

WATERIDGE VILLAGE PHASE 1B - BLOCK 15, 22 & 24 URBAN DESIGN BRIEF

Ottawa, Ontario
2017/09/26

DESIGN TEAM

ARCHITECTURAL CONSULTANTS:



SITE PLAN DESIGN CONSULTANTS:



TRANSPORTATION CONSULTANTS:



ENVIRONMENTAL CONSULTANTS:



LANDSCAPE ARCHITECTURAL CONSULTANTS:



PLANNING CONSULTANTS:



NOISE CONSULTANTS:



STRUCTURAL / GEOTECHNICAL ENGINEER CONSULTANTS:



CIVIL ENGINEERING CONSULTANTS:



ELECTRICAL & MECHANICAL CONSULTANTS:



WATERIDGE VILLAGE VISION

Mattamy Homes has acquired four Blocks in Wateridge Village Phase 1B at Rockcliffe Subdivision, developed by Canada Lands Company. The Blocks are identified as Block 15, Block 19, Block 22, and Block 24. Mattamy is currently pursuing Site Plan Control approval for the development of Block 15, Block 22, and Block 24, which this Design Brief will address. Design of Block 19 will follow the aforementioned Blocks in the future.

Located within the City of Ottawa urban area, less than 8 kilometres from the Central Business District, Mattamy’s three Blocks have been planned to support the use of various modes of transportation, prioritizing pedestrian movement throughout each Block. Mattamy envisions a community that is walkable and engaging at a human scale, as well as accessible to broader areas of the City.

Mattamy has designed these Blocks with middle housing types of rear lane townhouse (RLT) and stacked townhouse dwellings. These housing types will form a community that provides a gradual transition of the housing landscape and densities between the existing residential areas and the Wateridge Village core. Block 15 is adjacent to existing townhouse dwellings to the south, and as such Block 15 proposes a mix of wide and narrow rear lane townhouse (RLT) dwellings. As the Blocks 24 and 22 are situated closer toward the Wateridge community core (Block 19), stacked townhouse units are integrated with wide and narrow RLTs on each Block to provide more compact urban form and increased densities.

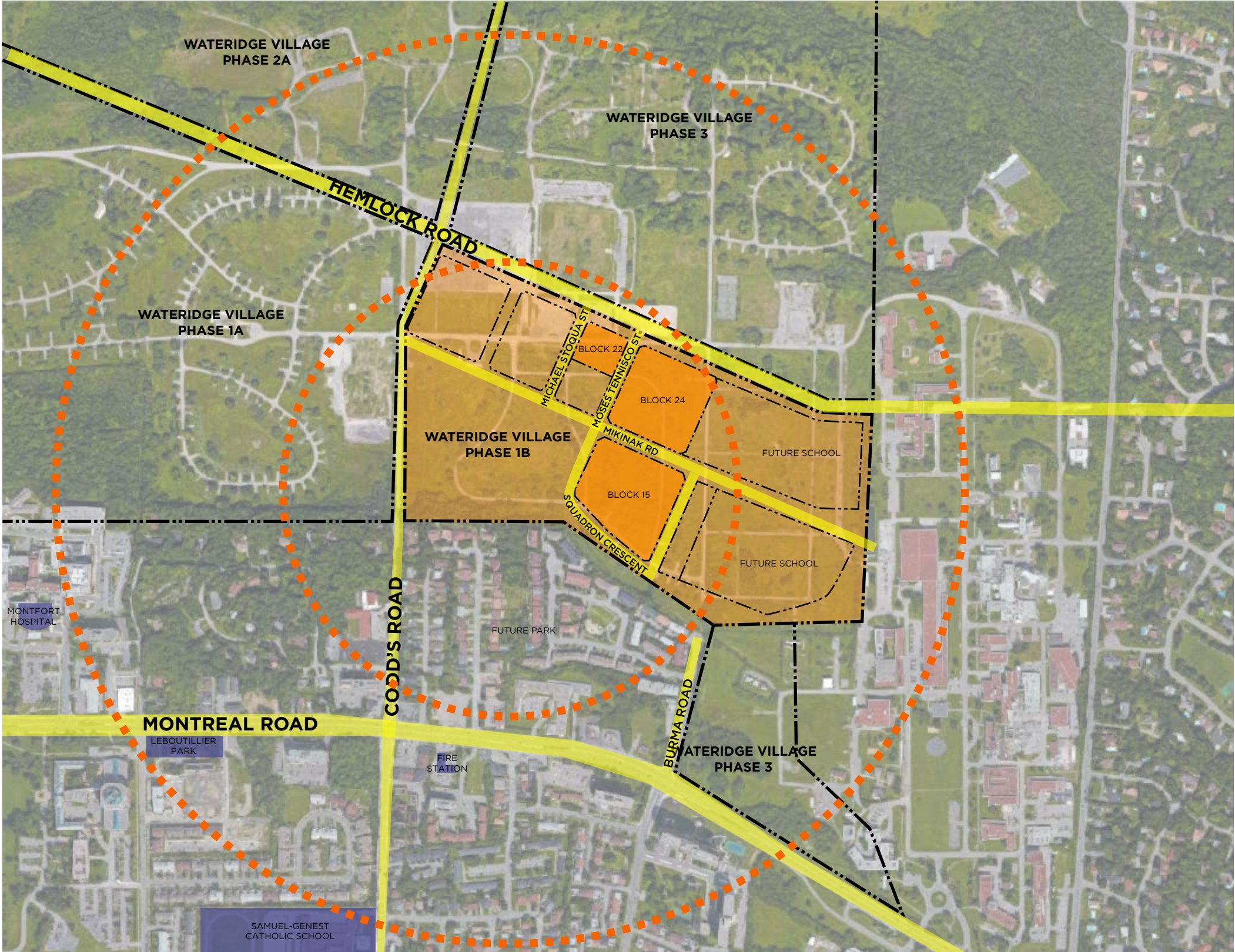
The dwellings are predominantly aligned north-south to maximize the sun exposure of each dwelling, and to provide pedestrian connectivity between the collector streets, parks and adjacent blocks. Dwellings that are oriented east-west are located along public ROWs, and paths are proposed between dwellings to provide connectivity to the Block’s interiors. Each residence has access to the street from their individual doorstep, to compliment the convenience and spontaneity of urban living. Private amenity space at ground level and/or rooftop terrace overlooking the street is also incorporated to passively encourage eyes-on-the-street safety, while providing a private place for enjoyment of the outdoors. As the community matures, each dwelling unit will further take on its own individuality and character through each homeowner’s front yard landscaping and fencing.

The planning, urban design, landscape architecture and building architecture within the Blocks have contemplated municipal policy and guidelines, the historical significance of the Algonquins and Military heritage, and the future built environment and context of the existing environment to create a unique sense of place in a well-integrated community. The intent is to establish a vibrant yet charming, inclusive neighbourhood, while maintaining safety and privacy for individuals.



LEGEND

- SUBJECT SITE
- SUBJECT BLOCK
- MAJOR ROADS
- ATTRACTIONS
- 10 & 5 MINUTE WALK (800&400m)



EXISTING SITE CONDITIONS



1



2



3



4



5



6



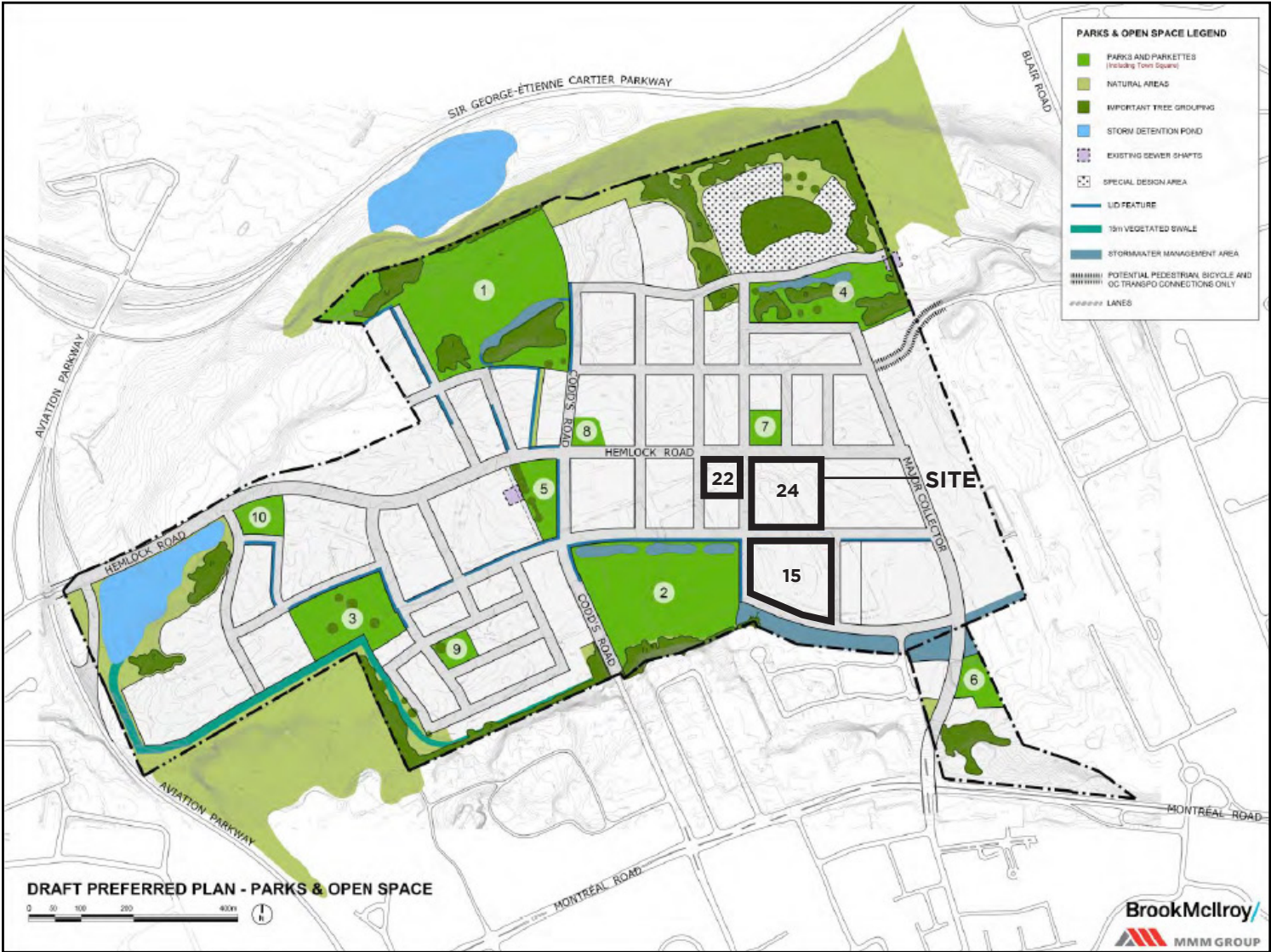
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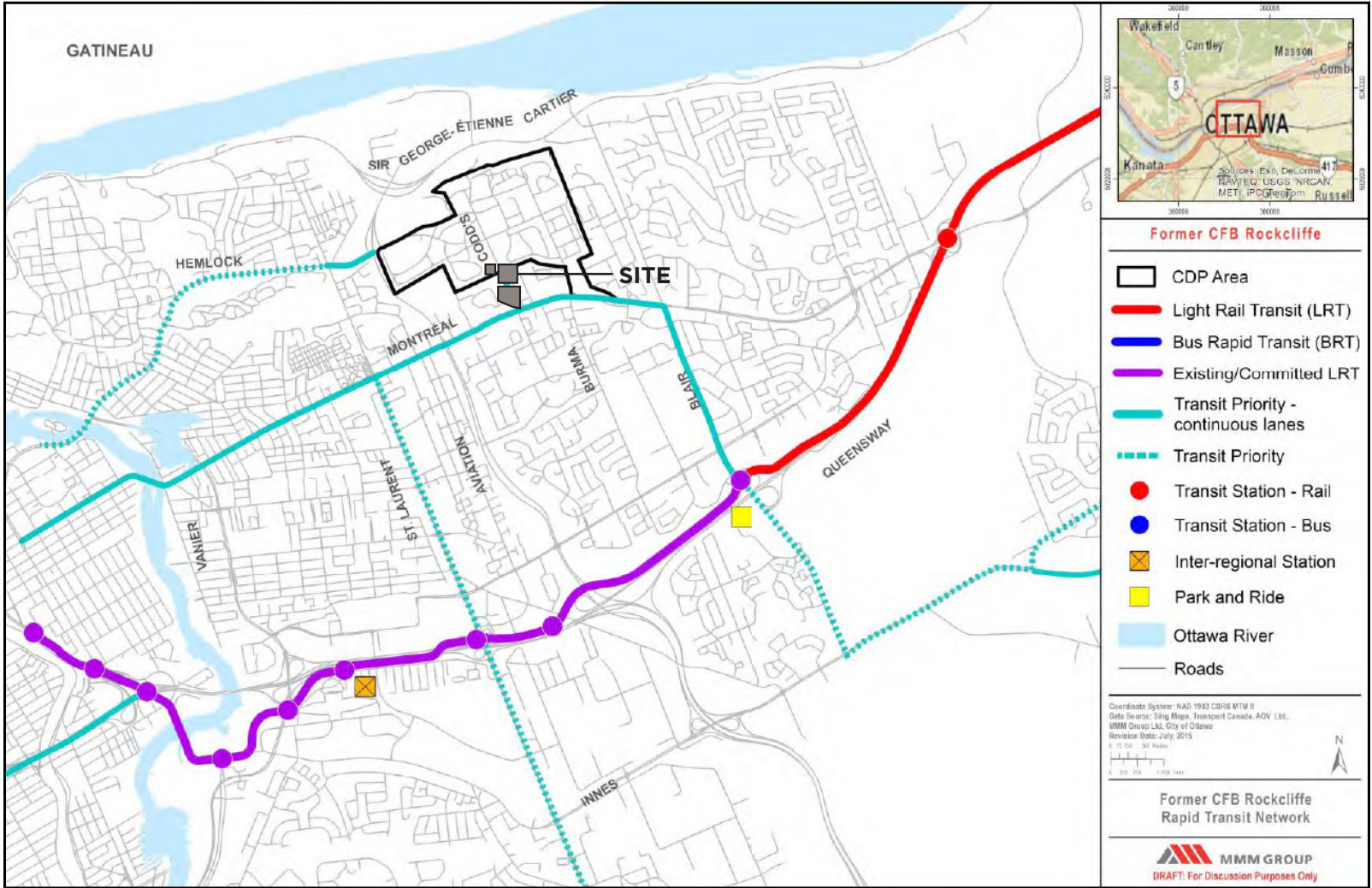
CFB ROCKCLIFFE COMMUNITY DESIGN PLAN - LAND USE & BLOCK LOCATION



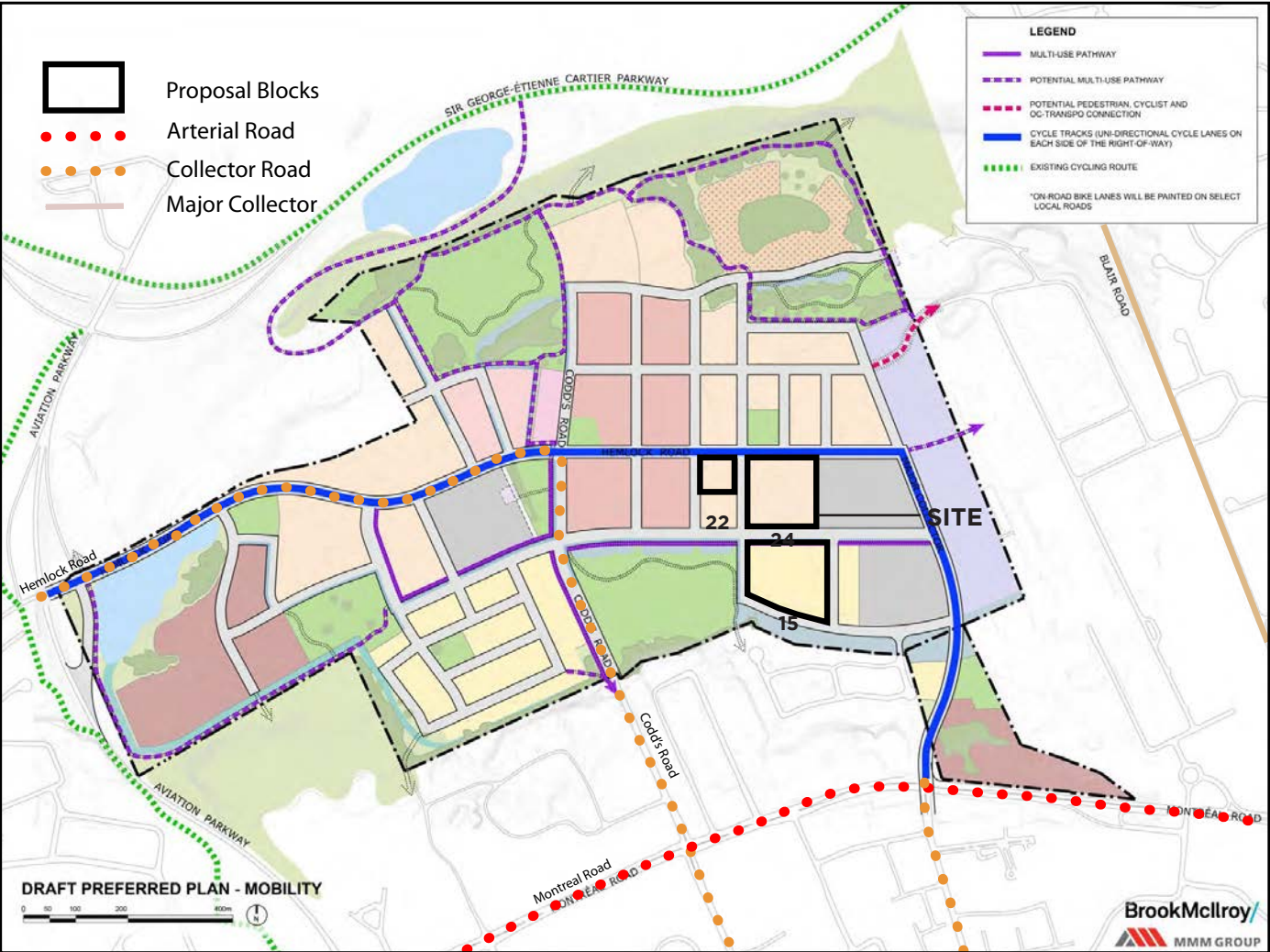
CFB ROCKCLIFFE COMMUNITY DESIGN PLAN - PARK & BLOCK LOCATION



CFB ROCKCLIFFE COMMUNITY DESIGN PLAN - RAPID TRANSIT NETWORK



WATERIDGE VILLAGE LOCAL ROAD AND MOBILITY NETWORK



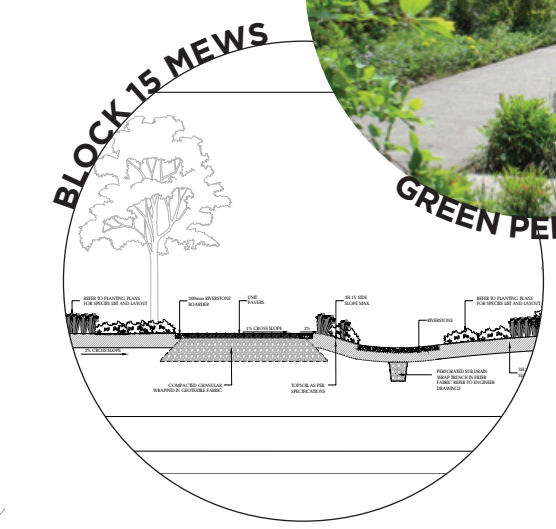
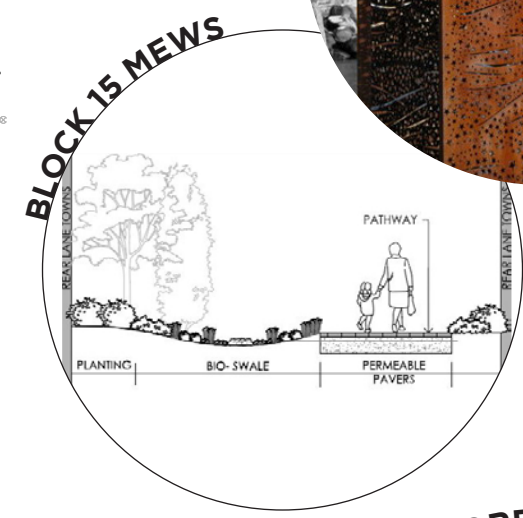
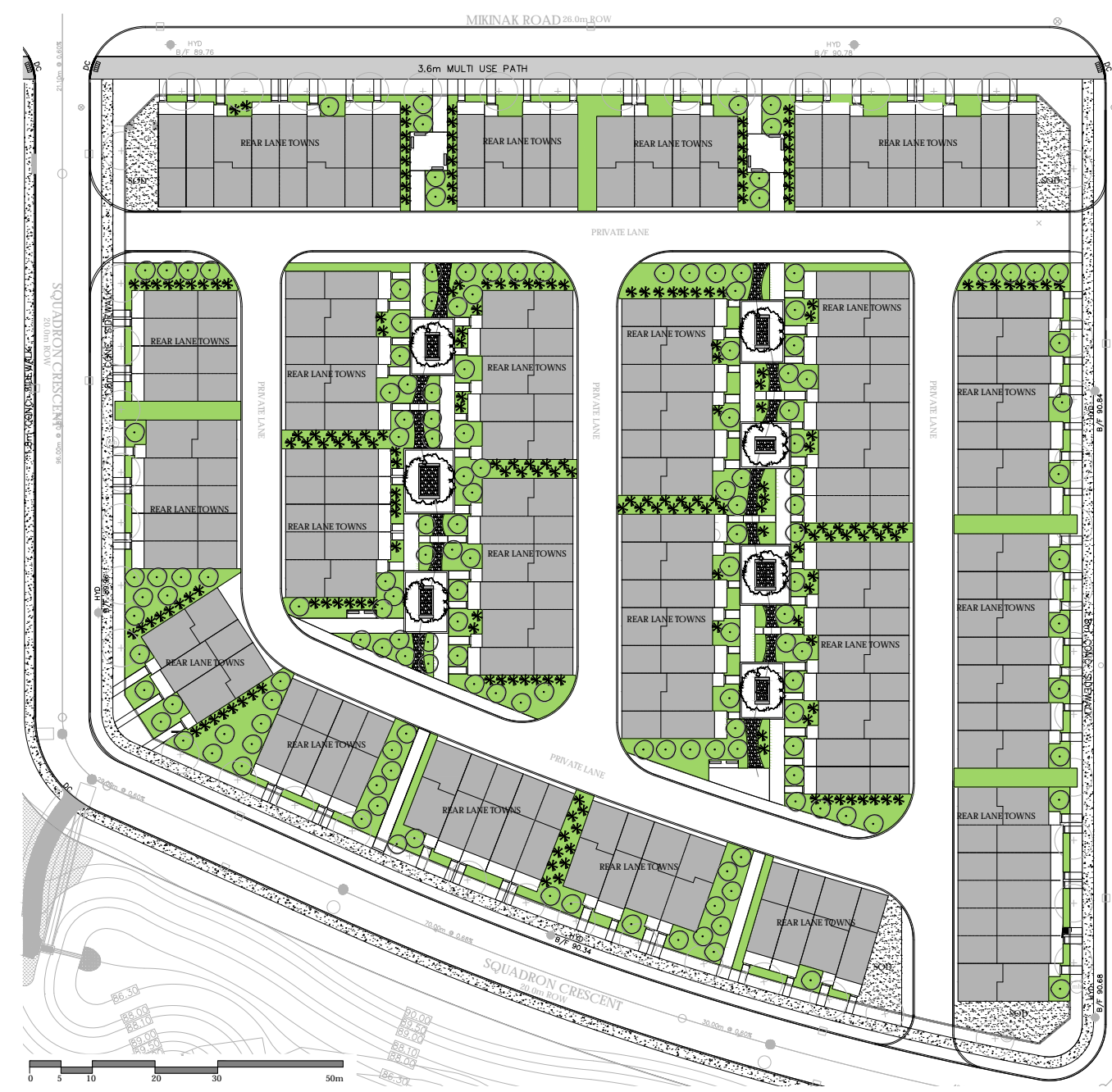


Landscaping within the Mattamy Blocks is uniquely designed to integrate sustainable, low impact development (LID), pedestrian connectivity, native plant species, engaging site features, and a sense of place; characteristics that convey the spirit of Wateridge Village while providing continuity across the site.

Wide mews are the focal point of the Block 15 and Block 24 landscapes. The proposed mews are broad pedestrian-oriented corridors that run north-south and that are bounded by and viewed from the adjacent buildings. The mews are designed as accessible public spaces, providing formal and informal seating areas, with landscapes that offer fresh and green open spaces within a compact community.

The landscape language includes bio-swales and rain gardens to enhance the visual aesthetic of the community. In order to eliminate the potential hazards associated with standing water, surface water will not be allowed to collect on the site and will be directed instead to below-grade LID structures, a major component of the Civil Engineering design, that allow water to percolate into the ground rather than directing it to storm sewers and off site.

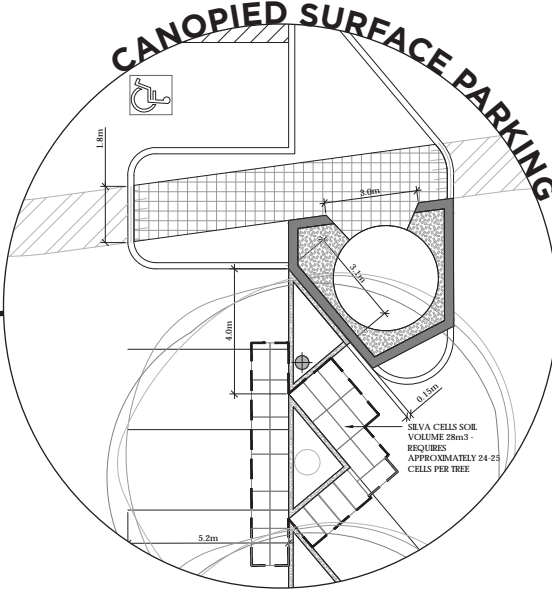
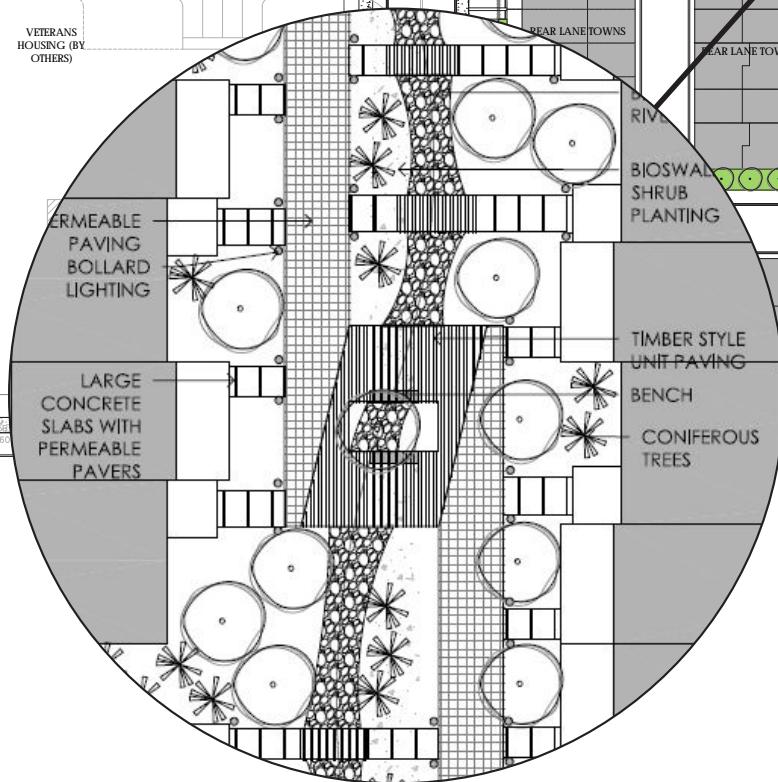
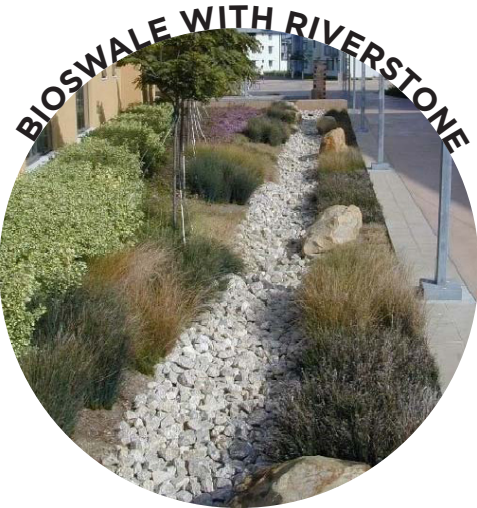
Native plant species and cultivars of native species, including ferns, grasses, groundcovers, trees and shrubs are selected in consideration of the original landscape of surrounding Algonquin lands. The plant selections will be refined through the Site Plan Control process.



LANDSCAPE DESIGN BY NAK design strategies AND IMAGES FROM VARIOUS SOURCES

Surface parking for the stacked townhomes is oriented such that it is not visible from the surrounding public streets. A treed canopy is envisioned for the parking area within Block 24, which is achieved by planting trees at the ends of some of the diagonal parking spaces, using Silva Cells, a modular pavement support system that contains soil and permits healthy canopy tree growth (refer to landscape plan for details). The canopy trees will assist in buffering the parking area and vehicles from excess sun exposure and will reduce the overall heat island effect.

The landscape of these Wateridge Village Blocks will connect people to nature in an urban community where people can live and play while contributing to a greener, more sustainable built environment.



LANDSCAPE DESIGN BY NAK design strategies AND IMAGES FROM VARIOUS SOURCES

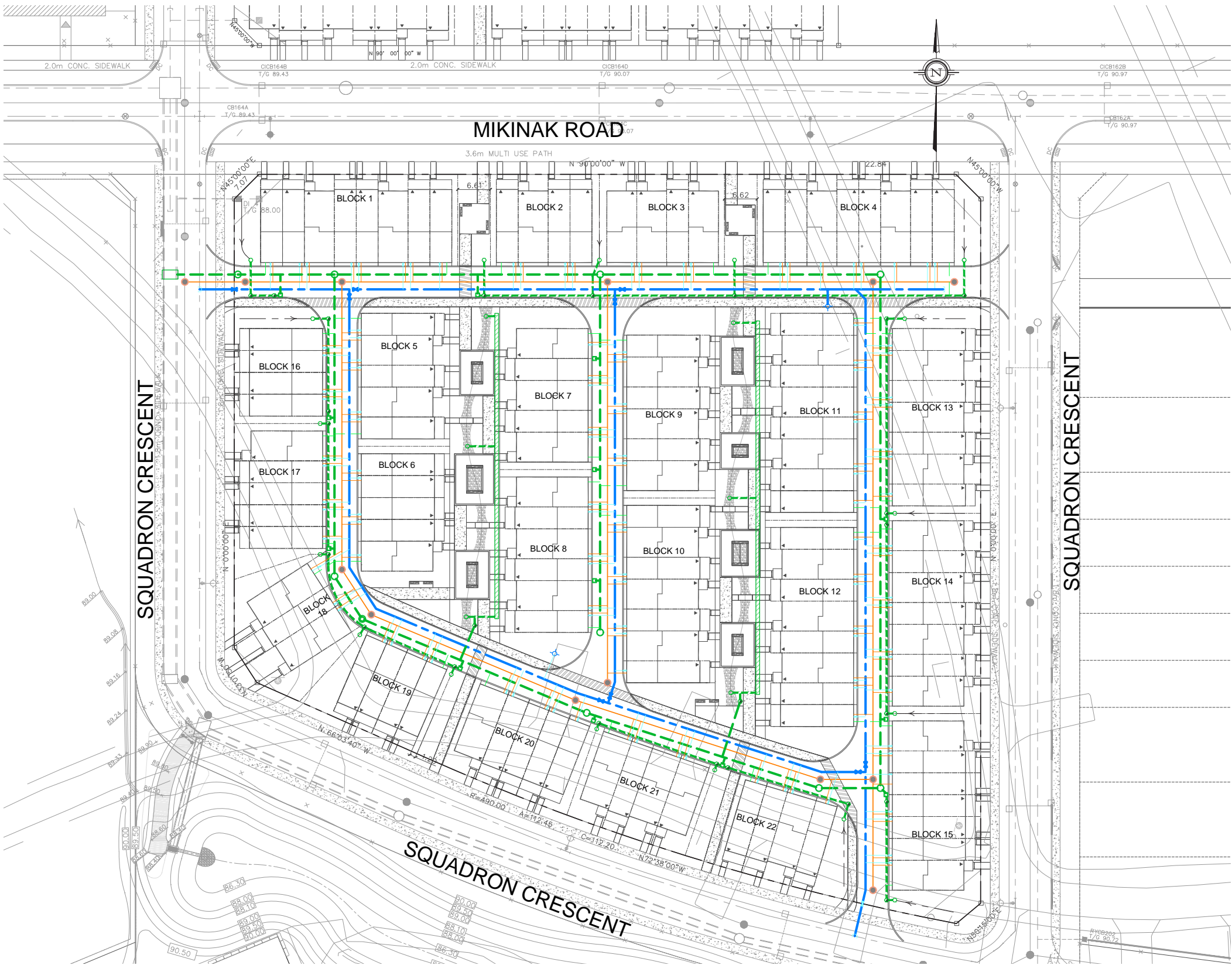
SITE SERVICING AND LOW IMPACT DEVELOPMENT (LID)

Water and sanitary are proposed to connect to the dwelling units from the private laneways.

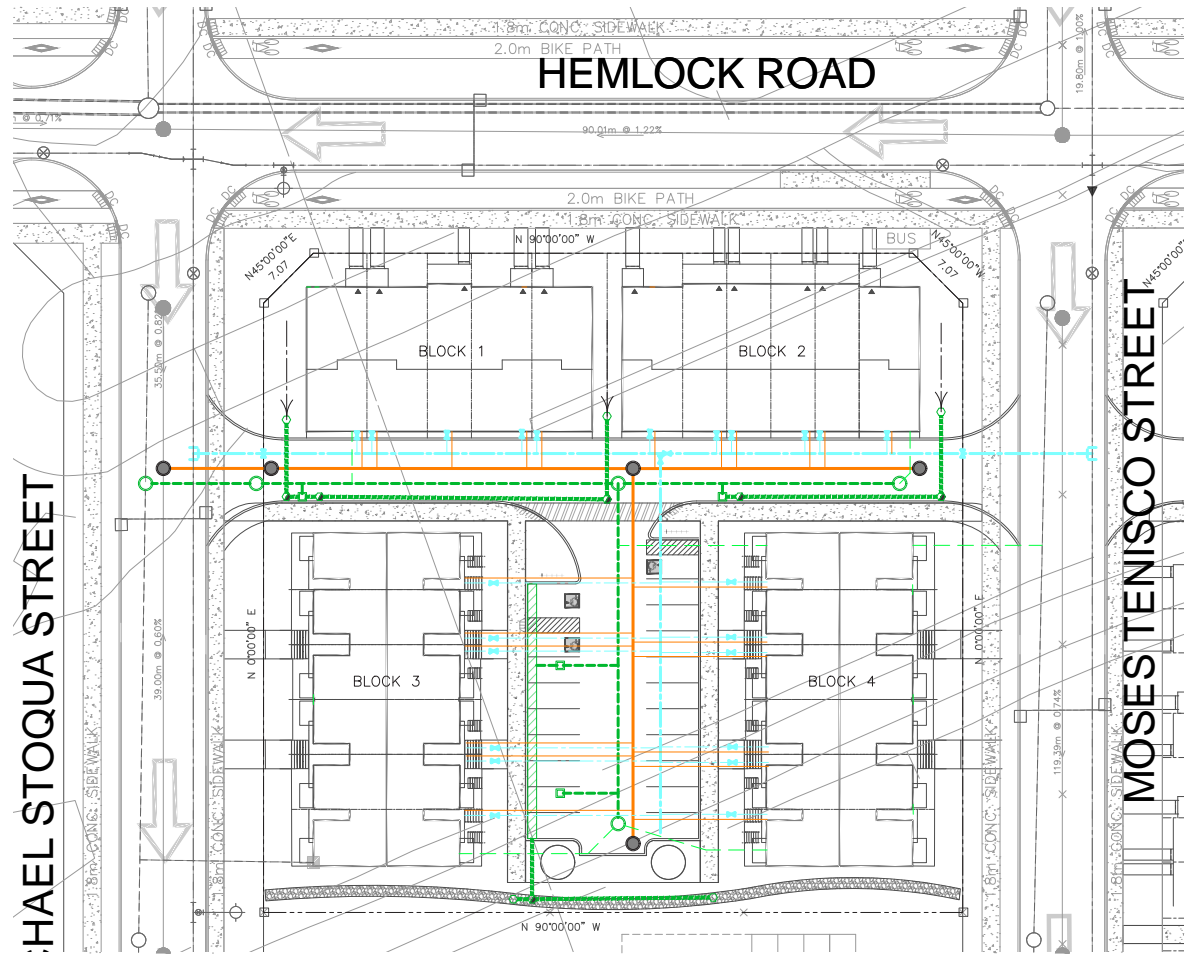
Grassed swales are proposed adjacent to the townhouse blocks to direct roof drainage to the area drains and to infiltration chambers placed underground. Collaborate between the civil design and site landscaping provide bioswales in the Mews, consisting of riverstone and larger vegetation which collects roof and rear yard drainage. The proposed LID practice is a combination of “bioretention” and “enhanced grassed swale”. A layer of riverstone is proposed as ground cover along with native plants to slow down runoff to promote infiltration and evapotranspiration. The bioswale will continue to convey flow, similar to an enhanced grass swale, to a series of drains connected to the underground storage chambers for further infiltration. Storm sewers and infiltration chambers are proposed in the private laneways.

LEGEND

- PROPERTY LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED SUBDRAIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED AREA DRAIN (SOLID LID)

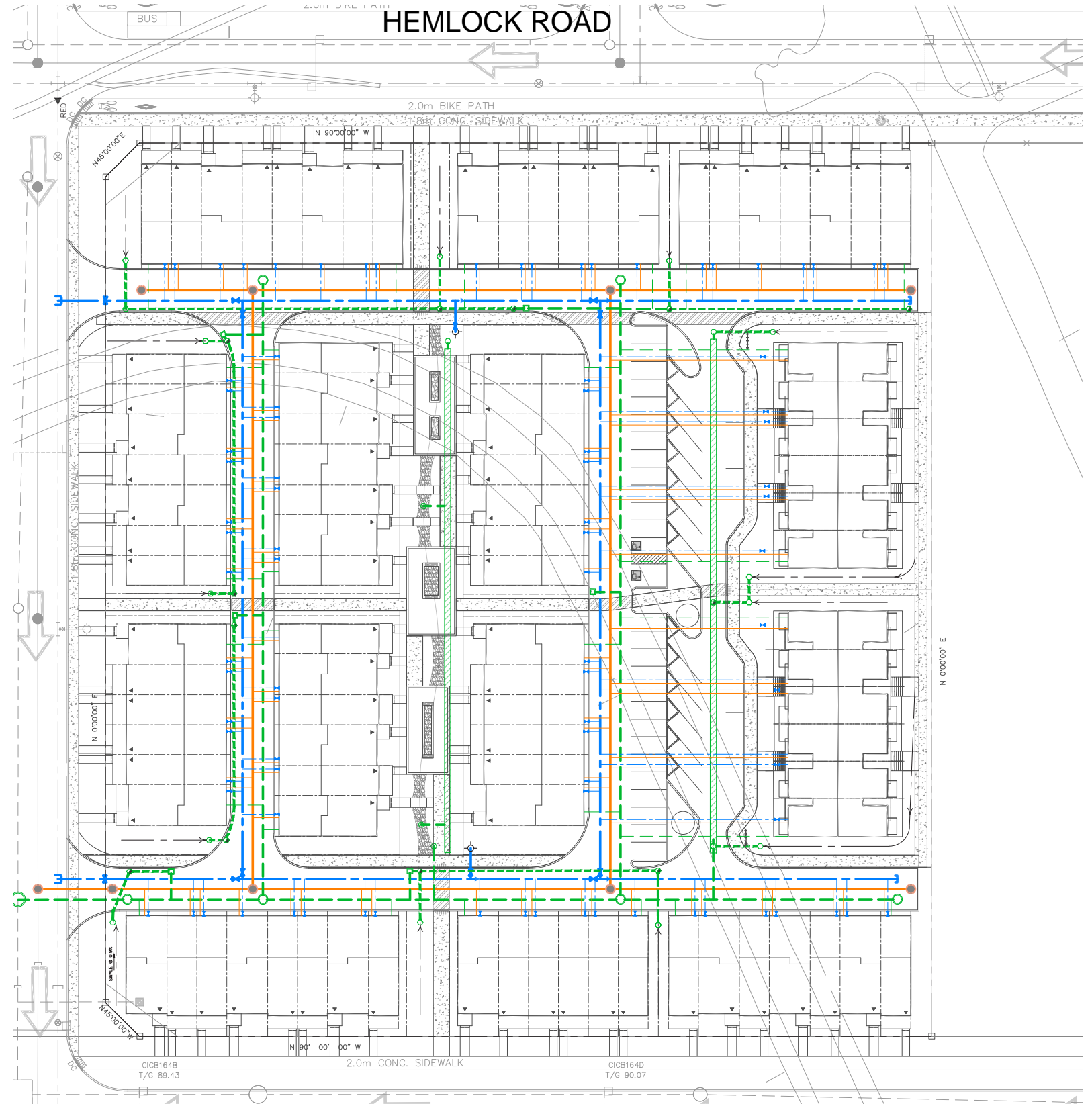


SITE SERVICING DESIGN BY DSEL



LEGEND

- PROPERTY LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED SUBDRAIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED AREA DRAIN (SOLID LID)



SITE SERVICING DESIGN BY DSEL

LEGEND

PROPOSED HOUSING TYPOLOGIES

3 STOREY - REAR LANE TOWNHOUSE

- NARROW (15' - 5" - 4.7m) [Red]
- WIDE (19' - 3/8" - 5.8m) [Dark Red]

3 1/2 STOREY - REAR LANE TOWNHOUSE

- NARROW (15' - 5" - 4.7m) [Orange]
- WIDE (19' - 3/8" - 5.8m) [Dark Orange]

STACKED TOWNHOUSE

- UPPER DWELLING [Light Yellow]
- LOWER DWELLING [Yellow]



OVERALL COMMUNITY PLAN FROM WATERIDGE VILLAGE PHASE 1B URBAN DESIGN AND ARCHITECTURAL CONTROLS

DESIGN CONCEPT

The master plan for this project sits on former Canadian Forces Base (CFB) Rockcliffe. It is the largest undeveloped piece of land within the Ottawa Greenbelt and its location is exceptional, located within a heritage site and on high ground, overlooking the Ottawa River.

The design adopts a bold response to implementing the goals of Former CFB Rockcliffe Secondary Plan. It attempts to introduce an inherent sense of identity and promotes healthy connectivity with the surrounding context. It speaks to different layers of meaning: The history of the RCAF, Algonquin indigenous precedents and old heritage landmarks.

This sense of identity is achieved through diverse means: it does so mainly through its approach to the design of built form, the implementation of a strong street front presence, the introduction of appealing Open Space and also by recognizing the intrinsic characteristics of the existing community and reciprocal connections to it.

Located in the City of Ottawa, just east of Downtown and adjacent to the Ottawa River, it acts as a redevelopment of the Canadian Forces Base Rockcliffe. Due to its proximity to downtown, this community will accept more intensive development than other suburbs. It comprises a total of 131 hectares.

This project is designated as Phase 1B. It is located in the Southeast corner of the site and generally bounded by Codd’s Road on the west, Hemlock Road to the North, the proposed “Major Collector” road to the east, and proposed Squadron Crescent on the south.

The stated intent for this enclave is to be a “contemporary mixed-use community, walkable and cycling-supportive, transit-oriented and built with human scale”. Therefore, the project is focused on articulating a mix of building

typologies and land uses. There is low-rise housing (including a mix of singles, semi-detached and townhouse units). And, closer to the community core and the intersection of Hemlock Street and Codd’s Road, building height and densities increase from low to mid-rise residential and mixed-use buildings.

Based on this direction, the master plan introduces building form that is imbued with character evoking heritage buildings creating a community that has seemingly developed over time. Besides the particular articulation of building blocks and massing, the project introduces the use of noble materials that are present in the city, such as brick and stone, laying out a new vision of modernity through the use of aluminum cladding wood, where new and old can blend together. By using metal cladding that stresses horizontal lines, the buildings also evoke a large warehouse style, such as the military hangars that dotted the history of the Air Base, with its metal siding panels, metal brackets supporting awnings, to mimic bi-plane wing reinforcing straps, large warehouse style windows and a taste of some art deco features, as a throwback to the WW2 era.

The project does create the feeling of being right in the downtown core, on a lively street. The variety of materials, window shapes and patterns and colours greatly contribute to this liveliness, by giving each unit its own identity. Yet, it also speaks to the dynamics of growth and city-building, where new intermixes with the old as a graft of nature, by adding and integrating, as opposed to starting anew.



IMAGES FROM VARIOUS SOURCES



- 1. BRICK
- 2. STONE
- 3. WOOD AESTHETIC
- 4. ALUMINUM SIDING
- 5. STUCCO/PANEL

CONTEMPORARY STYLE ELEVATIONS

IMAGES FROM WATERIDGE DESIGN GUIDELINES AND/OR VARIOUS OTHER SOURCES



1. BRICK
2. STONE
3. WOOD AESTHETIC
4. ALUMINUM SIDING
5. STUCCO/PANEL



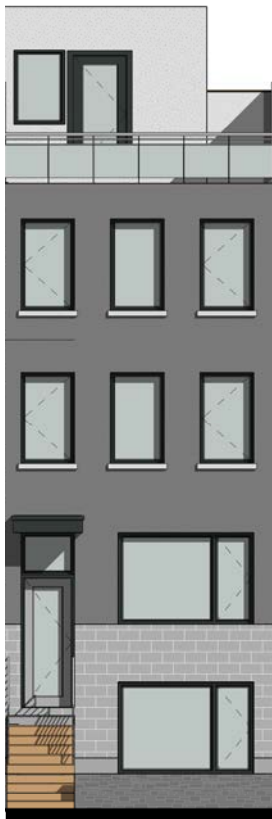
URBAN HERITAGE STYLE ELEVATIONS

IMAGES FROM WATERIDGE DESIGN GUIDELINES AND/OR VARIOUS OTHER SOURCES

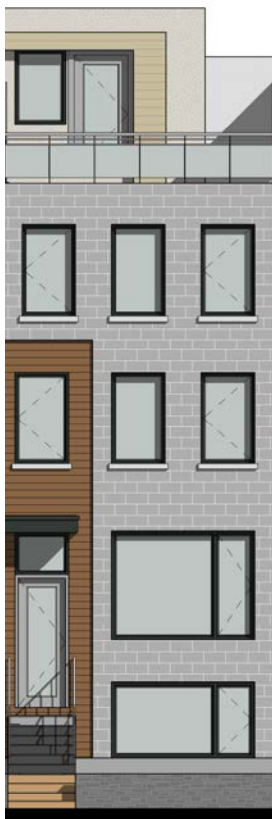


VARIETY OF FRONTAGES

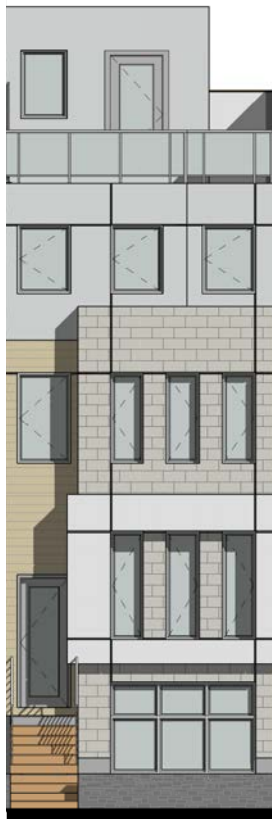
CONTEMPORARY
ELEVATIONS



CN-1



CN-2



CN-3



CN-4

NARROW DWELLING



CN-5



CN-6



CN-7



CN-8

WIDE DWELLING

URBAN HERITAGE
ELEVATIONS



UH-1



UH-2



UH-3



UH-4

NARROW DWELLING



UH-5



UH-6



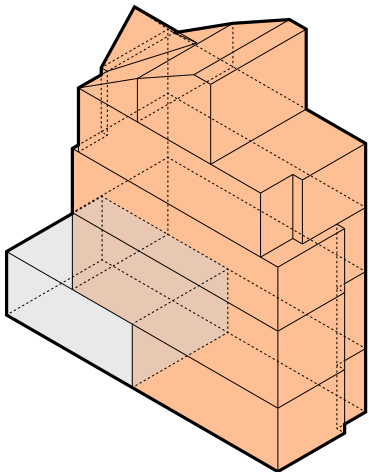
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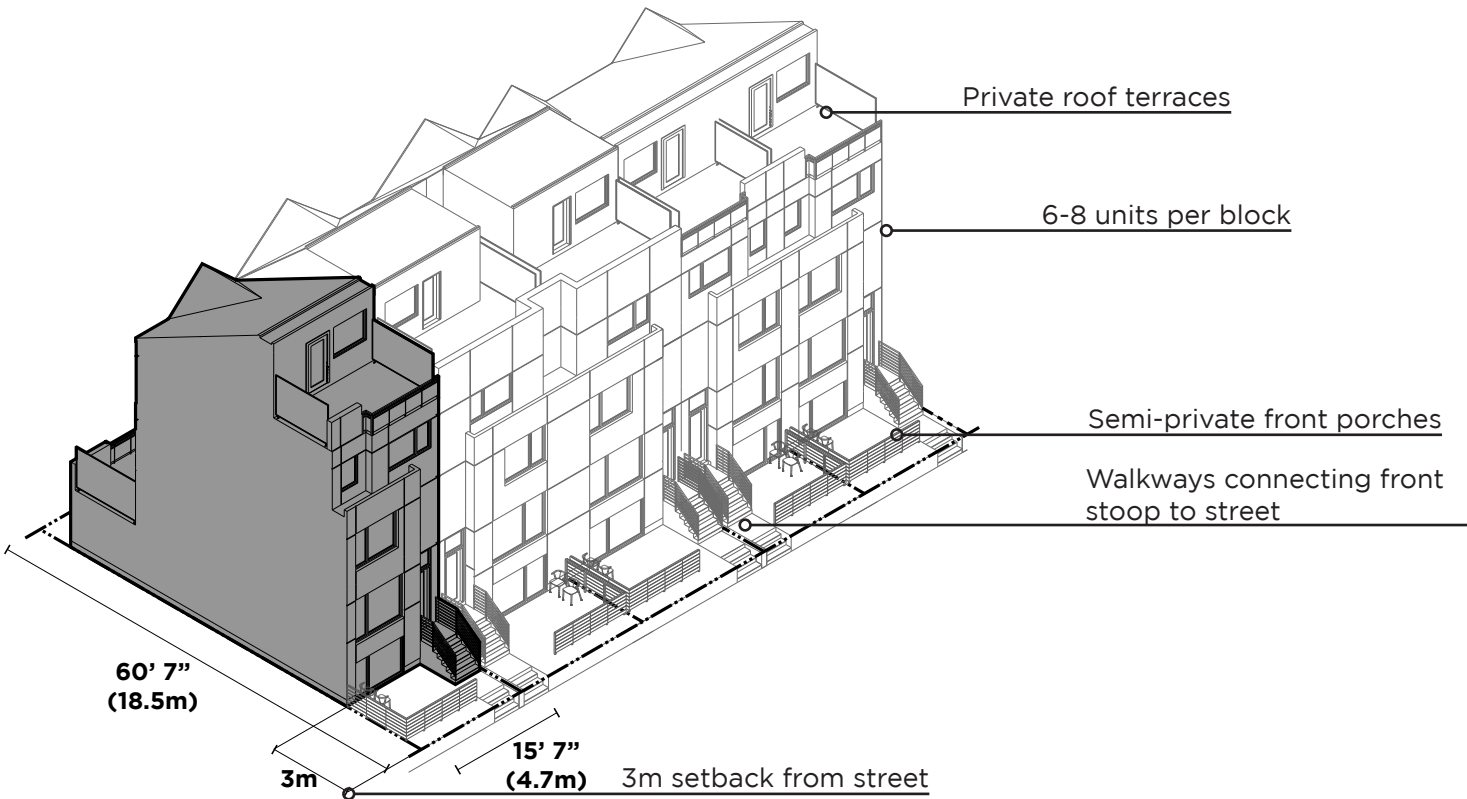
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WIDE DWELLING

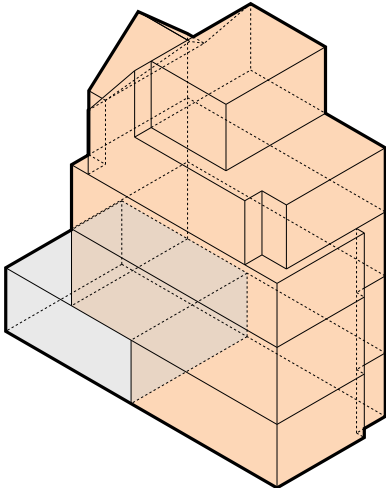
3 1/2 STOREY REAR LANE TOWNHOUSE
NARROW DWELLING



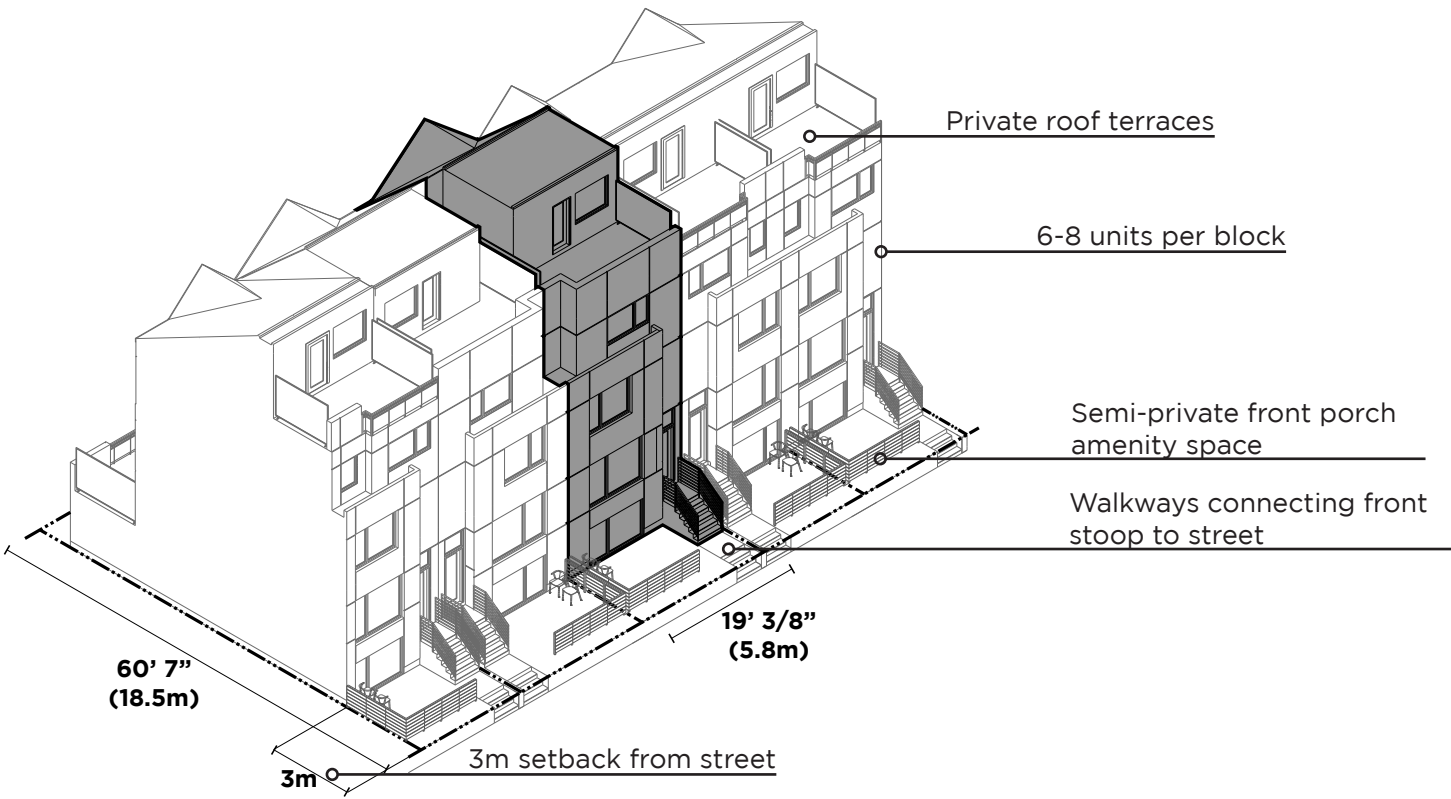
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GARAGE:	+/- 292.5sqft	+/- (27sqm)
BASEMENT:	+/- 337sqft	+/- (31sqm)
FIRST FLOOR:	+/- 482sqft	+/- (45sqm)
SECOND FLOOR:	+/- 482sqft	+/- (45sqm)
THIRD FLOOR:	+/- 472sqft	+/- (44sqm)
WALKOUT:	+/- 122.5sqft	+/- (11sqm)
TOTAL:	+/- 2185sqft	+/- (203sqm)
STAIRWELL:	+/- 140sqft	+/- (13sqm)
NET TOTAL:	+/- 2045sqft	+/- (190sqm)

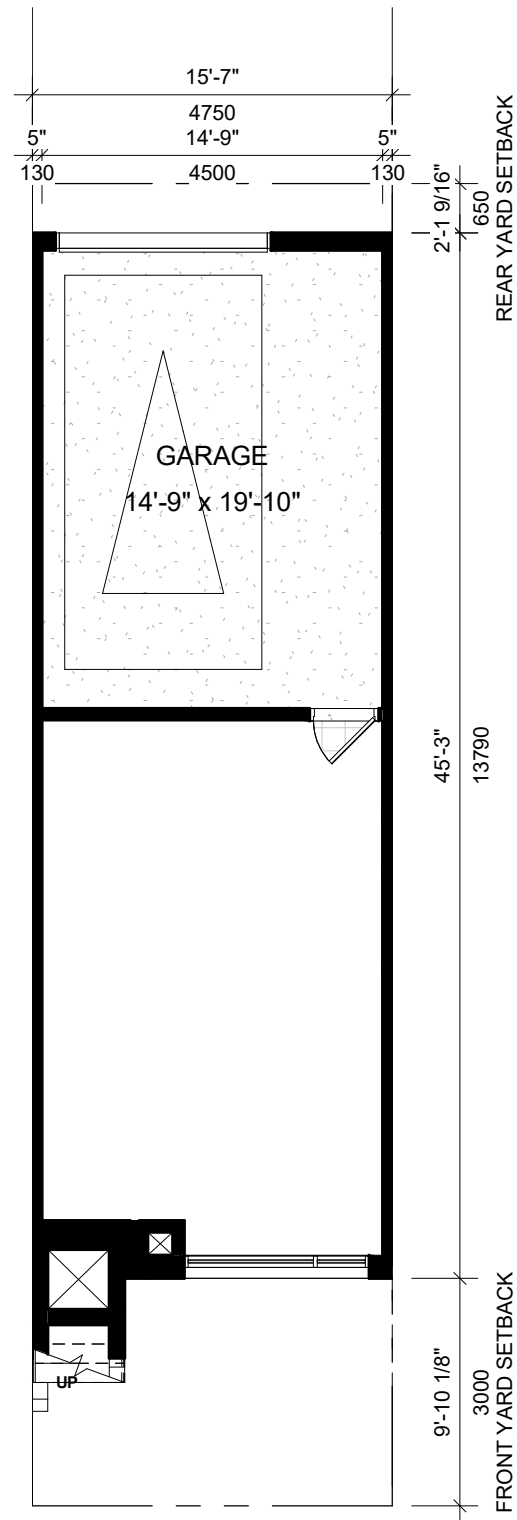


3 1/2 STOREY REAR LANE TOWNHOUSE
WIDE DWELLING

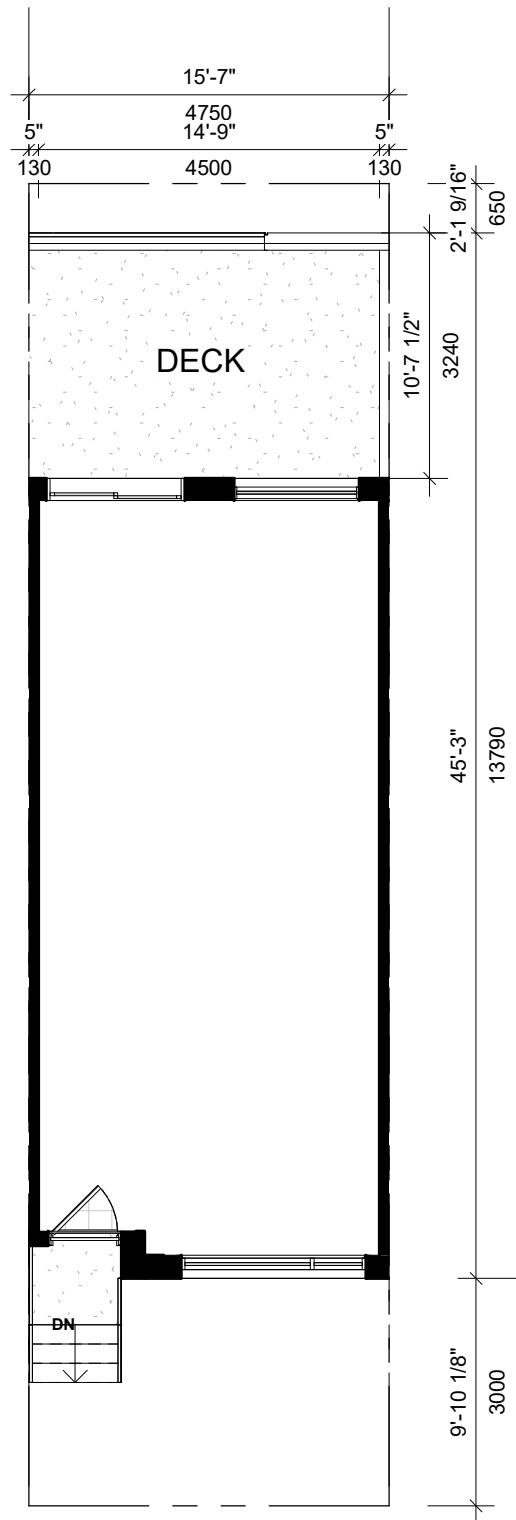


LOT SIZE:	+/- 1152sqft	+/- (107sqm)
GARAGE:	+/- 355sqft	+/- (33sqm)
BASEMENT:	+/- 420sqft	+/- (39sqm)
FIRST FLOOR:	+/- 593sqft	+/- (55sqm)
SECOND FLOOR:	+/- 593sqft	+/- (55sqm)
THIRD FLOOR:	+/- 574.5sqft	+/- (53sqm)
WALKOUT:	+/- 178.5sqft	+/- (16.5sqm)
TOTAL:	+/- 2714sqft	+/- (252sqm)
STAIRWELL:	+/- 133sqft	+/- (12sqm)
NET TOTAL:	+/- 2581sqft	+/- (240sqm)

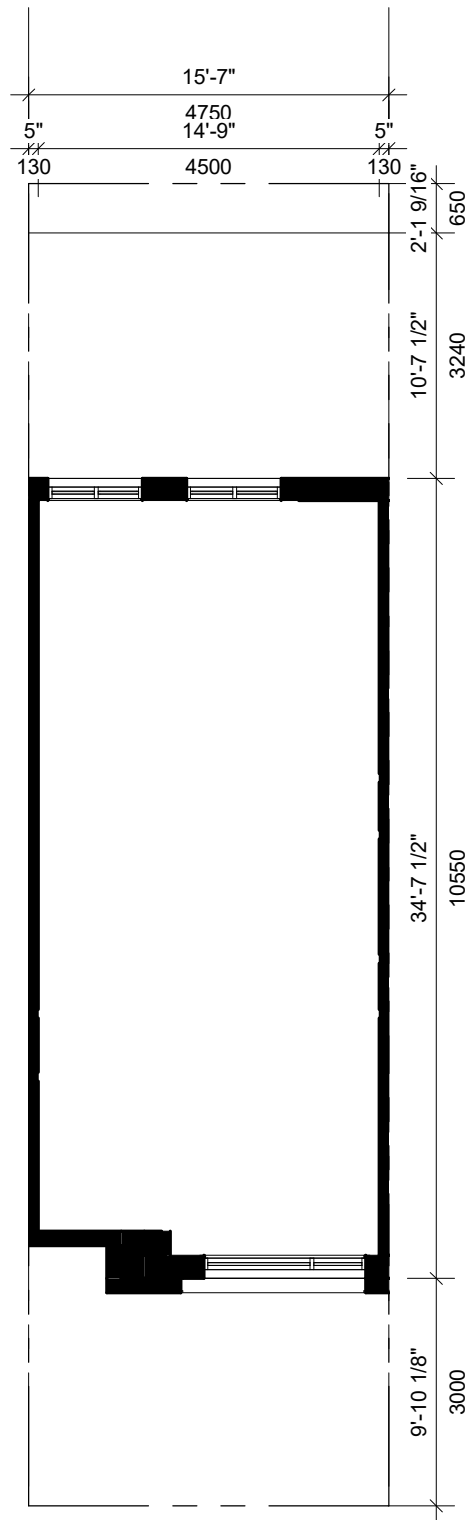




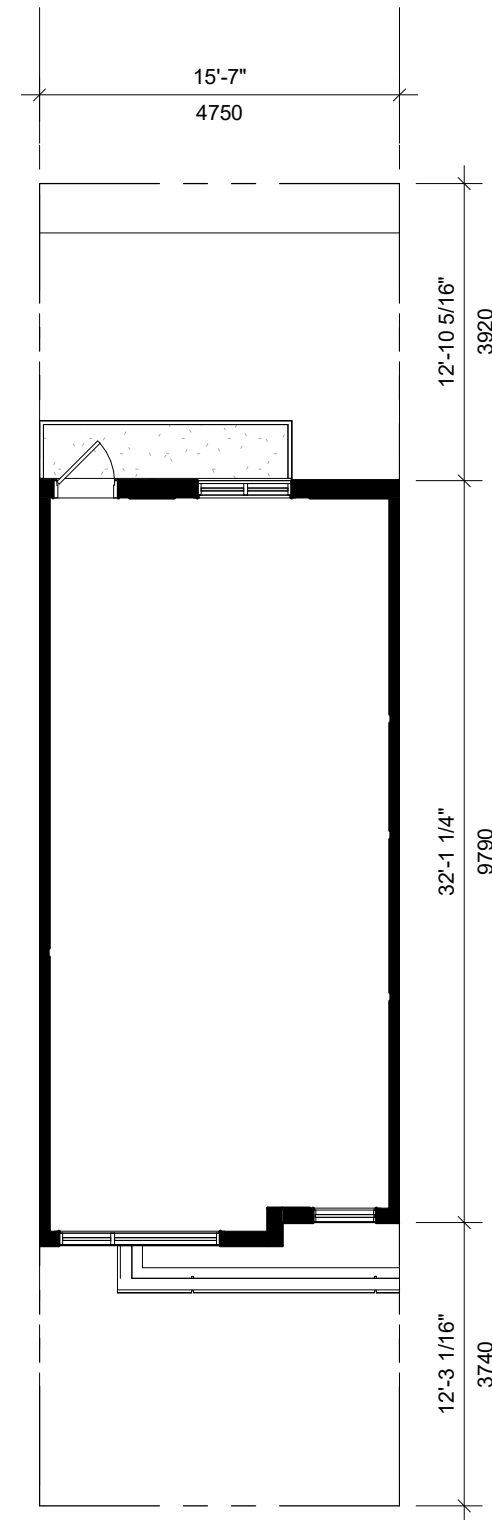
① GROUND FLOOR PLAN
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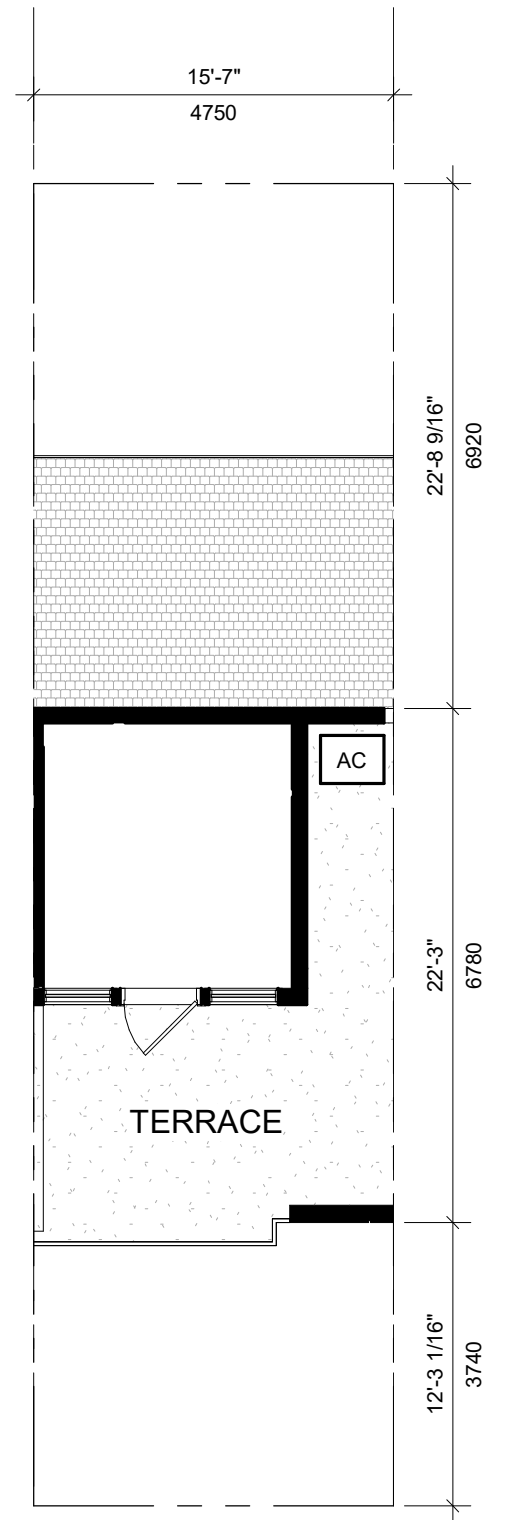
② MAIN FLOOR PLAN
1 : 100



③ SECOND FLOOR PLAN
1 : 100



④ THIRD FLOOR PLAN
1 : 100



⑤ ROOF TERRACE
1 : 100



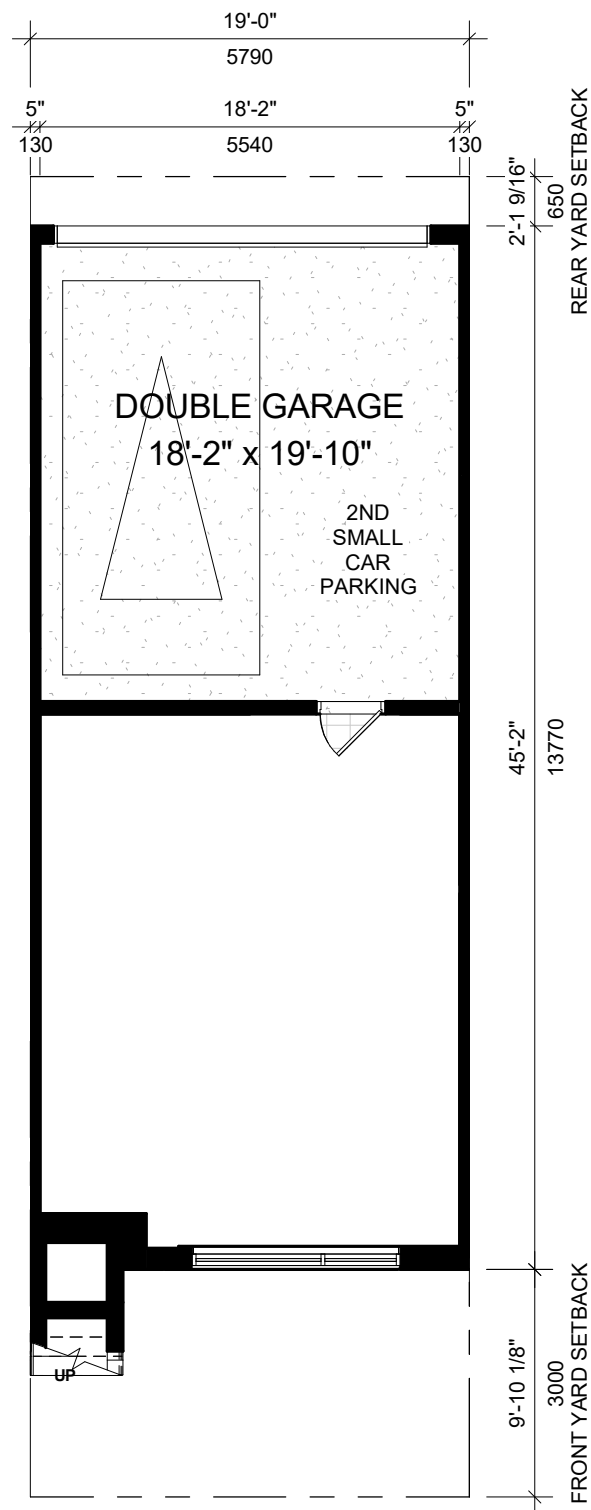
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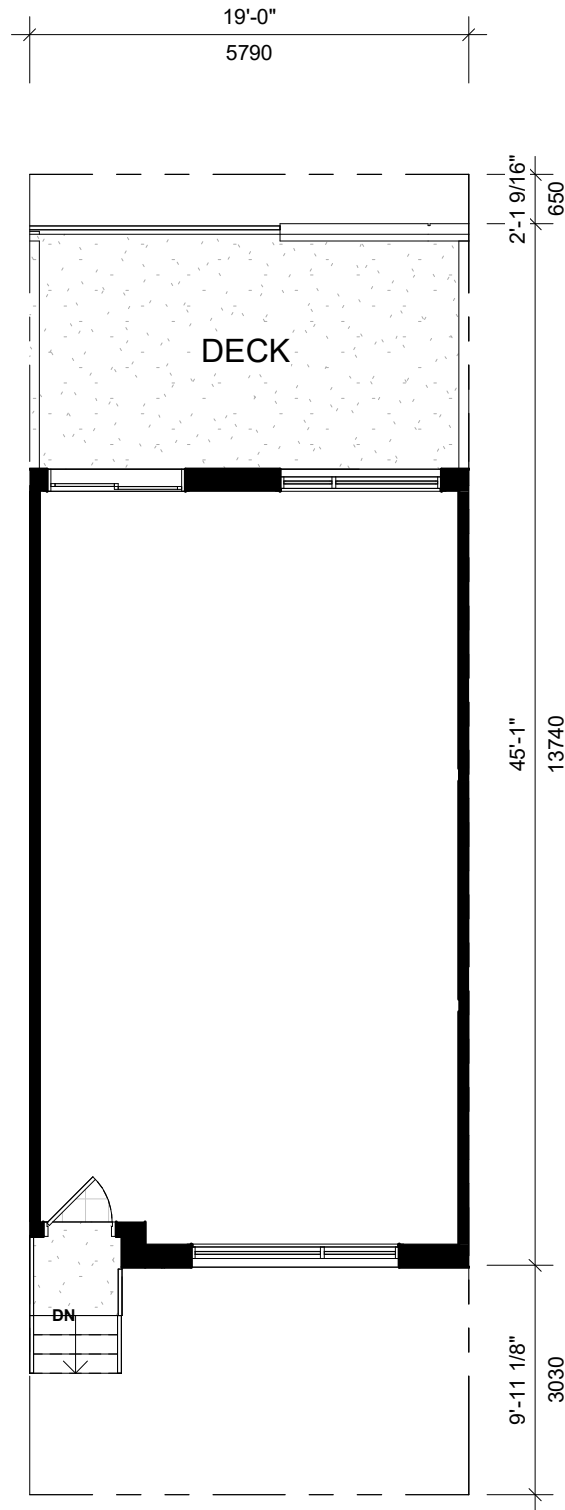
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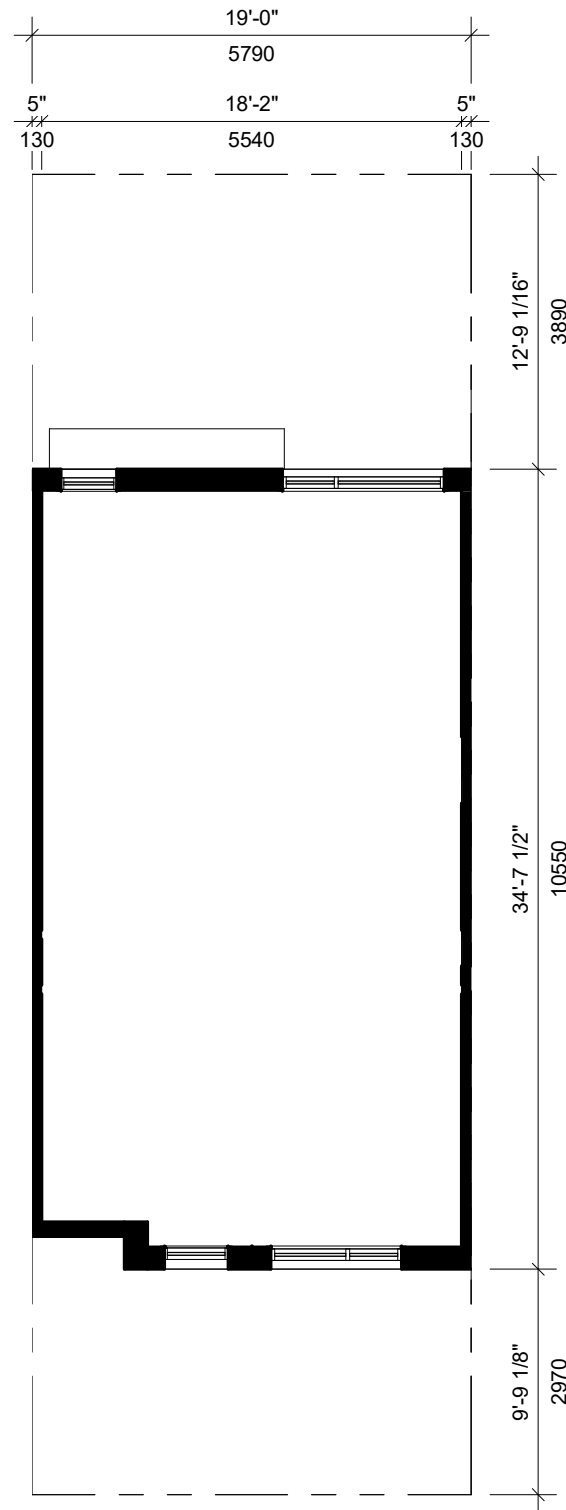
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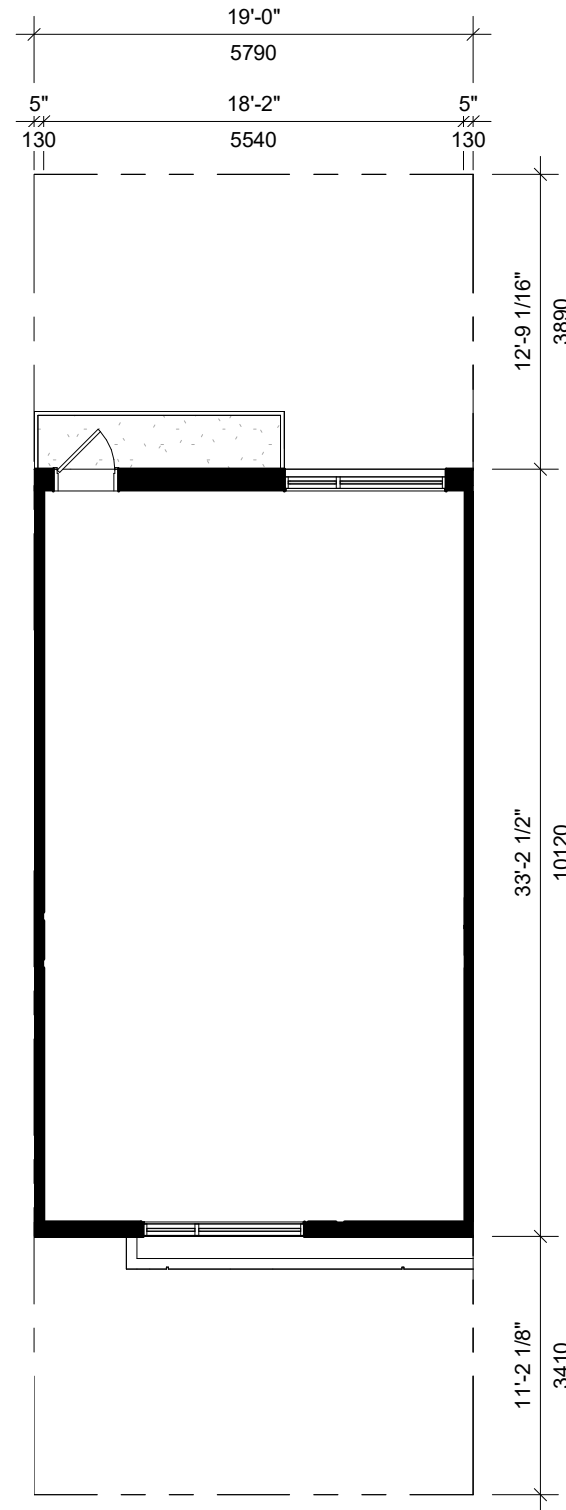
① GROUND FLOOR PLAN
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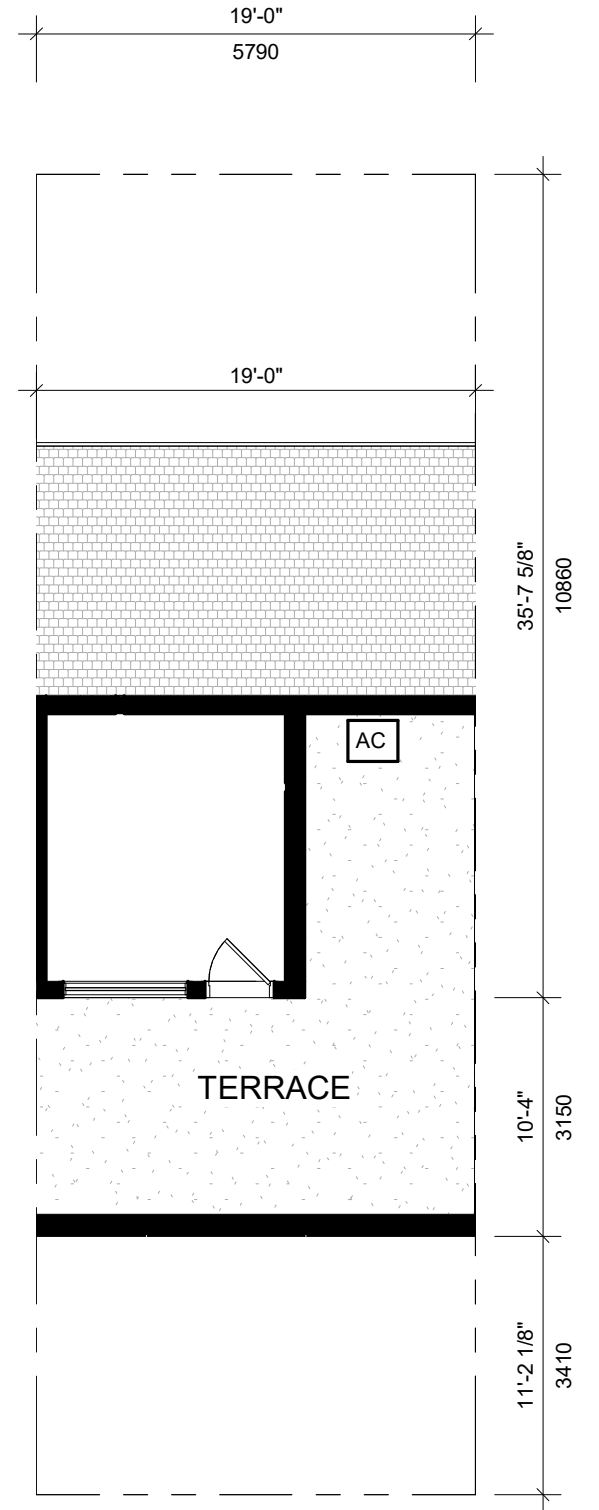
② MAIN FLOOR PLAN
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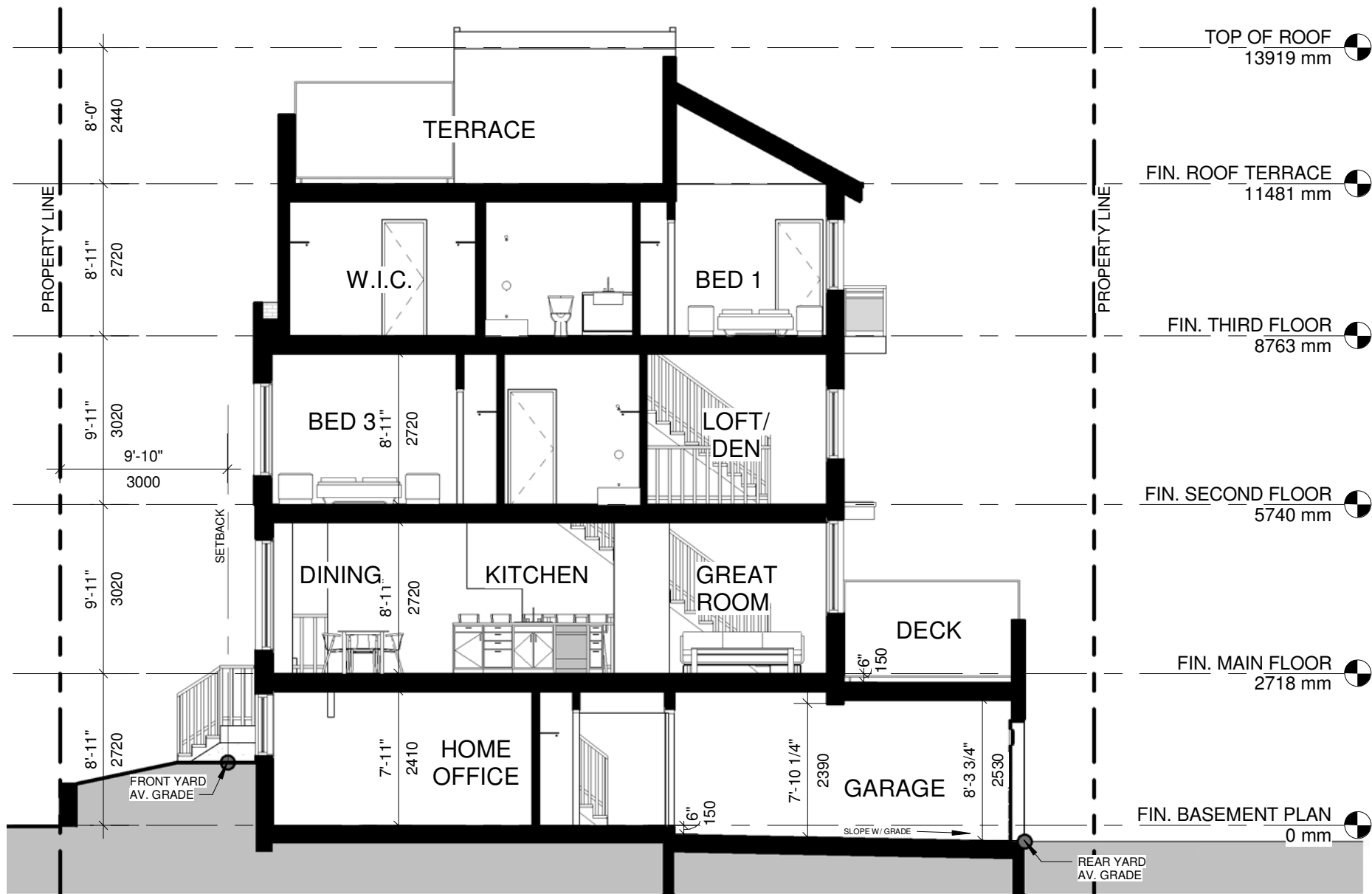
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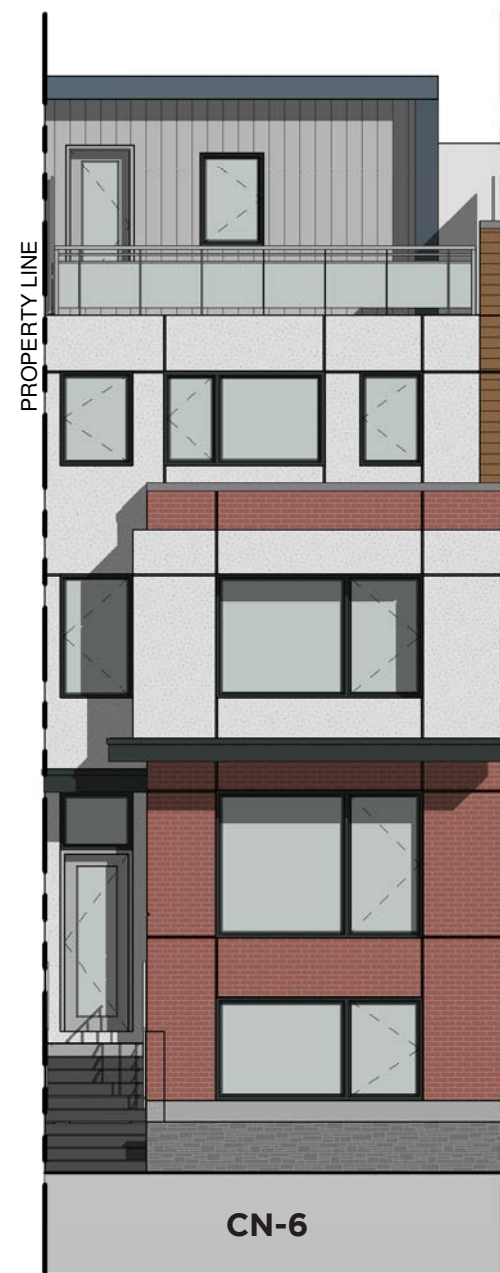
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1 : 100



⑤ ROOF TERRACE
1 : 100



1 SECTION
1 : 100

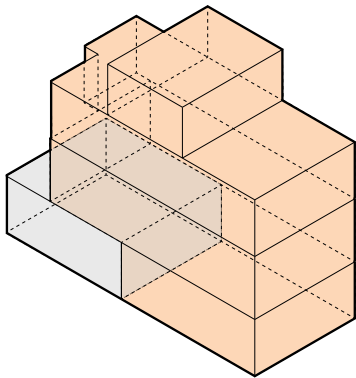


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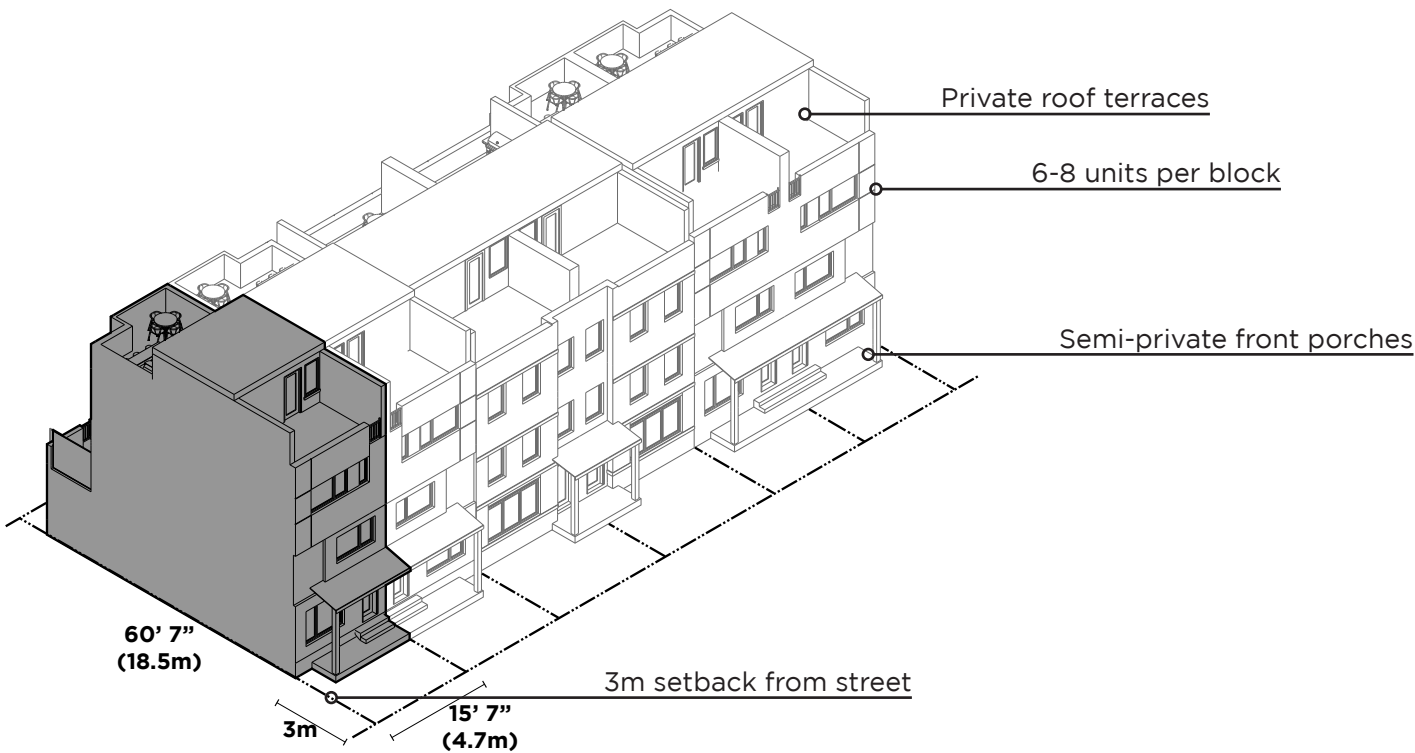


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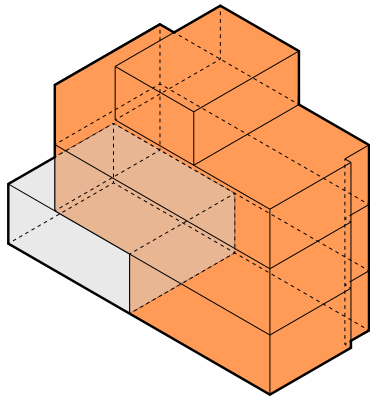
3 STOREY REAR LANE TOWNHOUSE
NARROW DWELLING



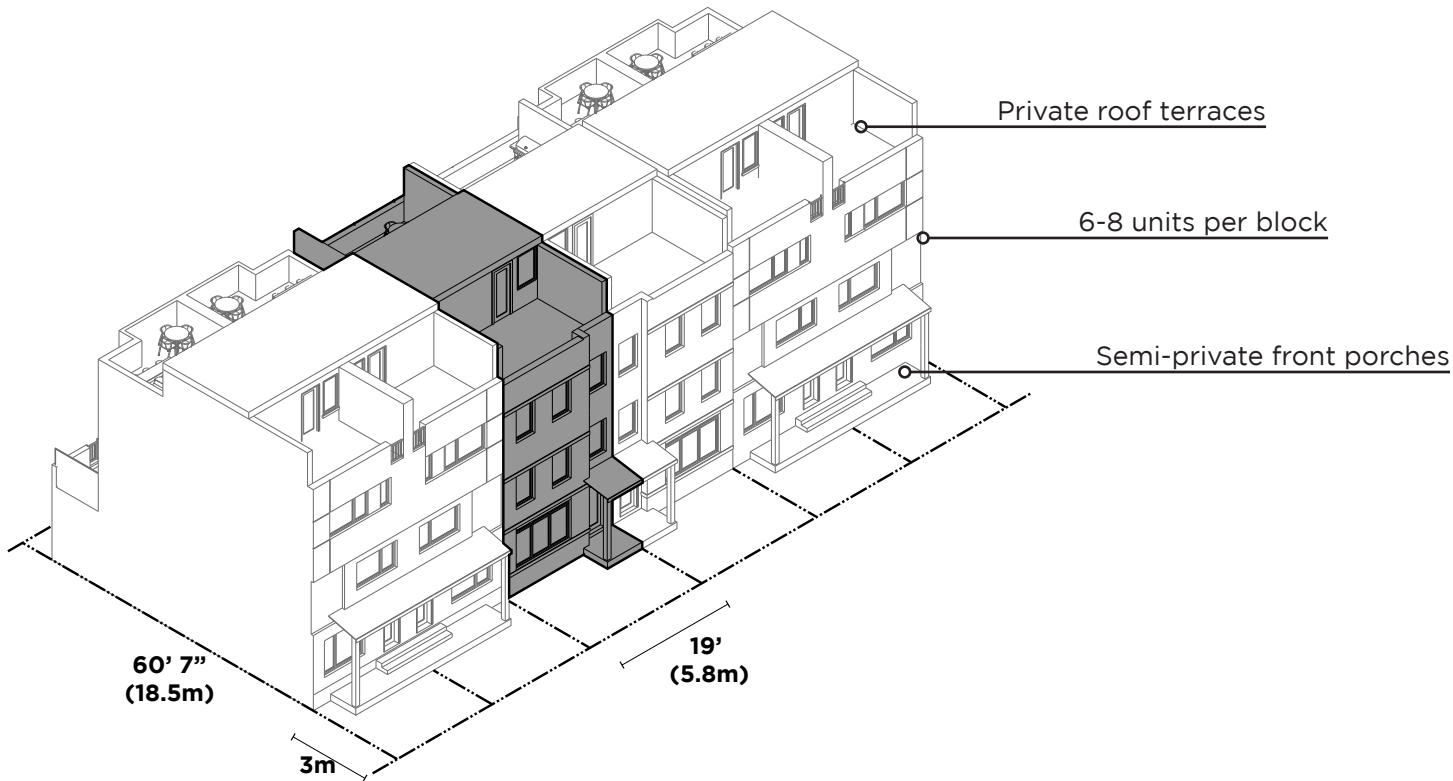
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GARAGE:	+/- 290sqft	+/- (27sqm)
GROUND FLOOR:	+/- 342sqft	+/- (32sqm)
MAIN FLOOR:	+/- 488sqft	+/- (46sqm)
SECOND FLOOR:	+/- 517sqft	+/- (48sqm)
ROOF TERRACE:	+/- 230sqft	+/- (21sqm)
TOTAL:	+/- 1867sqft	+/- (174sqm)
STAIRWELL:	+/- 140sqft	+/- (13sqm)
NET TOTAL:	+/- 1727sqft	+/- (161sqm)

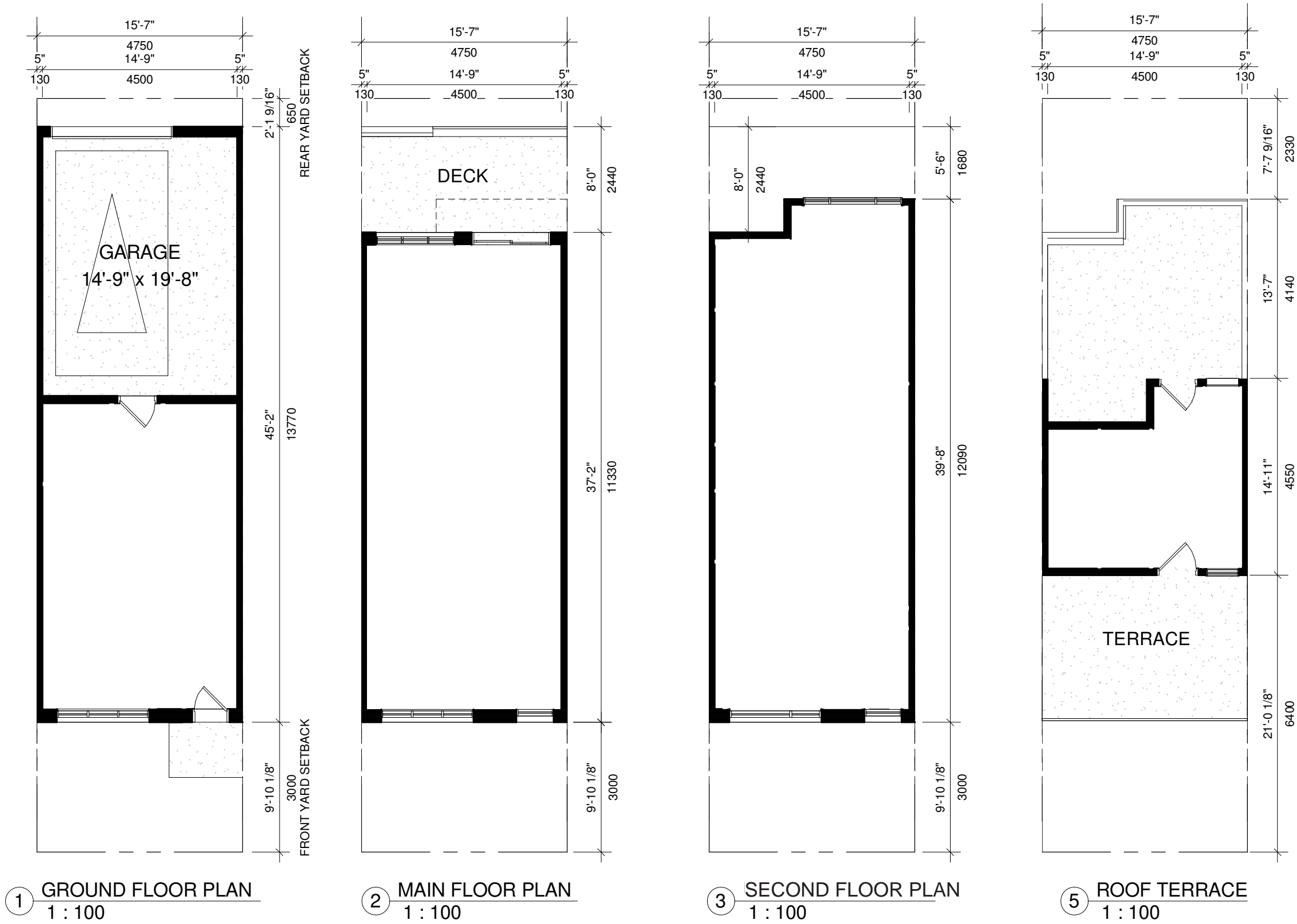


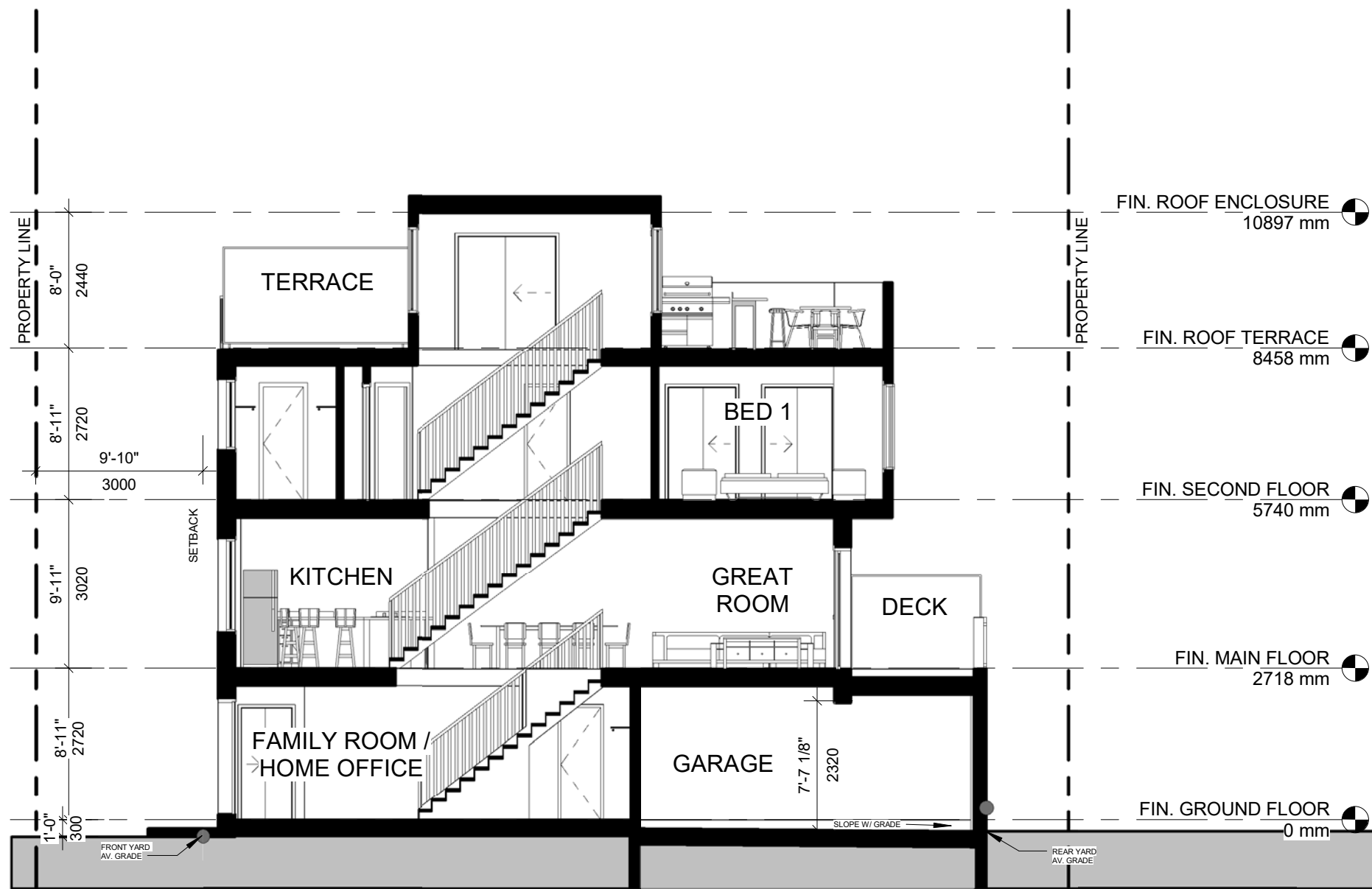
3 STOREY REAR LANE TOWNHOUSE
WIDE DWELLING



LOT SIZE:	+/- 936sqft	+/- (87sqm)
GARAGE:	+/- 357sqft	+/- (33sqm)
GROUND FLOOR:	+/- 418sqft	+/- (39sqm)
MAIN FLOOR:	+/- 601sqft	+/- (56sqm)
SECOND FLOOR:	+/- 584sqft	+/- (54sqm)
ROOF TERRACE:	+/- 134sqft	+/- (13sqm)
TOTAL:	+/- 2094sqft	+/- (195sqm)
STAIRWELL:	+/- 140sqft	+/- (13sqm)
NET TOTAL:	+/- 1954sqft	+/- (182sqm)



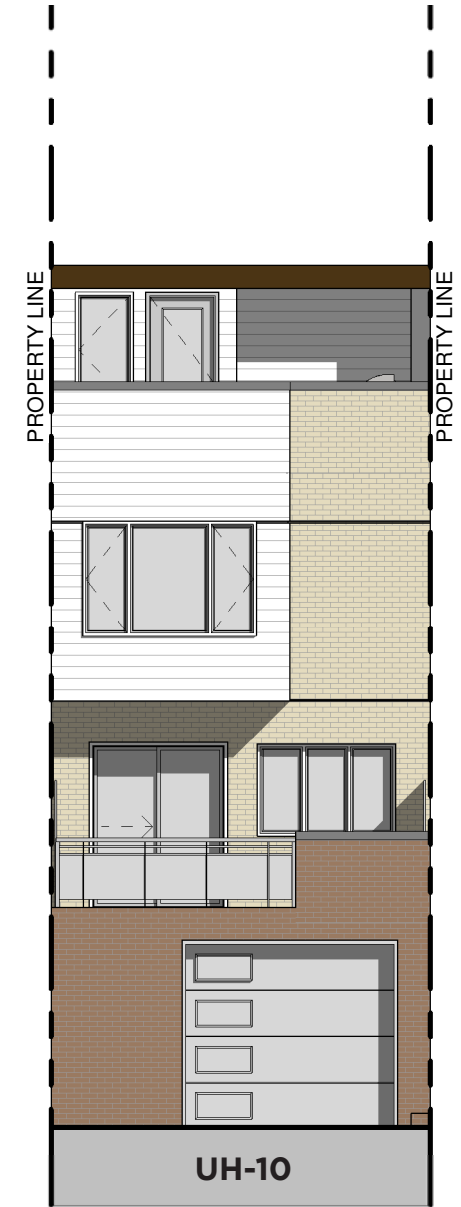




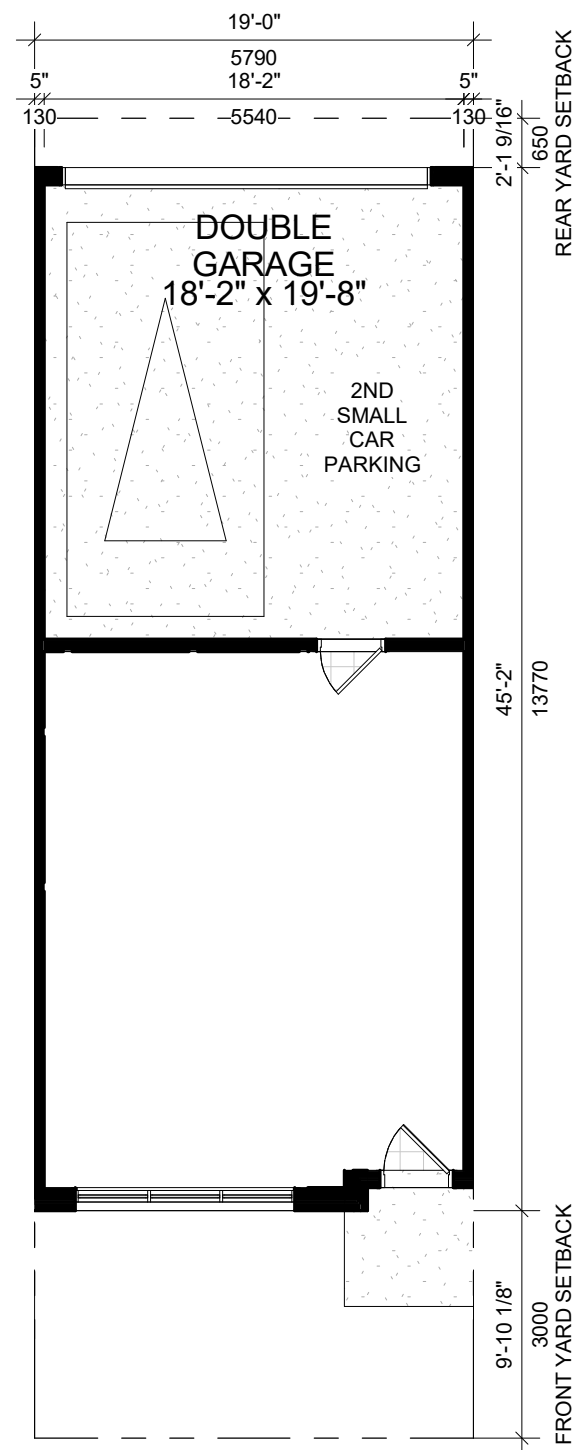
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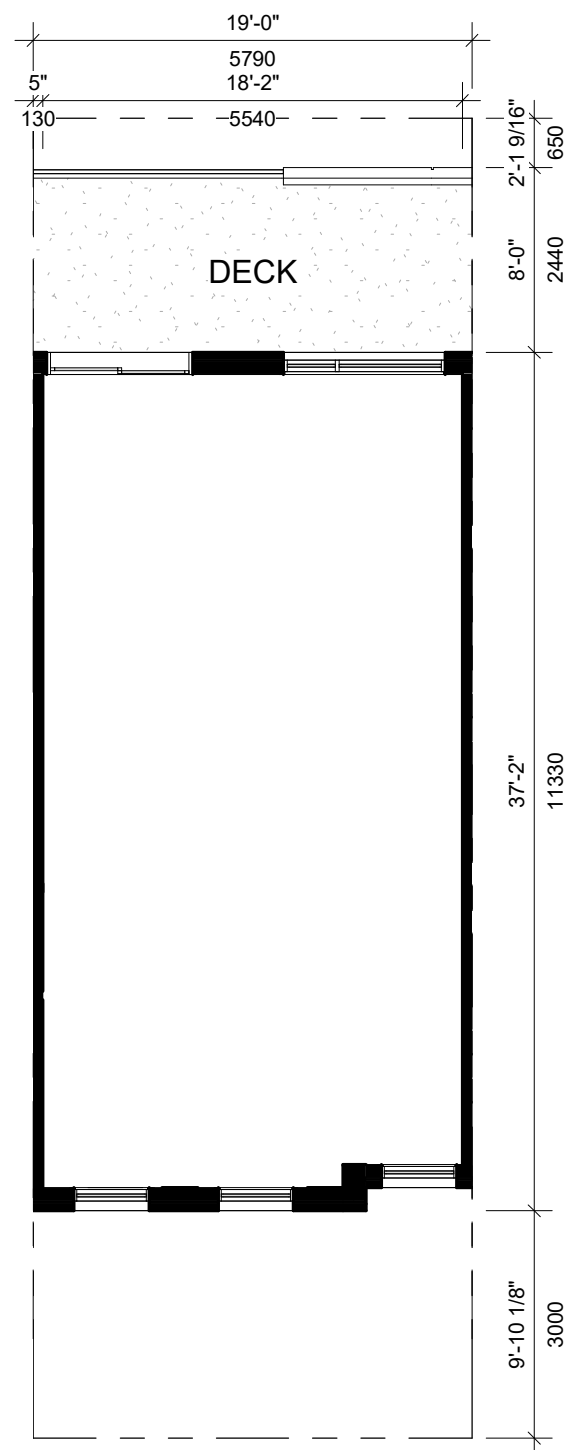
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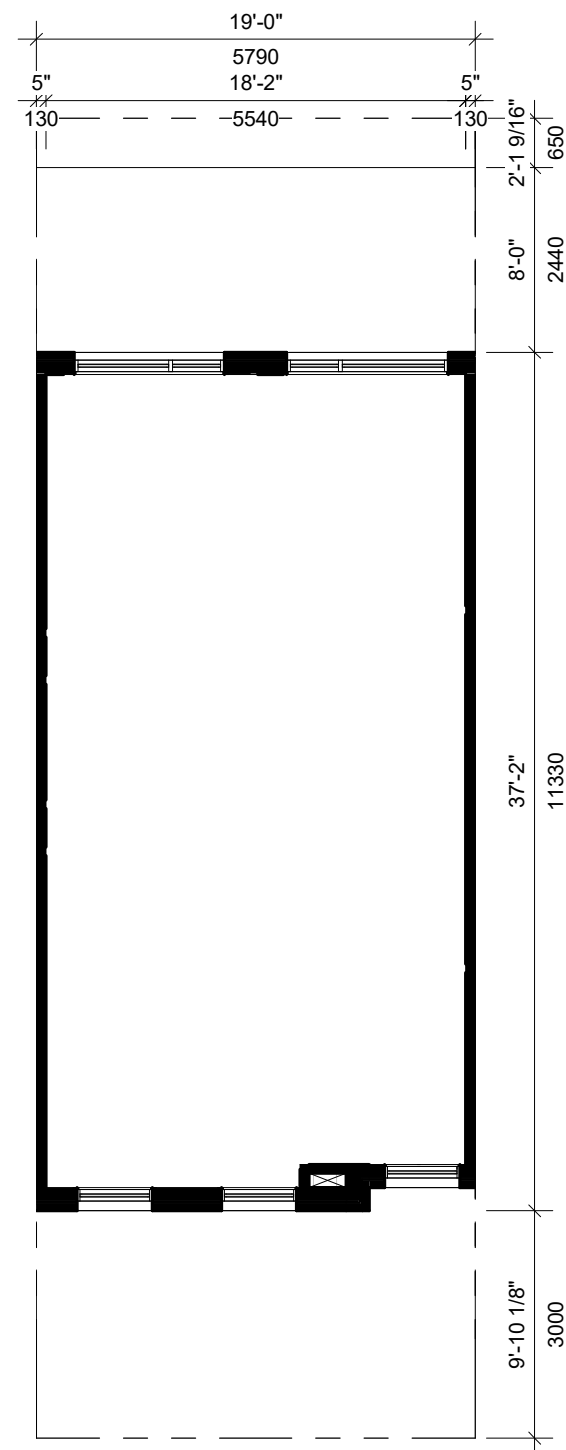
3 REAR ELEVATION
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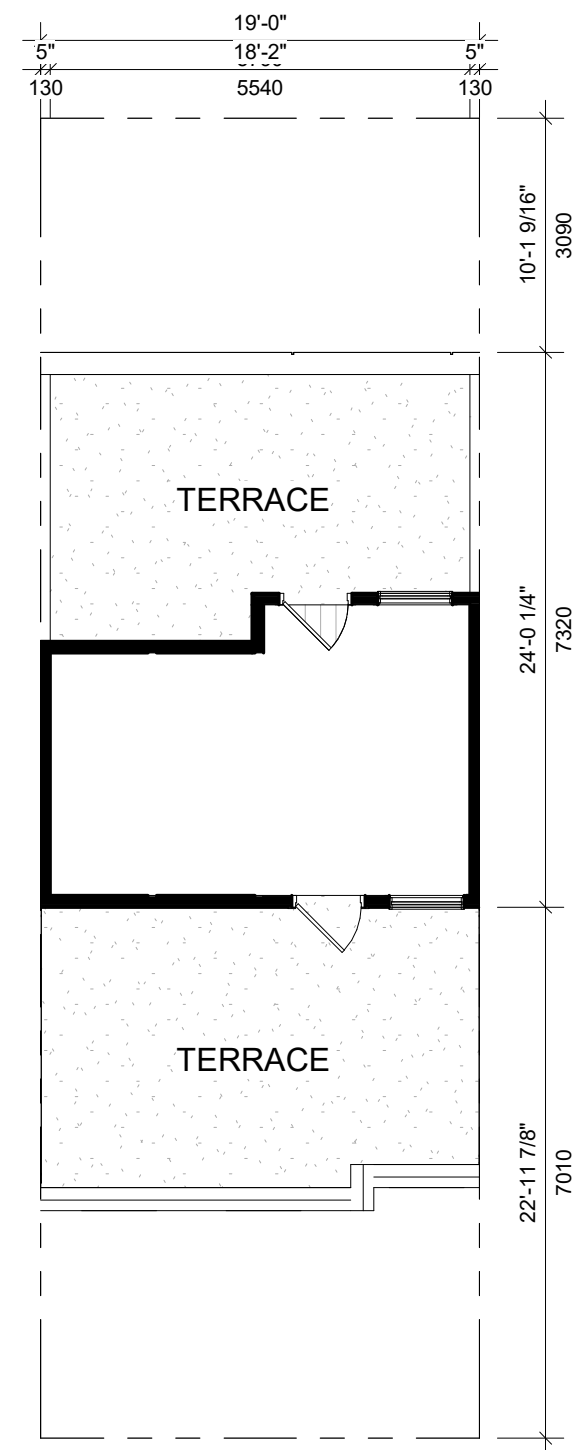
① GROUND FLOOR PLAN
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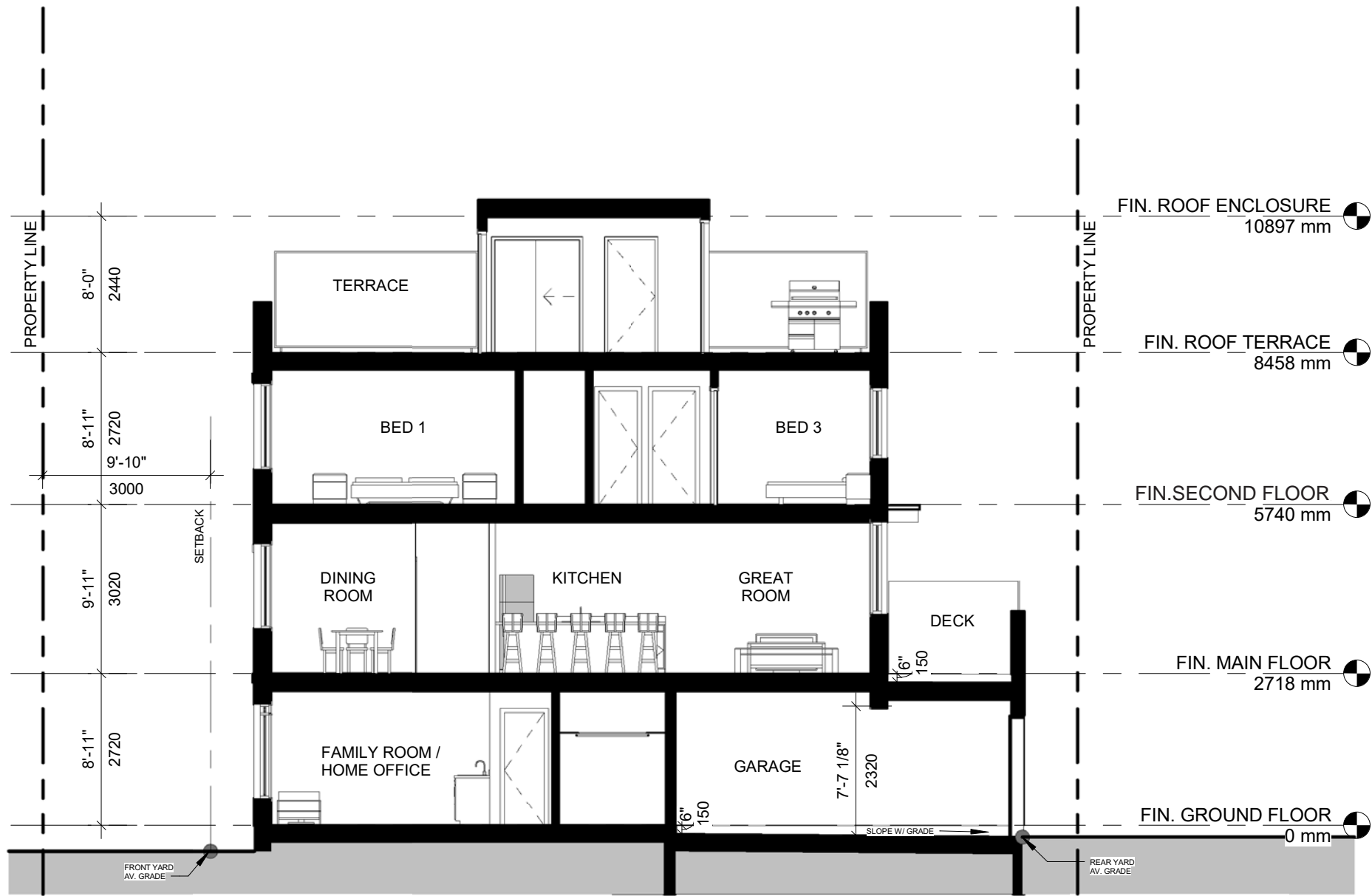
② MAIN FLOOR PLAN
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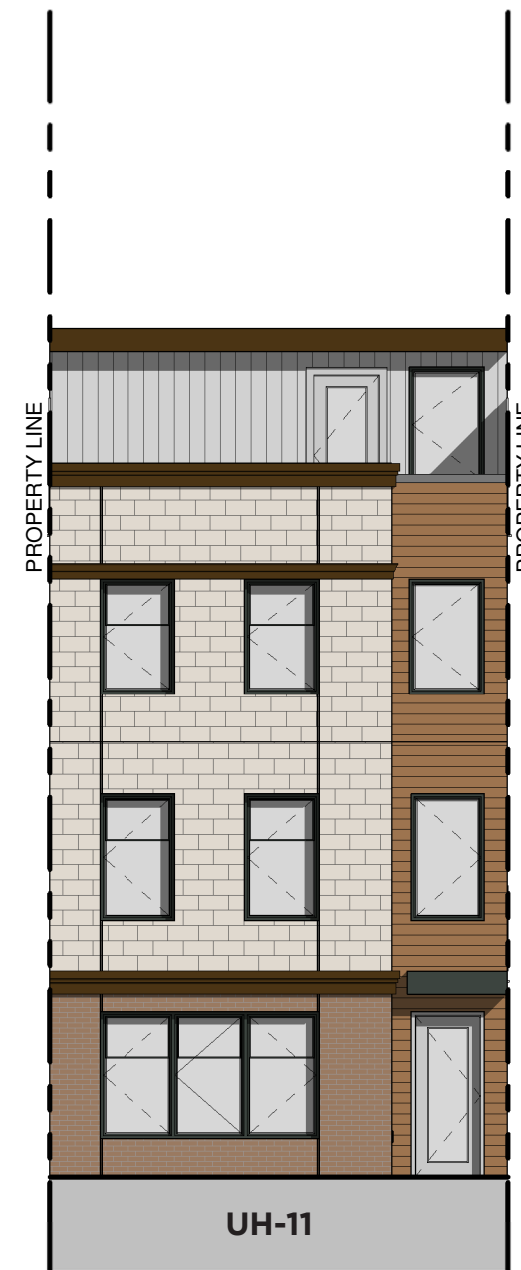
③ SECOND FLOOR PLAN
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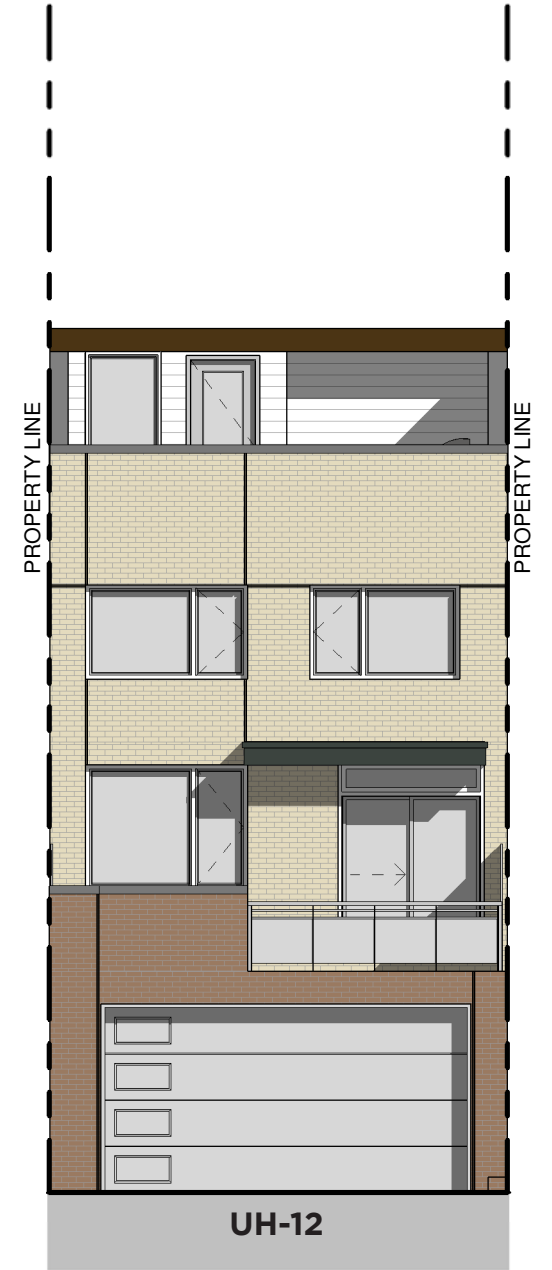
④ ROOF TERRACE
1 : 100



1 SECTION
1 : 100

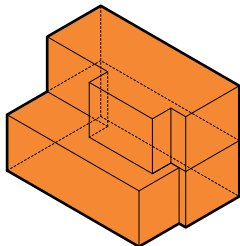


2 FRONT ELEVATION
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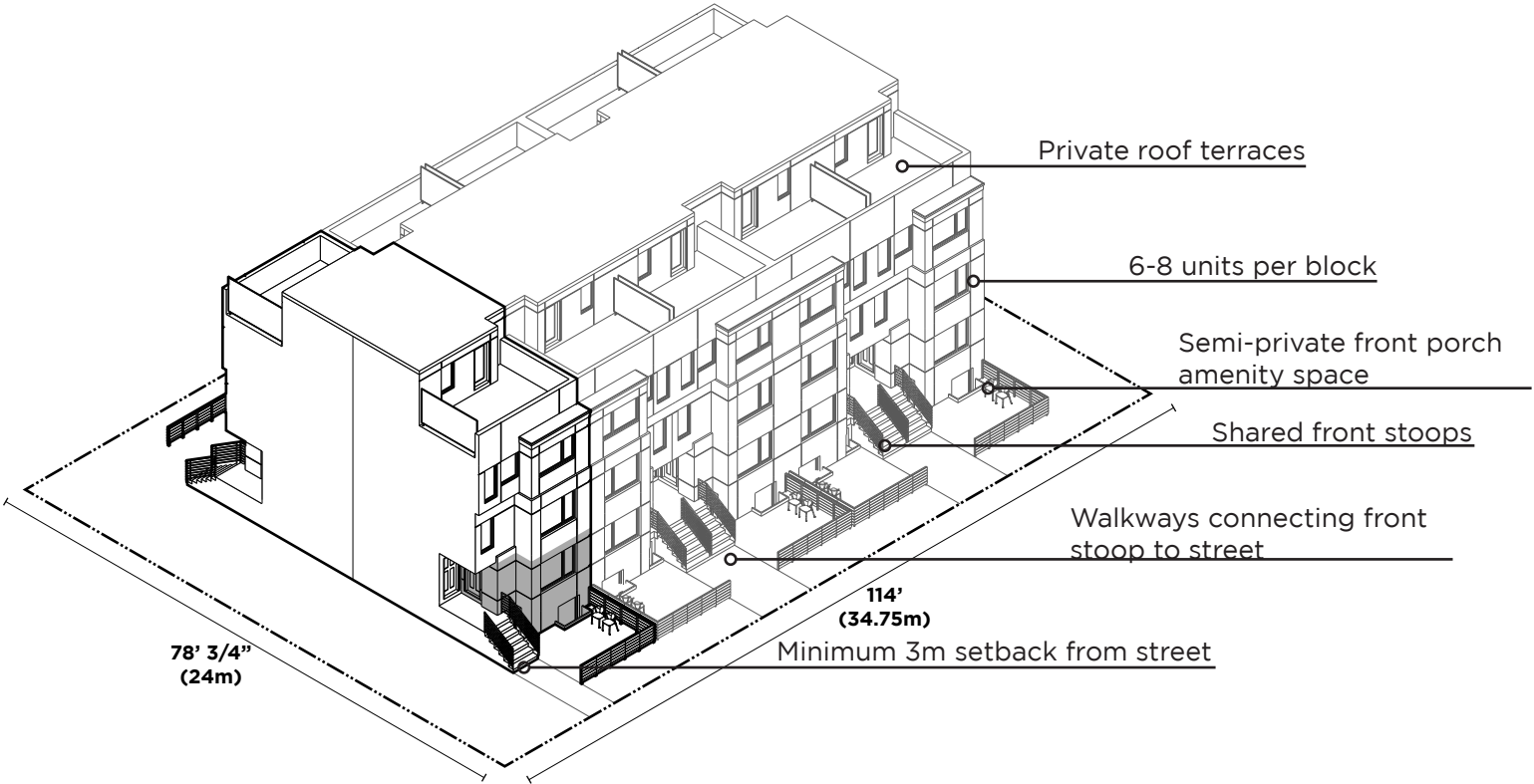


3 REAR ELEVATION
1 : 100

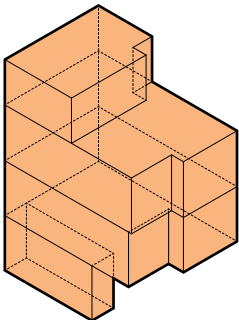
STACKED BACK-TO-BACK - LOWER UNIT



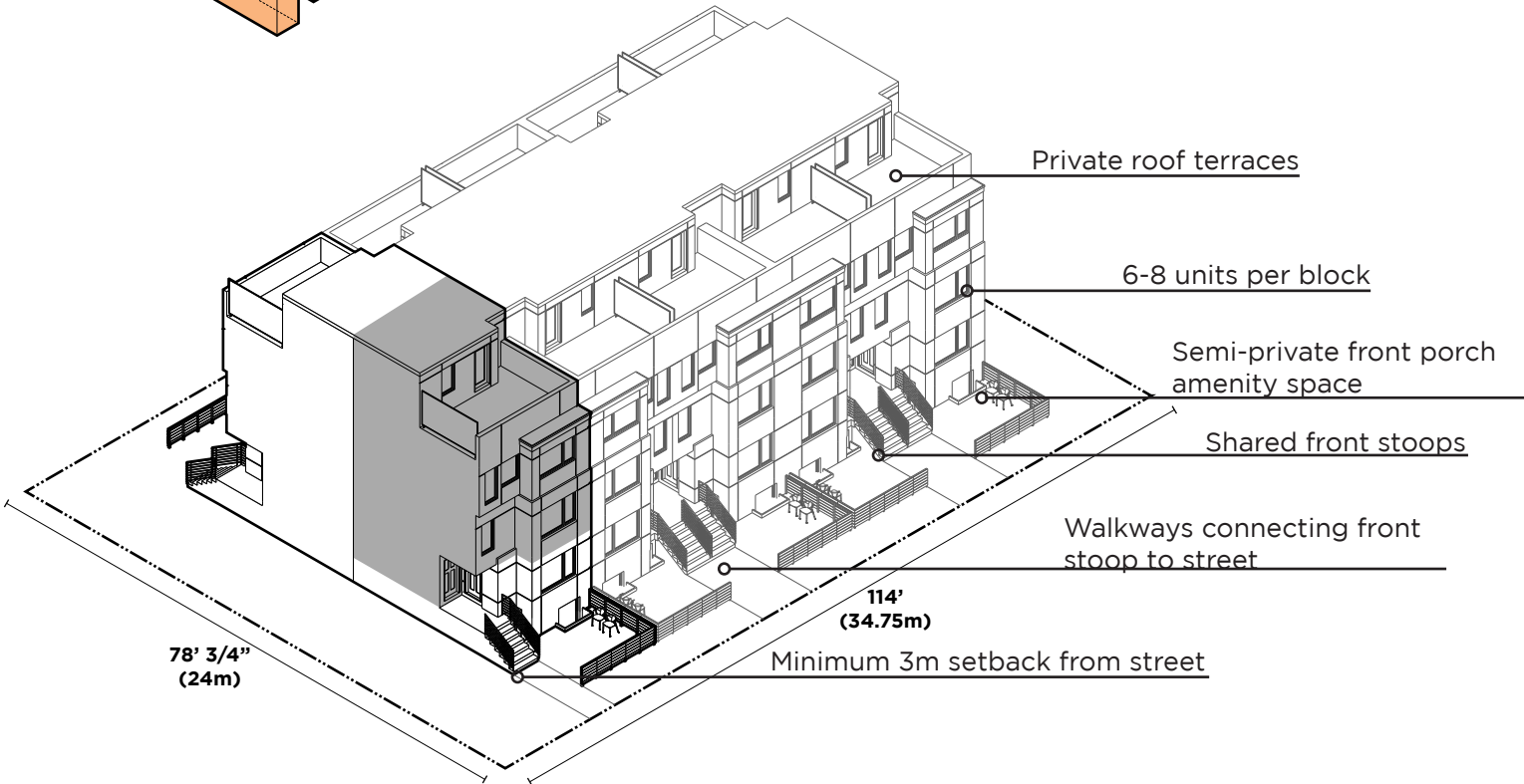
LOT SIZE (CONDO):	+/- 8977.5sqft	+/- (834sqm)
BASEMENT:	+/- 424sqft	+/- (39sqm)
FIRST FLOOR:	+/- 346sqft	+/- (32sqm)
TOTAL:	+/- 770sqft	+/- (71sqm)
STAIRWELL:	+/- 55sqft	+/- (5sqm)
NET TOTAL:	+/- 715sqft	+/- (66sqm)

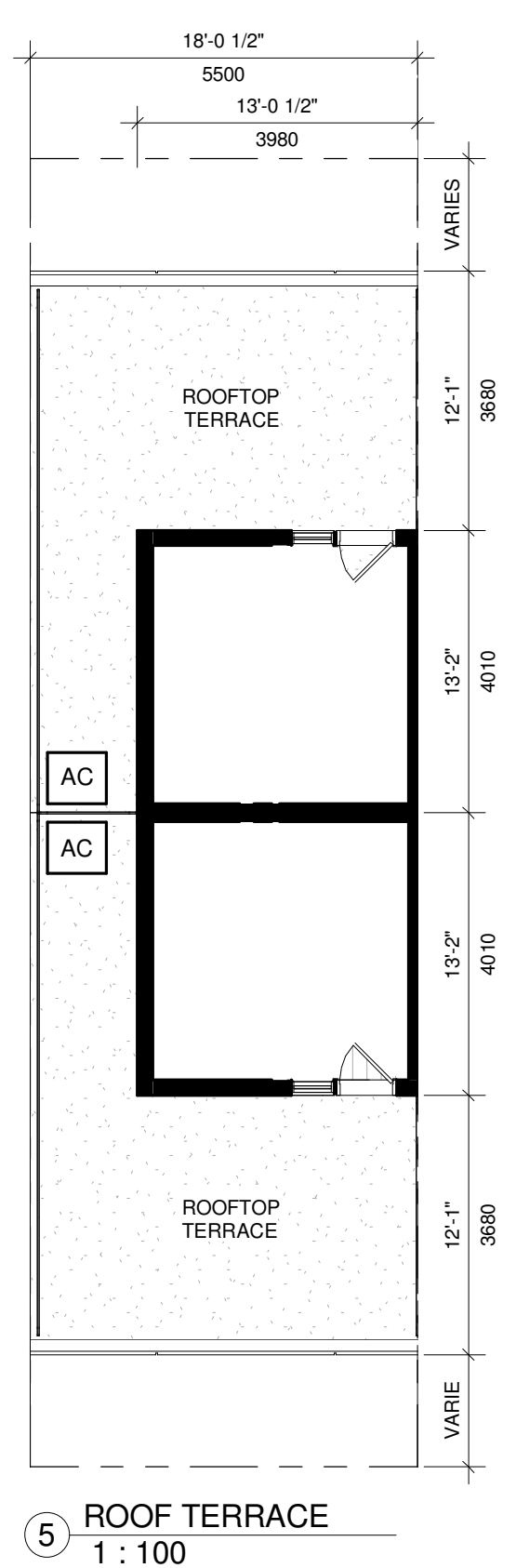
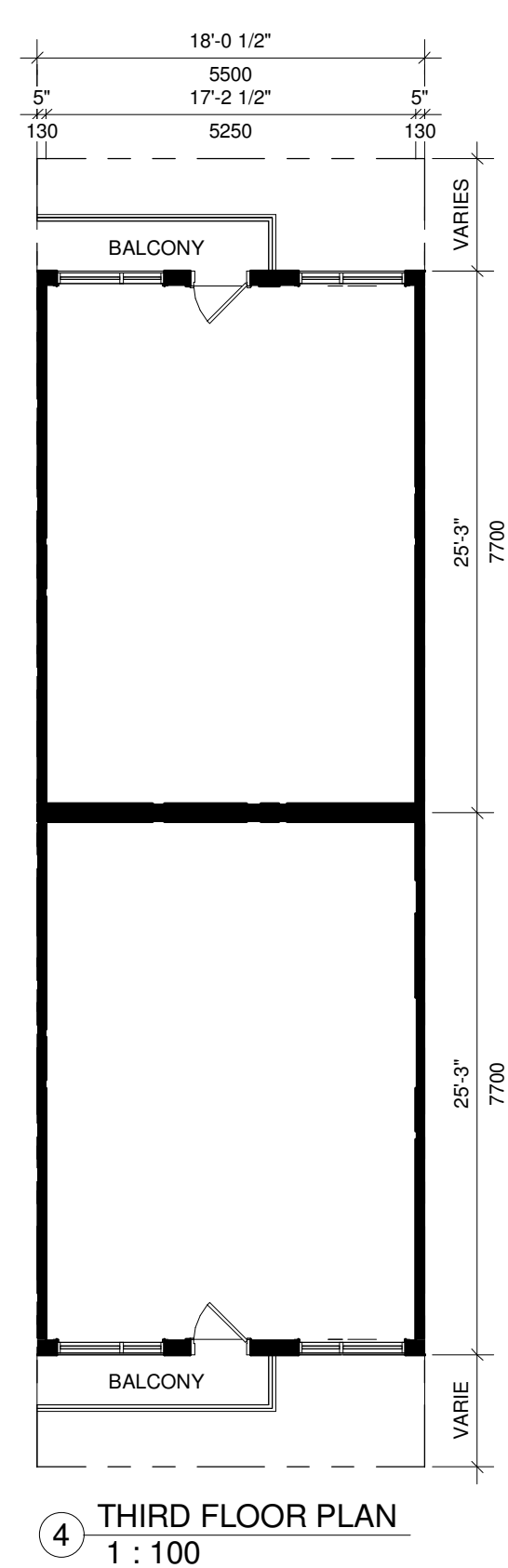
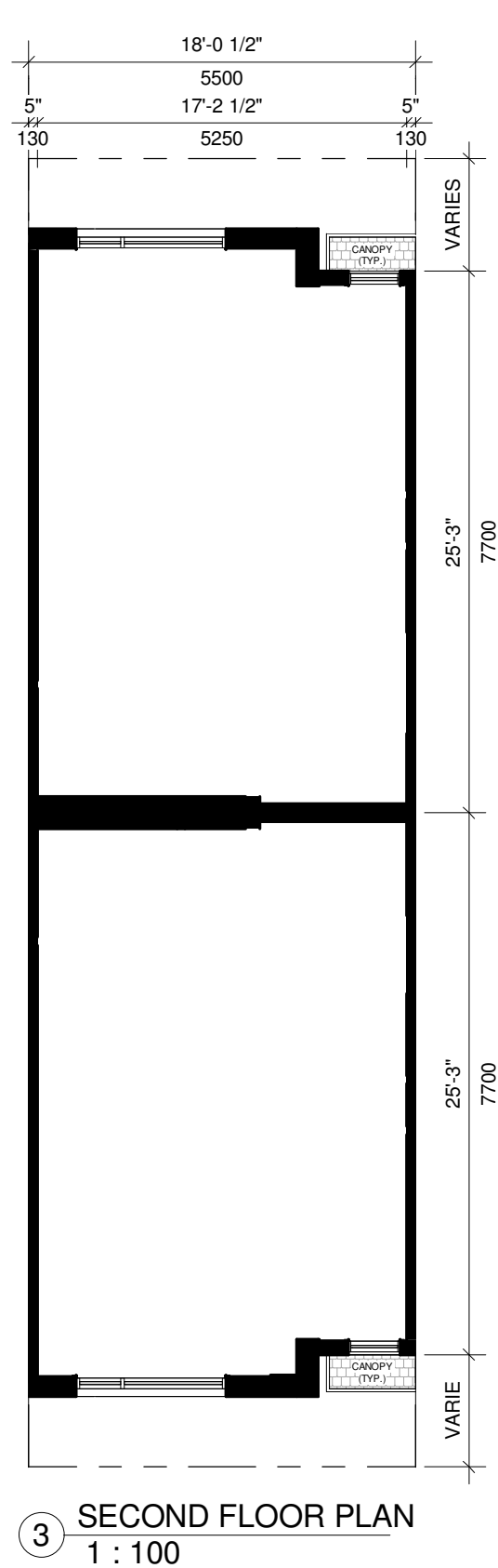
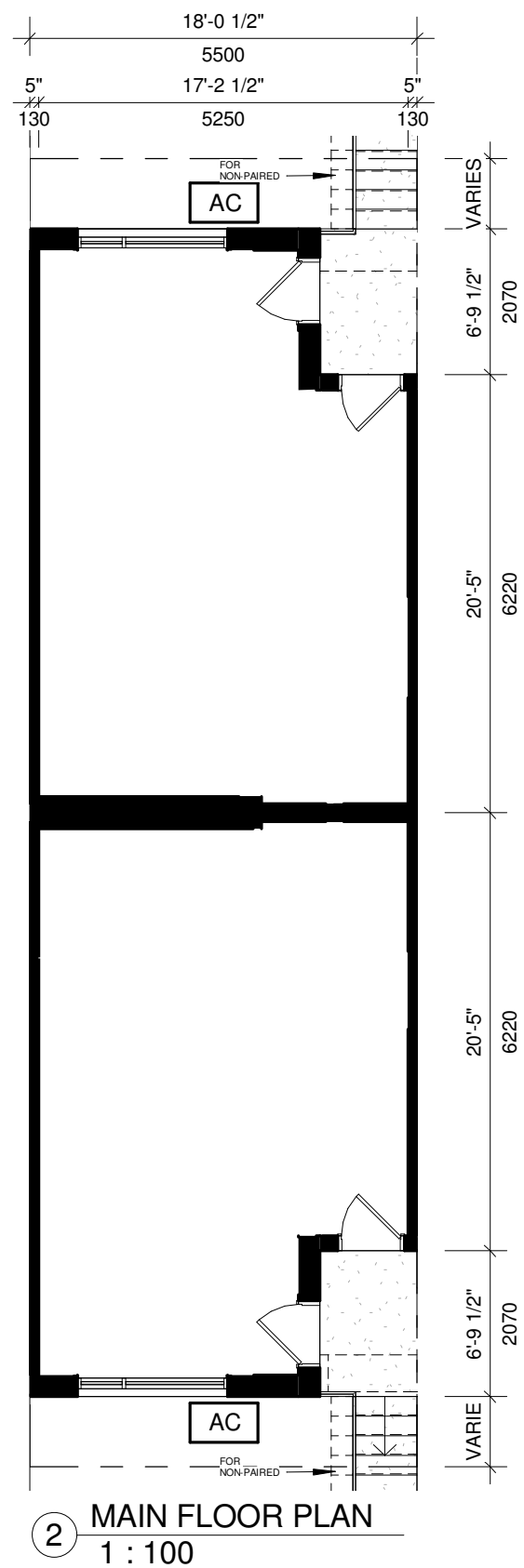
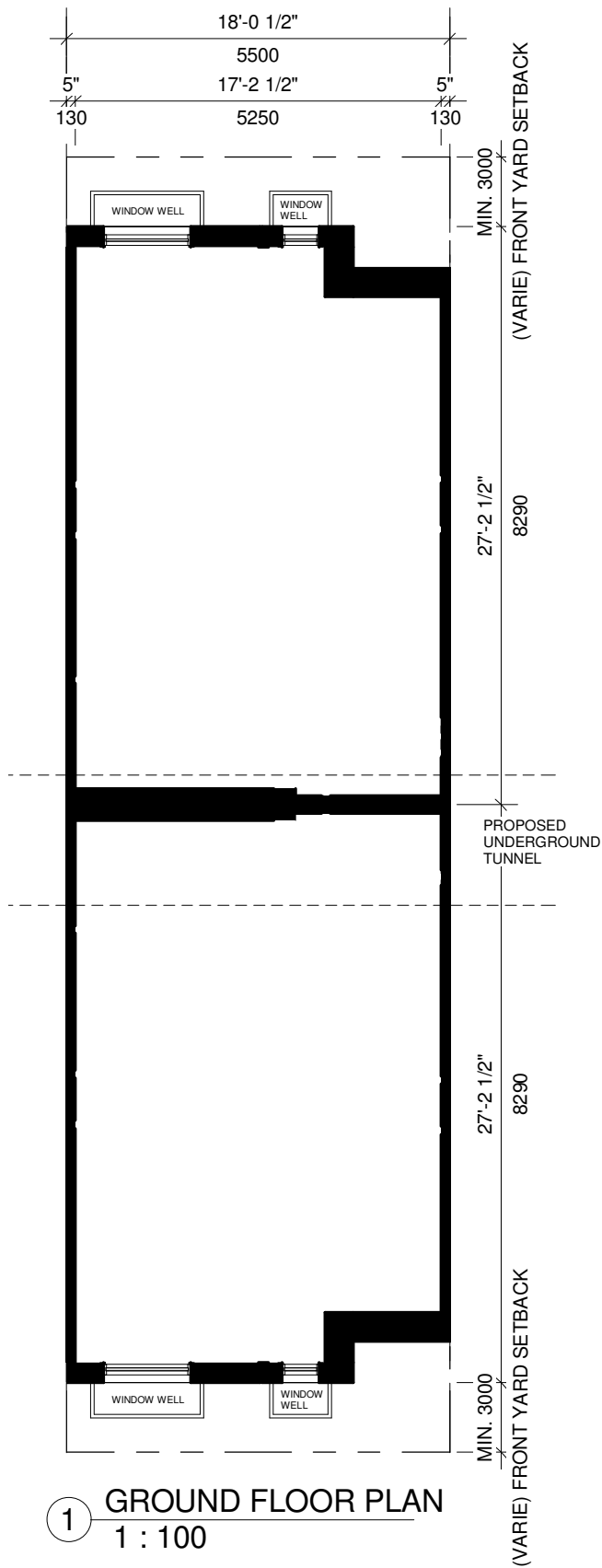


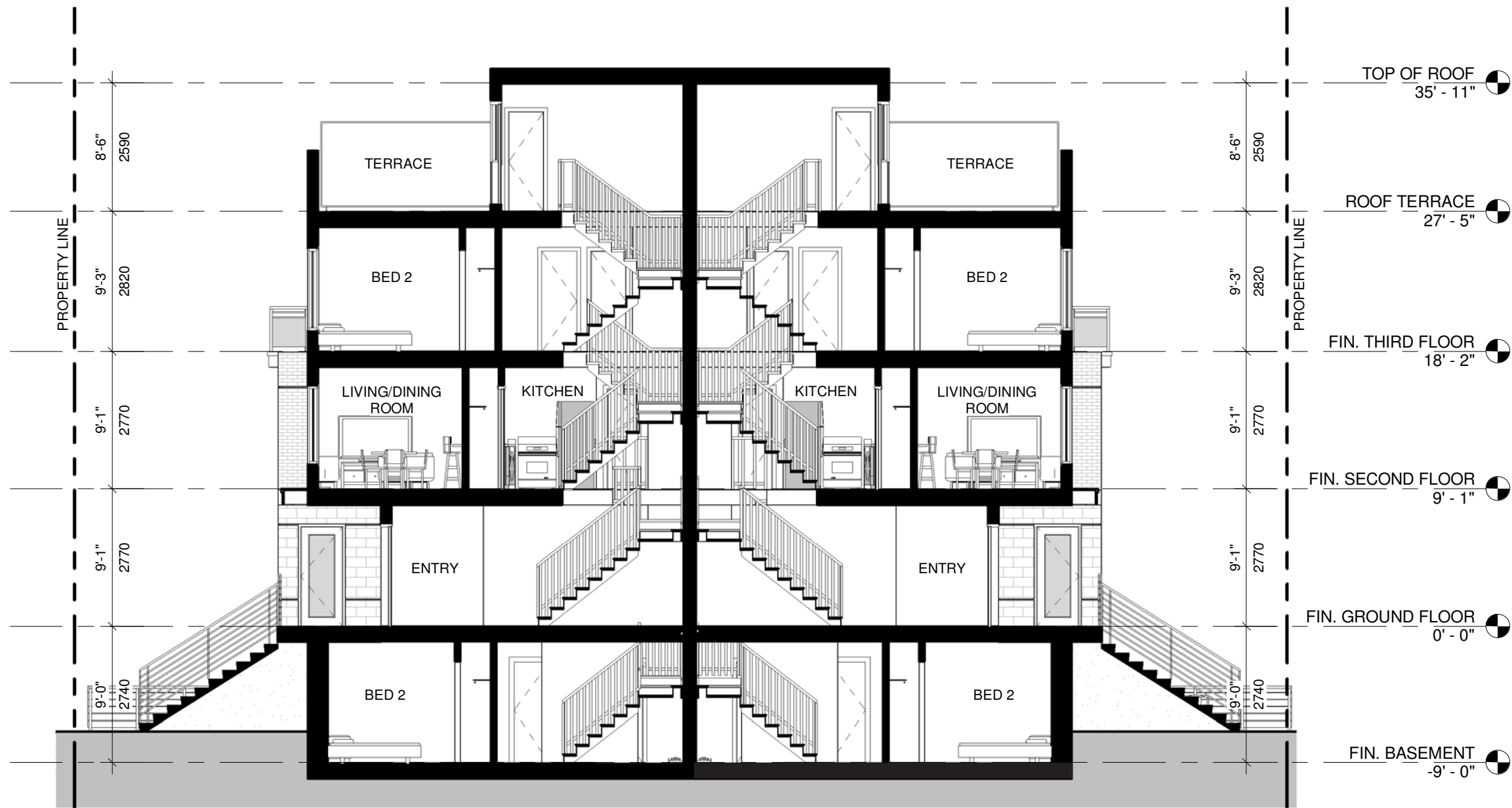
STACKED BACK-TO-BACK - UPPER UNIT



LOT SIZE (CONDO):	+/- 8977.5sqft	+/- (834sqm)
SECOND FLOOR:	+/- 431sqft	+/- (40sqm)
THIRD FLOOR:	+/- 409sqft	+/- (38sqm)
WALKOUT:	+/- 129sqft	+/- (12sqm)
TOTAL:	+/- 969sqft	+/- (90sqm)
STAIRWELL:	+/- 189sqft	+/- (17sqm)
NET TOTAL:	+/- 780sqft	+/- (83sqm)







1 SECTION
1 : 100



2 FRONT ELEVATION
1 : 100



BRICK



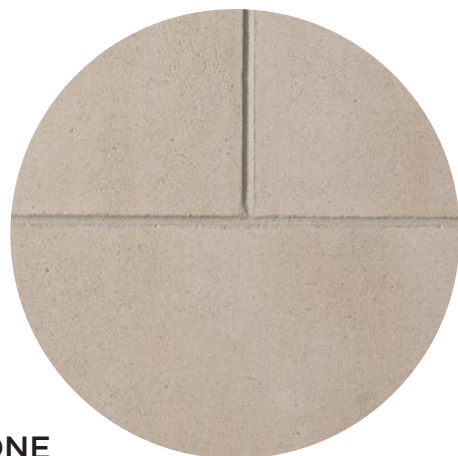
BRICK



BRICK



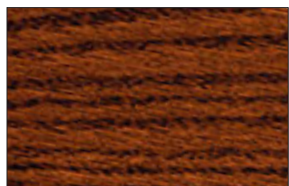
STONE



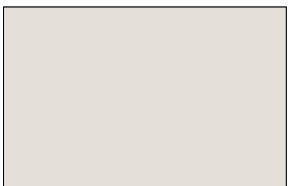
STONE



STONE



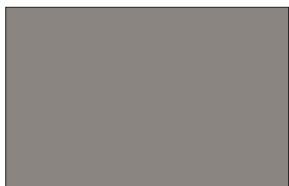
WOOD
AESTHETIC



METAL SIDING



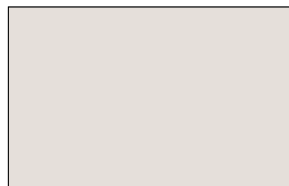
WOOD
AESTHETIC



METAL SIDING



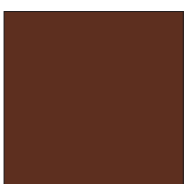
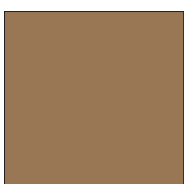
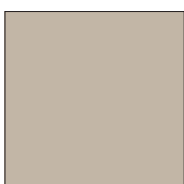
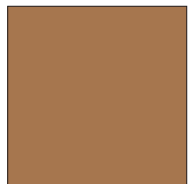
WOOD
AESTHETIC



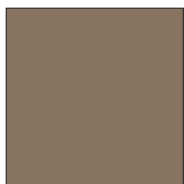
METAL SIDING



EIFS/PANEL



EIFS/PANEL



EIFS/PANEL



BLOCK 22



BLOCK 24



RENDERINGS BY LIFANG



RENDERINGS BY LIFANG