

7000 Campeau Drive

Urban Design Brief.

September 2019

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Figure 1 North Parkette

■ SCOPE AND INTENT

The purpose of this Design Brief is to provide inspiration and direction for the 7000 Campeau Drive Community. The vision and design inspirations presented in this document reflect the objectives from the City of Ottawa's Official Plan, the Design Guidelines for the Village of Kanata Lakes, and the former Secondary Plan for the Marchwood-Lakeside Communities.

This Design Brief will discuss and illustrate the following aspects:

- The Kanata Context;
- Site Condition;
- Vision and Design Principles;
- Concept Plan;
- Built Form and Housing Typologies;
- Park, Open Space Network & Natural Features;
- Street Network and Character; and
- Gateway and Edge Conditions.

The text and images presented in this Design Brief are conceptual; their purpose is to provide a representation of the vision and appearance for 7000 Campeau Drive going forward.

KANATA CONTEXT

Kanata (Figure 2) is located 23km south-west of Downtown Ottawa. 7000 Campeau Drive, which is approximately 71 hectares (175 acres), is located just north of the Queensway. 7000 Campeau Drive is bounded by several residential streets, existing residential uses and Campeau Drive to the south. Approximately 25% of the site will comprise of parkland, open space, natural buffers, and ponds, assisting in the creation of a natural network between the future community and the surrounding context.

The subject site is designated as General Urban Area under the City of Ottawa Official Plan. The built form of 7000 Campeau Drive will consist of single-detached dwellings, front-drive and back-to-back townhomes, and a medium-density node. Key features in the surrounding community include the Ottawa River and the South March Highlands Conservation Forest. Features of interest within the subject site include open space, rock outcrops and natural tree stands.

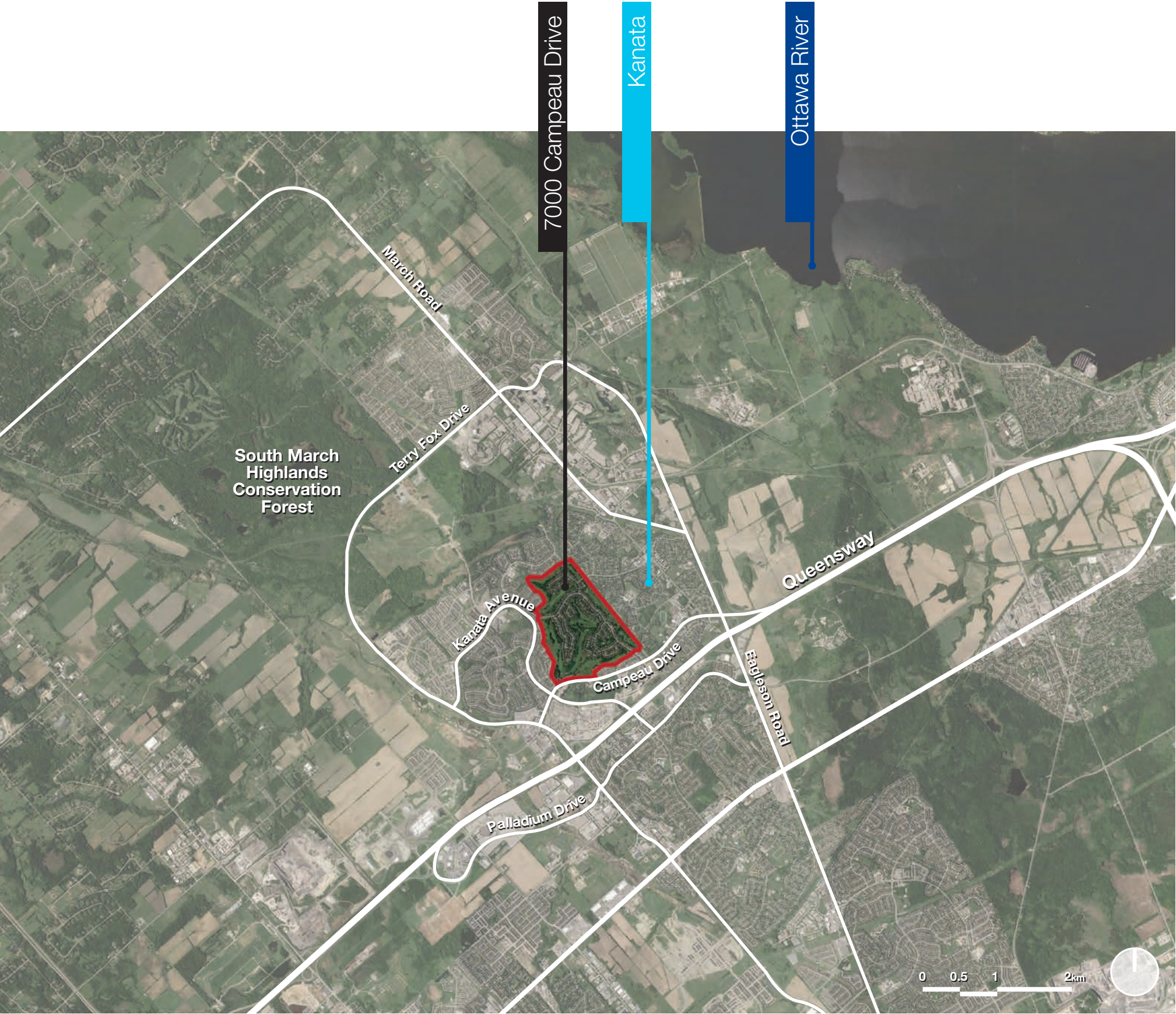
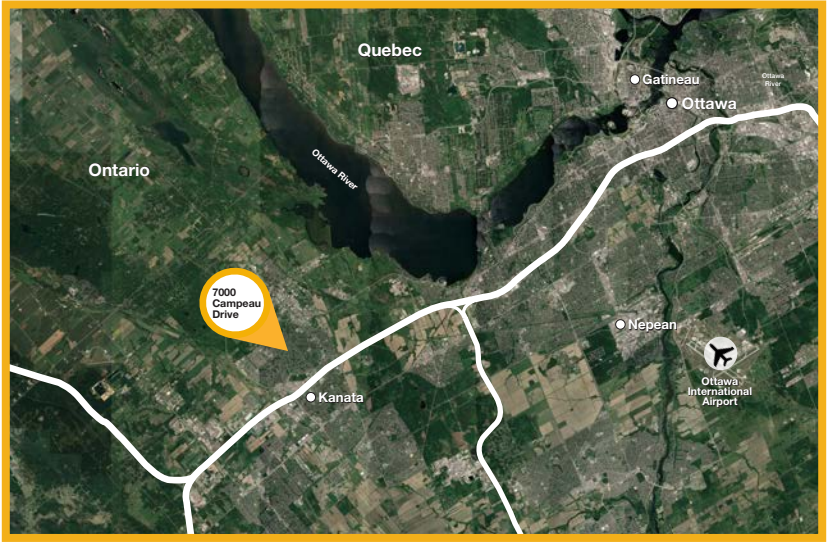


Figure 2 7000 Campeau Drive and Kanata surrounding area

Site Context



Gross Site Area

70.89 ha
(175.17 ac)

- Park
- School
- Community Facility
- Commercial



SITE CONDITION

7000 Campeau Drive is surrounded by the Kanata Lakes community, bordered on the east by the Beaverbrook neighbourhood and to the south by the Kanata Town Centre Core Park and high-rise residential buildings. While much of the existing landscape has been artificially constructed to accommodate the golf course's needs for fairways, bunkers, ponds, berms, and trails, some natural features, such as tree stands and rock outcrops, have been retained.

The site's topography is varying, experiencing an overall elevation change of ~15m. The highest points of elevation are located along the western edges of the site, just north of Campeau Drive and north/south of Knudson Drive.



Site Images



1 Rock Outcrops



2 Storm Pond



3 Tree Stand



4 Walkway Block



5 Storm Pond



6 Multi-Use Pathway



7 Tree Stand



8 Rock Outcrops



9 Walkway Block

■ VISION

‘Create a community that integrates with the surrounding residential neighbourhoods, and develops a cohesive network of year-round public open spaces and parks’

■ OBJECTIVES

The following design objectives will help support the vision for 7000 Campeau Drive:

- Maintain High Standards of Design Excellence and Quality;
- Incorporate a Variety of Built Form that is Unique, yet Fosters a Harmonious Environment with the Existing Community;
- Retain Existing Features Where Appropriate;
- Create Strong Linkages and Co-ordination with Adjacent Open Space Systems;
- Encourage Innovation through Design.

DESIGN PRINCIPLES



Compatibility of Built Form

Offer housing types and forms that are compatible with the surrounding neighbourhoods.



Parkland, Open Space and Pond Features as Additional Neighbourhood Amenities

Incorporate a range of park spaces, while utilizing ponds as community amenity areas to assist in facilitating a healthy environment.



Residential Landscape Buffer

Provide an appropriate amount of landscaped buffering between new and existing communities.



Year Round Publicly Accessible Open Space

Provide an exceptional amount of public open space and greenspace that the whole community - new and existing - will benefit from.



Strong Street Presence & Trail Connectivity and Linkages

Provide trails and linkages throughout the community; more direct routes to Centrum Shopping Centre and connections to the Park and Ride.

■ MASTER PLAN

7000 Campeau Drive will be a community that respectfully integrates with the existing community of Kanata Lakes. Appropriate distribution of open spaces with thoughtful linkages will enhance the overall porosity of the site for both residents and visitors. The placement of parklands, open spaces, storm ponds, and residential buffers will be mindful of the existing site conditions and adjacent residents.

Three access points into the community are located along Campeau Drive. These entry points will be the main gateways to the rest of the community. The westernmost entrance will be connected to the 20.0m local road that serves as the north-south spine of the site. The two entrances along Knudson Drive intersect the main thoroughfare, providing access to the northern portion of the site. The entrance along Weslock Way provides access to a local road running north-south along the eastern portion of the site and terminating at one of the five storm ponds. Incorporating these five entrances allows for an efficient distribution of site traffic when entering and exiting the community, while also respecting the existing movement corridors from the surrounding communities. Lastly, a window street will front Campeau Drive, showcasing townhome products.

For the most part, townhomes will be oriented to flank the 20.0m local road to minimize the number of driveways present along the main corridor. Corner units at the end of these flanking blocks will have their main entrances visible along the 20.0m local road to visually enhance and positively address the street.

An important feature of the concept is the medium-density block located at the southwest corner of the site. This area of higher density will correspond to the high-density lands south of Campeau Drive.

Other important features of the concept are the strategically located parklands, open spaces, storm ponds and residential buffers which cater to the existing community, address adjacencies, as well as serve the incoming residents. Most green spaces are strategically placed alongside existing residential areas to provide a buffer for enhanced privacy and aesthetic green space.

Overall, 7000 Campeau Drive will be a community that respects the existing character of the surrounding neighbourhoods, while providing exceptional built form and green linkages to accessible green spaces.



scale
NTS

Legend

- Single-Detached
- Front-Drive Townhomes
- Back-to-Back Townhomes
- Medium-Density
- Parkland
- Open Space
- Storm Pond
- Residential Buffer



BUILT FORM & HOUSING TYPOLOGIES

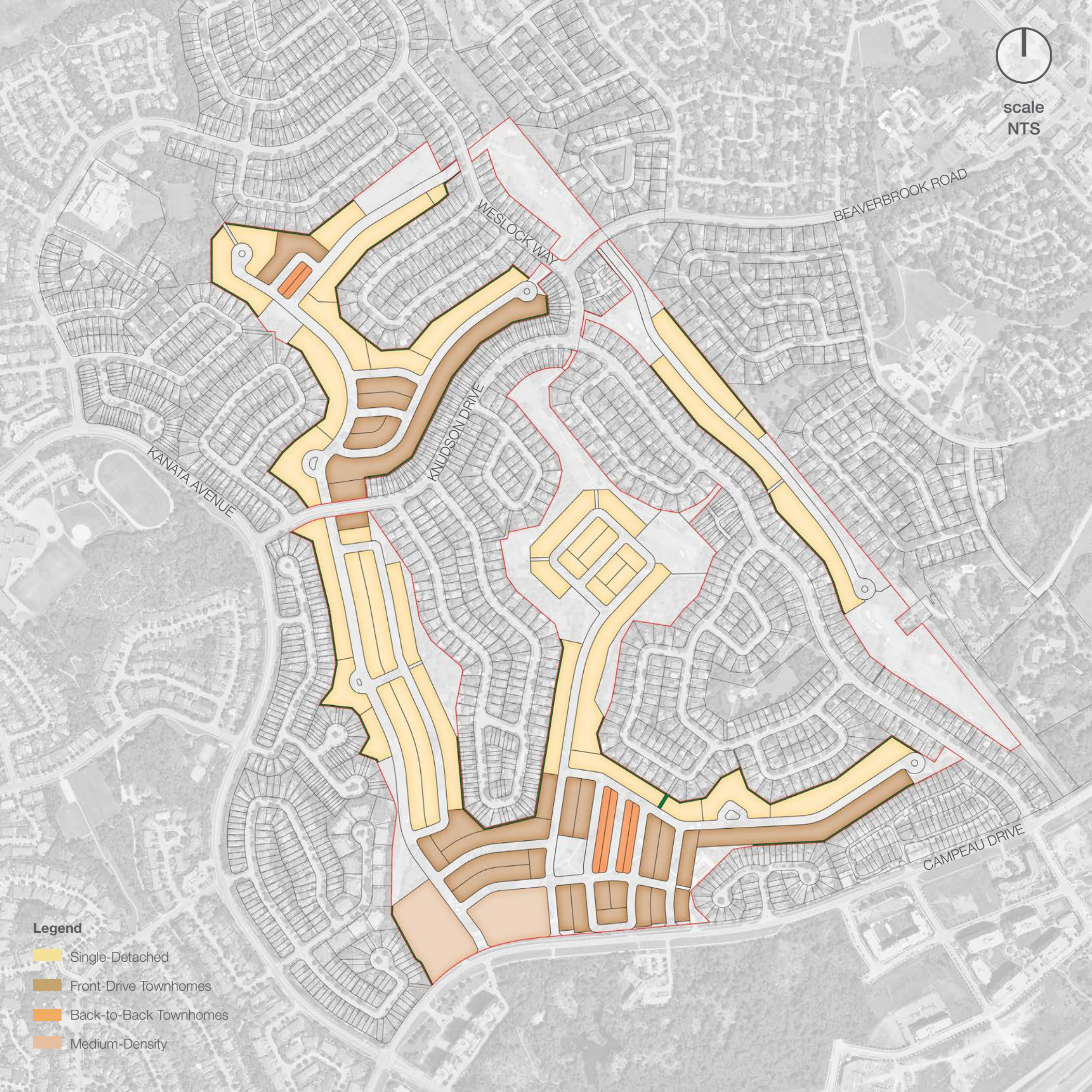
The built form will complement the existing architectural character and attributes found within the Kanata Lakes community. Not including the medium density blocks, housing will predominantly consist of 2 to 3 storey buildings. The proposed lot sizes and setbacks will provide units with an ample amount of private space in the front, side and rear yards to avoid the typical suburban setback condition.

The architectural styles will be in keeping with the existing Kanata Lakes community. Traditional architectural elements such as porches and distinctive rooflines will help in capturing the character of Kanata Lakes. Furthermore, building materials will be incorporated into the architecture to correspond to existing materials found in the neighbouring community.

Housing typologies that will be incorporated in 7000 Campeau Drive will include the following:

- Single-Detached Homes
- Front-Drive Townhomes
- Back-to-Back Townhomes
- Stacked Townhomes
- Mid-Rise Buildings

Deeper Single-Detached Homes are located in areas backing existing singles within the adjacent community. Executive Townhomes and Back-to-Back Townhomes will provide additional diversity of housing types to cater to a wider demographic. The following Figures provide built form sitings and corresponding architectural rendering precedents for each housing typology.



30' Single-Detached Home

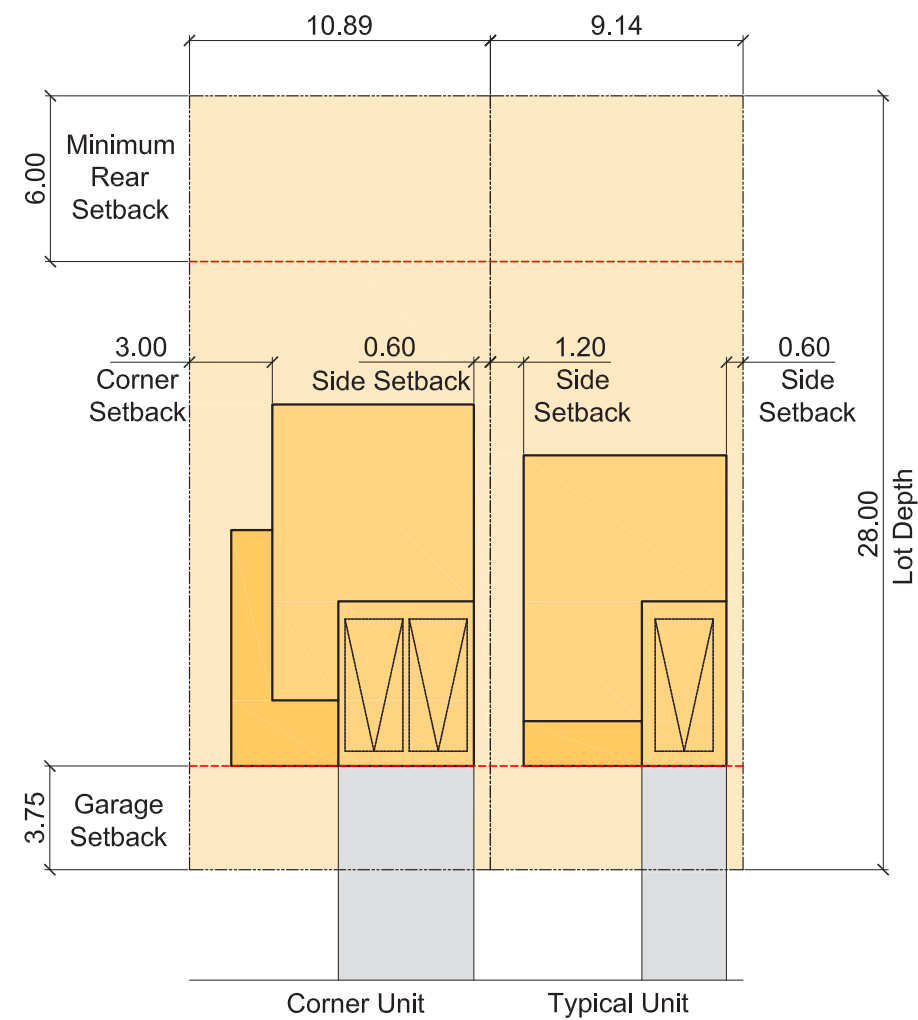


Figure 3 30' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Traditional Style Corner Product

Figure 4 Conceptual Architectural Renderings - 30' Single-Detached Home

● 31' Single-Detached Home

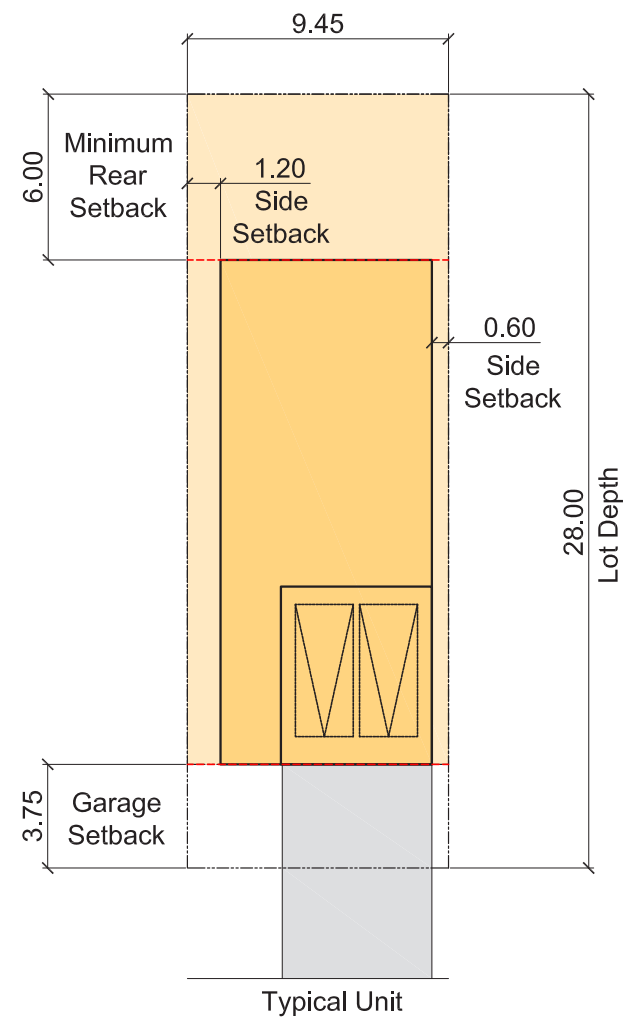


Figure 5 31' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Contemporary Style

Figure 6 Conceptual Architectural Renderings - 31' Single-Detached Home

● 35' Single-Detached Home

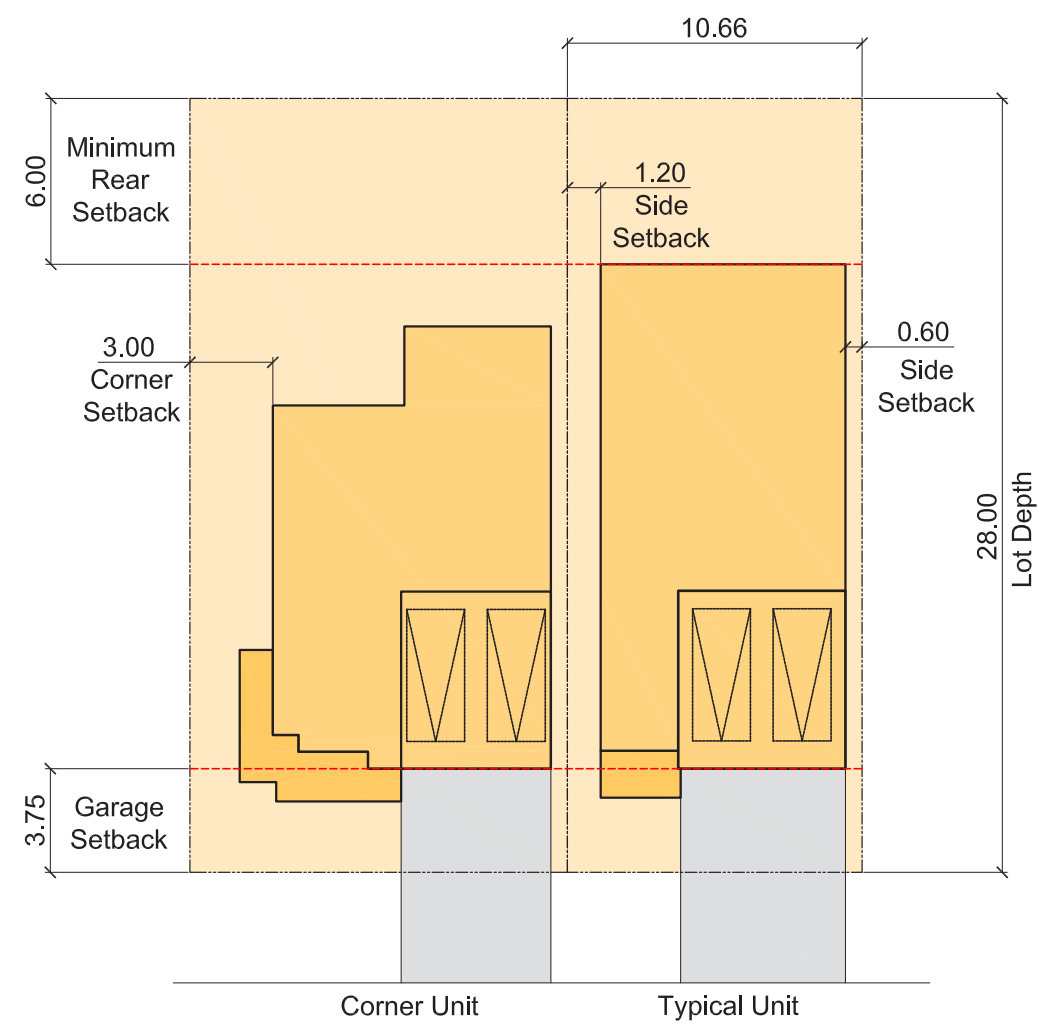


Figure 7 35' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Contemporary Style

Figure 8 Conceptual Architectural Renderings - 35' Single-Detached Home

36' Single-Detached Home

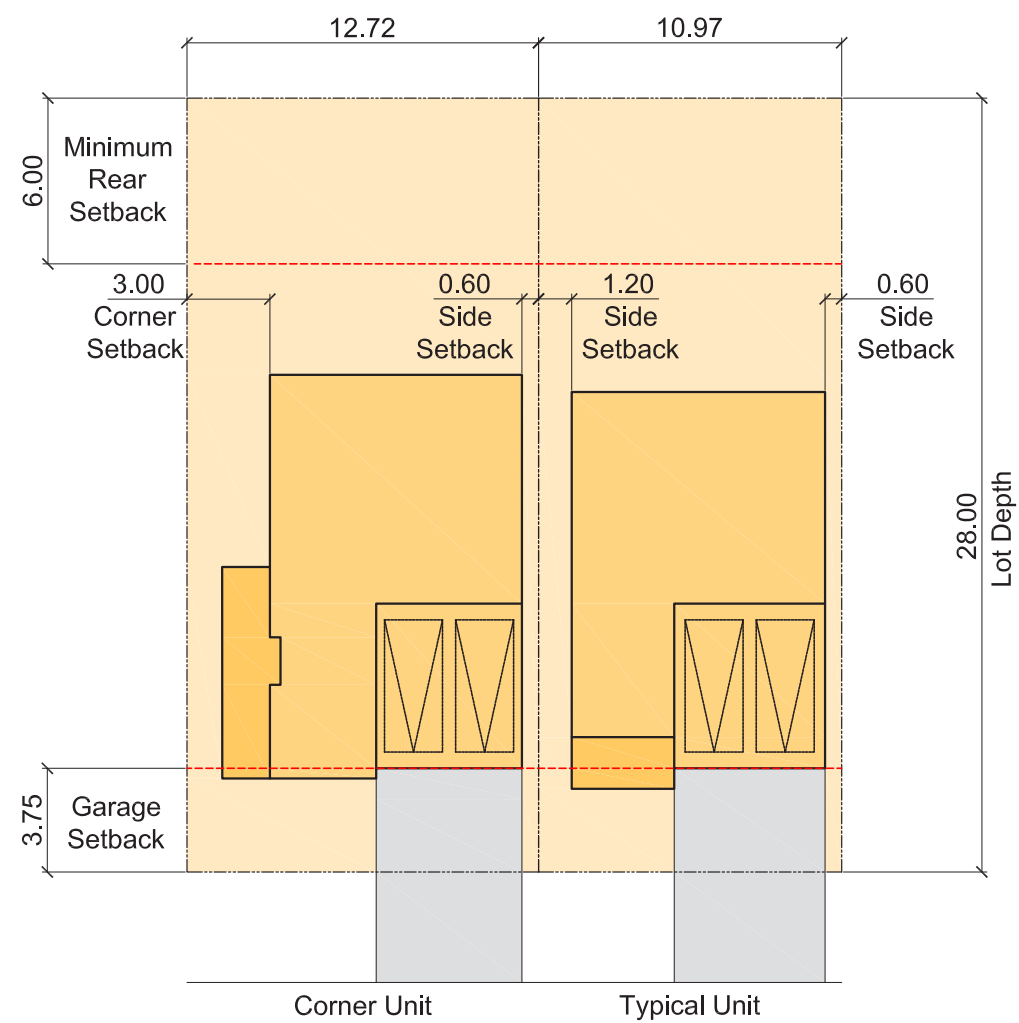


Figure 9 36' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Traditional Style Corner Product

Figure 10 Conceptual Architectural Renderings - 36' Single-Detached Home

43' Single-Detached Home

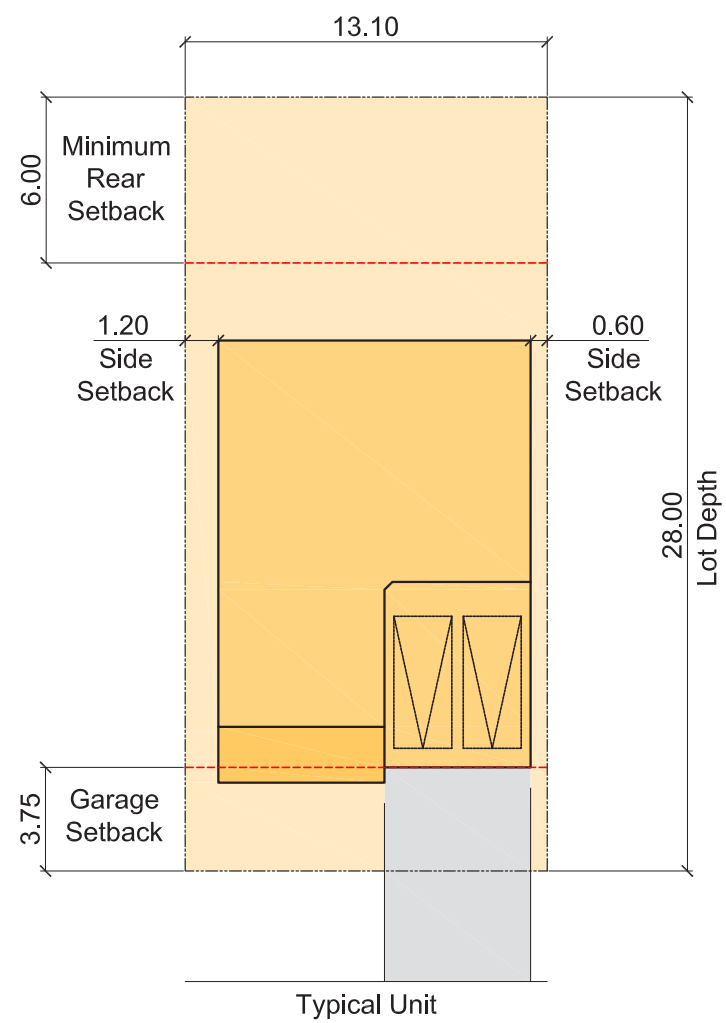


Figure 11 43' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Traditional Style

Figure 12 Conceptual Architectural Renderings - 43' Single-Detached Home

● 44' Single-Detached Home

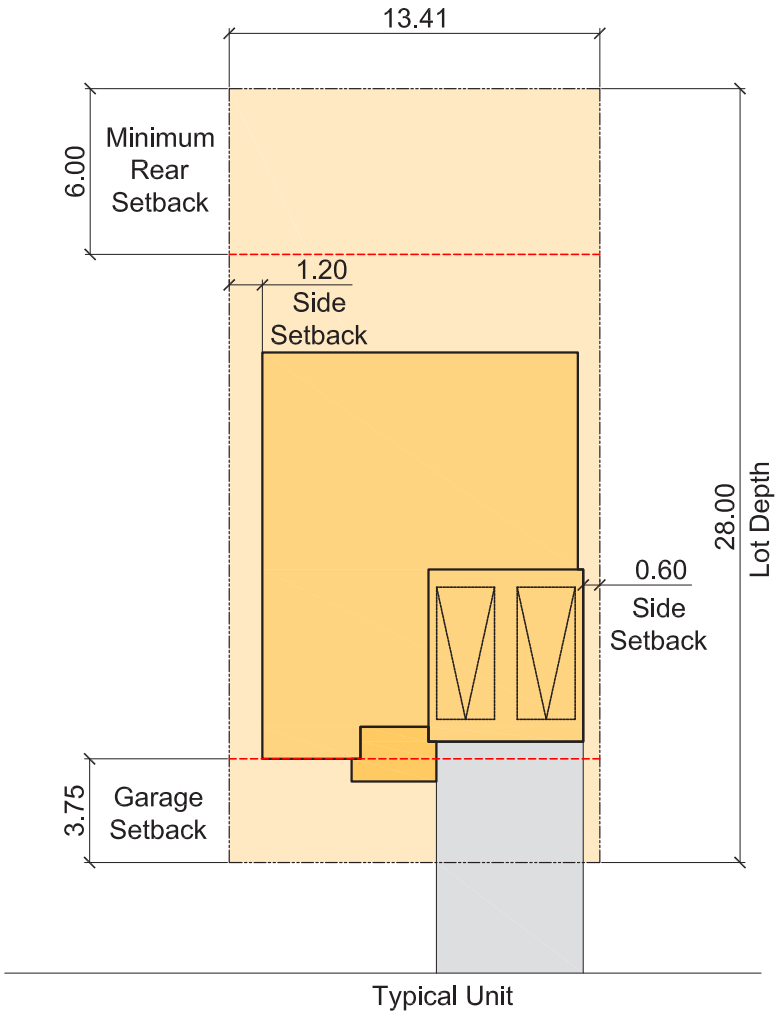


Figure 13 44' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Contemporary Style

Figure 14 Conceptual Architectural Renderings - 44' Single-Detached Home

● Front-Drive Townhome Product (Shallow)

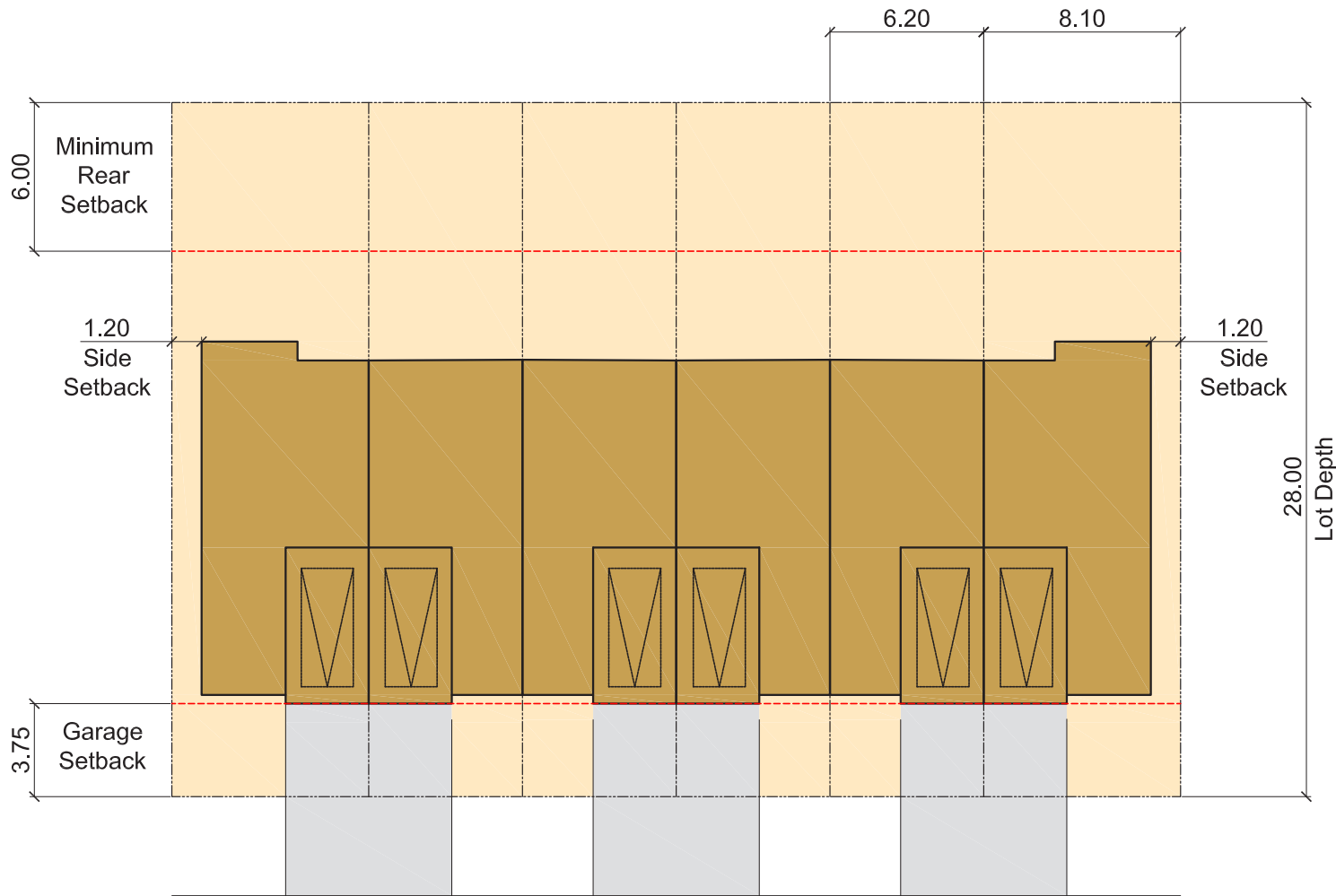


Figure 15 Front-Drive Townhomes (Shallow): Lotting Standard and Measurements



Figure 16 Front-Drive Townhomes (Shallow): Conceptual Renderings

● Front-Drive Townhome Product (Standard)

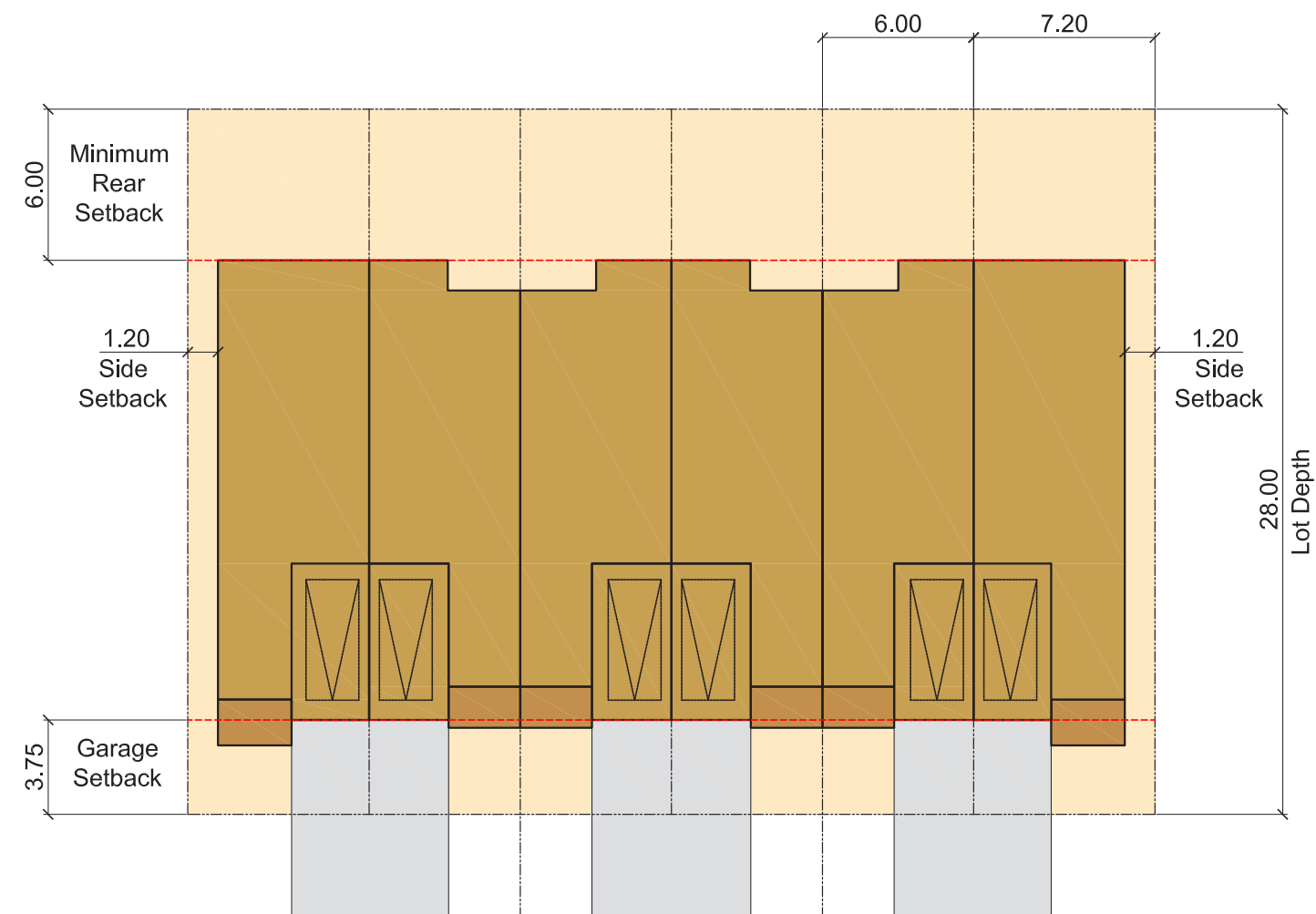


Figure 17 Front-Drive Townhomes (Standard): Lotting Standard and Measurements



Figure 18 Front-Drive Townhomes (Standard): Conceptual Renderings

● Back-to-Back Townhomes

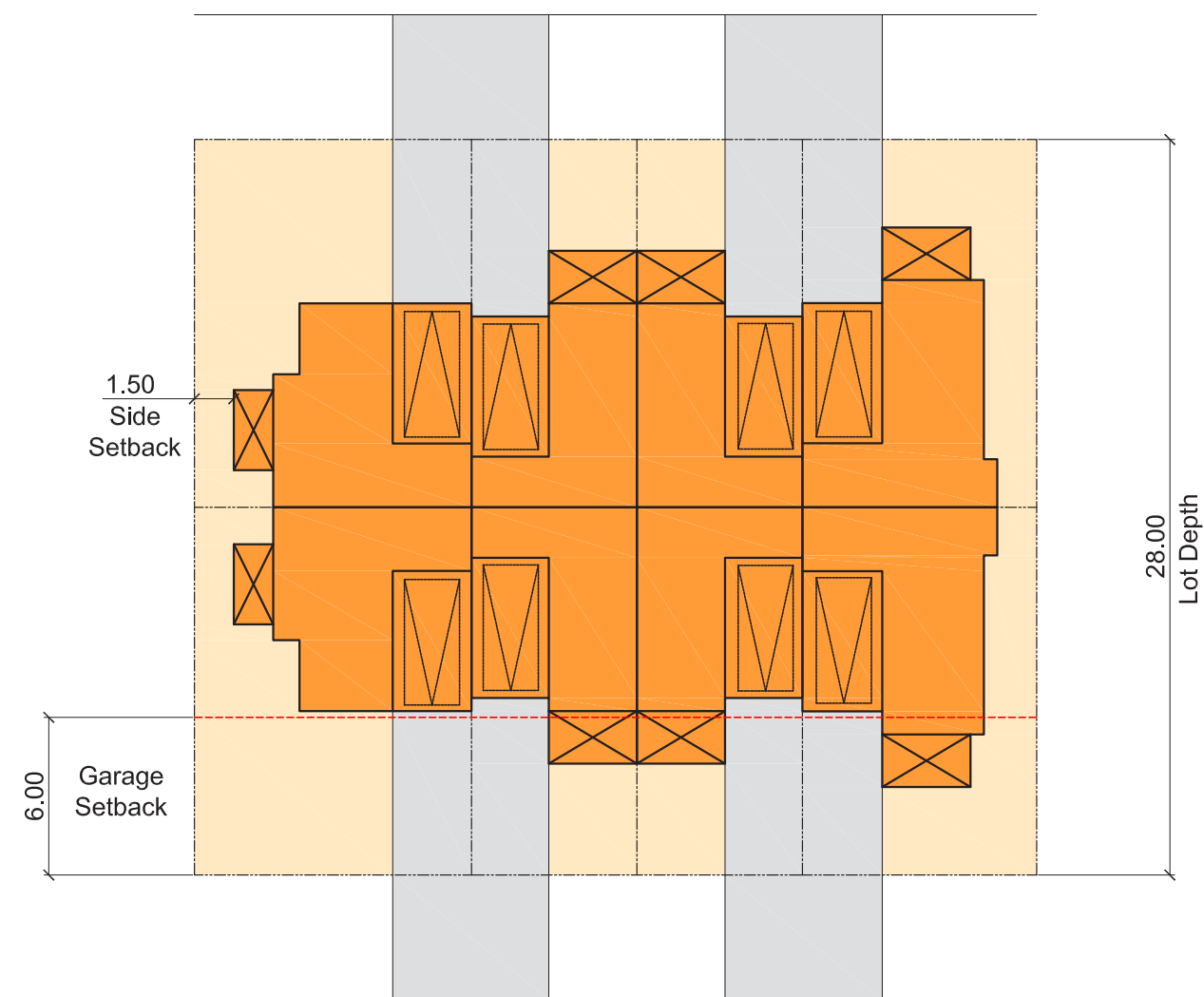


Figure 19 Back-to-Back Townhomes: Lotting Standards and Measurements



Figure 20 Back-to-Back Townhomes: Conceptual Renderings

Figure 21 Streetscape Demonstration





30' Product

Street

36' Product

● Medium Density Block Configuration

The two medium-density blocks at the southwest corner of the site frame the Primary Gateway into 7000 Campeau Drive. With 4-6 storey product and stacked townhomes oriented towards the street, these blocks contribute to the diversity of housing options available within 7000 Campeau Drive, catering to the various needs of prospective residents.

With architecture that conforms to the City of Ottawa's design guidelines, the built form will contribute to the existing backdrop of the area, creating landmarks that define the community's main gateway. Transitional massing will be elemental in the design of this node. As the natural topography gently slopes both upwards and downwards from Campeau Drive, the built form will be strategically designed to adjust to the elevation changes. Thoughtful transitions in massing from the medium-density block to the surrounding lower density residential areas will also generate a more aesthetic, gradual change.

Key Plan



Gateway Entry Feature



Pedestrianized Streetscape



Mid-Rise Residential along 20.0m Local Road



Stacked Townhomes

Figure 22 Medium-Density Examples

PARKS, OPEN SPACE & NATURAL FEATURES

The parks, open space, and natural features are one of the major structuring elements of 7000 Campeau Drive. These elements, which consist of five stormwater management ponds, two parkettes, a neighbourhood park, and various open spaces, are strategically located to increase open space accessibility and to provide aesthetic value for future residents and visitors. Each of these amenities will be connected through a series of trails and sidewalks, which are also aligned with existing walkway blocks and access points from surrounding communities. Where possible, existing tree stands will be retained to provide an enhanced green buffer between the existing community of Kanata Lakes and the proposed development.

Overall, the parks, open spaces, and natural features will be publicly visible, well distributed, and located along primary roads to increase accessibility.

The parks in 7000 Campeau Drive are categorized into two different typologies:

- Neighbourhood Park (1.20 - 3.20ha) - Active / passive park space with play equipment, shade structures, splash pad and seating areas
- Parkette (0.40 - 1.20ha) - Active / passive park space with small playground equipment and seating areas



Neighbourhood Park



Neighbourhood Park



Parkette

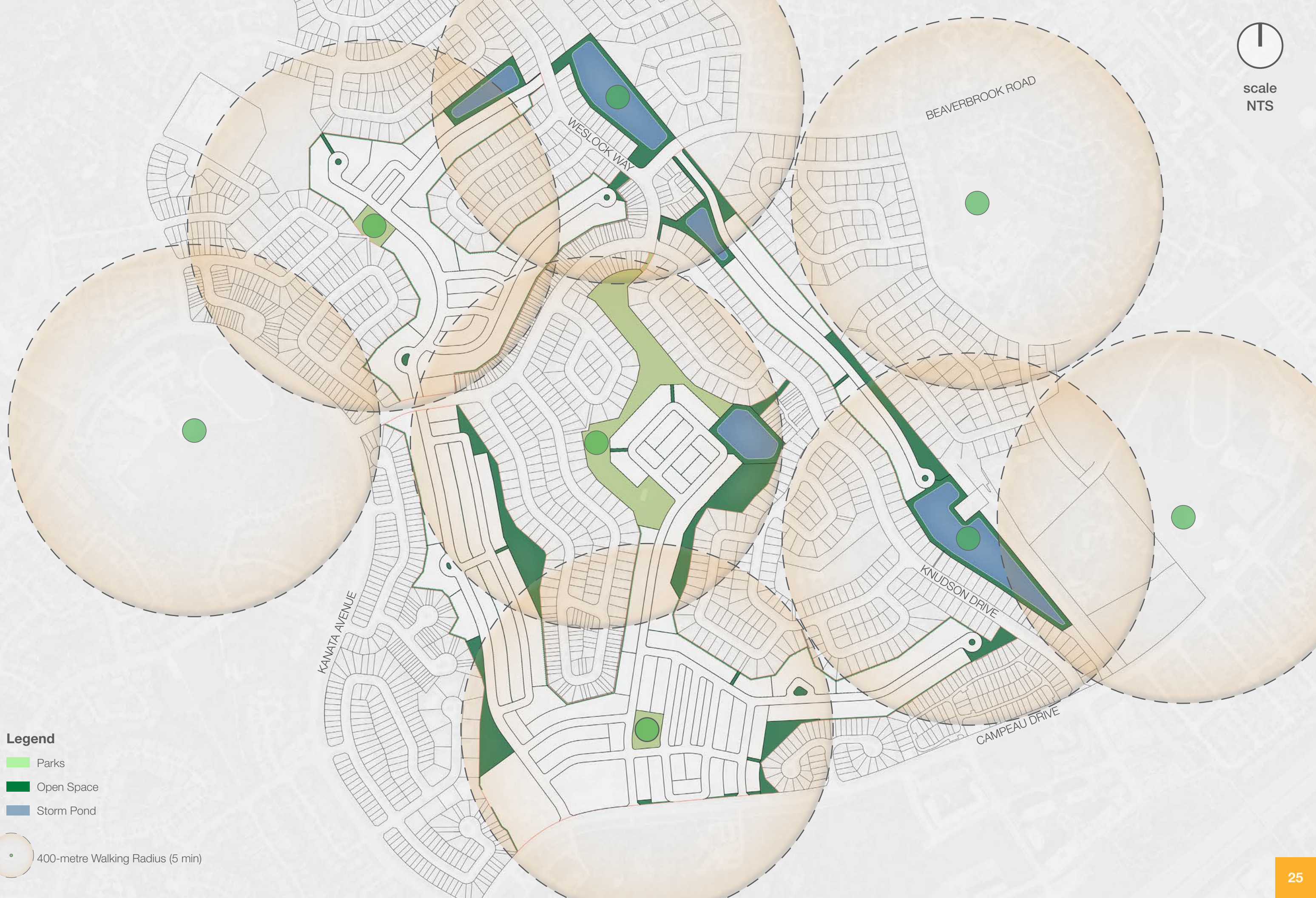


Parkette




Figure 23 Park Examples



scale
NTS



Legend

-  Parks
-  Open Space
-  Storm Pond



400-metre Walking Radius (5 min)

Parks Demonstrations

Key Plan



Neighbourhood Park : Potential Programming

- Play Structure
- Shade Structure / Pavilion
- Seating / Picnic Tables
- Open Space Trail
- Splash Pad
- Pond Lookout
- Dog Park
- Restrooms
- Bicycle Rack
- Open Lawn

**Plan demonstration does not depict all the possible park programming elements*

Neighbourhood Park



Figure 24 Park Demonstrations

North Parkette



North Parkette : Potential Programming

- Play Structure
- Shade Structure / Pavilion
- Seating / Picnic Tables
- Open Space Trail
- Splash Pad
- Bicycle Rack
- Outdoor Fitness

**Plan demonstration does not depict all the possible park programming elements*

South Parkette



South Parkette : Potential Programming

- Play Structure
- Shade Structure / Pavilion
- Seating / Picnic Tables
- Open Space Trail
- Splash Pad
- Bicycle Rack
- Outdoor Fitness

**Plan demonstration does not depict all the possible park programming elements*

Connectivity

Parks, open spaces, storm ponds, and natural features are all strategically located to provide green space access to all residents within a ‘5-minute walking distance’. These spaces will be well-connected through a series of pedestrian sidewalks, open space trails, walkway blocks, cycling routes, and multi-use pathways. The neighbourhood park and parkettes will also have vehicular access from the local roads.

Interrelationship is highlighted as an essential component within the former Kanata Lakes Secondary Plan. This term highlights the importance of a community to be unique, yet contribute to the City’s composition as a whole. Uniqueness can be emphasized within the built form, however, commonality can be found within the connectivity, open spaces, road patterns, and community edges.

Achieving harmony is another identified goal by the Kanata Lakes community. This can be addressed by providing direct access to adjacent neighbourhood parks and open spaces through thoughtful walkway blocks and trail connections. These linkages will be designed in coordination with adjacent land uses and considering the surrounding open space system. Sidewalks that run parallel to streets and trails through parks and open space corridors will be 1.8m in width.

The types of linkages that will be located within 7000 Campeau Drive are as follows:

- Multi-Use Pathways
- Primary Sidewalk Connections
- Walkway Blocks
- Open Space Trails



Multi-Use Pathways



Primary Sidewalk Condition



Walkway Block Condition



Open Space Trails

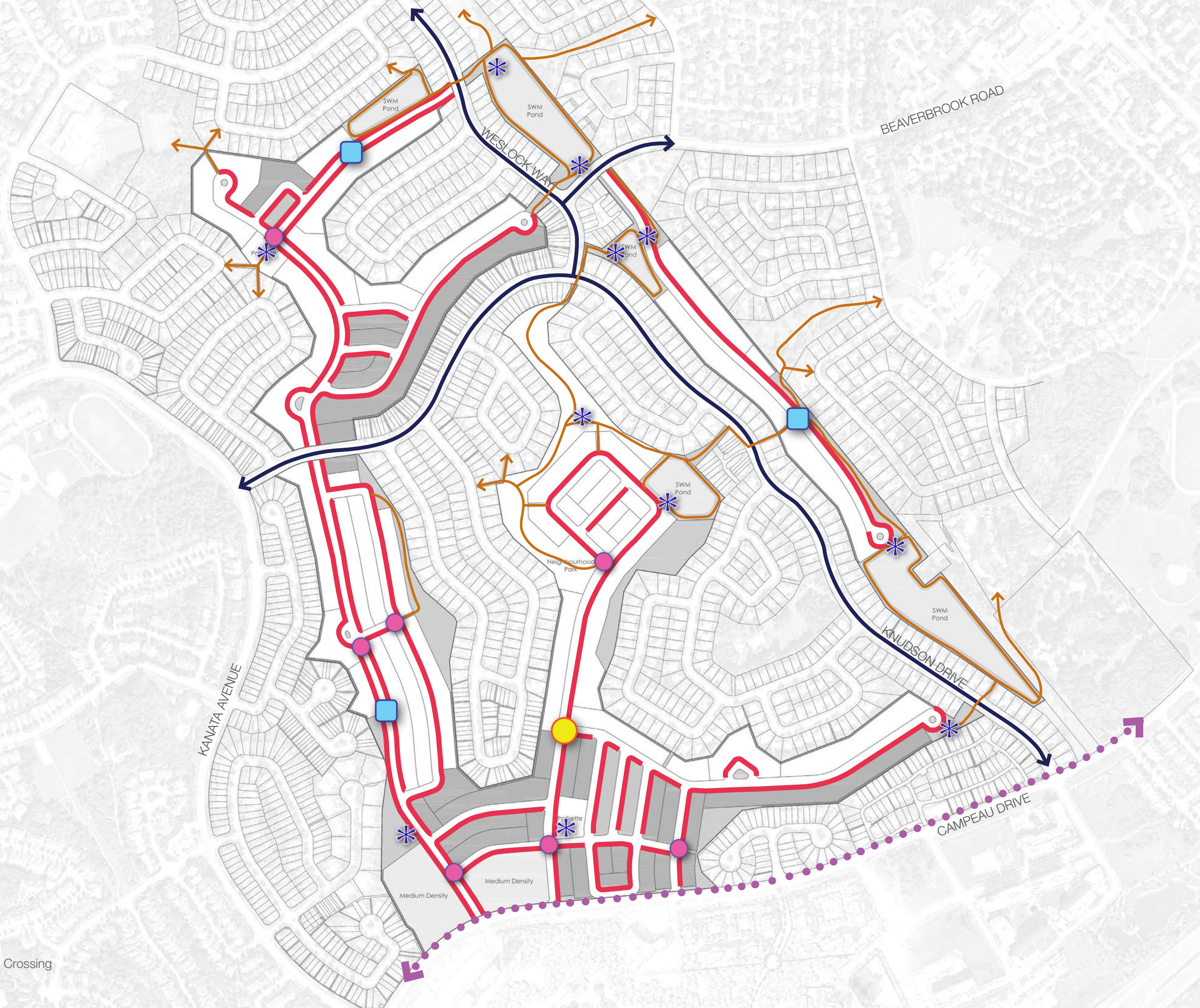
Figure 25 Sidewalk and Trail Connection Examples



scale
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Legend

- Open Space Trail
- Pedestrian Sidewalk
- Cycling Route
- Multi-Use Pathway
- Wayfinding
- Raised Intersection
- Bulbout
- Enhanced Pedestrian Crossing



■ STREET NETWORK & CHARACTER

7000 Campeau Drive will have a variety of streetscapes that will enhance the visual appearance of the community. The street systems will be functional to all users (pedestrians, cyclists, vehicles, transit) and include mailboxes and lighting that supports the surrounding character of Kanata. The use of special paving strategies are recommended to highlight pedestrian areas, as noted within the Kanata Lakes design guidelines.

Street trees will be spaced at regular intervals. Currently, the requirement is two trees per lot, with the recommendation of three trees per corner lot. The use of native plant species is encouraged wherever possible.

The 20.0m local road will serve as the main north-south ‘spine’ through the 7000 Campeau Drive community. Together with the local roads, this street system works with the existing system found within the adjacent Kanata Lakes community.

The following figures in the subsequent pages illustrate the varying street right-of-way cross sections in 7000 Campeau Drive:

- Local Road (20.0m)
- Local Road (16.5m)
- Window Street (14.0m)

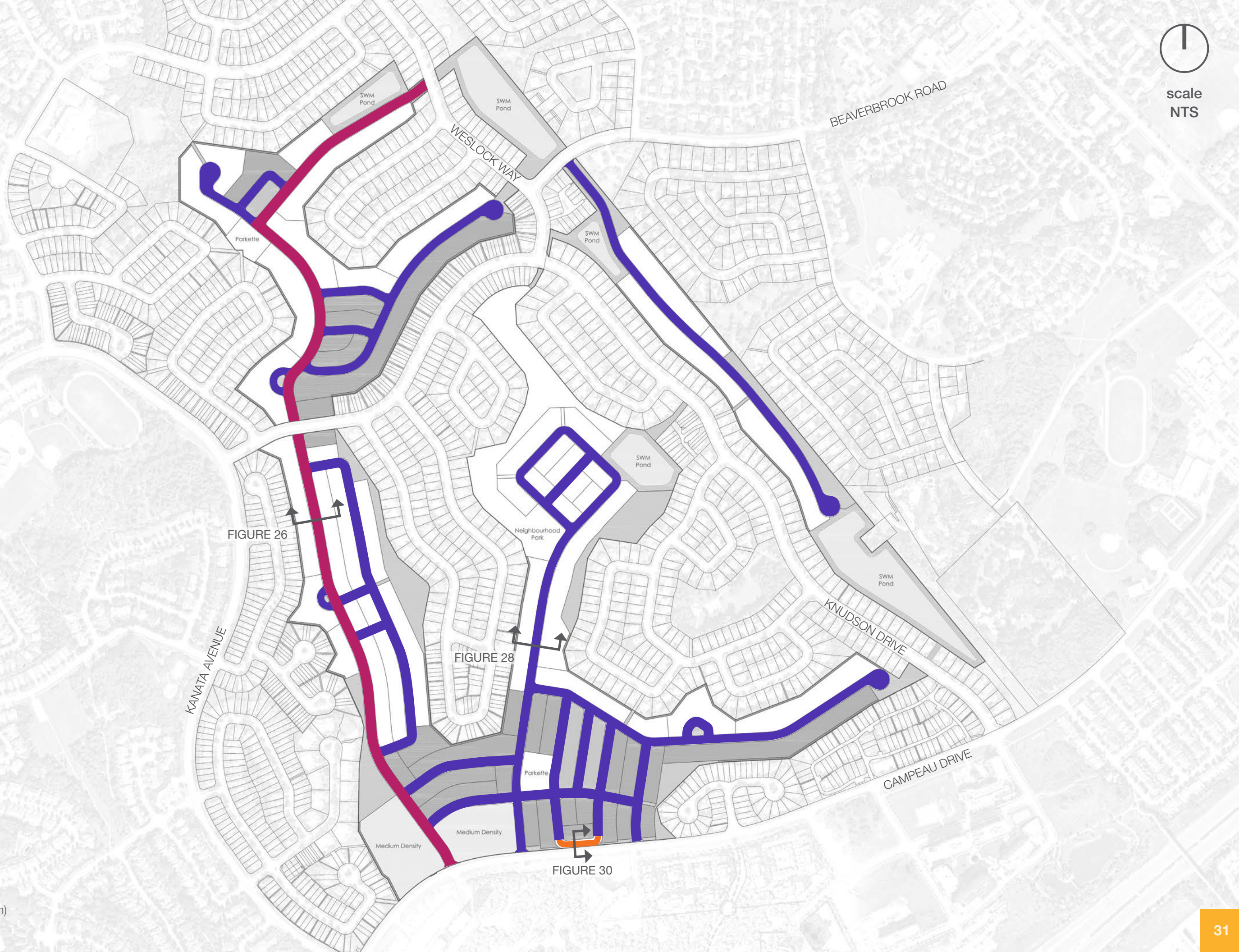
Conceptual vignettes of key street areas and intersections are also demonstrated to illustrate the character of these streetscapes.



scale
NTS

Legend

- Local Road (20.0m)
- Local Road (16.5m)
- Window Street (14.0m)



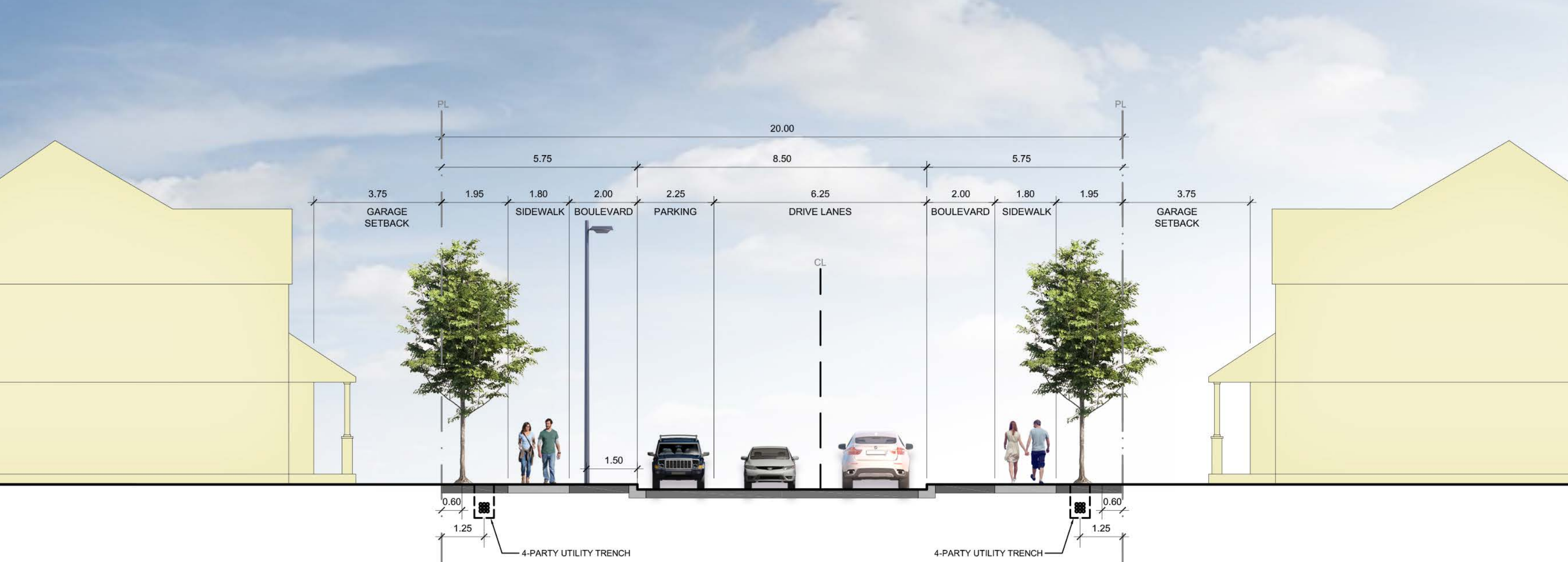


Figure 26 Local Road (Typical 20.0m Right-of-Way) Cross Section

Local Road (Typical 20.0m Right-of-Way) *

The 20.0m Local Road serves as the main north-south thoroughfare within 7000 Campeau Drive, creating a connection between Campeau Drive and Weslock Way. Single-detached homes will predominantly front onto the street, whereas executive townhomes will mainly flank onto it. This Local Road will consist of the following elements: sidewalk on both sides; street trees within the boulevard; and a parking lane on one side.



Figure 27 Local (Typical 20.0m Right-of-way) Examples

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

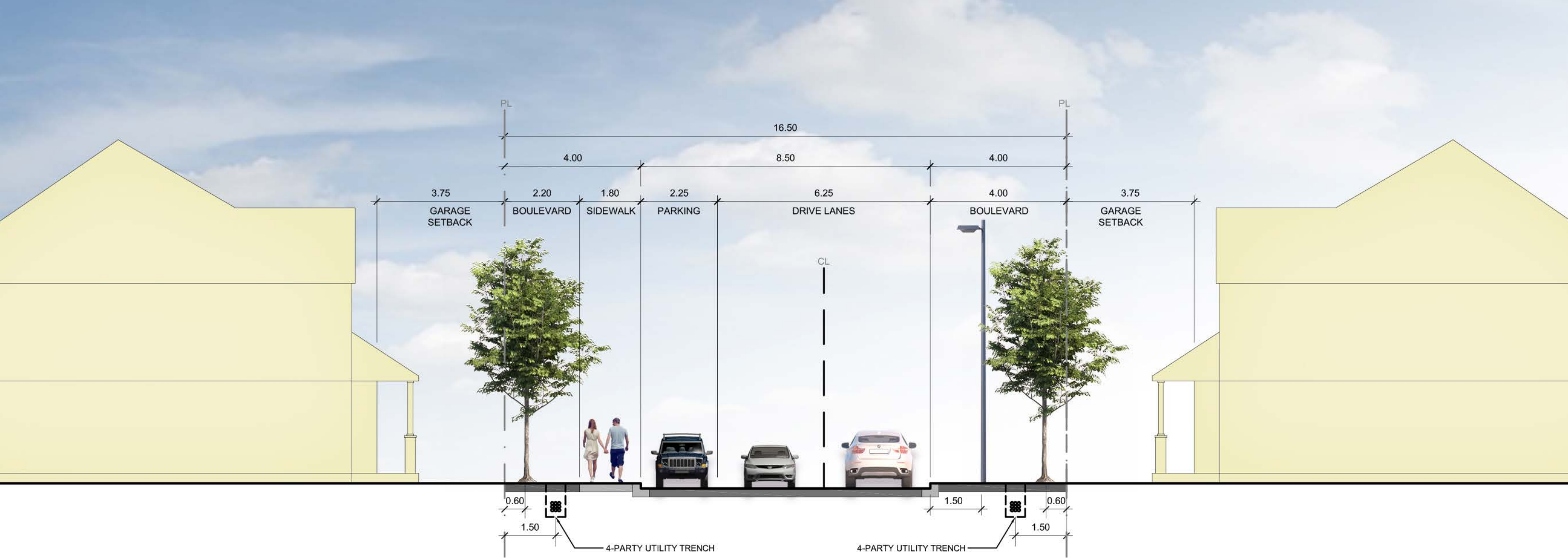


Figure 28 Local Road (Typical 16.5m Right-of-Way) Cross Section

Local Road (Typical 16.5m Right-of-Way) *

The 16.5m Local Road serves as a secondary roadway. Being more private in nature, this roadway will cater specifically to the residential blocks, allowing for access as well to the neighbourhood park. This Local Road will consist of the following elements: curb-face sidewalk on one side; street trees; and a parking lane on one side.



Figure 29 Local Road (Typical 16.5m Right-of-way) Cross Section

* Street Cross Sections Are Conceptual in Nature and Are Subject to Change

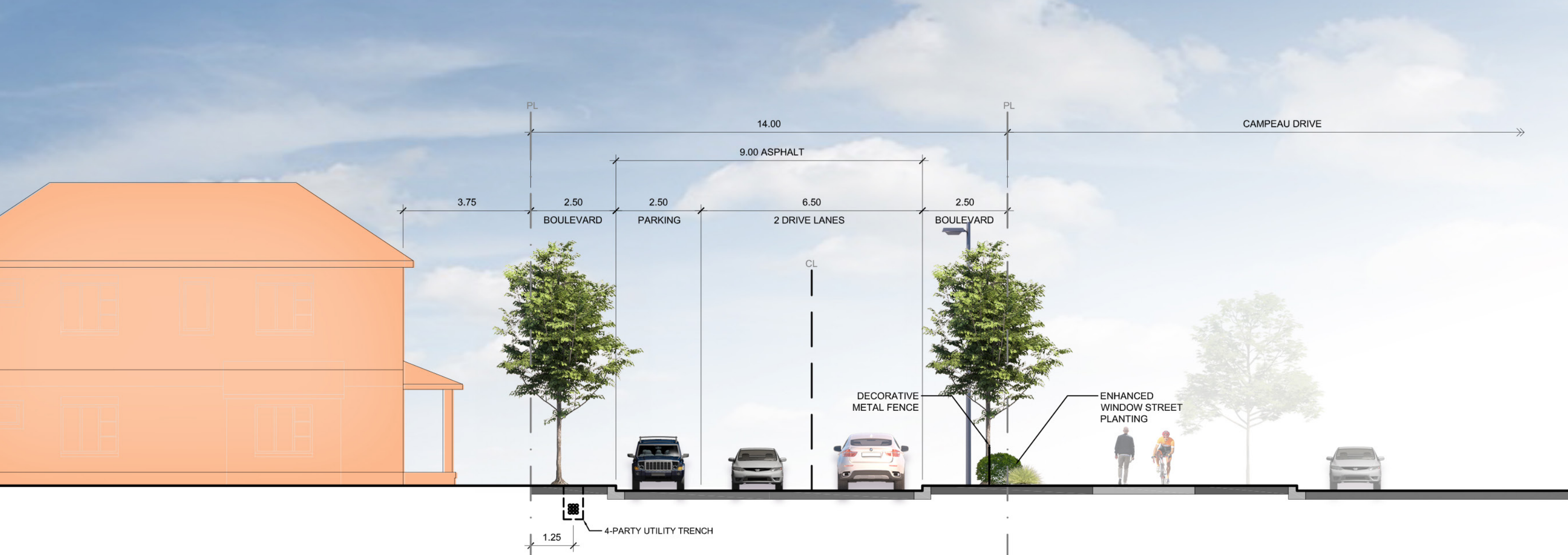


Figure 30 Window Street (14.0m Right-of-Way) Cross Section

Window Street (14.0m Right-of-Way) *

The Window Street will be a shorter street that provides a view into the community from Campeau Drive. The right-of-way consists of the following elements: two drive lanes; street trees within the boulevard; decorative metal fencing; enhanced planting; and a parking lane on one side.



Figure 31 Window Street (14.0m Right-of-Way) Example

* Street Cross Sections are Conceptual in Nature and are Subject to Change

Figure 32 Window Street Demonstration



GATEWAY FEATURES & EDGE CONDITIONS

Gateway features will be used throughout the 7000 Campeau Drive community. These features will aim to enhance the character and identity of the community, and serve as markers to highlight special areas and entrances.

The three intersections along Campeau Drive will function as Primary Gateways into the community. They will be demarcated by larger masonry landscape features that showcase the community branding. Community markers composing of masonry pillars with insignias will identify the Secondary Gateways and will be placed along the north-south 20.0m local to help further define this corridor as the main community thoroughfare while setting a thematic tone for the overall community.

Window streets with flanking conditions and community edges along arterial face conditions will provide opportunities for decorative metal fencing and masonry pillars to further enhance the aesthetic appearance, as well as emphasize the community’s theme.

Generous planting along arterial and local roads, and at Primary and Secondary gateways, will supplement the municipal street tree requirements, and will remain mindful of the corner sight triangle.



Gateway Feature



Decorative Metal Fencing



Community Marker



Wayfinding

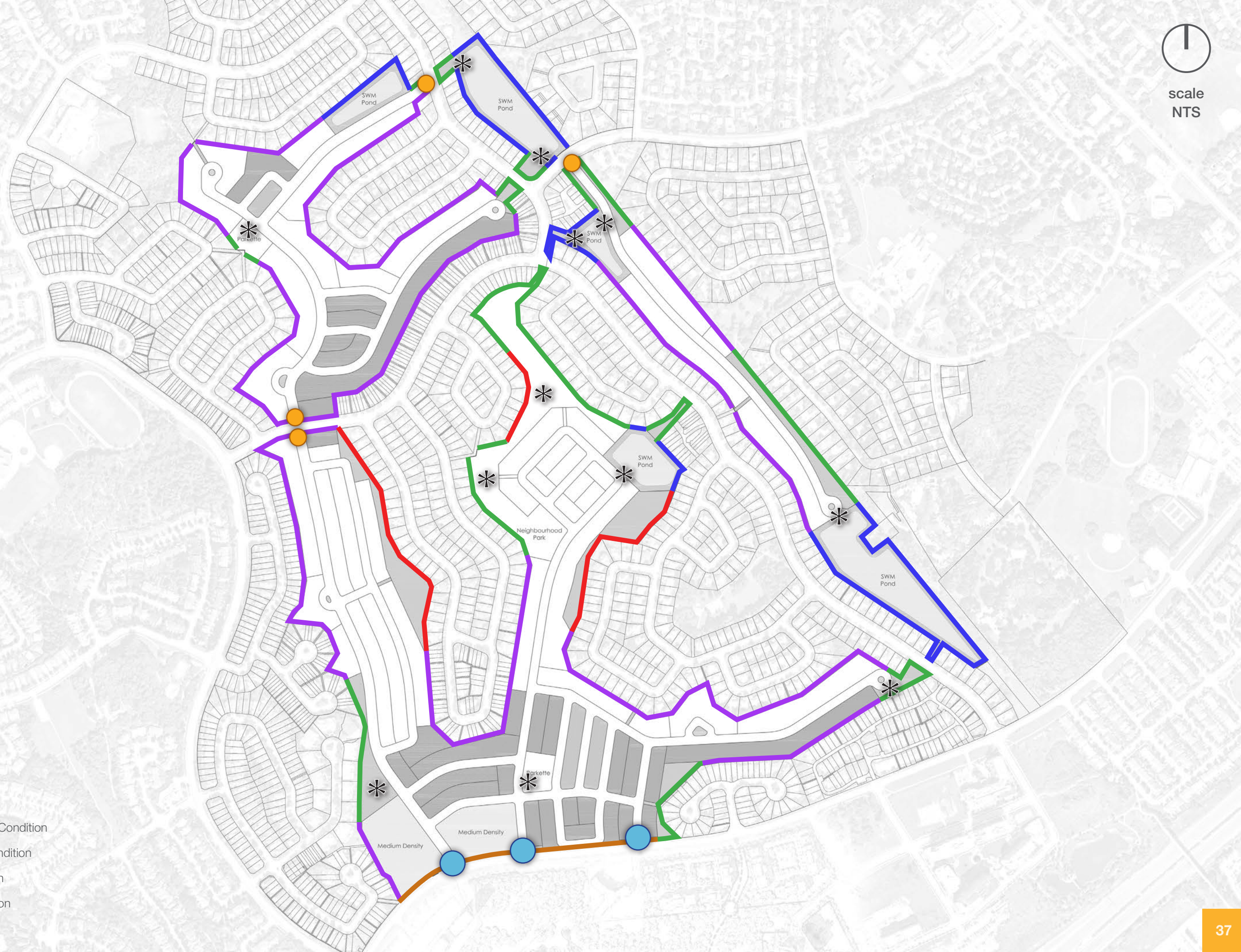
Figure 33 Landscape Features Examples



scale
NTS

Legend

-  Primary Gateway
-  Secondary Gateway
-  Wayfinding
-  Residential Buffer
-  Open Space / Park Condition
-  Arterial Interface Condition
-  Tree Stand Condition
-  Storm Pond Condition



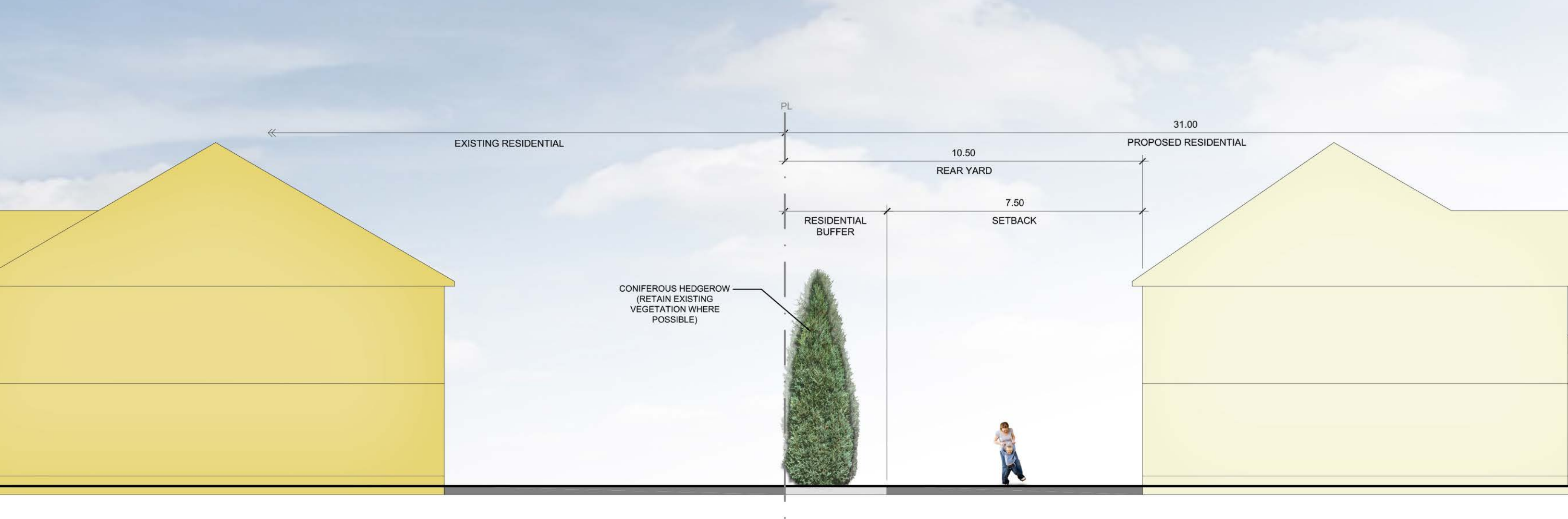


Figure 34 Residential Landscape Buffer Section

Residential Landscape Buffer

In conditions where existing homes are backing onto proposed residential, a landscape buffer consisting of a coniferous hedgerow will be planted to increase the privacy between the existing and proposed residential areas while remaining consistent with the Kanata Lakes community. As the use of chain link fences are discouraged in Kanata Lakes, fence options will be discussed. Existing vegetation is also to be retained where possible.



Figure 35 Beaverbrook Community- Landscape Buffer Example



Figure 36 Highland Gate Community- Landscape Buffer Example

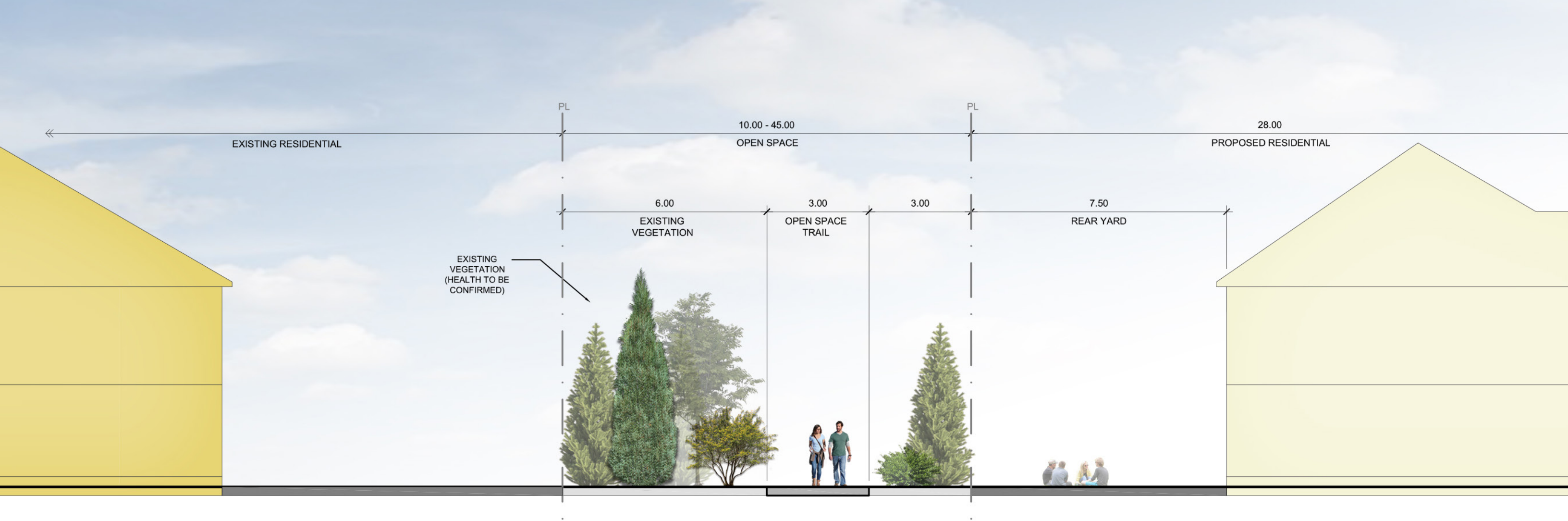


Figure 37 Backing Open Space Section

● Backing Open Space

In conditions where existing homes are adjacent to proposed open space, present vegetation is to be retained where possible. An open space trail will also be accommodated to increase connectivity throughout the community, which in turn will provide a greater sense of separation between the neighbourhoods. As the use of chain link fences are discouraged in the Kanata Lakes community, fence options will be discussed.

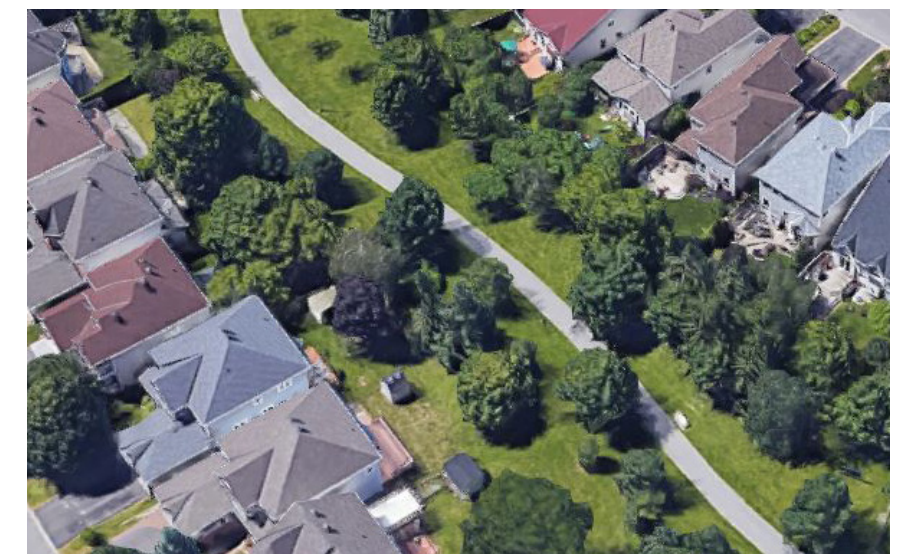


Figure 38 Beaverbrook Community- Backing Open Space Examples

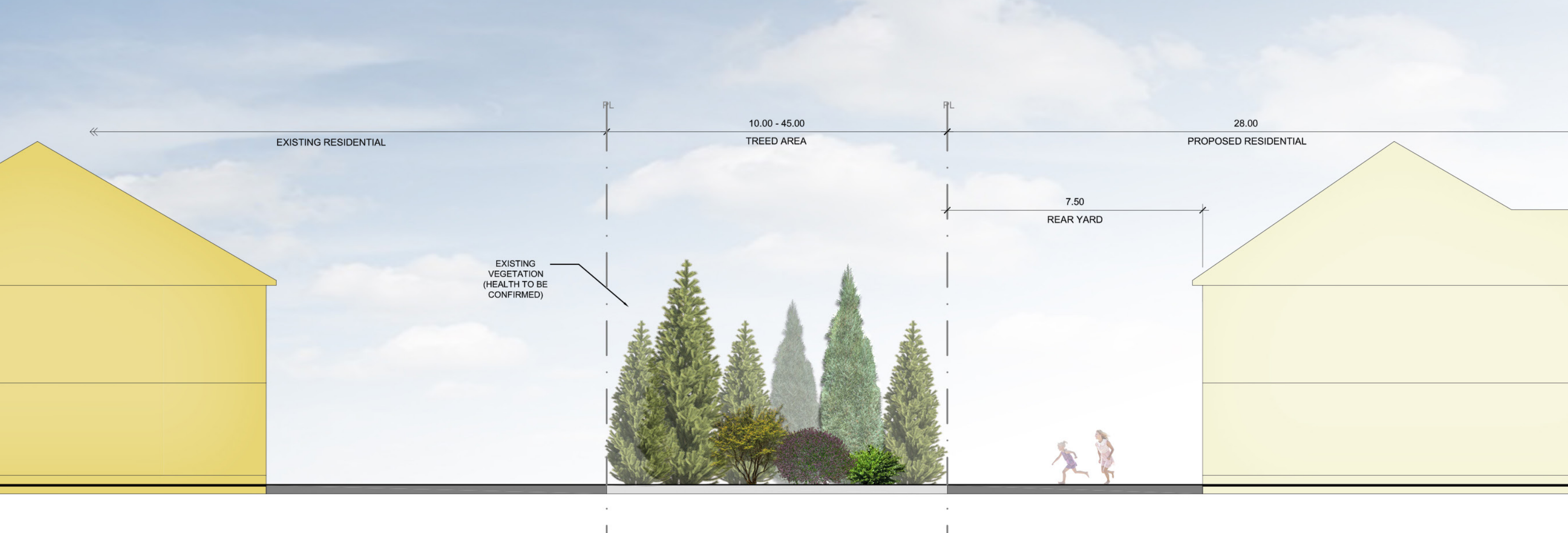


Figure 42 Backing Tree Stand Section

● Backing Tree Stand

In conditions where existing homes are backing onto a tree stand, present vegetation is to be retained where possible, and as a result, creating a larger buffer. As the use of chain link fences are discouraged in the Kanata Lakes community, fence options will be discussed.

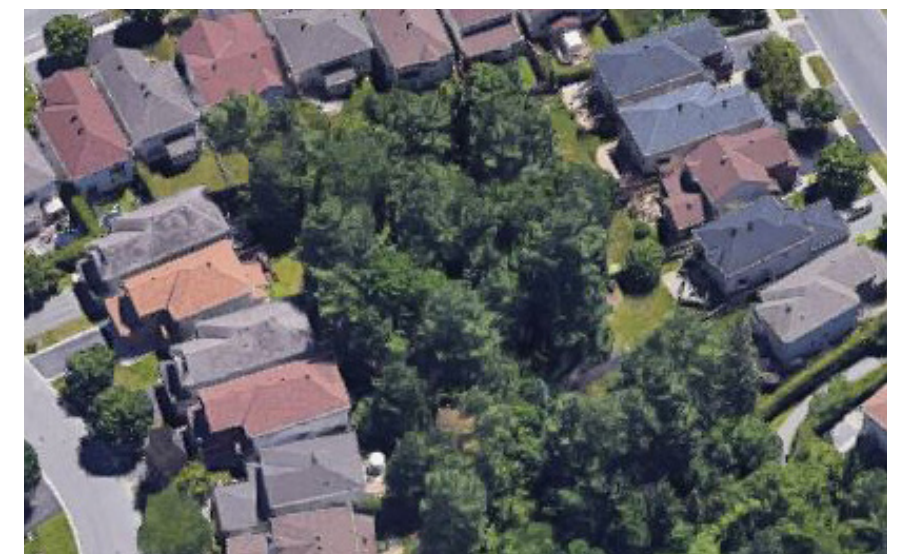
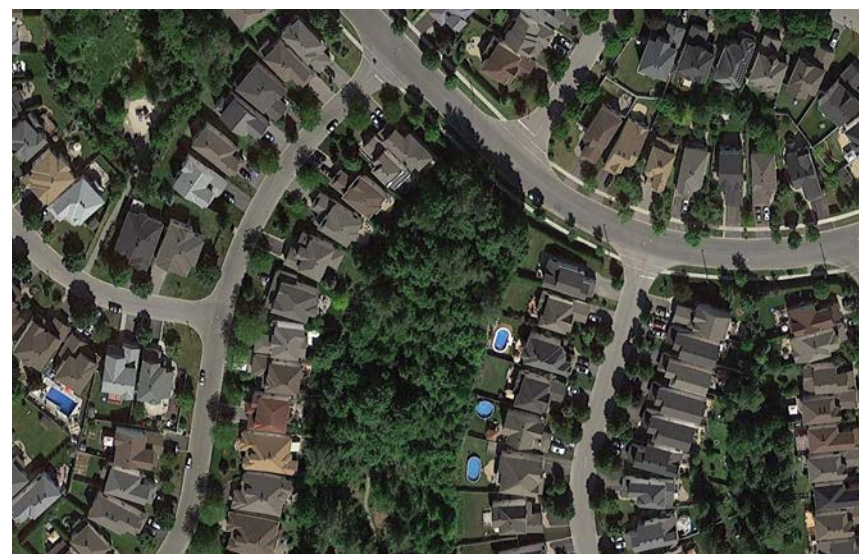


Figure 39 Marchwood-Lakeside Community - Backing Tree Stand Examples

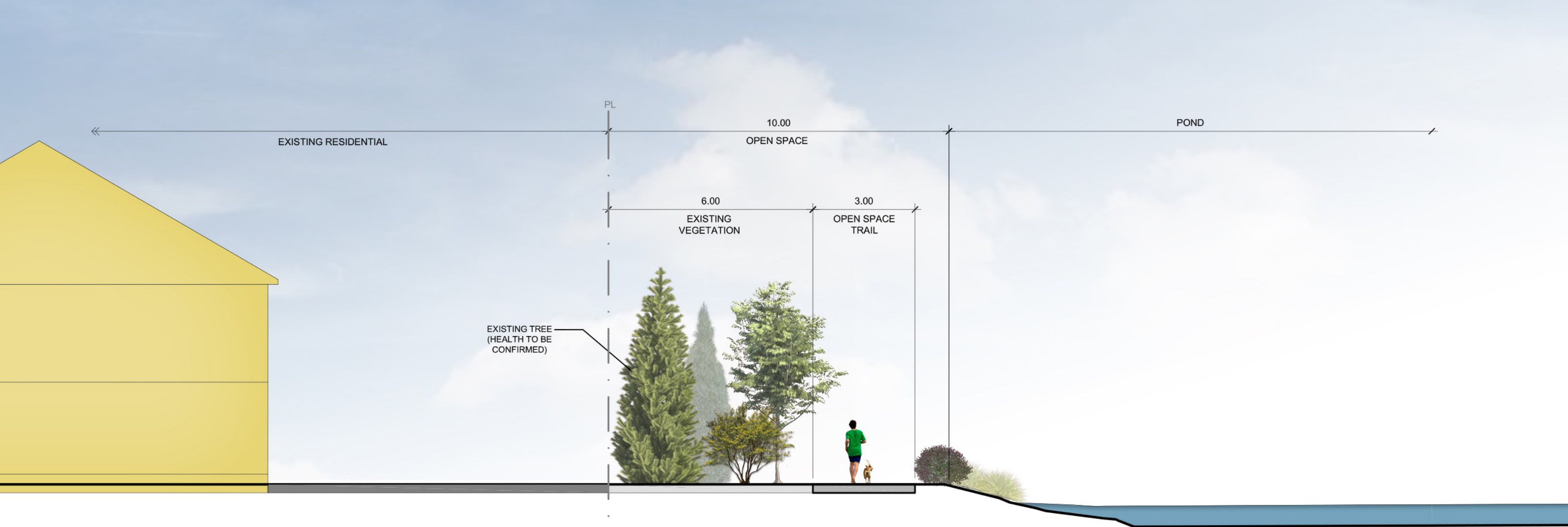


Figure 43 Backing Storm Pond Section

● Backing Storm Pond

In conditions where existing homes are backing a proposed storm pond, present vegetation is to be retained where possible. An open space trail may also be accommodated adjacent to the pond to increase connectivity throughout the community. As the use of chain link fences are discouraged in the Kanata Lakes community, fence options will be discussed.



Figure 44 Backing Storm Pond Examples

CONCLUSION

This 7000 Campeau Drive Design Brief provides a vision and inspiration for the site, illustrating concepts and ideas while acknowledging and harmonizing with the existing adjacent communities.

7000 Campeau Drive will respect the character of Kanata Lakes, while being visually distinct. This community will highlight the strategic placement and design of the open space network that exemplifies a mindfulness towards the existing system. The design objectives presented in this document, and listed below will help support and guide the 7000 Campeau Drive vision to:

- Maintain High Standards of Design Excellence and Quality;
- Incorporate a Variety of Built Form that is Unique yet Fosters a Harmonious Environment with the Existing Community;
- Retain Existing Features Where Possible;
- Create Strong Linkages and Co-ordination with Adjacent Open Space Systems;
- Encourage Innovation through Design.

7000 Campeau Drive will be designed with the premise of providing complete connectivity for residents and visitors to key neighbourhood amenities and throughout the community. Furthermore, the appearance of the architecture, streetscapes, parks, open spaces and gateway features will reflect the Kanata Lakes character and theme. With all this being considered, 7000 Campeau Drive will develop into a pedestrian-friendly, environmentally mindful and aesthetically pleasing community.

Overall, the proposed 7000 Campeau Drive concept plan conforms with the design objectives from current planning policies and plans. It represents strong urban design principles and will function as a harmonious extension of the existing adjacent communities.

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