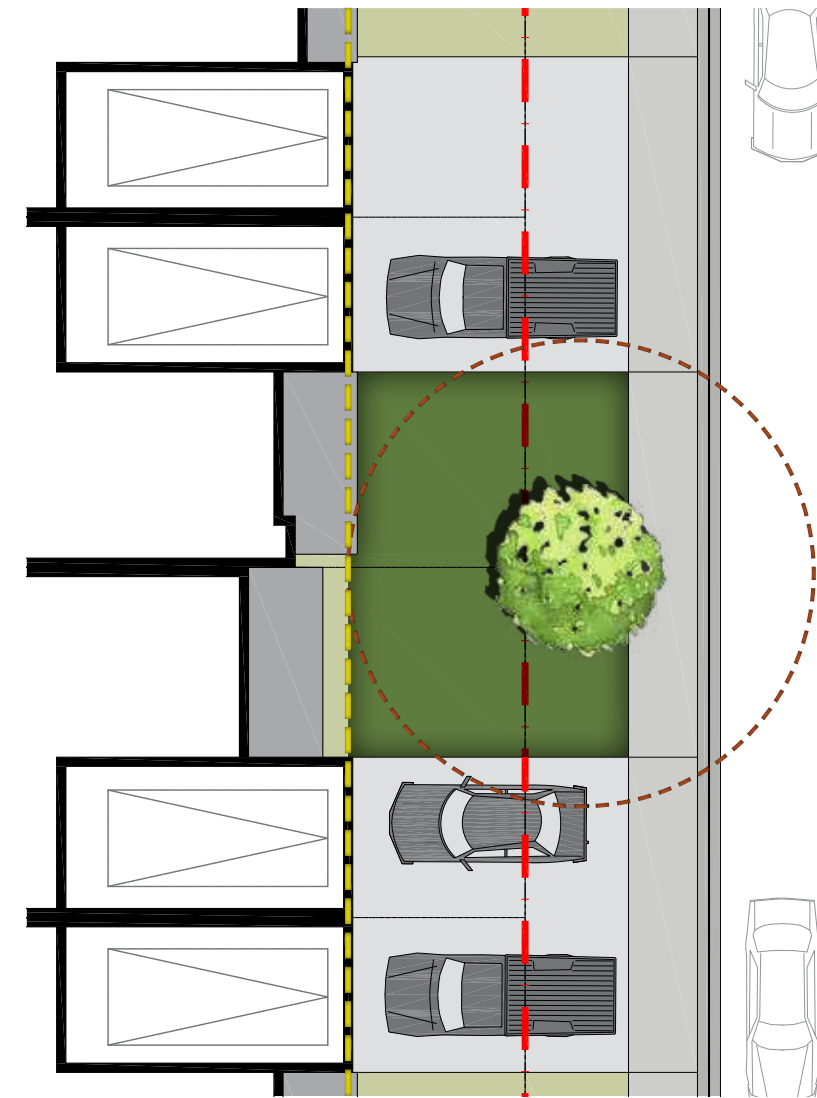


Figure 14 Tree Planting Setback - 25' Townhomes

Street Tree Soil Volumes

- 4.5m setback from tree to foundation must be provided for small to medium size trees
- Small trees must be provided with 25m³ soil volume; medium trees must be provided with 30m³ soil volume

25' Townhomes Soil Volume:

- Length: 8.38m
- Width: 6.00m
- Depth: 1.5m

Soil Volume = 75.42 m³

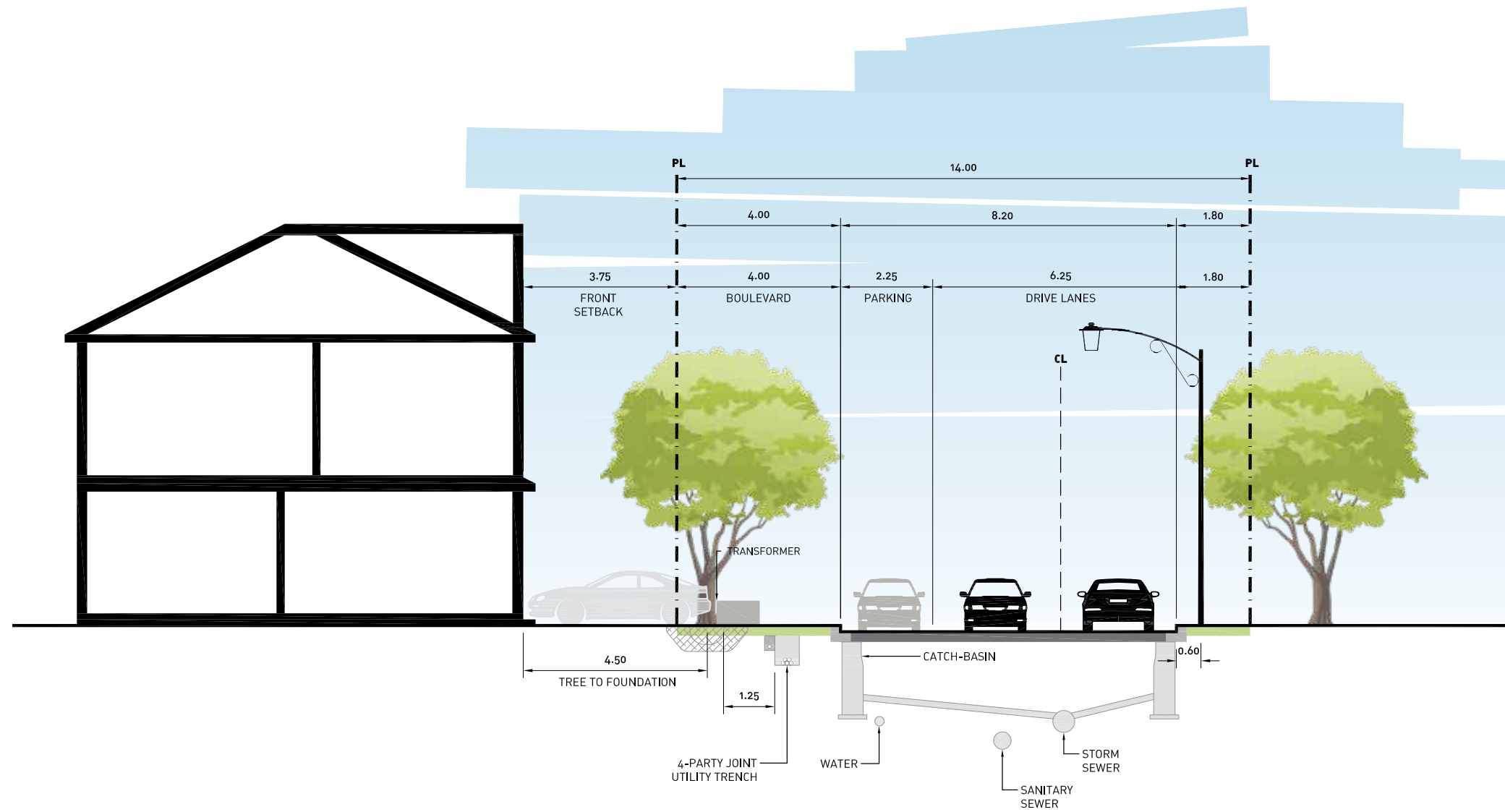


Figure 15 14.0m Window Street Right-Of-Way Section

- The 14.0m window street will only be located adjacent to Mer-Bleue Road
- This road typology will be a community edge condition with enhanced landscape treatment(s)
- The right-of-way will consist of the following elements: two drive lanes, street trees, and a parking lane

14.0m Window Street.

On-street parking will be provided on all local roads and window streets throughout the Mer Bleue development to accommodate short-term visitor parking. On-street parking will be one-sided only, due to the right-of-way widths.

The two forms of on-street parking that will be explored within this section will be:

- Local On-Street Parking
- Window Street Parking

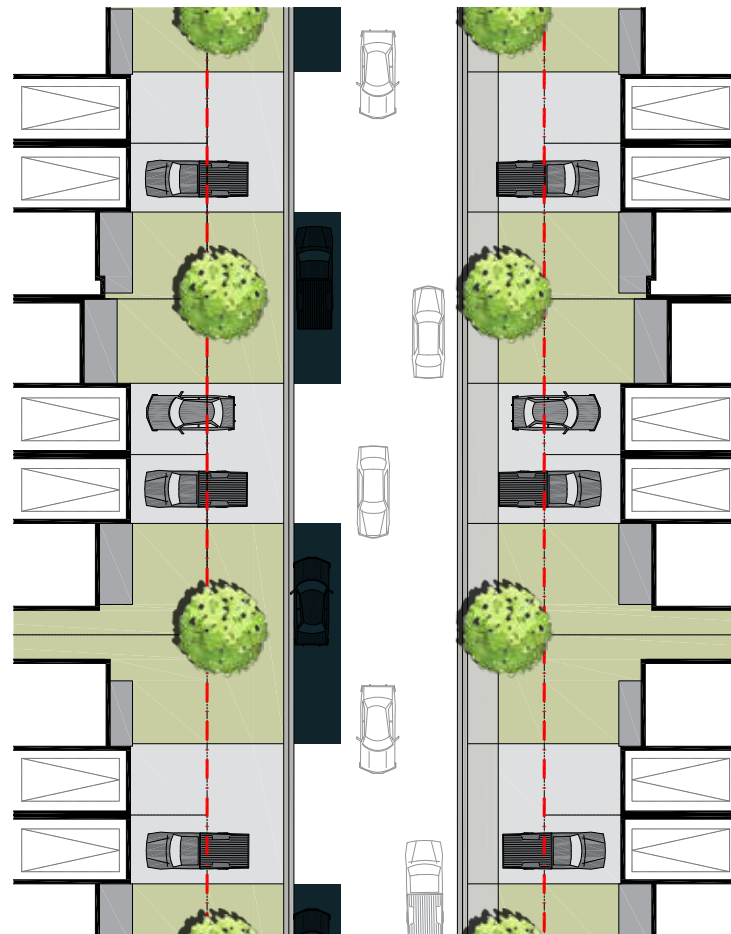


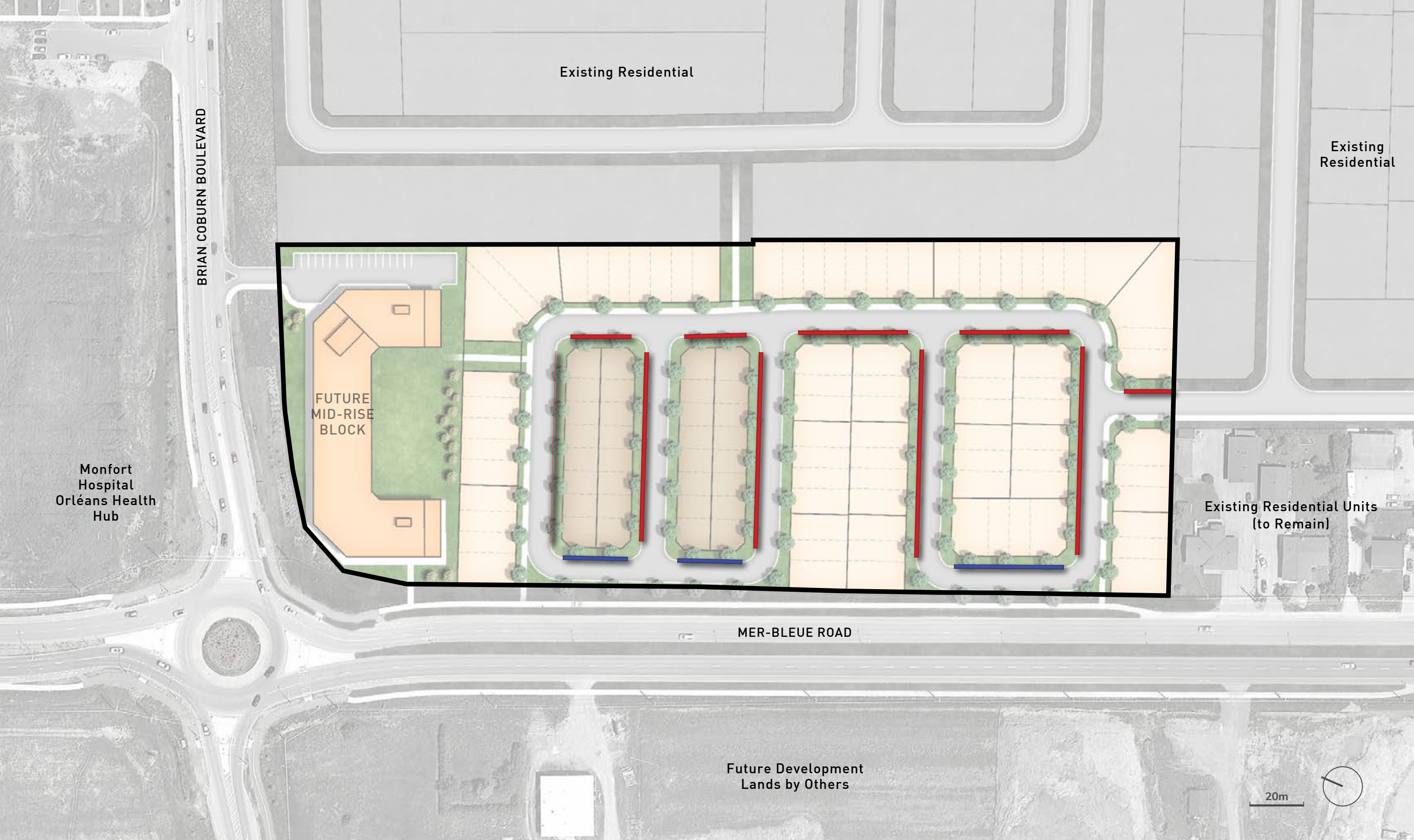
Figure 16 Front-Drive Townhomes Parking Demonstration on Local Road

- On-street parking will be located on one side of the right-of-way, opposite the sidewalk
- Parking opportunities will be available between separated or paired driveways

LEGEND

-  Mer-Bleue Lands
-  Local On-Street Parking
-  Window Street Parking

Figure 17 Parking Plan



Existing Residential

Existing Residential

FUTURE MID-RISE BLOCK

Monfort Hospital Orléans Health Hub

Existing Residential Units (to Remain)

MER-BLEUE ROAD

Future Development Lands by Others

20m



Mer Bleue Lands

CAIVAN