Urban Design Brief

615 Mikinak Road

May 2025

Prepared for: Mattamy Homes Ltd.

Prepared by: Korsiak Urban Planning

Table of Contents

LIST OF FIGURES

1.0 Introduction

Korsiak Urban Planning has been retained by Mattamy Homes Ltd. to prepare this Urban Design Brief in support of the Site Plan application required to permit development of the lands on 615 Mikinak Road which is located south of Hemlock Road on the east side of Vedette Way (Figure 1), legally referred to as Block 105 of Registered Plan 4M-1559 (hereinafter the "subject site"). Mattamy Homes has retained the assistance of additional specialized consultants.

1.1 Purpose of the Brief

The purpose of this Urban Design Brief is to support the associated low-rise residential Site Plan application. The report evaluates its merits in the context of the related design policies of the City of Ottawa's Official Plan and guideline documents and follows the terms of reference provided by the City following a formal pre-application consultation.

1.2 Site Context

The subject site is located to the south of Hemlock Road on the east side of Vedette Way, as shown on Figure 1 – Aerial Photo. The subject site is abutting Alliance Park to the east, and it is currently vacant. The subject site has an area of approximately 2.17 hectares with frontage of approximately 137m on Vedette Way. Vedette Way is a local road which connects the two major roads, Hemlock Road and Mininak Road, that surround the subject site. Alliance Park is an existing community park that provides recreational use for the residents in the Wateridge Village. Figure 2 shows the future interface between the subject site and the park. The existing fence will be kept, ensuring the future construction will not affect the use of the park. The existing trail along the east side of the subject site will remain to provide the connection between Hemlock Road and Mikinak Road. A walkway is extended from the subject site on the east boundary to connect to this trail.

Figure 1: Aerial Photo

Figure 2: Proposed Development Interface with Alliance Park

1.3 Project Statistics

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	21,760 m² (2.17 ha)
PAVED AREA	7,204m² (33%)
LANDSCAPED AREA	5,579m² (26%)
TOTAL BUILDING COVERAGE	8,977m² (41%)
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	111
NET DENSITY (UPH)	77 UPH
ZONE CATEGORY	R4UC[2311]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m²	UNITS
BLOCK 1	REAR LANE TOWNS	TBD	5
BLOCK 2	REAR LANE TOWNS	TBD	6
BLOCK 3	REAR LANE TOWNS	TBD	6
BLOCK 4	REAR LANE TOWNS	TBD	6
BLOCK 5	REAR LANE TOWNS	TBD	4
BLOCK 6	BACK TO BACK TOWNS	TBD	8
BLOCK 7	BACK TO BACK TOWNS	TBD	8
BLOCK 8	BACK TO BACK TOWNS	TBD	8
BLOCK 9	REAR LANE TOWNS	TBD	4
BLOCK 10	BACK TO BACK TOWNS	TBD	12
BLOCK 11	BACK TO BACK TOWNS	TBD	12
BLOCK 12	BACK TO BACK TOWNS	TBD	12
BLOCK 13	REAR LANE TOWNS	TBD	5
BLOCK 14	REAR LANE TOWNS	TBD	5
BLOCK 15	REAR LANE TOWNS	TBD	5
BLOCK 16	REAR LANE TOWNS	TBD	5
	TOTAL	TBD	111

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)	MIN. LOT AREA (m²): PLANNED UNIT DEVELOPMENT	1,400m²	21,760m²
162A(Table)	MIN. LOT WIDTH (m): PLANNED UNIT DEVELOPMENT	No minimum	134m
Table 162A & 135(1)	MIN. FRONT YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.55m
Table 162A & 135(1)	MIN. REAR YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	5.05m
162A(Table)	MIN. CORNER SIDE YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.55m
162A(Table)	MAX. BUILDING HEIGHT (m): TOWNHOUSE	10m	9.97m (RLT) 11.23m (B2B)
2311	MIN. LOT LINE SETBACK FOR LOT LINES THAT ABUT PARKS (m):	5m	5.05m
2311	MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):	6m	5.95m
101(3) & 101 (Table)	MIN. RESIDENT PARKING (TOWNHOUSE) - (99 UNITS @ 0.75 SPACES AFTER THE FIRST 12 UNITS)	71	111
102(Table)	MIN. VISITOR PARKING (REAR LANE TH) - (51 Units @ 0.1 SPACES AFTER THE FIRST 12 UNITS)	4	8
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.7m
131(Table)(2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.0m
131(Table)(3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m):	5.2m	1.0m
2311	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3m	3.1m
131(Table)(5)(b)	REQUIRED VISITOR PARKING MAY BE PROVIDED AS PARALLEL PARKING ON A PRIVATE WAY, PROVIDED THE PRIVATE WAY HAS A MINIMUM WIDTH OF 8.5m:	8.5m	9.3m
139(1)(Table)	MIN. AGGREGATED SOFT LANDSCAPED AREA % WHERE THE FRONT/ SIDE YARD SETBACK IS MORE THAN 3m	40%	≥40%
139(4)(c)	MAX. WIDTH OF A WALKWAY IN THE CASE OF ANY OTHER RESIDENTIAL USE BUILDING (m)	1.2m	1.0m
	ADDITIONAL PROVISIONS		
65(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP, WHERE AT OR BELOW THE FIRST FLOOR LEVEL (m):		
	INTERIOR SIDE YARD OR REAR YARD (m)	No Limit	N/A
	FRONT YARD OR CORNER SIDE YARD (m)	>0.6m to lot line	1.70m
65(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK, WHERE THE WALKING SURFACE IS NOT HIGHER THAN 0.6m ABOVE ADJACENT GRADE:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No Limit	N/A
	FRONT YARD OR CORNER SIDE YARD (m)	>1.0m to lot line 2.25m (Max)	1.83m
65(Table)(6)(b)(v)	WHERE A DECK OR BALCONY OCCURS ABOVE THE 1ST FLOOR & IS WITHIN 1.5M OF AN EXTERIOR SIDE WALL OR INTERIOR SIDE LOT LINE OF A RESIDENTIAL-ZONED LOT	A 1.5m high opaque screen is to be provided facing the interior side lot line.	Certain proposed 2nd floor balconies associated with the RLT units do not include a 1.5 m high opaque screen where within 1.5 m of an exterior side wall of what will be a residential-zoned lot.
106(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	2.6m x 6.7 m

Figure 3: Site Statistics

2.0 Site, Context, & Analysis

2.1 Site Context

The subject site is square and has a total area of approximately 21,760 square metres. The site fronts onto the local road, Vedette Way, and has a frontage of approximately 137 metres. The site is currently undeveloped.

North: North of the subject site are vacant and are zoned as Residential and General Mixed Use.

East: East of the subject site is the Alliance Park. Mixed-use buildings are located east of the park.

South: Directly south of the subject site is a low-rise residential neighbourhood consisting of semidetached and detached homes, as well as a neighbourhood park, Wing Officer Willa Waler Park. Further southeast on Mikinak Road is a large sports and activity park, Eugene Martineau Park, which features various sports activities and a playground.

West: West of the subject site is the existing Mattamy Homes residential development. It includes nine stacked back-to-back townhouses and a total of 172 units. Further west are vacant lands zoned General Mixed Use and Open Space.


North


East


South


West

2.2 Site Photos

Figure 5a&b: View from Mikinak Road and the Interface with Alliance Park

2.3 Site Analysis

Transit Network:

The subject site is in proximity to routes 12, 17 and 25, which lead towards the city center and have a stop along the O-Train. The OC Transpo bus route 12 in Ottawa travels between Parliament/Parlement and Blair C, serving a total of 46 stops and taking approximately 41 minutes for the entire trip. It operates every day of the week. Bus route 17 is a limited local route that runs between Parliament Station and Wateridge Village, replacing the previous route 27. It operates on Rideau Street, Montréal Road, St-Laurent Boulevard, Brittany Drive, Montréal Road, Wanaki Road, Mikinak Road, and Codd's Road, according to OC Transpo. The Route 17 bus departs approximately every 30 minutes. Bus route 25 is designated as a frequent service that runs every 15 minutes, 7 days a week.

The bus stops are on Mikinak Road and Codd's Road. It will take about a 5-minute walk from the subject site to these bus stops. The bus lines that are within the subject site area have been circled on the Transit Map (Figure 6).

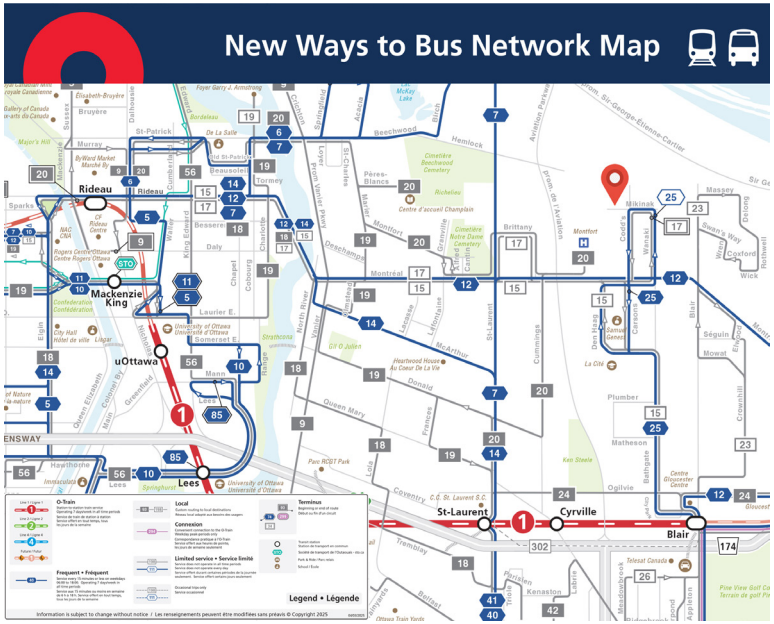


Figure 6: Transit Map in Ottawa

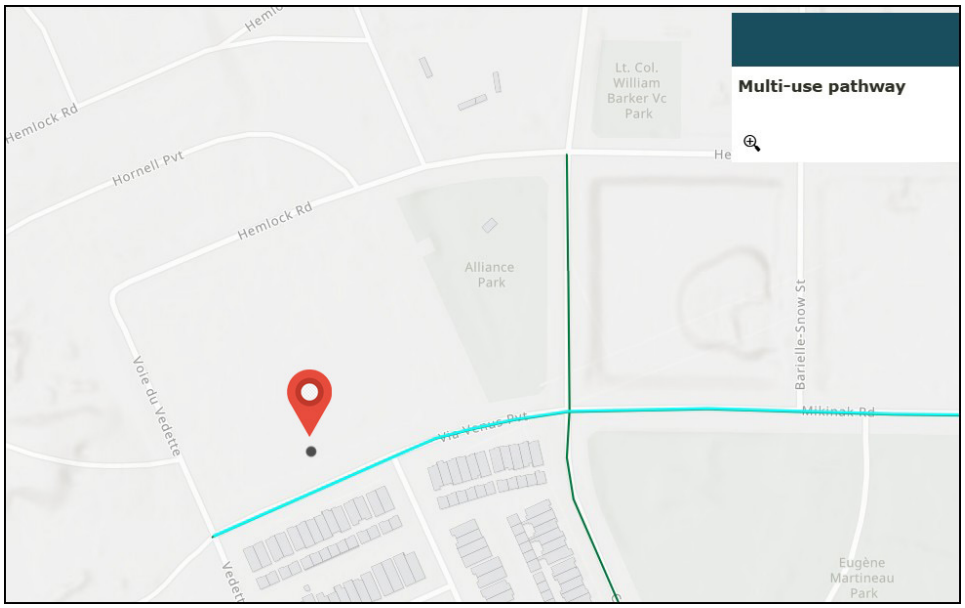


Figure 7: Active Transportation Map

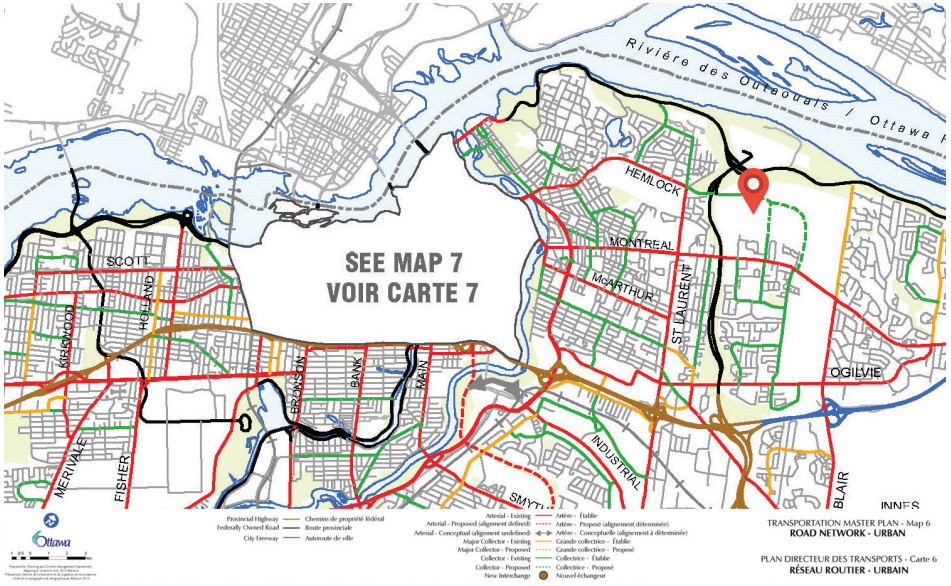


Figure 8: Urban Road Network

Active Transportation:

Off-street bicycle lanes are located along both sides of Hemlock Road, making it a bike accessible location for the proposed development. Alliance Park and Lt. Col. William Baker VC Park are located along Hemlock Road and within walking distance of the proposed development.

Mikinak Road is a multi-use pathway located on the south side of the proposed development. It will lead to the Eugene Martineau Park (Figure 7).

Urban Road Network:

Figure 8 shows the urban road network surrounding the subject site. Two Collector Roads are located within close proximity: Hemlock Road and Codd's Road. Codd's Road connects Hemlock Road and Montreal Road, which is an Arterial Road. Vedette Way and Mikinak Road are designated local roads connecting to Hemlock Road and Codd's Road.

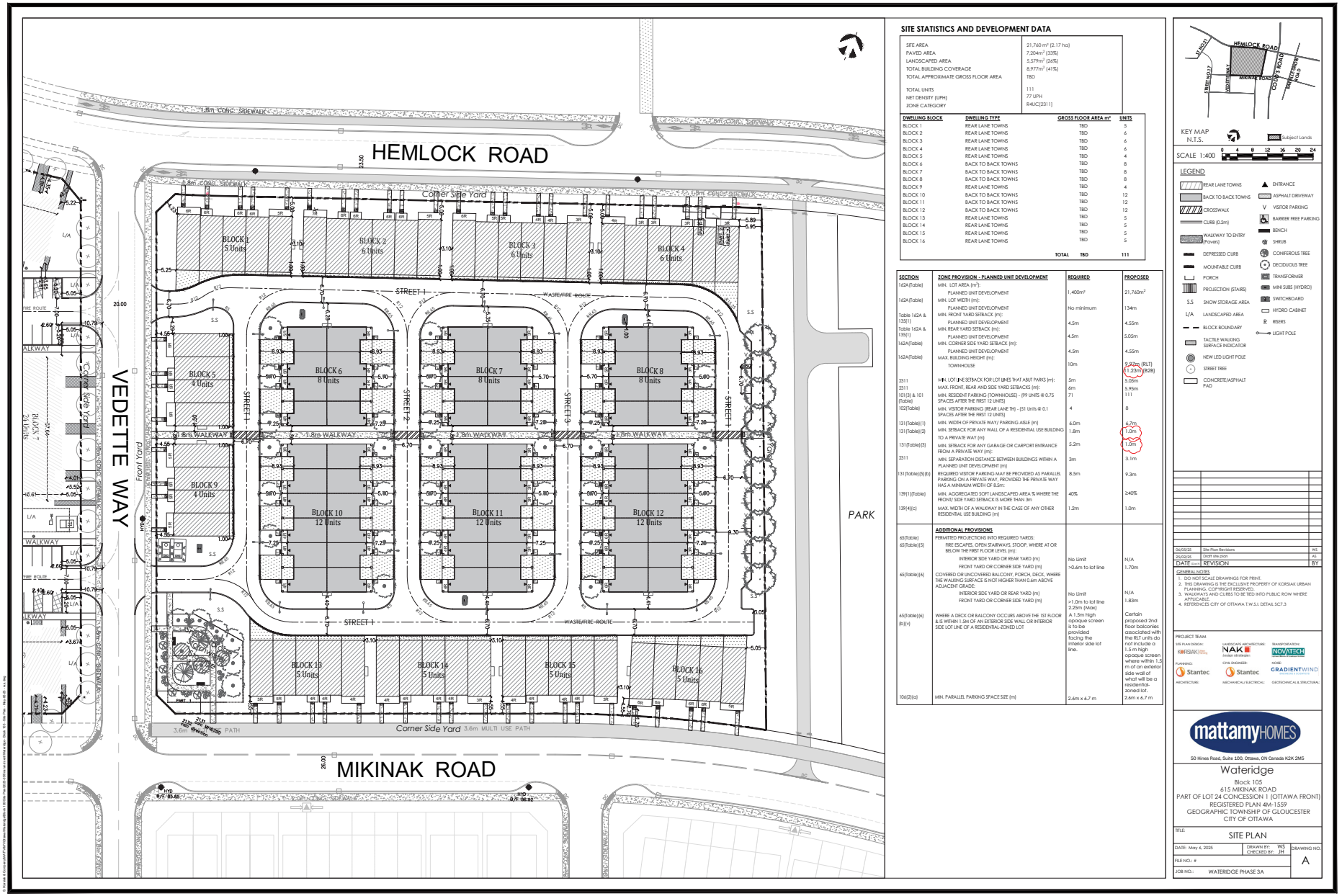
3.0 Design Overview

3.1 Design

The proposal is described as a low-rise residential development and consists of the following:

- 111 total dwelling units (60 back-to-back townhomes and 51 rear lane townhomes).
- Internal private road network that provides for two-way traffic and a looped connection through the site. The two proposed private approaches from Vedette Way are aligned with the private approaches of the residential development to the west, and none of the proposed units will have individual private approaches from the surrounding public right-of-way (ROW).
- All rear lane townhomes are situated along the perimeter of the site and include an attached garage adjacent the looped private road. Rows of dwelling units range from 4-6 units.
- All back-to-back townhomes contain a driveway and attached garage. Blocks of dwelling units range from 8-12 units. Driveways are paired wherever possible.
- Eight visitor parking stalls are proposed along the easterly leg of the looped private roadway.
- Site landscaping will consist of a mix of plantings (trees, shrubs, and ground cover), an east-west pedestrian pathway, and an amenity area at the site's southwest corner. Snow storage will be accommodated at various locations throughout the site. Portions of the amenity area will also serve as a snow storage space, while an underground storage facility beneath the amenity area will provide for on-site stormwater management.

3.2 Site Plan



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106(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	2.6m x 6.7 m

DATE (mm/d/y)	REVISION	BY
06/05/25	Site Plan Revisions	WS
25/03/25	Draft site plan	AS

GENERAL NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

PROJECT TEAM
SITE PLAN DESIGN: KORSIAK Urban Planning
LANDSCAPE ARCHITECTURE: NAK Design Strategies
TRANSPORTATION: NOVATECH Engineers, Planners & Landscape Architects
PLANNING: Stantec
CIVIL ENGINEER: Stantec
NOISE: GRADIENTWIND Engineers & Scientists
ARCHITECTURE: MECHANICAL/ELECTRICAL: GEOTECHNICAL & STRUCTURAL:

mattamyHOMES
50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

Wateridge
Block 105
615 MIKINAK ROAD
PART OF LOT 24 CONCESSION 1 (OTTAWA FRONT)
REGISTERED PLAN 4M-1559
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: SITE PLAN
DATE: May 6, 2025 | DRAWN BY: WS | CHECKED BY: JH | DRAWING NO.: A
FILE NO.: #
JOB NO.: WATERIDGE PHASE 3A

#18683

Figure 9: Site Plan

3.3 Elevations

Rear Lane Townhouses

Back-to-Back Townhouses

FRONT ELEVATION 'B'

REAR ELEVATION 'B'

RIGHT ELEVATION 'B'

LEFT ELEVATION 'B'

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mattamy HOMES

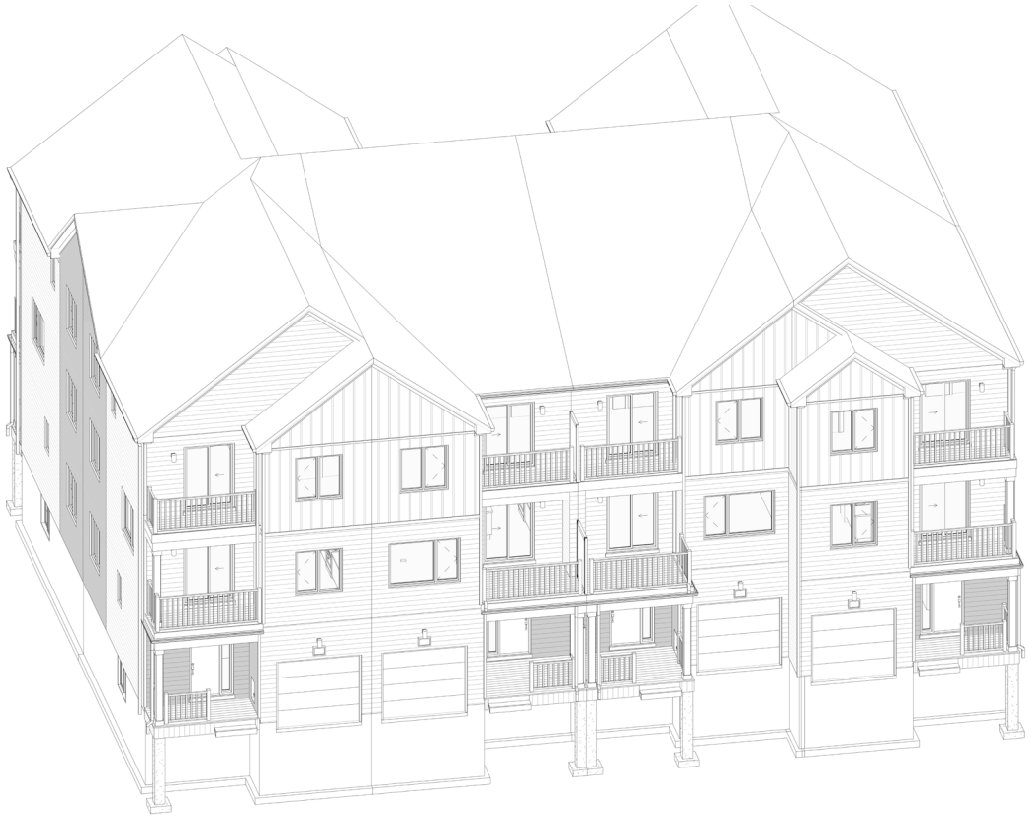
3.4 Renderings

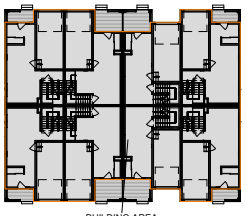
Rear Lane Townhouses

3D VIEW - FRONT & CORNER

3D VIEW - REAR & END

Back-to-Back Townhouses

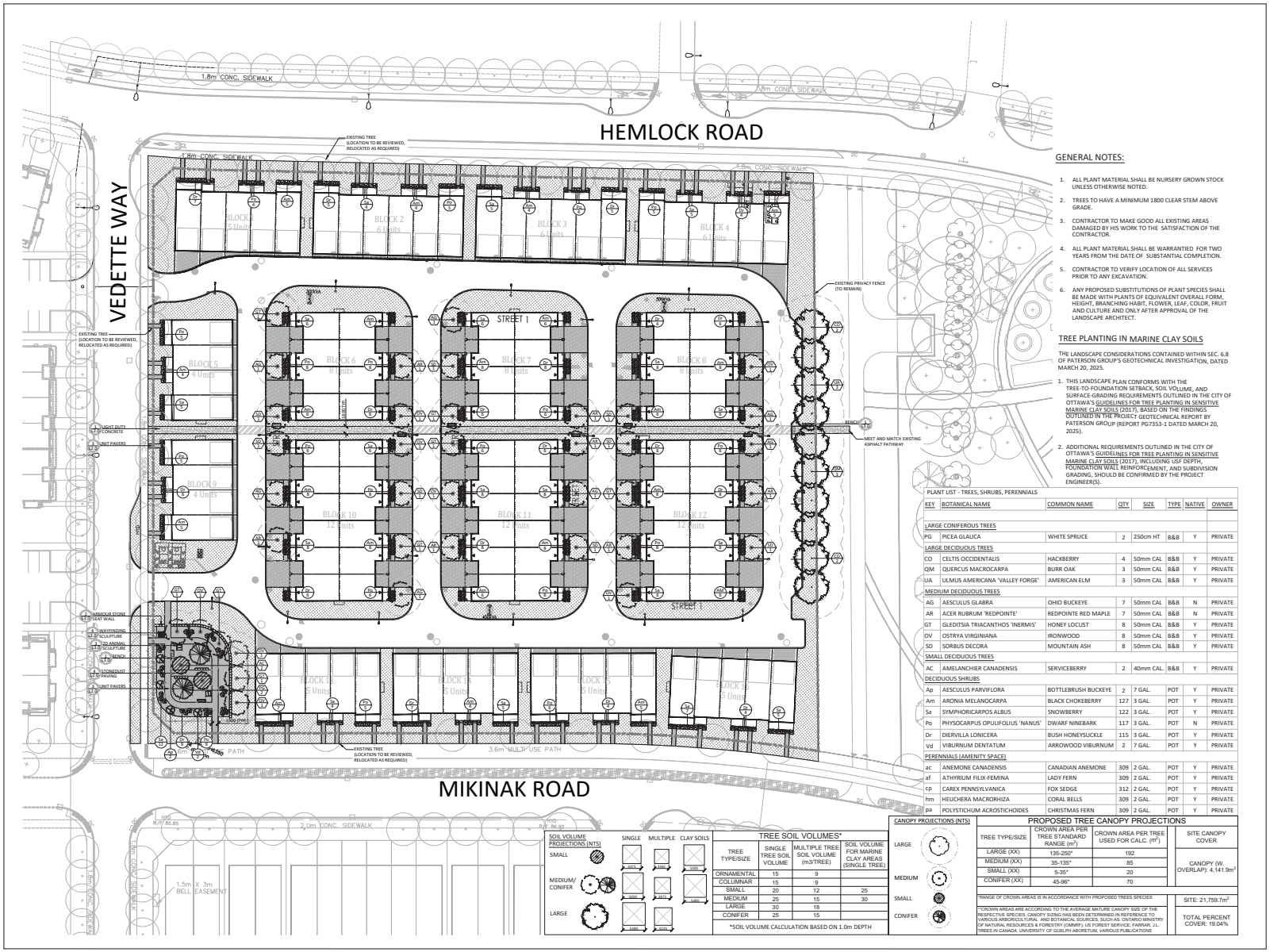




KORSIAK Urban Planning mattamyHOMES

3.5 Massing Renderings (Interface with Alliance Park)

3.6 Landscape Plan



GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED MARCH 20, 2025.

1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG7353-1 DATED MARCH 20, 2025).
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).

PLANT LIST - TREES, SHRUBS, PERENNIALS

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE CONIFEROUS TREES							
PG	PICEA GLAUCA	WHITE SPRUCE	2	250cm HT	B&B	Y	PRIVATE
LARGE DECIDUOUS TREES							
CO	CELTIS OCCIDENTALIS	HACKBERRY	4	50mm CAL	B&B	Y	PRIVATE
QM	QUERCUS MACROCARPA	BURR OAK	3	50mm CAL	B&B	Y	PRIVATE
UA	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	3	50mm CAL	B&B	Y	PRIVATE
MEDIUM DECIDUOUS TREES							
AG	AESCULUS GLABRA	OHIO BUCKEYE	7	50mm CAL	B&B	N	PRIVATE
AR	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	7	50mm CAL	B&B	N	PRIVATE
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	8	50mm CAL	B&B	Y	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	8	50mm CAL	B&B	Y	PRIVATE
SD	SORBUS DECORA	MOUNTAIN ASH	8	50mm CAL	B&B	Y	PRIVATE
SMALL DECIDUOUS TREES							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	40mm CAL.	B&B	Y	PRIVATE
DECIDUOUS SHRUBS							
Ap	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	2	7 GAL.	POT	Y	PRIVATE
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	127	3 GAL.	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	122	3 GAL.	POT	Y	PRIVATE
Po	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	117	3 GAL.	POT	N	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	115	3 GAL.	POT	Y	PRIVATE
Vd	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	2	7 GAL.	POT	Y	PRIVATE
PERENNIALS (AMENITY SPACE)							
ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	309	2 GAL.	POT	Y	PRIVATE
af	ATHYRIUM FILIX-FEMINA	LADY FERN	309	2 GAL.	POT	Y	PRIVATE
cp	CAREX PENNSYLVANICA	FOX SEDGE	312	2 GAL.	POT	Y	PRIVATE
hm	HEUCHERA MACRORHIZA	CORAL BELLS	309	2 GAL.	POT	Y	PRIVATE
pa	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	309	2 GAL.	POT	Y	PRIVATE

SOIL VOLUME PROJECTIONS (NTS)

TREE SOIL VOLUMES*

TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)
ORNAMENTAL	15	9	
COLUMNAR	15	9	
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	
CONIFER	25	15	

*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

CANOPY PROJECTIONS (NTS)

PROPOSED TREE CANOPY PROJECTIONS

TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (XX)	135-250*	192	CANOPY (W. OVERLAP): 4,141.9m²
MEDIUM (XX)	35-135*	85	
SMALL (XX)	5-35*	20	
CONIFER (XX)	45-96*	70	

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES

SITE: 21,759.7m²

*CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA. UNIVERSITY OF GUELPH ARBORETUM. VARIOUS PUBLICATIONS

TOTAL PERCENT COVER: 19.04%

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan

LEGEND

PROPERTY LINE

PLANTING

LARGE DECIDUOUS TREE
MEDIUM DECIDUOUS TREE
SMALL DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
PERENNIAL PLANTING
SOD

PAVING

CIP CONCRETE PAVING
UNIT PAVING
STONE DUST PAVING

AMENITY FEATURES

WAYFINDING, 2D ANIMAL SCULPTURE
BENCH, ARMOUR STONE SEATING

PLANTING KEY

TREE SPECIES / QUANTITY
SHRUB SPECIES / QUANTITY

DETAIL KEY

DETAIL NO. / SHEET NO.

No.	Revision	Date
-		
-		
-		
-		
3	Issued for SPA	May 5/25
2	Issued for Coordination	May 1/25
1	Issued for Coordination	Apr.17/25

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PROPERTY INFORMATION
Part of Subdivision of part of lots 22, 23, and 24, Concession 1 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa, Registered Plan 384-0309

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Project

BLOCK 105
WATERIDGE VILLAGE

Title

LANDSCAPE PLAN

Date	2025-03-19
Scale	1:400
Drawn	JE
Checked	SC
Job No.	25-066
Sheet	L1.0

CITY FILE N° D0XX-XX-XXX-XXXX

4.0 Design Directions

This section will provide a concise summary and response to the applicable City's design policies.

4.1 Official Plan

- 4.6.4.1) Innovative, sustainable and resilient design practices and technologies in site planning and building design will be supported by the High-performance Development Standard, which will apply to site plans, draft plans of subdivision and local plans in accordance with Subsection 11.1, Policy 3). The Standard addresses matters of exterior sustainable design and will align urban design with climate change mitigation and adaptation goals and objectives.
- The proposal utilizes underground stormwater management technology that allows for a space on-site to serve multiple uses (stormwater management, amenity area, snow storage).
- 4.6.5.1) Development throughout the City shall demonstrate that the intent of applicable Council-approved plans and design guidelines are met.
- See Section 4.3 of this Urban Design Brief reviewing the applicable Urban Design Guidelines.
- 4.6.5.2) Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated.
- The proposal includes housing that frames the public street, complies with zoning required setbacks, has clearly visible front entrances facing public sidewalks, and includes an east-west mid-block connection with potential to tie into the City-owned asset management lands and Alliance Park.
- 4.6.5.3) Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.
- The proposed private road network and two private approaches will provide looped connectivity through the site. The sidewalks along Hemlock Road and Mikinak Road will be uninterrupted by vehicles and will be complemented by an east-west mid-block connection. Surface parking is separated from the public streets by way of location, building placement, and proposed trees.
- 4.6.5.4) Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.
- The site is surrounded by public sidewalks and will contain an east-west mid-block connection that includes line painting to demark crossings over the private road network.
- 4.6.6.6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.
- The proposal includes shared and private landscaped areas consisting of ground cover, shrubs, and trees. Main entrances for buildings are near adjacent grade and dwelling units include porches and balconies. The proposed building form is compatible with existing low-rise development throughout Wateridge Village.

4.2 Wateridge Village Secondary Plan

- 2.1 Lands designated Neighbourhood will permit the development of a wide range of housing types in order to accommodate the needs of a diversity of future residents and households.
- Low-Rise to Mid-Rise Neighbourhood
- The intent of the Low-Rise to Mid-Rise Neighbourhood designation is to permit a limited area of lower-density neighbourhood development and a larger area of medium-density neighbourhood development. The designation also acts as a transition between existing adjacent low-density neighbourhoods and the future higher-density neighbourhoods.
- 2.1.1) All types of residential uses are permitted, with the exception of high-rise apartments.
- The proposal consists of a mix of low-rise medium density housing.
- 3.1) Private driveways that serve single or pairs of residential units are not permitted where the driveways would cross a cycle-track, a multi-use pathway, a surface drainage swale, or would access onto streets with a right of way of 24 metres or greater.
- Proposed driveways are all internal to the site.
- 3.2) Surface parking areas are to be located within the interior of development blocks and separated on a minimum of three sides from public rights of way, parks and open spaces with built form.
- Eight visitor parking spaces are provided as parallel spaces along the easterly north-south private road. The parking is appropriately located and adequately screened from adjacent ROWs and open space by location, building placement, and proposed trees.

4.3 Urban Design Guidelines for Low-Rise Infill Housing

Urban Design Guidelines provide non-statutory guidance to development with the intent of supporting the achievement of design goals of the Official Plan. Although the proposed development doesn't reflect what is typically considered "infill development", these Guidelines remain relevant given the low-rise nature and residential land use of the proposal. The review below demonstrates how the proposal has considered applicable guidelines.

Guideline	Design Response / Consideration
Streetscape 1.1 Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.	All units facing public streets include principal entranceways, windows, projections, and pedestrian walkways facing and connecting to the public realm. Similarly, internal units offer the same relationship with the internal private streets.
Streetscape 1.2 Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern. When new built form typologies are introduced to the streetscape, a sensitive design approach that is informed by the existing streetscape character allows for good integration.	The site layout and design accounts for guidance from the Wateridge Village CDP and complements established character throughout Wateridge Village.
Streetscape 1.3 Expand the network of public sidewalks, pathways and crosswalks to enhance pedestrian safety.	An east-west pedestrian path bisects the site providing opportunity for direct connection to the City asset management lands followed by Alliance Park. Perimeter units will have individual walkways connecting to the public sidewalks.
Steetscape 1.4 Provide pedestrian-scale lighting that points downward in order to minimize light pollution and prevent spillage onto neighbouring properties. (Refer to the City's Standard Site Plan Agreement specifications for exterior lighting).	Site lighting plan has been prepared in accordance with applicable requirements.
Streetscape 1.6 Design accessible walkways from private entrances to public sidewalks.	See earlier response(s).
Streetscape 1.7 Ensure that new streets, if private, look, feel, function and provide similar amenities as do public streets, including sidewalks and street trees.	See earlier response(s). Trees and shrubs are proposed along private streets in coordination with other site design elements and conditions.

Guideline	Design Response / Consideration
Landscape 2.1 Landscape the front yard and right-of-way to emphasize aggregated soft landscaping as much as possible and provide adequate soil volume for the planting of large sized trees. 2.2 Where the soft surface boulevard in the right-of-way is limited, identify alternative areas for soft landscaping that can accommodate tree-planting. 2.4 Provide street trees in continuous planting pits or in aggregated soft landscaped areas with shared soil volumes to support healthy growth. Where the space available to accommodate adequate soil volume is limited, use materials and planting techniques (e.g., permeable paving, Silva Cells or similar planting systems) that improve tree growth conditions and limit the impacts of soil compaction and road salt. 2.5 Plant trees, shrubs, and ground cover adjacent to the public street and sidewalk for an attractive sidewalk edge. Select hardy, salt-tolerant native plant material that can thrive in challenging urban conditions.	Yards fronting public rights-of-way consist of soft landscaping. Soft landscaping, including trees and shrubs, is also located throughout the interior of the site and along its easterly and southwest boundaries. Plantings are detailed in the landscape plan and are coordinated with other site design and elements and conditions, and consider applicable regulations, standards, best practices, and City pre-consult comments.
Building Design (Built Form) 3.1.1 Ensure that new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street contribute to the animation, safety and security of the street.	See earlier response(s).
Building Design (Built Form) 3.1.2 Locate and build infill in a manner that reflects the desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks.	See earlier response(s).

Guideline	Design Response / Consideration
Building Design (Built Form) 3.1.3 In determining infill lot sizes, recognize the provisions of the Zoning By-law, the Official Plan's Transect-, Overlay-, and Neighbourhood policies, and local lot sizes, including lot width, the existing relationship between lot size, yard setbacks and the scale of homes.	These documents have been reviewed in preparation of the site design and layout.
Building Design (Built Form) 3.1.4 Orient buildings so that their amenity spaces do not require sound attenuation walls and that noise impacts are minimized. Design amenity areas such as second floor balconies and rooftop decks to respect the privacy of the surrounding homes.	Private amenities are limited to balconies and porches, so sound attenuation is not required. Balconies do not face the roads. The site does not directly abut existing homes.
Building Design (Built Form) 3.1.5 In cases where there is a uniform setback along a street, match this setback in order to fit into the neighbourhood pattern and create a continuous, legible edge to the public street. In cases where there is no uniform setback, locate the infill building at roughly the same distance from the property line as the buildings along the abutting lots.	See earlier response(s).
Building Design (Built Form) 3.1.6 Contribute to the amenity, safety and enjoyment of open spaces by offering living spaces that face them.	An outdoor communal amenity space is provided at the southwest corner of the site. Each unit will have private amenity space in the form of projections. The site is well served by existing parkland.
Building Design (Built Form) 3.2.1 Design infill in a manner that contributes to the quality of the streetscape considers the impacts of scale and mass on the adjacent surrounding homes.	Proposed scale is appropriate and compatible with surrounding character to the south and west.
Building Design (Built Form) 3.3.1 Design all sides of a building that face public streets and open spaces to a similar level of quality and detail. Avoid large blank walls that are visible from the street, other public spaces, or adjacent properties.	Rear lane houses are arranged along the three road frontages, which can ensure a unified façade style along the street.

Guideline	Design Response / Consideration
Building Design (Built Form) 3.3.2 Design infill to be rich in detail and to enhance public streets and spaces, while also responding to the established patterns of the street and neighbourhood. […]	See earlier response(s).
Building Design (Built Form) 3.3.3 Provide primary building entrances that are inviting and visible from the street […].	See earlier response(s).
Building Design (Built Form) 3.3.4 Ensure that when one or more units are constructed on adjacent properties, they relate to each other and the existing fabric on street. At the same time, design the infill units with distinguishing characteristics (e.g., different materials, colours, rooflines, windows and door treatments) so that they have distinct identities.	The site is not directly adjacent to existing residenees. The RLTs along Vedette Way will relate to the existing development on the west side, which was also built by Mattamy. The two entrances are aligned with the existing development, and the entrances are facing Vedette Way. The RLTs along Mikinak Road face the existing Semi-detached houses. The building façade will be similar to ensure a unified style of streetscape.
Building Design (Built Form) 3.3.5 Locate front doors at an elevation that reflects the dominant and desirable pattern of door heights in the neighbourhood. A first-floor elevation that is the average of that of the surrounding homes allows for better integration with the neighbourhood pattern of doors, entries, porches and landscape.	See earlier response(s).
Building Design (Built Form) 3.3.6 Where they are in keeping with the character of the neighbourhood, add front yard projections, such as porches, bay windows and balconies, to enhance the façade of the infill and contribute to the sociability of the street.	See earlier response(s).
Parking and Garages 4.1 Where such features are permitted by the Zoning By law, limit the area occupied by driveways and parking spaces to allow for greater amounts of aggregated soft landscaping in the front and rear yards. Reduce the width and length of driveways and parking spots and use permeable pavers to minimize the visual and environmental impacts of hard surface areas.	No surface parking lots are included, and surface parking has been provided in accordance with zoning requirements and market demand. The unit mix includes rear lane townhouses which have limited spans of driveway leading to garages.

Guideline	Design Response / Consideration
Parking and Garages 4.2 Where driveways and walkways are in close proximity to each other, use contrasting materials or landscaping to distinguish and highlight the walkway to front door.	Pedestrian pathways are of materials that contrast with the private street network and driveways.
Parking and Garages 4.5 In neighbourhoods with open rear public lanes and on corner lots, provide parking in the rear with access from the lane or flanking street.	See earlier response(s).
Parking and Garages 4.6 Where access to a garage is at the front, design infill so that the proportional relationship between the width of the garage and the width of the lot is similar to the pattern of the neighbourhood. For example, if front garages occupy 25% of the lot frontage of existing homes, reflect this characteristic in the proposed infill home.	The back-to-back towns have garage to front façade proportions that are compatible with the character of the existing area to the south.
Parking and Garages 4.7 Limit the number and width of access depressions (curb cuts) and share driveways in order to maintain as much on-street parking as possible.	Driveways are located side by side. Eight on-street visitor spaces are provided.
Service Elements 6.1 Integrate and screen service elements (such as loading areas, garbage and recycling storage, utility meters, transformers, heating, ventilation and air conditioning equipment) into the design of the building so that they are not visible from the street and/or adjacent public spaces. Conceal these elements using a variety of methods such as containment, hard and soft landscaping, and decorative screening, without unduly limiting access, safe operations and maintenance.	A/C units will be screened by balconies. Transformers will be screened by trees and shrubs.
Service Elements 6.2 Where there is no garage, store garbage, green bins and recycling bins in a rear shed or, if functional space allows, in a small storage space that is within the building but with outdoor access at the side or rear, or outdoors at the side of the building. Do not replace the storage function of a garage with a storage unit that is visible on the front façade of the home.	N/A. All units have garages.

Guideline	Design Response / Consideration
Service Elements 6.4 Locate ventilation out-takes so odours do not spill into public areas or private residential spaces.	Ventilation out takes will have consideration for public and private spaces.
Service Elements 6.5 Respect safety clearances and setbacks from overhead and underground services and utilities.	There are no overhead or underground services and utilities on this site, only a maintenance easement.
Service Elements 6.6 Group utility boxes to minimize their visual impact. Consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.	Utility boxes will be located along the side wall of the buildings.

The following are the responses to urban design directions provided at the various pre-consultation meetings with City staff.

Comment	Design Response / Consideration
Take note of Sec. 6.5.2 in the CDP pertaining to design guidelines for low- to mid-rise residential, which include some of the following: • Buildings to be articulated to create visual interest, with slight variation in set-backs. • Facades facing corners should have enhanced treatments in materiality due to their visibility. • Overall higher quality materials to be used. • No building greater than 40m in length without a form of articulation. • Include large windows and upper floor balconies.	Porches vary in size and setback. The treatment of materiality for the corner units will be enhanced due to the visibility. Higher quality materials will be used for the entire property. No building block is longer than 40m. Large windows and upper-floor balconies are designed for both RLTs and B2Bs.
Consider expanding the walkway around waste collection areas for a continuous connection.	Waste collection areas have been removed as curbside pick-up is planned.
We suggest expanding the linear pathway bisecting the site and carrying this through the site.	An east-west pathway through the site has been introduced.
Depress curbs and include crosswalks with a preference for a variation in material over painted lines.	Curbs are depressed and front walkways will be of a contrasting material. Painted lines will be used where the east-west pathways cross the private streets.
Consider locating amenity areas along these connections with seating, drinking fountains, wayfinding elements, etc.	Seating is located along the east-west pathway and a dedicated outdoor amenity area is provided in the southwest corner.
Public access easements will be required for any logical connections through the site.	Noted.
Suggest relocation some of the bicycle lockups into areas that are easy to access and highly visible, internal to the site - suggest the interior pathway/amenity area.	No exterior bicycle parking is provided.
Staff would encourage the Applicant to reorient its internal blocks to bolster a mid-block connection.	An east-west mid-block connection has been added per this recommendation.
Staff appreciate the introduction of rear lane townhomes along public frontages, and would encourage the Applicant to provide a robust planting plan including street trees within the public realm.	Please refer to the landscape plan showing ground cover, shrubs, and trees.