

7000 Campeau Drive

Urban Design Brief.

May 2020 | Second Submission

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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, and have had the appropriate regard for the Design Guidelines for the Villages of Kanata Lakes and the former Secondary Plan for the Marchwood-Lakeside Communities.

This Urban Design Brief has been revised to address comments regarding community design and structure from the 1st Submission Comments prepared by the City of Ottawa, dated December 19, 2019, and 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 southwest of Downtown Ottawa. 7000 Campeau Drive is approximately 71 hectares (175 acres) and 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 28% of the site will comprise of parkland, open space, natural buffers, and stormwater ponds, assisting in the creation of a natural network between the future community, existing neighbourhoods, and surrounding regional open spaces.

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 townhomes, back-to-back townhomes, stacked townhomes, and 4-6 storey mid-rise buildings. Key features in the surrounding community include the Ottawa River and the South March Highlands Conservation Forest. Features of interest within the subject lands include open spaces, rock outcrops, woodlots, and tree stands.

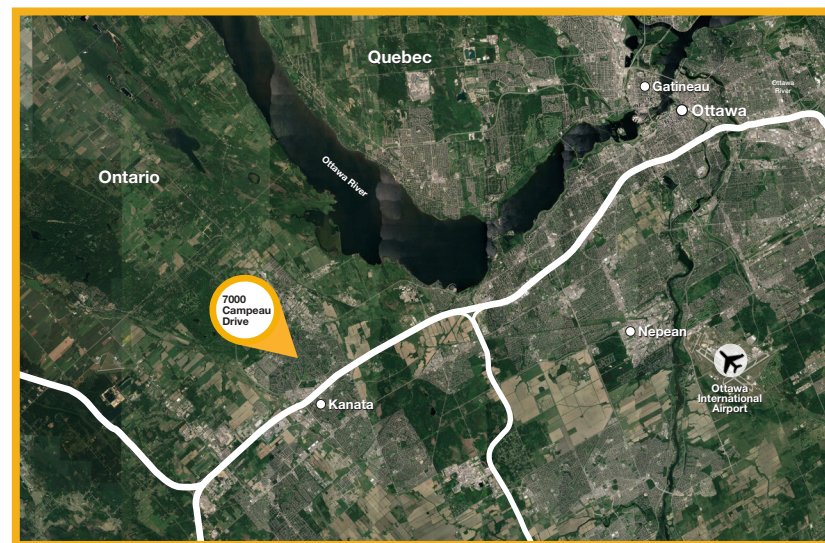


Figure 2 Ottawa Context Map



Figure 3 Kanata Context Map

Site Context



Gross Site Area
70.89 ha
(175.17 ac)

- Park
- School
- Community Facility
- Commercial

Figure 4 Site Context Map



SITE CONDITIONS

7000 Campeau Drive is surrounded by the Kanata Lakes community, bordered on the east by the Beaverbrook neighbourhood, and by Bill Teron Park and high-rise residential buildings to the south. While much of the existing landscape has been artificially constructed to accommodate the golf course's needs for fairways, bunkers, stormwater ponds, berms, and trails, some key natural features, such as tree stands, woodlots, and rock outcrops, will be retained where possible. Lastly, the existing cart path bridge (Image 7 - Cart Path Bridge) will be preserved and incorporated into the design of the woodland park and trails network.

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 as illustrated in Figure 5.

Legend

Kanata Lakes

Beaverbrook

SW

 Significant Woodlot

1

 Site Image Location

Upwards Sloping Terrain

Downwards Sloping Terrain



Figure 5 Site Conditions Map

Site Images



Figure 6 Site Photos

■ 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 Stormwater Pond Features as Additional Neighbourhood Amenities

Incorporate a range of park spaces, while utilizing stormwater 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 communities of Kanata Lakes and Beaverbrook. Appropriate distribution of open spaces with thoughtful linkages will enhance the overall porosity of the site for both residents and visitors. The placement of parks, open spaces, stormwater ponds, and residential buffers will be mindful of the existing site conditions and adjacent residents.

Three entry points will be located along Campeau Drive and serve as primary gateways into the proposed community, with the westernmost entry road functioning as a north-south “community spine” connecting to Knudson Drive and Weslock Way. Two secondary gateways along Knudson Drive will intersect with this main thoroughfare and provide access to the northern portion of the site. The secondary gateway along Beaverbrook Road provides access to a local road running north-south along the eastern edge of the community, terminating at one of the four stormwater ponds. These seven gateways allow for an efficient distribution of site traffic when entering and exiting the community, while also respecting the existing movement corridors from the surrounding communities.

Pedestrian connectivity is a key factor within the design of the community. Pedestrian crossings will be strategically distributed throughout the site, in areas of highly anticipated foot and bike traffic. These crossings are to resemble the existing infrastructure found within both Kanata Lakes and Beaverbrook. Existing mid-block walkways will also be preserved and incorporated into the design.

A mix of residential typologies that complement the existing communities of Beaverbrook and Kanata Lakes will help in the creation of a more diversified infill development. One of the important architectural design elements of the community will be the inclusion of corner units at the end of flanking blocks. By having the front doors and driveways address different local roads, streetscapes within 7000 Campeau Drive will be more visually appealing and have reduced lengths of fencing. Lastly, new medium-density blocks, located at the southern edge of the site, will correspond to the high-density typologies located south of Campeau Drive.

Other important features of the concept are the strategically located parks, open spaces, stormwater ponds, and residential buffers, which will also cater to the existing community, address adjacencies, complement the existing open space network, and serve the incoming residents. In addition, a protected landscape buffer has been incorporated into the plan to provide additional separation between proposed and existing residential neighbourhoods. Existing woodlots and rock outcrops will be retained where possible, adding to the diversity of naturalized features on-site. All of these areas will be connected through an enhanced trails network.

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



Figure 7 Community Master Plan

BUILT FORM & HOUSING TYPOLOGIES

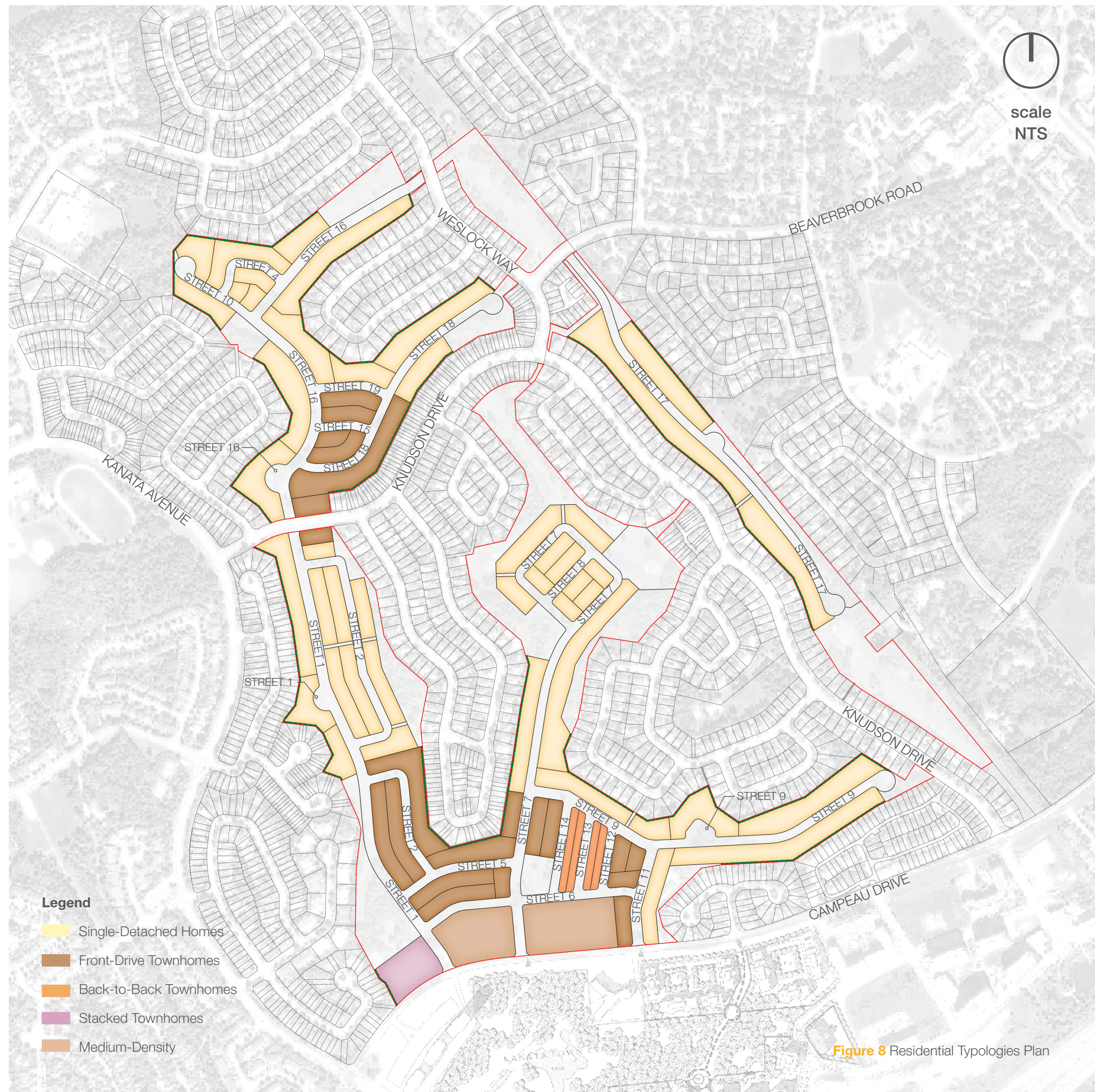
The built form will complement the existing architectural character and attributes found within the Kanata Lakes and Beaverbrook communities. Not including the medium-density blocks, housing will predominantly consist of 2-storey built form, varying in types and styles. The proposed lot sizes and setbacks will provide units with an ample amount of private space in the front, side, and rear yards, which are consistent with the surrounding neighbourhoods. Medium-density blocks will consist of 4-6 storey mid-rise buildings and 3.5-storey stacked townhomes.

The architectural styles will be in keeping with the existing Kanata Lakes and Beaverbrook communities. Traditional architectural elements such as porches and distinctive rooflines will help in capturing the character of Kanata Lakes and Beaverbrook. Furthermore, building materials, such as brick, stone, and siding, will be incorporated into the architecture, relating to the existing materials found within the neighbouring communities.

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

Proposed single-detached homes have been placed in areas where single-detached homes currently exist. Front-drive townhomes and back-to-back townhomes will provide additional diversity of housing types to cater to a wider demographic. To promote compatibility and an appropriate transition from existing to proposed residential neighbourhoods, townhomes will not back onto existing single-detached homes. The following figures provide built form sitings and corresponding architectural rendering precedents for each housing typology.



● 30' Single-Detached Home

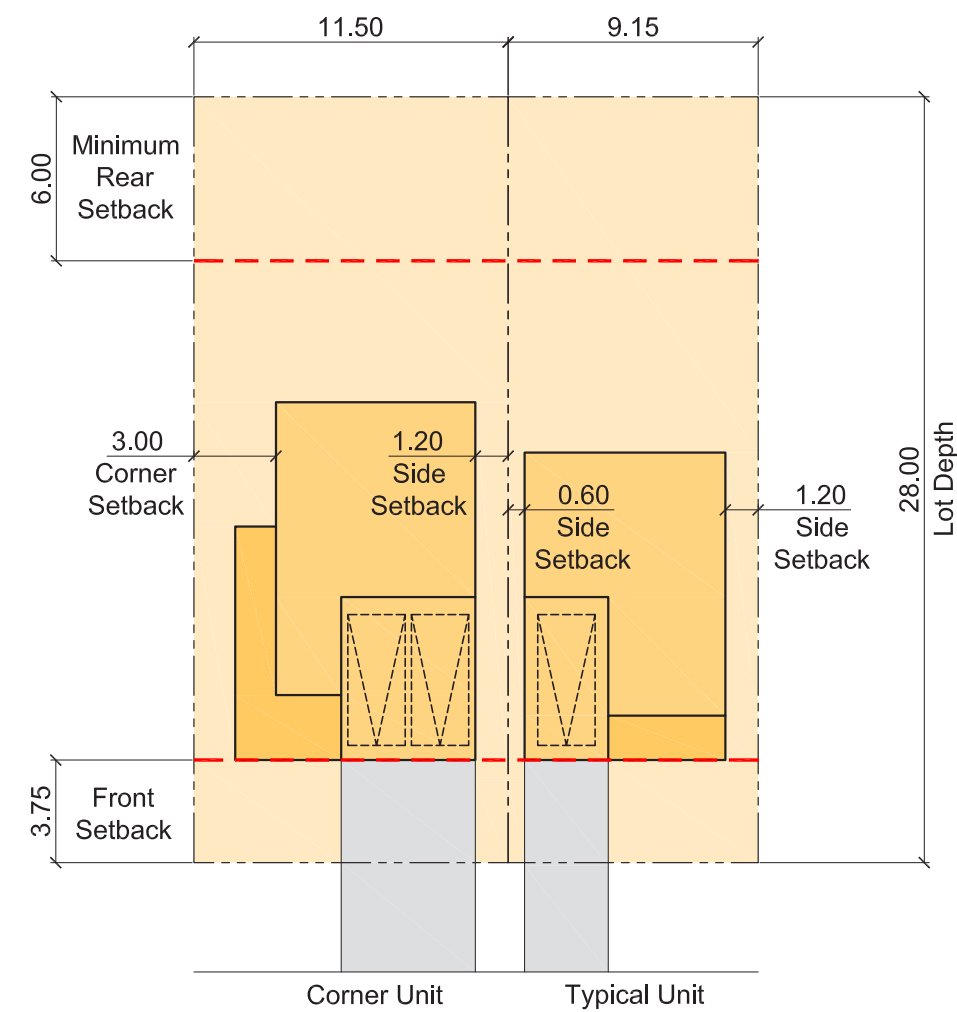


Figure 9 30' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Contemporary Style Corner Product

Figure 10 Conceptual Architectural Renderings - 30' Single-Detached Home

● 31' Single-Detached Home

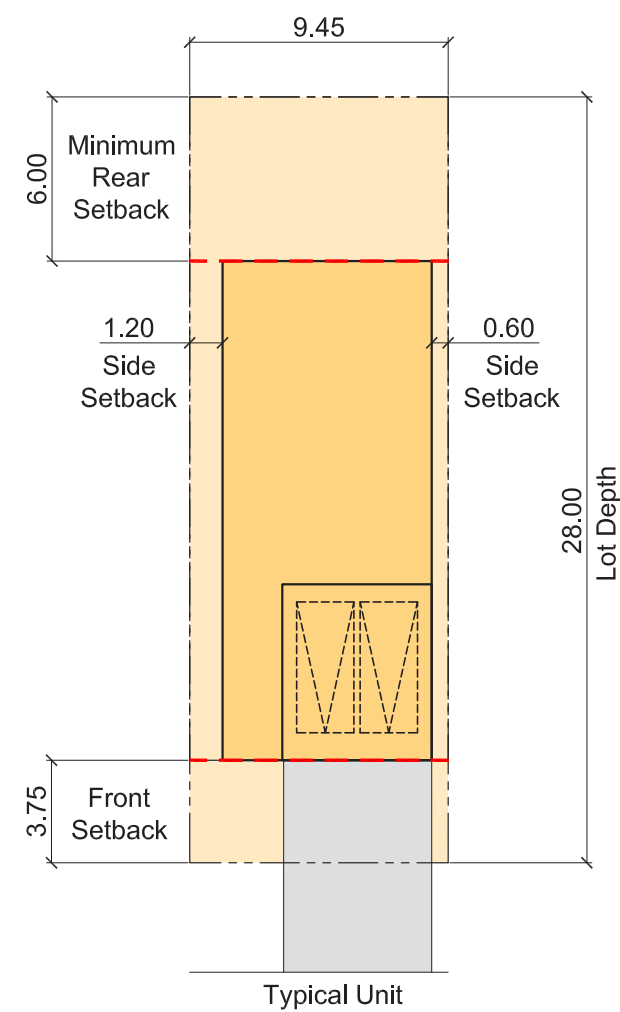


Figure 11 31' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Traditional Style

Figure 12 Conceptual Architectural Renderings - 31' Single-Detached Home

● 35' Single-Detached Home

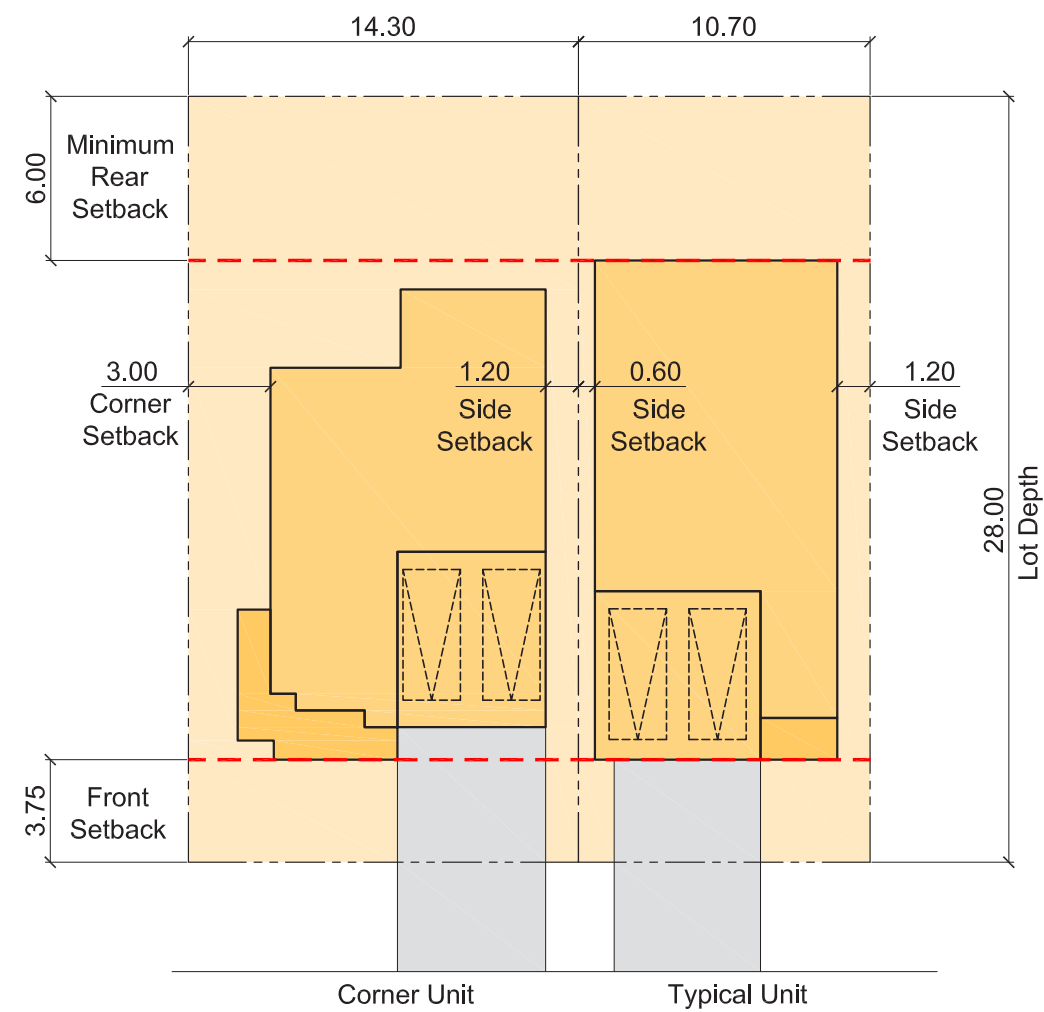


Figure 13 35' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Contemporary Style

Figure 14 Conceptual Architectural Renderings - 35' Single-Detached Home

● 36' Single-Detached Home

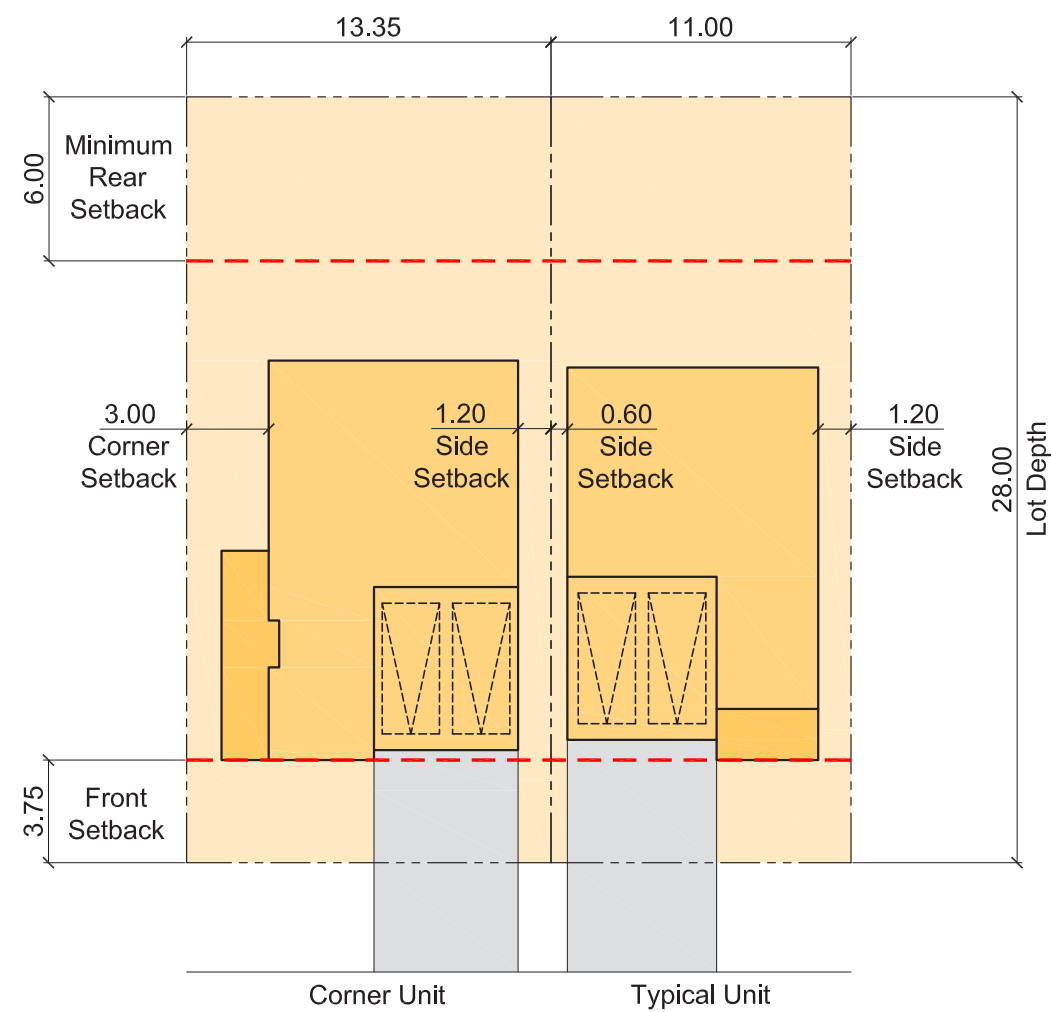


Figure 15 36' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Contemporary Style Corner Product

Figure 16 Conceptual Architectural Renderings - 36' Single-Detached Home

● 43' Single-Detached Home

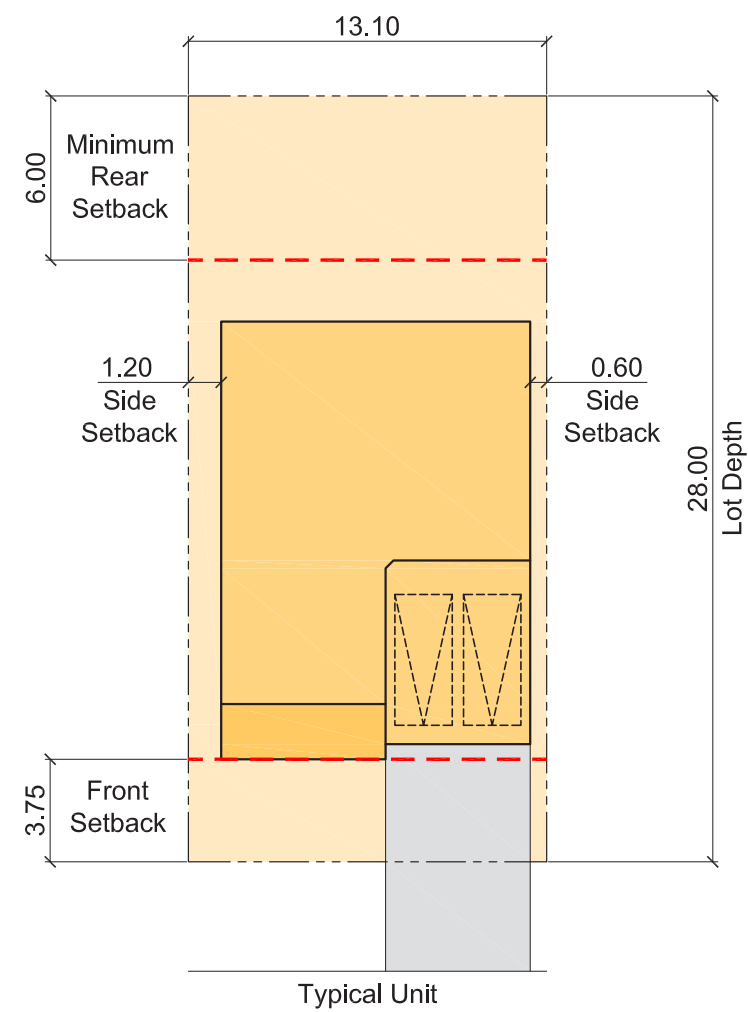


Figure 17 43' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Contemporary Style



Traditional Style

Figure 18 Conceptual Architectural Renderings - 43' Single-Detached Home

● 44' Single-Detached Home

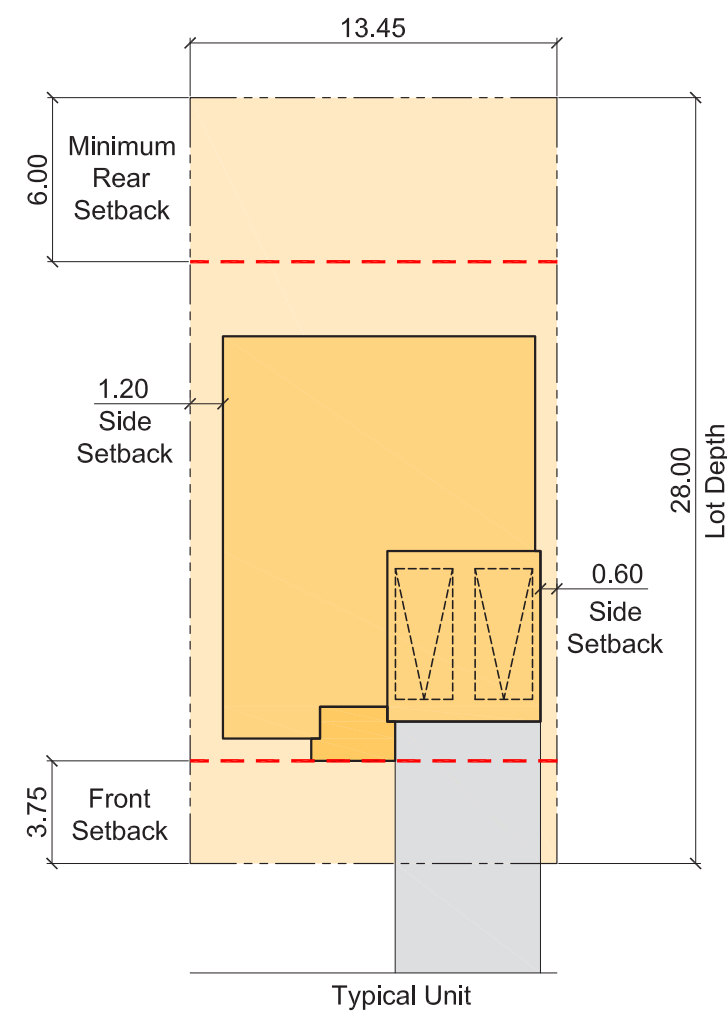


Figure 19 44' Single-Detached Home Lotting Standard and Measurements



Contemporary Style



Contemporary Style



Traditional Style

Figure 20 Conceptual Architectural Renderings - 44' Single-Detached Home

● Front-Drive Townhome Product (Shallow)

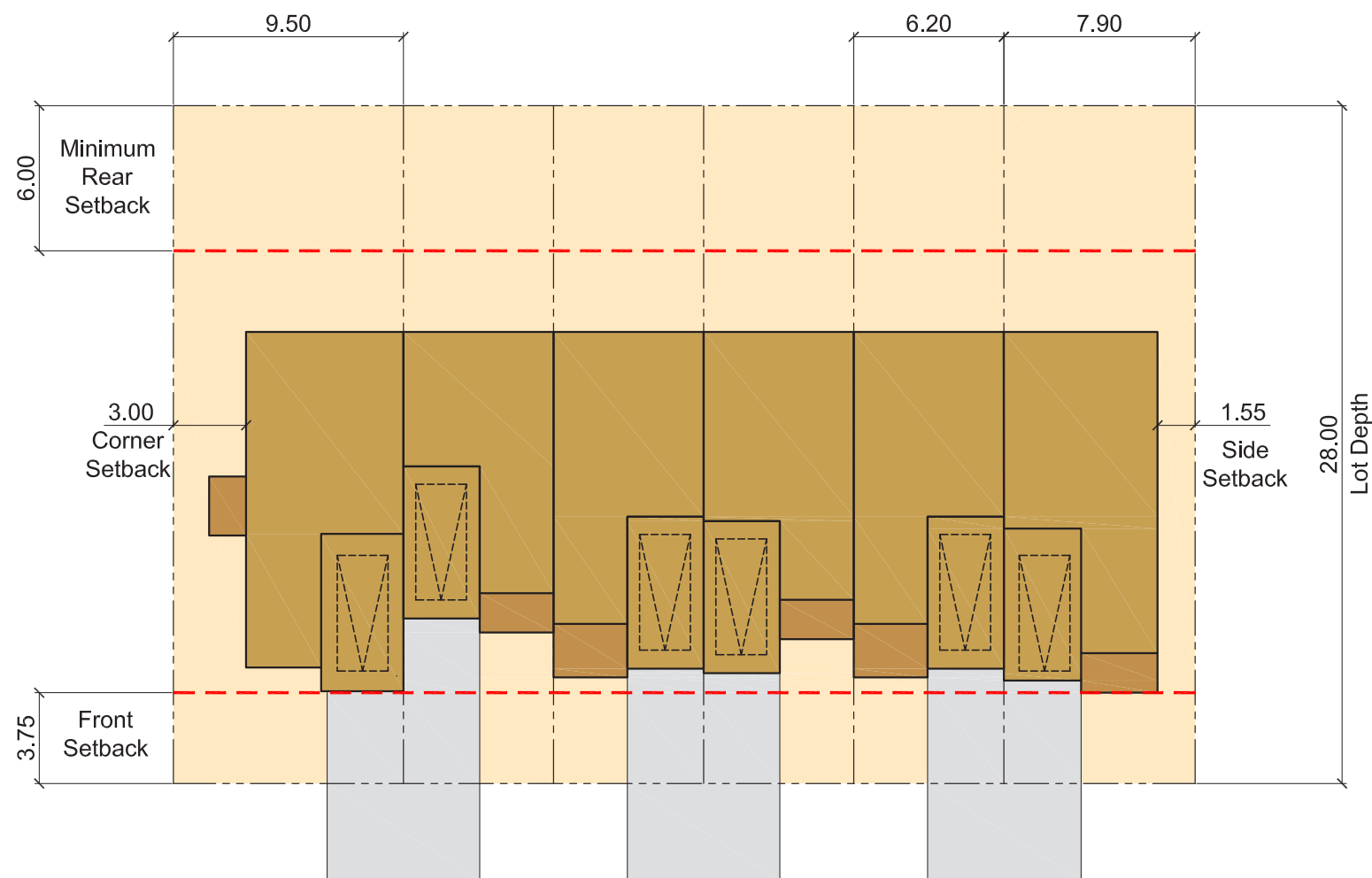


Figure 21 Front-Drive Townhomes (Shallow): Lotting Standard and Measurements



Figure 22 Front-Drive Townhomes (Shallow): Conceptual Renderings

● Front-Drive Townhome Product (Standard)

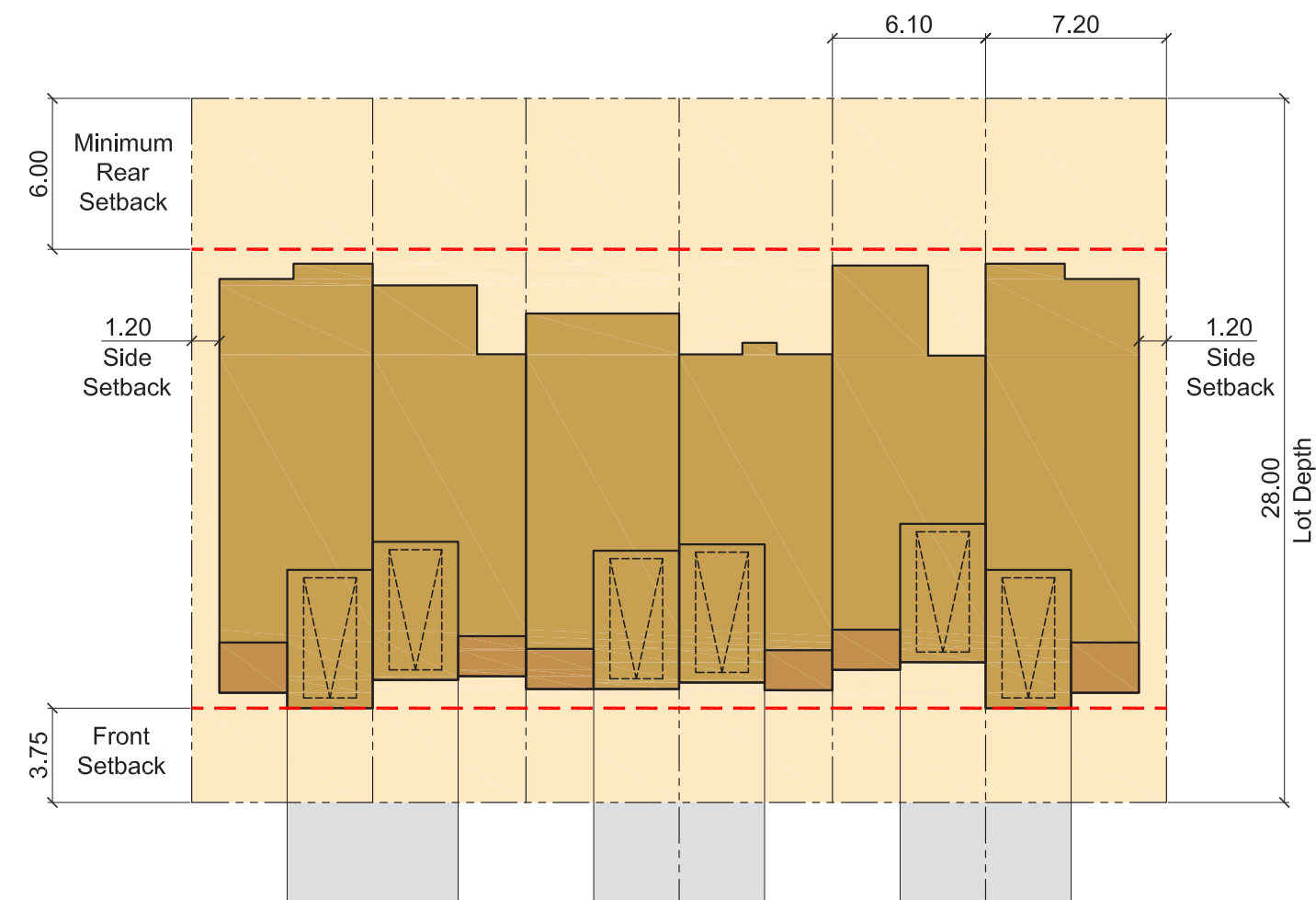


Figure 23 Front-Drive Townhomes (Standard): Lotting Standard and Measurements



Figure 24 Front-Drive Townhomes (Standard): Conceptual Renderings

● Back-to-Back Townhomes

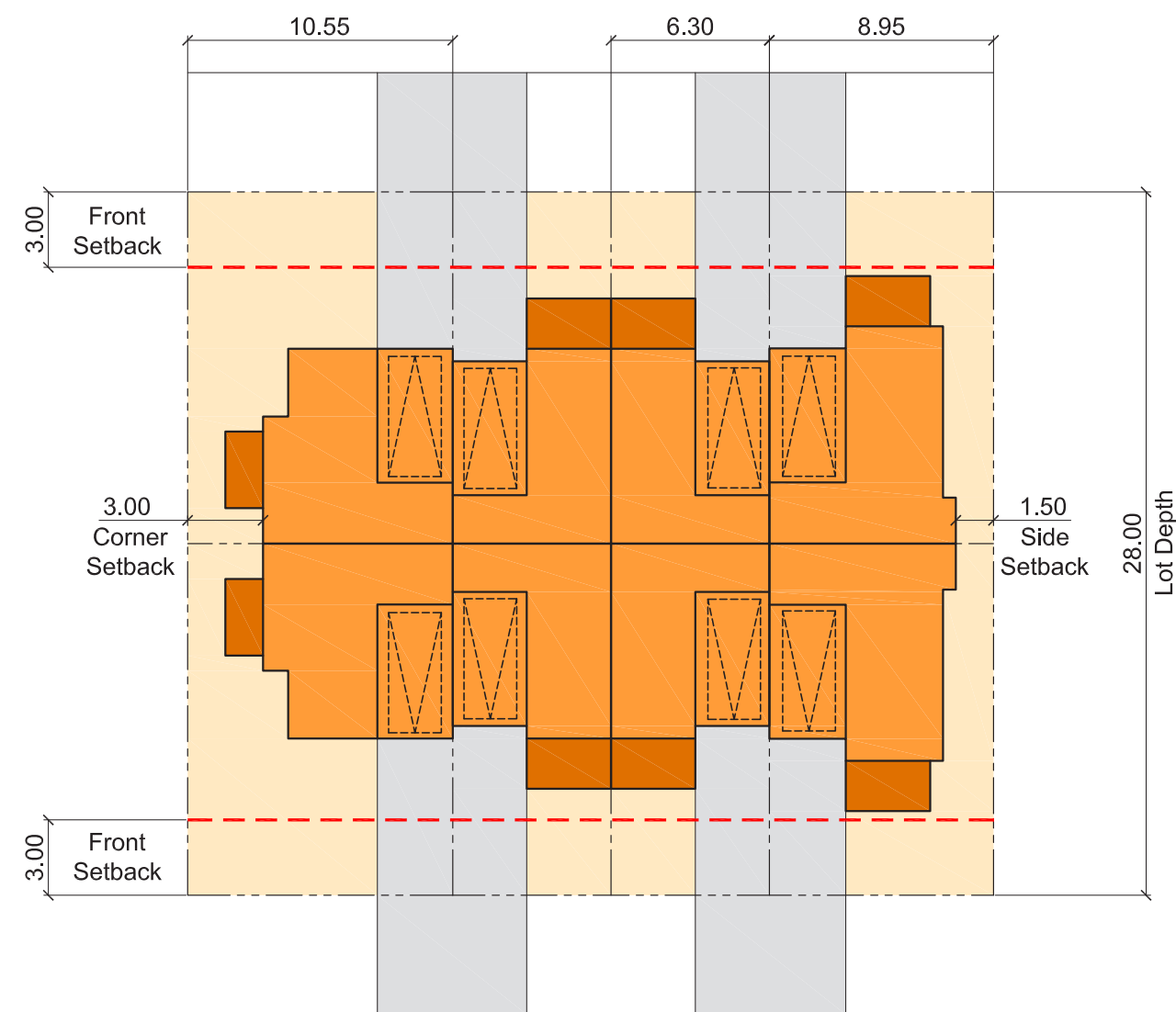


Figure 25 Back-to-Back Townhomes: Lotting Standards and Measurements



Figure 26 Back-to-Back Townhomes: Conceptual Renderings



Figure 27 Streetscape Demonstration



36' Product

Street

30' Product

● Medium-Density Block Configuration

The three medium-density blocks at the southern edge of the site frame the primary gateways into 7000 Campeau Drive. In the central and east blocks, 4-6 storey mid-rise buildings will be oriented towards Campeau Drive with stacked townhomes lining internal local roads. The west block will consist solely of stacked townhomes to create an appropriate transition to the existing townhomes on Coulson Court. This mix of medium-density residential typologies will contribute to the overall diversity of housing options available within 7000 Campeau Drive, and cater to the various needs of prospective residents.

With architecture that aligns with 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 primary gateways. 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 blocks to the surrounding lower density residential areas will also generate a more aesthetic, gradual change.

Key Plan



- Legend**
- Stacked Townhomes
 - Medium-Density



Gateway Entry Feature



Pedestrianized Streetscape



Mid-Rise Residential



Stacked Townhomes

Figure 28 Medium-Density and Stacked Townhome Examples

PARKS, OPEN SPACES & NATURAL FEATURES

The parks, open spaces, and natural features are one of the major structuring elements of 7000 Campeau Drive. These elements, which consist of four stormwater management ponds, two parkettes, a neighbourhood park, a woodland park, and various open spaces, are strategically located to increase open space accessibility and to provide aesthetic value for future and existing residents and visitors. The proposed programming within each of these spaces will be designed as complementary features to the surrounding parks, schools, and community centres. Figure 30 illustrates the existing open space/park programming found within Kanata Lakes and Beaverbrook in relation to 7000 Campeau Drive and the proposed parks and open spaces.

These new outdoor 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 and woodlots will be retained to provide an enhanced green buffer between the existing communities of Kanata Lakes and Beaverbrook, and the proposed development. Overall, the parks, open spaces, and natural features will be publicly visible, well distributed, and located along primary roads and at key junctions to increase accessibility and connectivity.

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

- Neighbourhood Park - Active / passive park space with play equipment, shade structures, fitness stations, and seating areas
- Woodland Park - Passive park space with trails, fitness stations, and seating areas
- Parkette - Active / passive park space with small playground equipment and seating areas



Neighbourhood Park



Parkette



Woodland Park



Parkette

Figure 29 Park Examples



Figure 30 Parks Programming Plan

Park Demonstrations

Key Plan



Neighbourhood Park : Potential Programming & Features

1. Play Structure

2. Shade Structure / Pavilion

3. Open Play / Lawn

4. Open Space Trails

5. Fitness Station

6. Sports Court
7. Splash Pad

8. Seating / Picnic Tables

9. Bicycle Racks

10. Dog Park

11. Restrooms

ⓈⓌ Preserved Woodlot

Neighbourhood Park (3.53ha)



Figure 31 Neighbourhood Park Demonstration

Woodland Park (1.62ha)



North Parkette (0.40ha)

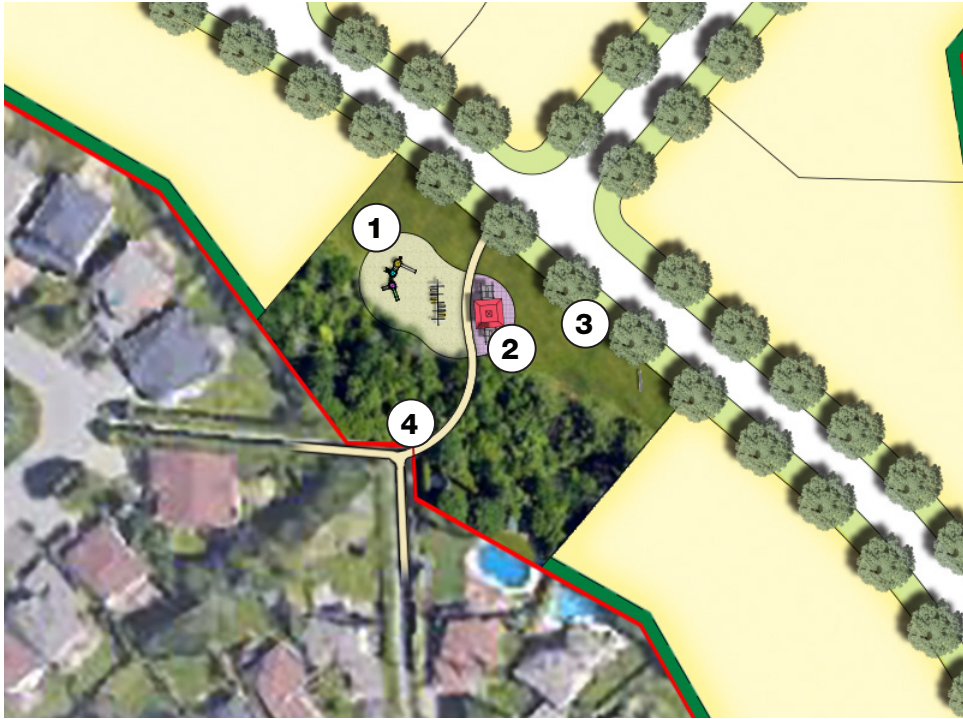


Figure 33 North Parkette Demonstration

North Parkette : Potential Programming & Features

- | | |
|-------------------------------|--------------------|
| 1. Play Structure | 6. Splash Pad |
| 2. Shade Structure / Pavilion | 7. Bicycle Racks |
| 3. Open Play / Lawn | 8. Fitness Station |
| 4. Open Space Trails | |
| 5. Seating / Picnic Tables | |

Woodland Park : Potential Programming & Features

- | | |
|-------------------------------|------------------------|
| 1. Shade Structure / Pavilion | 5. Bridge Crossing |
| 2. Seating / Picnic Tables | 6. Bicycle Racks |
| 3. Open Space Trails | (SW) Preserved Woodlot |
| 4. Fitness Station | |

Figure 32 Woodland Park Demonstration

South Parkette (0.40ha)

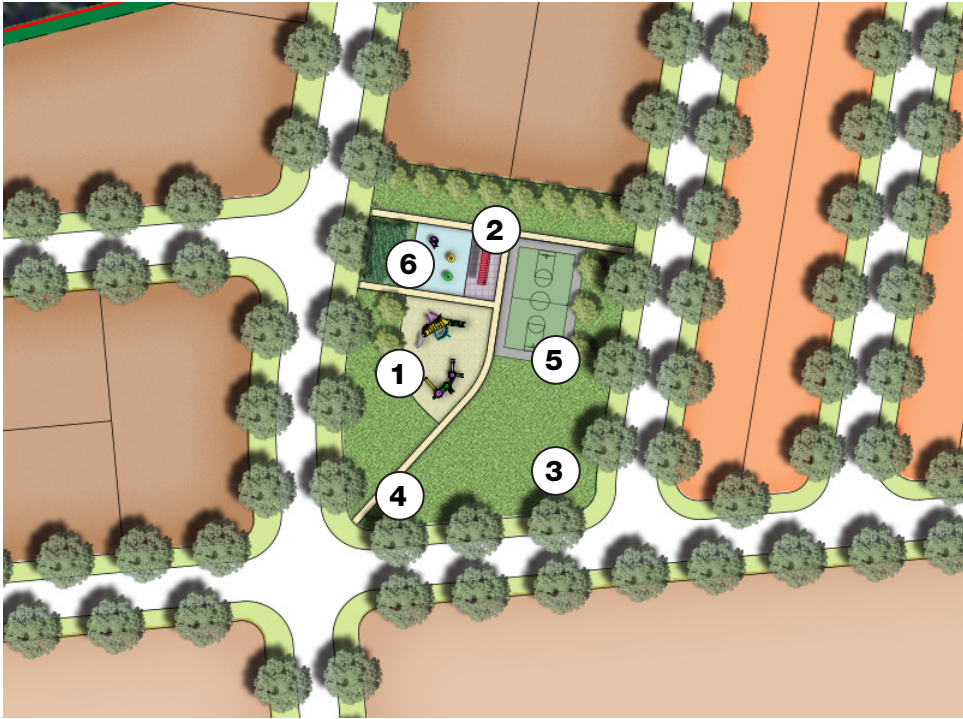


Figure 34 South Parkette Demonstration

South Parkette : Potential Programming & Features

- | | |
|-------------------------------|----------------------------|
| 1. Play Structure | 6. Splash Pad |
| 2. Shade Structure / Pavilion | 7. Seating / Picnic Tables |
| 3. Open Play / Lawn | 8. Bicycle Racks |
| 4. Open Space Trails | 9. Fitness Station |
| 5. Sports Court | |

**Conceptual park demonstrations do not depict all the possible park programming elements and are subject to change*

Connectivity

Parks, open spaces, stormwater ponds, and natural features are all strategically located to provide greenspace 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, unpaved nature trails, and multi-use pathways, and 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. In an effort to achieve interrelationship, the north-south open space multi-use pathway will provide a direct connection to the proposed future east-west multi-use pathway extension along Campeau Drive.

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 key destinations, such as the neighbouring schools, parks, community centres, and the Centrum Shopping Centre, all the while considering the surrounding open space system. Sidewalks that run parallel to streets and trails located in parks and open space corridors will be 1.8m in width.

Figure 36 conceptually shows where walking trails and bike paths will be located, and how they connect to the existing trails, parks, and open spaces.

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

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



Multi-Use Pathways



Sidewalk Condition



Nature Trails



Open Space Trails

Figure 35 Sidewalk and Trail Connection Examples

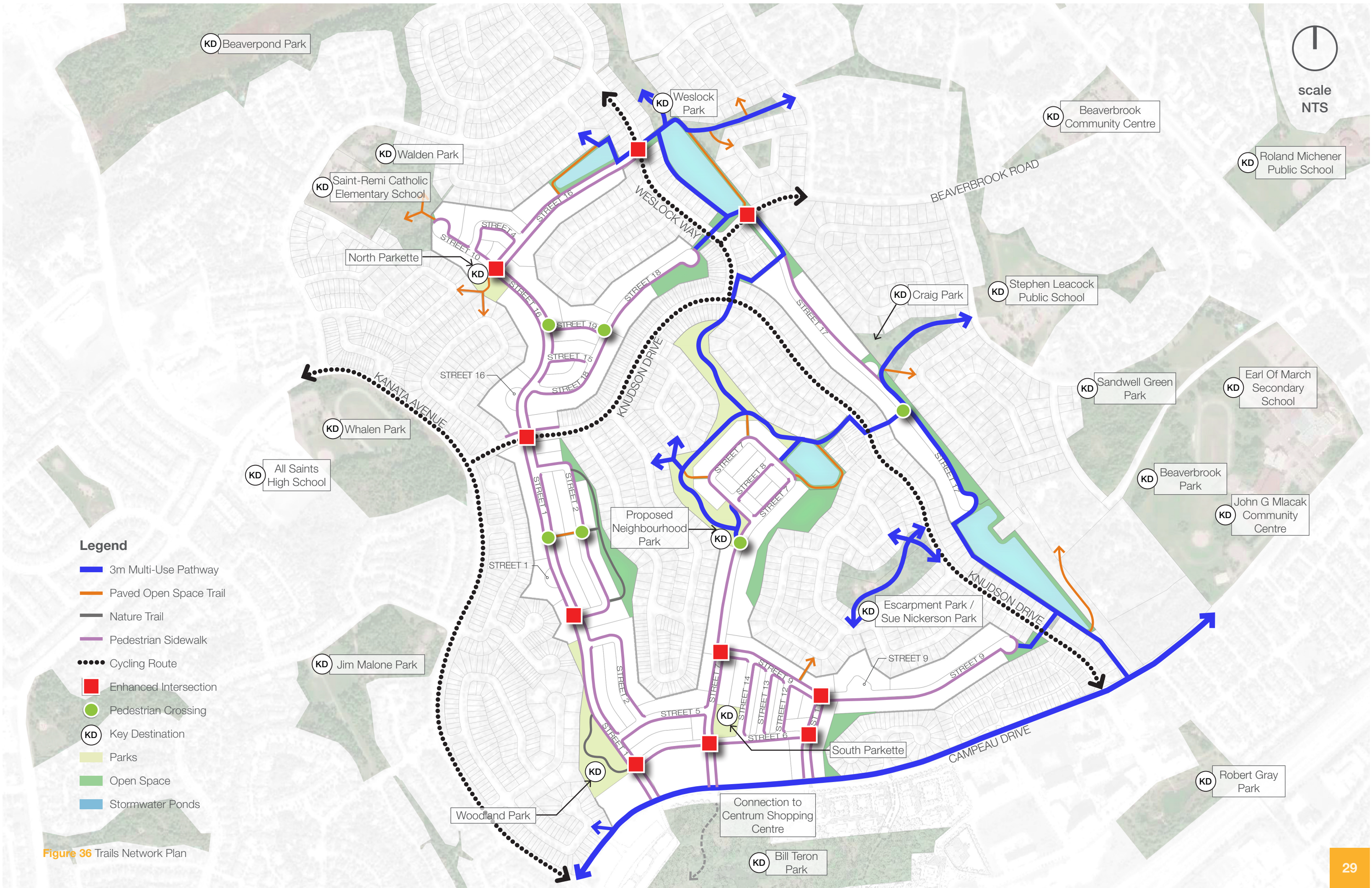


Figure 36 Trails Network Plan

STREET NETWORK & CHARACTER

7000 Campeau Drive will have a variety of streetscapes that will enhance the visual appearance of the community. The street network will be functional to all modes and users (pedestrians, cyclists, vehicles, transit), and include community features, such as signage, mailboxes, wayfinding, and lighting, that are mindful of the existing character of Kanata Lakes and Beaverbrook. The use of special paving treatment is recommended at pedestrian crossings and key intersections throughout the community that will emulate existing crossings located within the surrounding neighbourhoods.

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 roads will serve as main entry drives into 7000 Campeau Drive, with the westernmost 20.0m right-of-way (Streets 1 & 16) forming a north-south 'spine' through the community. Streets 7, 9, & 11, all of which are 20.0m right-of-ways, will create a "southern loop" around many of the higher density blocks within 7000 Campeau Drive. Together with smaller, secondary local roads, this street hierarchy (Figure 37) expands on the existing network found within the adjacent communities of Kanata Lakes and Beaverbrook, and ensure easy access to all parks, open spaces, and destinations in and around the proposed 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)



scale
NTS

Legend

- Local Road (20.0m)
- Local Road (16.5m)
- Enhanced Intersection
- Mid-Block Pedestrian Crossing
- Mid-Block Pinchpoint
- Emergency Vehicle Turnaround

Figure 37 Street Hierarchy Plan

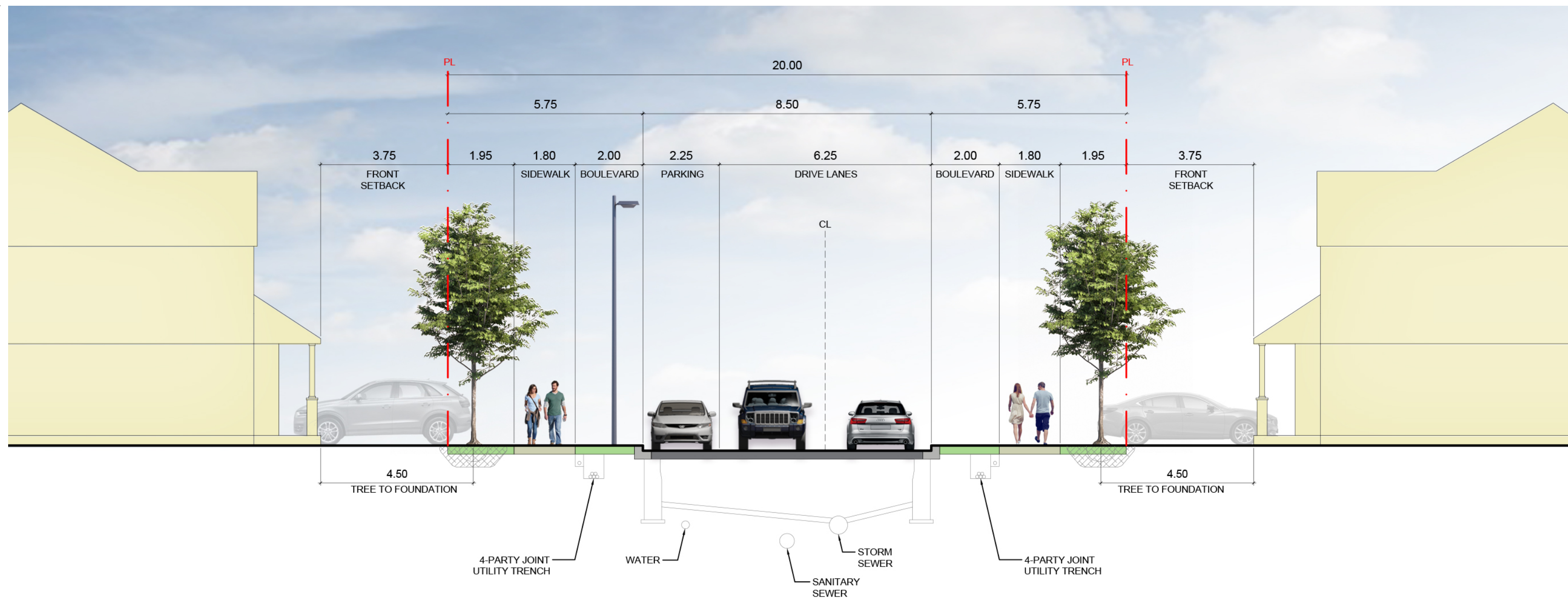


Figure 38 Local Road (Typical 20.0m Right-of-Way) Cross Section

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

The 20.0m local roads will accommodate higher volumes of localized pedestrian and vehicular traffic, and primarily form the main entry drives into 7000 Campeau Drive, with Streets 1 & 16 creating a north-south thoroughfare between Campeau Drive and Weslock Way. Medium-density built form will frame up two of the primary gateways, with a mix of fronting and flanking single-detached homes and front-drive townhomes lining the streets further north. The 20.0m local road will consist of the following elements: sidewalk on both sides, street trees, and a parking lane on one side.

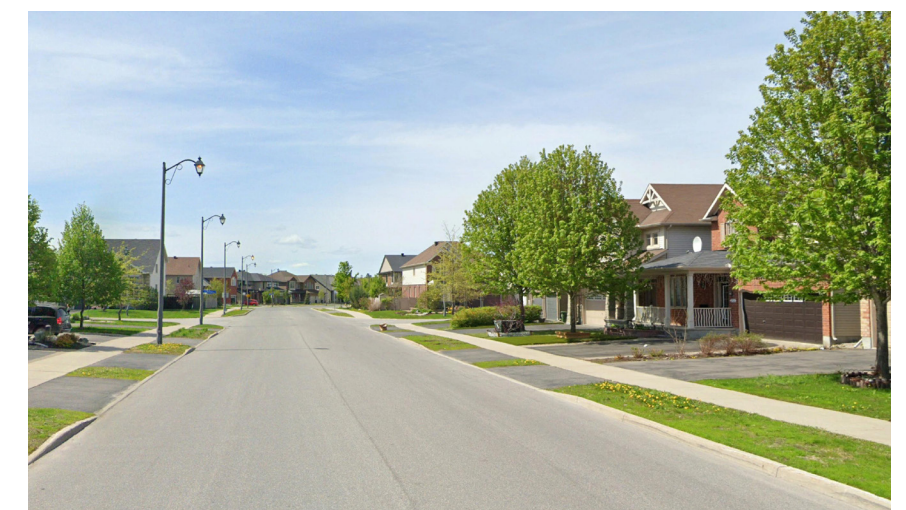


Figure 39 Local (Typical 20.0m Right-of-Way) Example

*Street cross sections are conceptual in nature and are subject to change

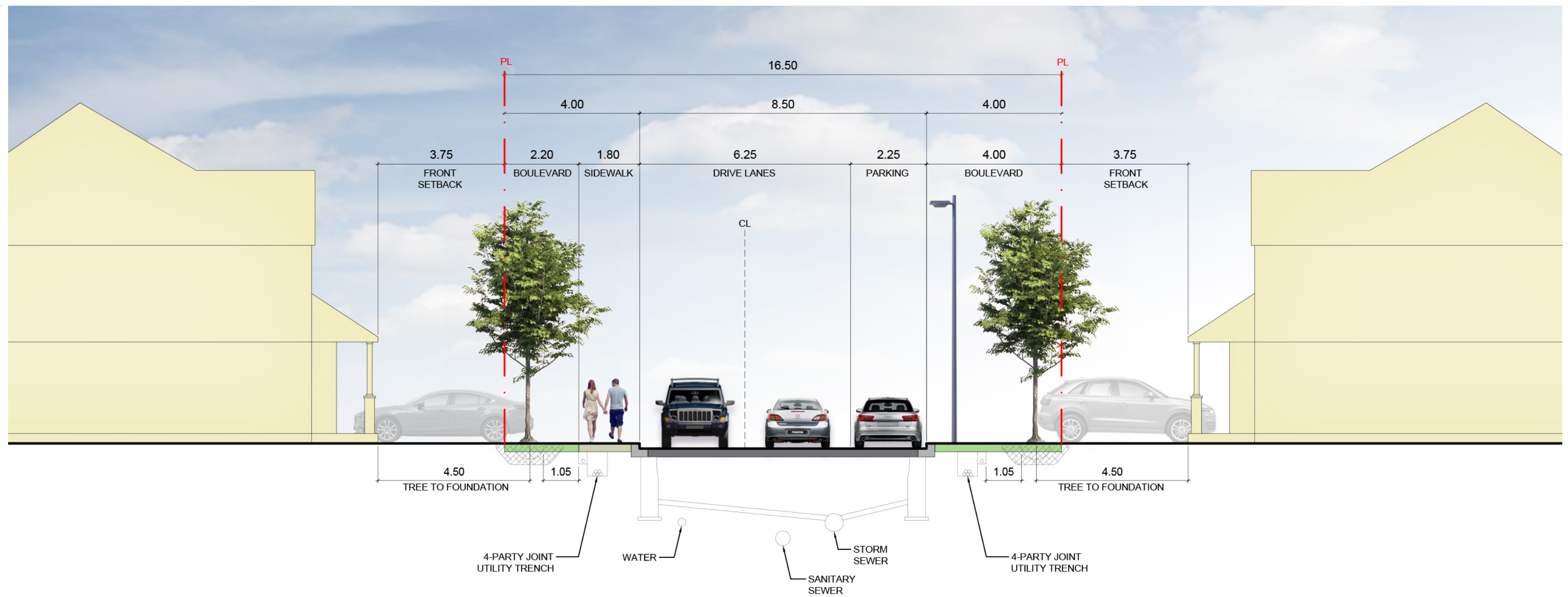


Figure 40 Local Road (Typical 16.5m Right-of-Way) Cross Section

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

The 16.5m local roads will serve as secondary right-of-ways throughout the proposed community. Being more private, these roadways will cater specifically to the residential blocks, while further improving connectivity to parks and open spaces. The 16.5m local road will consist of the following elements: curb-face sidewalk on one side, street trees, and parking on one side.



Figure 41 Local Road (Typical 16.5m Right-of-Way) Example

*Street cross sections are conceptual in nature and are subject to change

Pedestrian Crossings and Traffic Calming

Two key principles of the 7000 Campeau Drive community are the creation of strong pedestrian linkages and the incorporation of innovative design, both of which are achieved in part through safer roadway crossings and use of traffic calming strategies. These features will be strategically dispersed in locations where higher pedestrian volumes will interact with vehicular traffic, as well as along lengthier stretches of roadway. These strategies overall will aim to lower vehicular speeds, reduce the likelihood of “cut-through” traffic, and prioritize pedestrian and cyclist movements.

An emergency turnaround feature will be located along the easternmost 16.5m local road. The primary purpose of this feature will serve as a functional turnaround point for larger emergency vehicles. However, enhanced design applications will be implemented to mask its functional use, while also serving as a decorative landscape feature and trailhead to Craig Park.

The types of pedestrian crossings and traffic calming strategies, demonstrated in Figures 43-45, that will be used within 7000 Campeau Drive are as follows:

- Enhanced Intersection
- Mid-Block Pedestrian Crossing
- Mid-Block Pinchpoint
- Emergency Vehicle Turnaround

Lastly, a preliminary parking plan (Figure 48) has been generated to conceptually show where on-street parking will be located in 7000 Campeau Drive. Figures 46-47 demonstrate how on-street parking will function and interact with driving lanes and driveways of both single-detached homes and townhomes.



Enhanced Intersection Paving



Mid-Block Pedestrian Crossing



Pinchpoint



Emergency Vehicle Turnaround Treatment / Trailhead

Figure 42 Pedestrian Crossing and Traffic Calming Examples

■ Enhanced Intersection

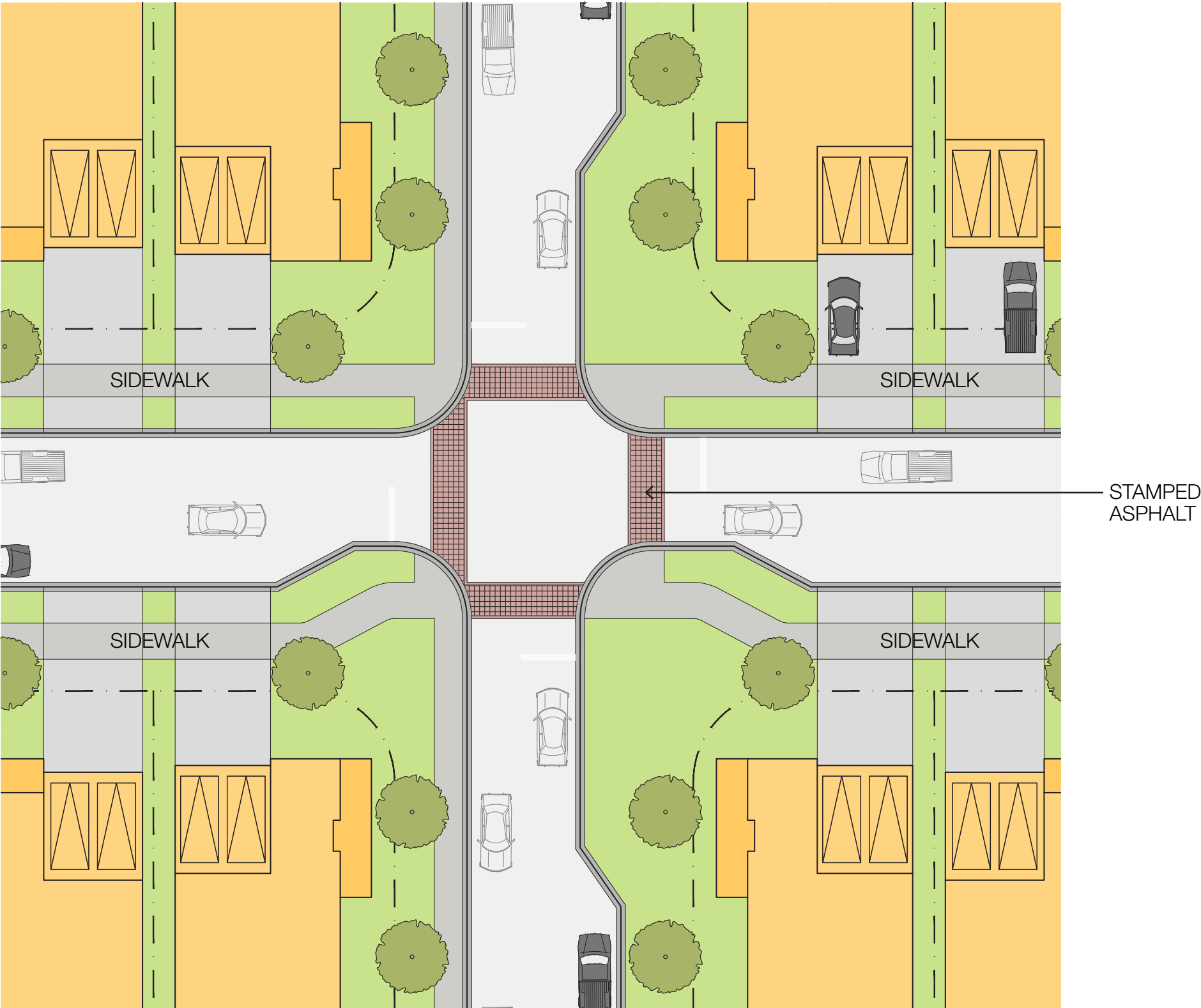
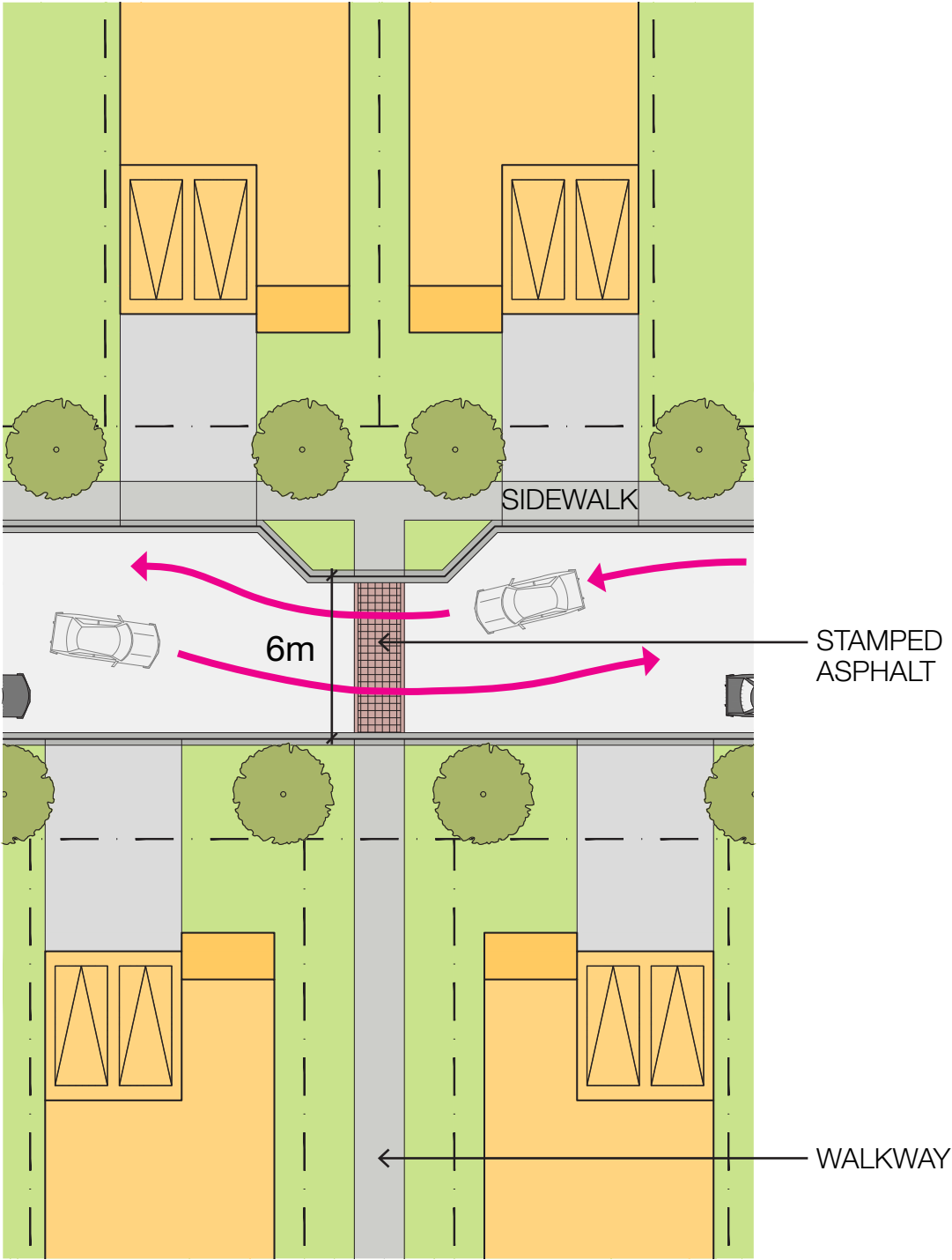


Figure 43 Enhanced Intersection Demonstration

● Pedestrian Crossing



▲ Pinchpoint

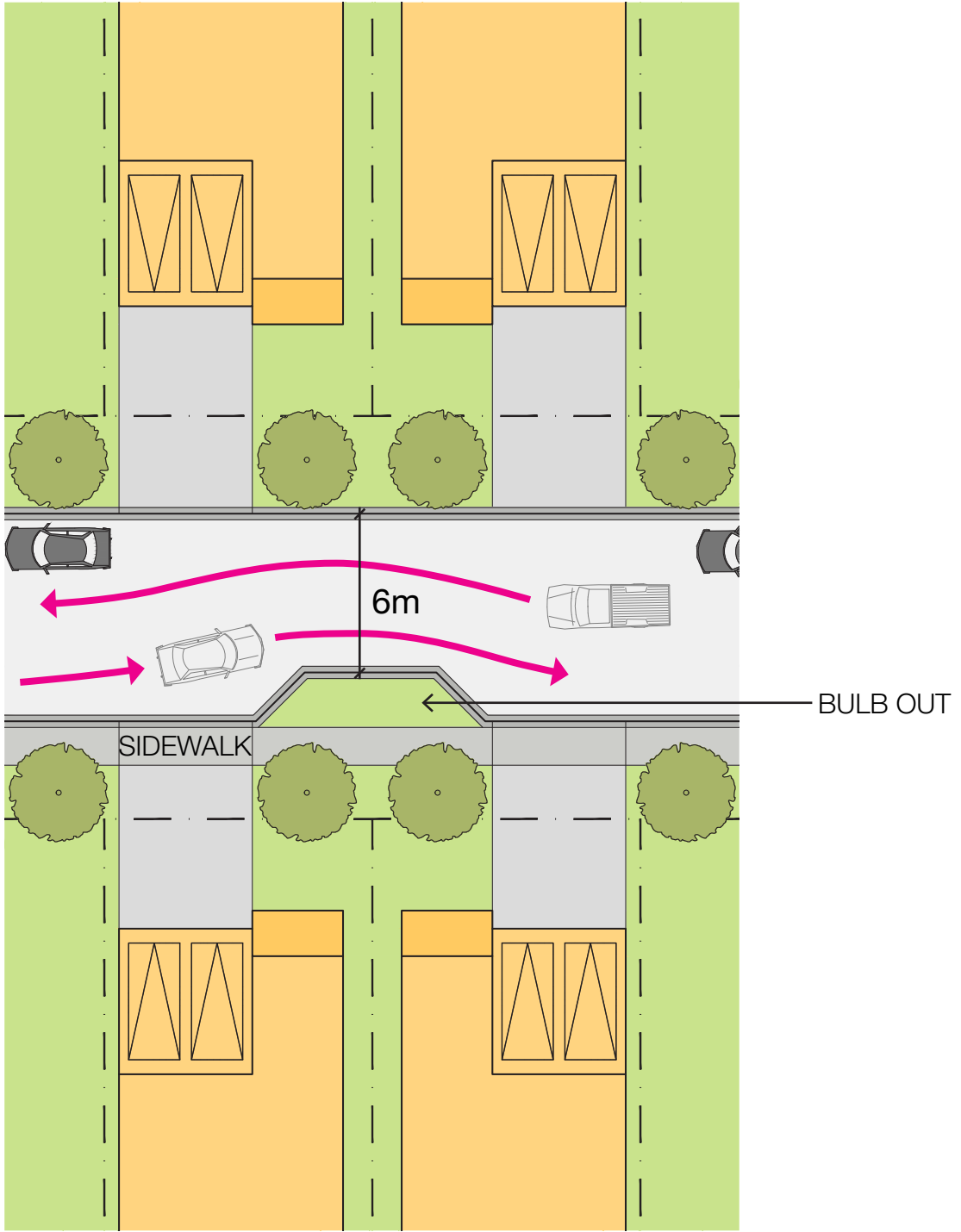


Figure 44 Mid-Block Pedestrian Crossing & Mid-Block Pinchpoint Demonstrations

Emergency Vehicle Turnaround

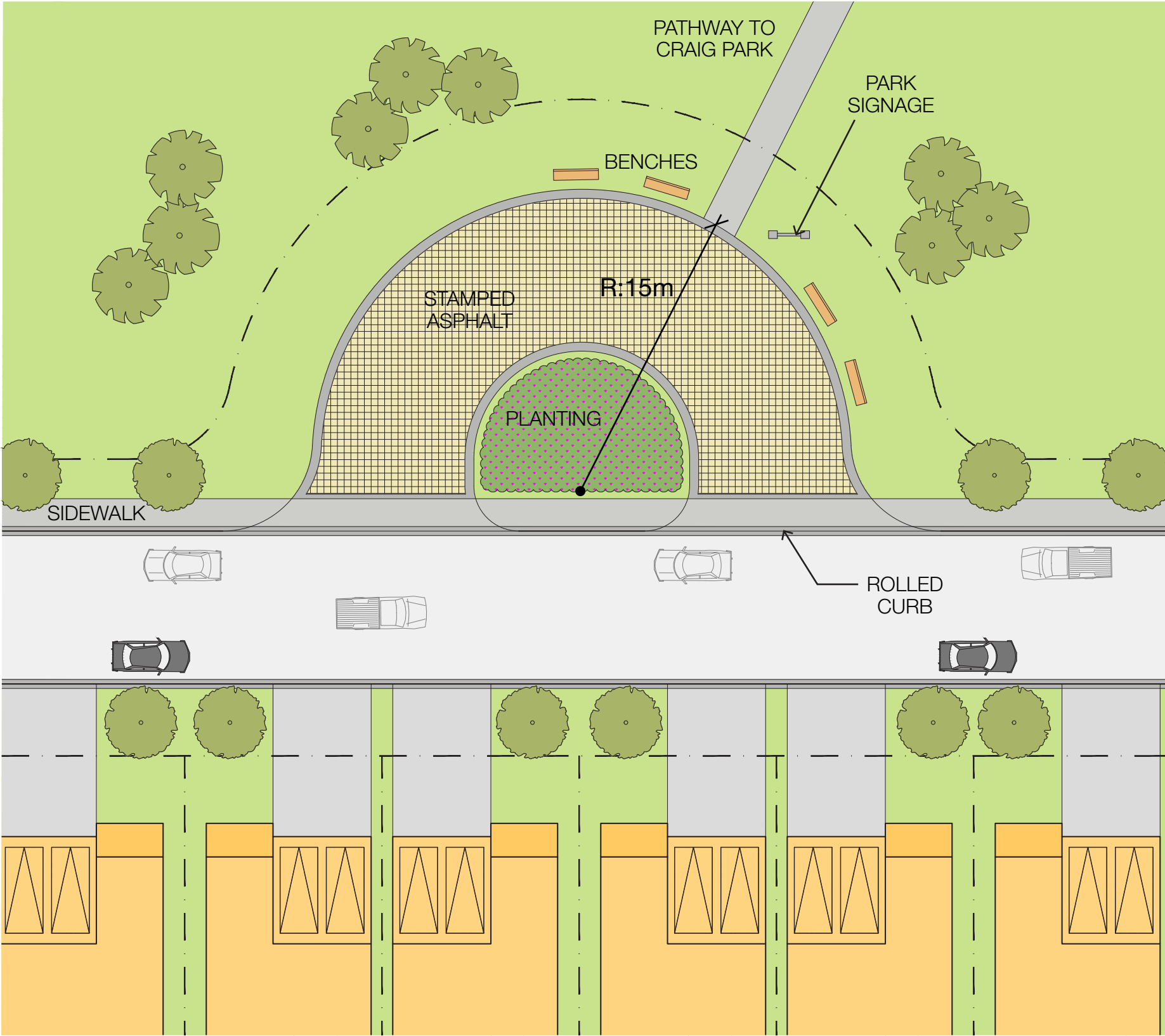


Figure 45 Emergency Vehicle Turnaround Demonstration

Local Road (16.5m ROW) Parking Demonstrations

Single-Detached Streetscape

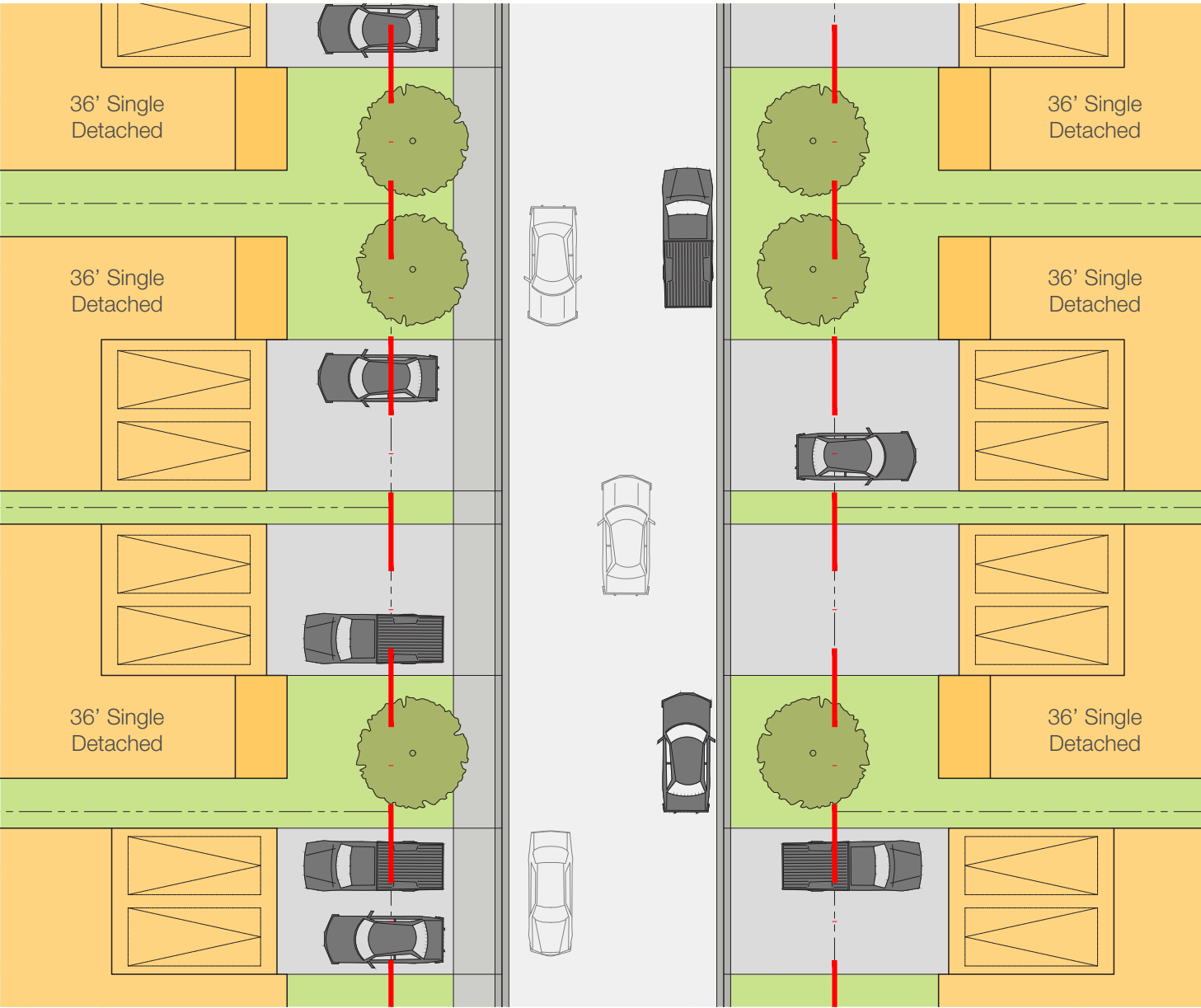


Figure 46 Single-Detached On-Street Parking Configuration

Front-Drive Townhomes Streetscape

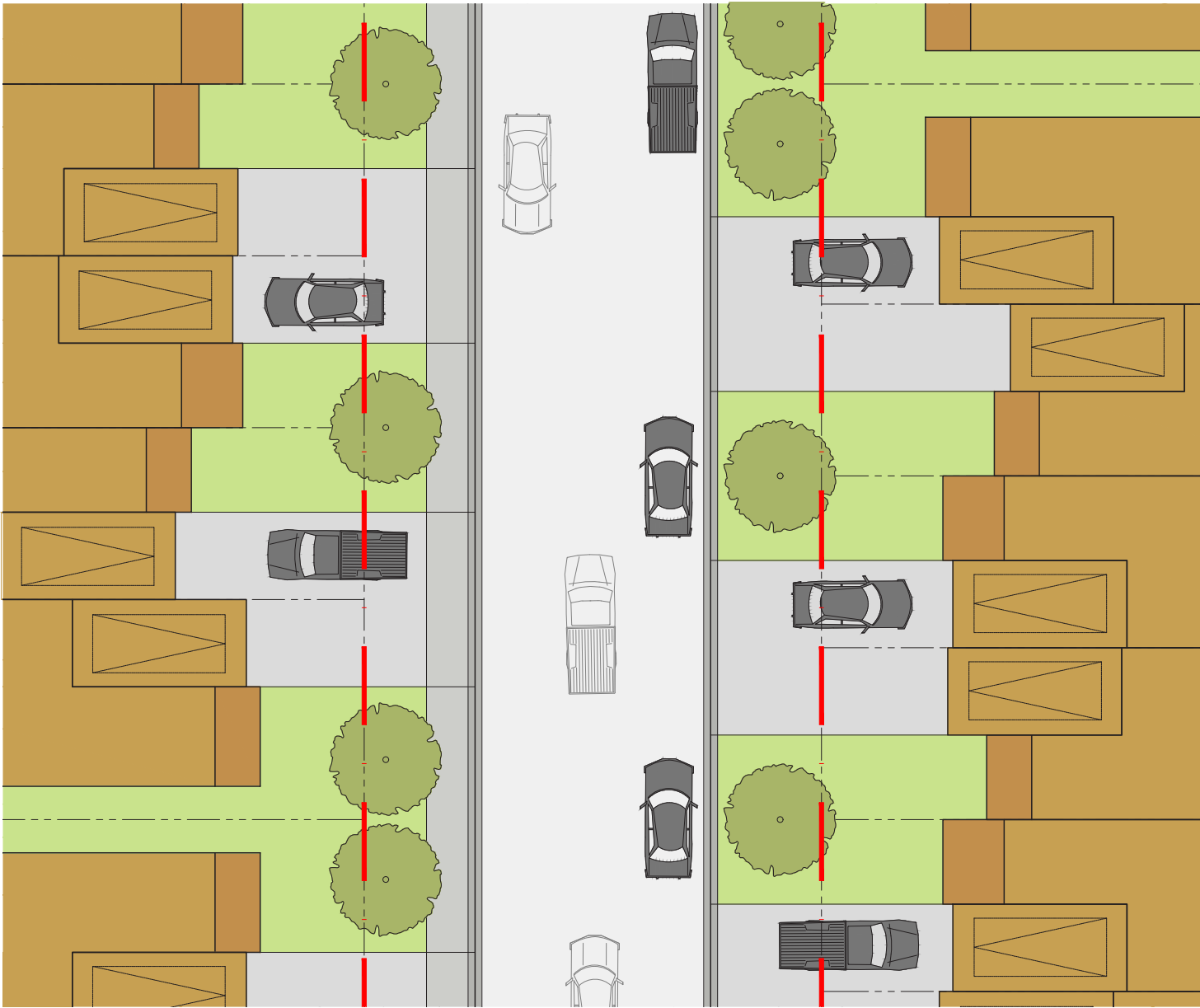


Figure 47 Front-Drive Townhomes On-Street Parking Configuration

*Streetscape design and configuration subject to change



scale
NTS

Legend

- Single-Sided On-Street Parking
- Medium-Density Block Parking



Figure 48 Parking Plan

GATEWAY FEATURES & EDGE CONDITIONS

Gateway features and wayfinding 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.

As shown in Figure 50, 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 brand. Community markers composing of masonry pillars with insignias will identify the secondary gateways and will be placed along the north-south “community spine” 20.0m local road to help further define this corridor as the main community thoroughfare while setting a thematic tone for the overall community.

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 corner daylight triangles. Where possible, woodlots and tree stands will be preserved and incorporated into parks, open spaces, and buffers, while a protected residential landscape buffer consisting of new and existing planting will provide ample separation between existing and proposed rear yard amenities.

The types of edge conditions and interfaces proposed in 7000 Campeau Drive, and shown in Figure 50, are as follows:

- Residential Landscape Buffer
- Backing Open Space
- Backing Existing Woodlot
- Backing Stormwater Ponds



Gateway Feature



Enhanced Edge Planting



Community Marker



Wayfinding

Figure 49 Landscape Features Examples



scale
NTS

Legend

- Primary Gateway
- Secondary Gateway
- Wayfinding
- Enhanced Edge Planting
- Residential Buffer
- Open Space / Park Condition
- Woodlot Condition
- Stormwater Pond Condition

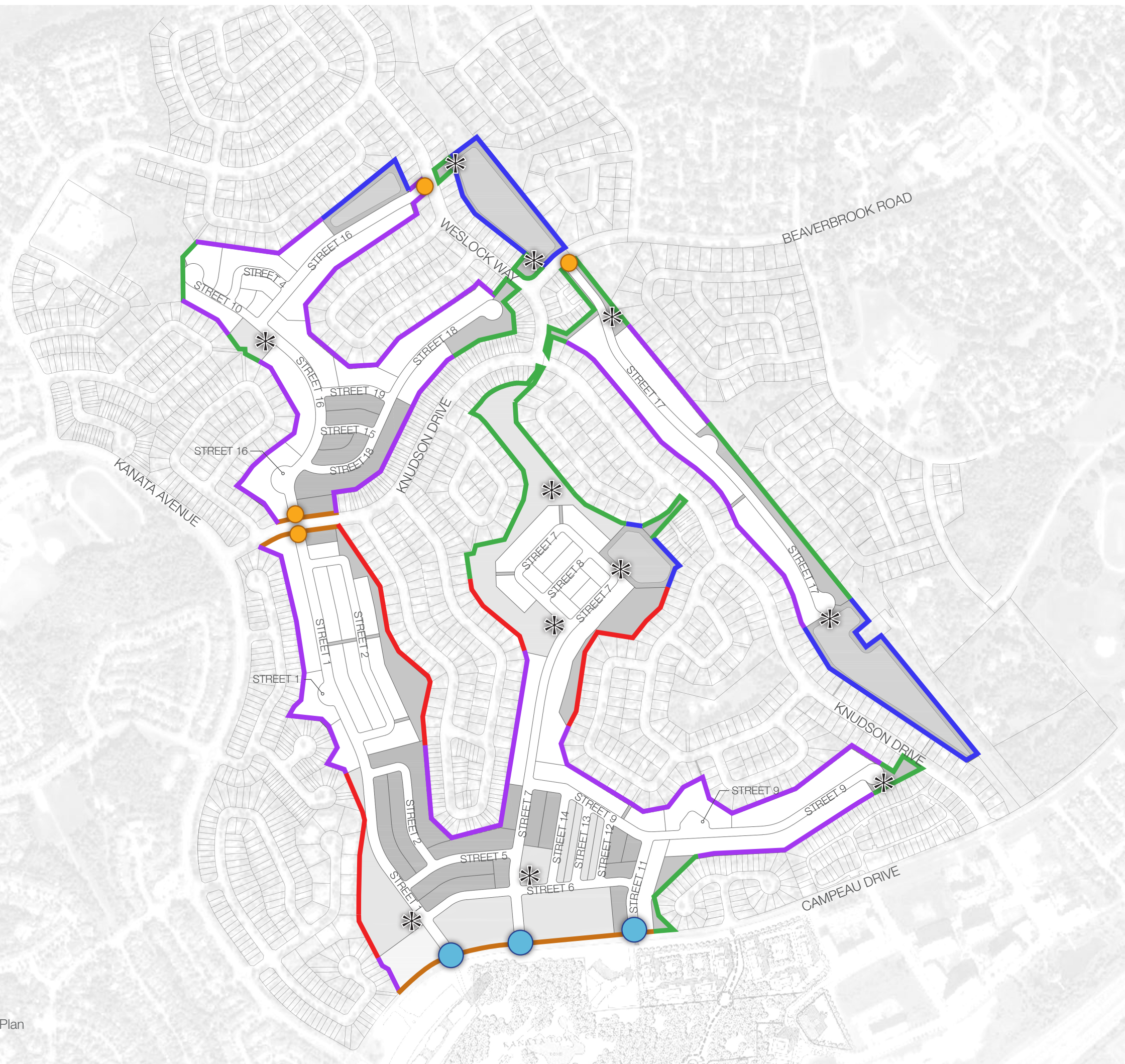


Figure 50 Gateway Features & Edge Conditions Plan

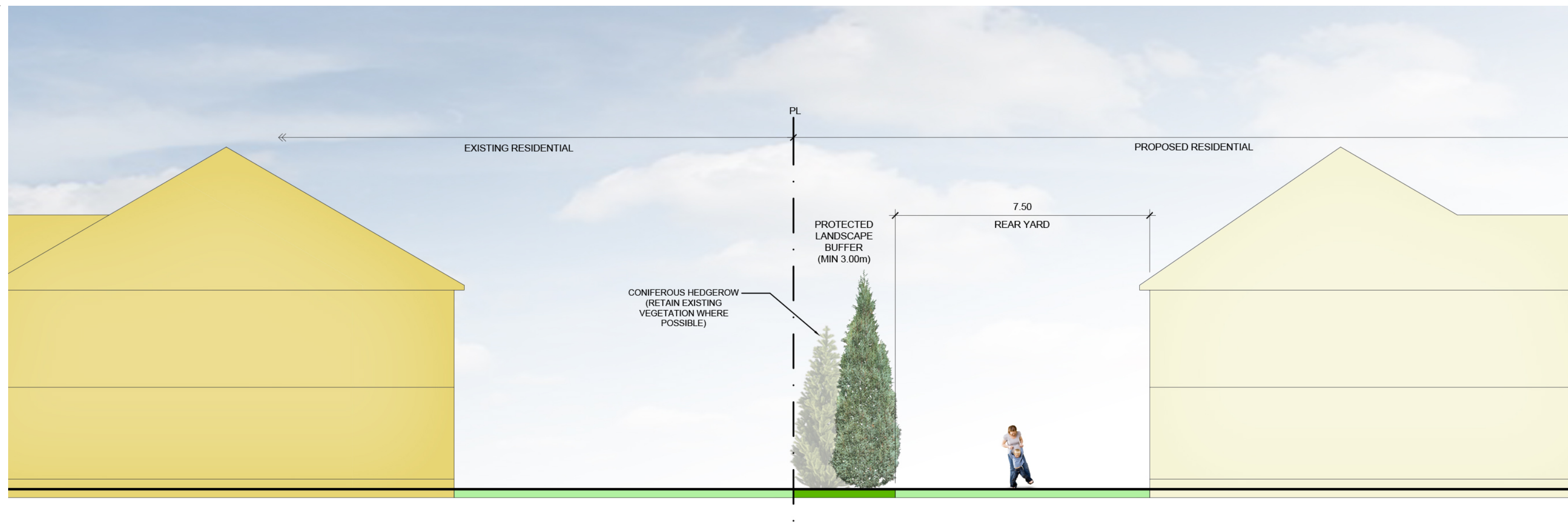


Figure 51 Residential Landscape Buffer Section

● Residential Landscape Buffer

In conditions where existing homes are backing onto proposed residential, a protected landscape buffer consisting of a native coniferous hedgerow will be planted to increase the privacy between rear yard amenities. Fencing treatments are not being considered in this condition as chain link fences are discouraged in both Kanata Lakes and Beaverbrook communities. Existing vegetation will be preserved where possible.

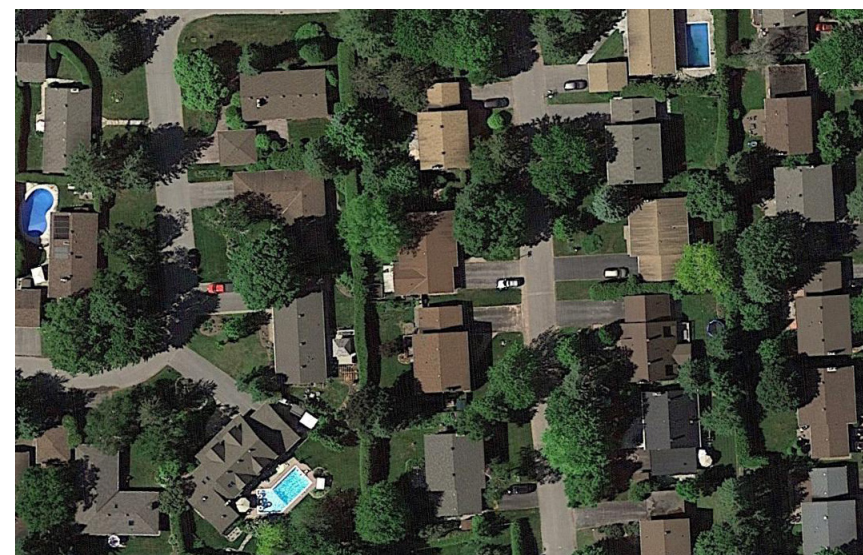


Figure 52 Beaverbrook Community - Landscape Buffer Example



Figure 53 Highland Gate Community - Landscape Buffer Example

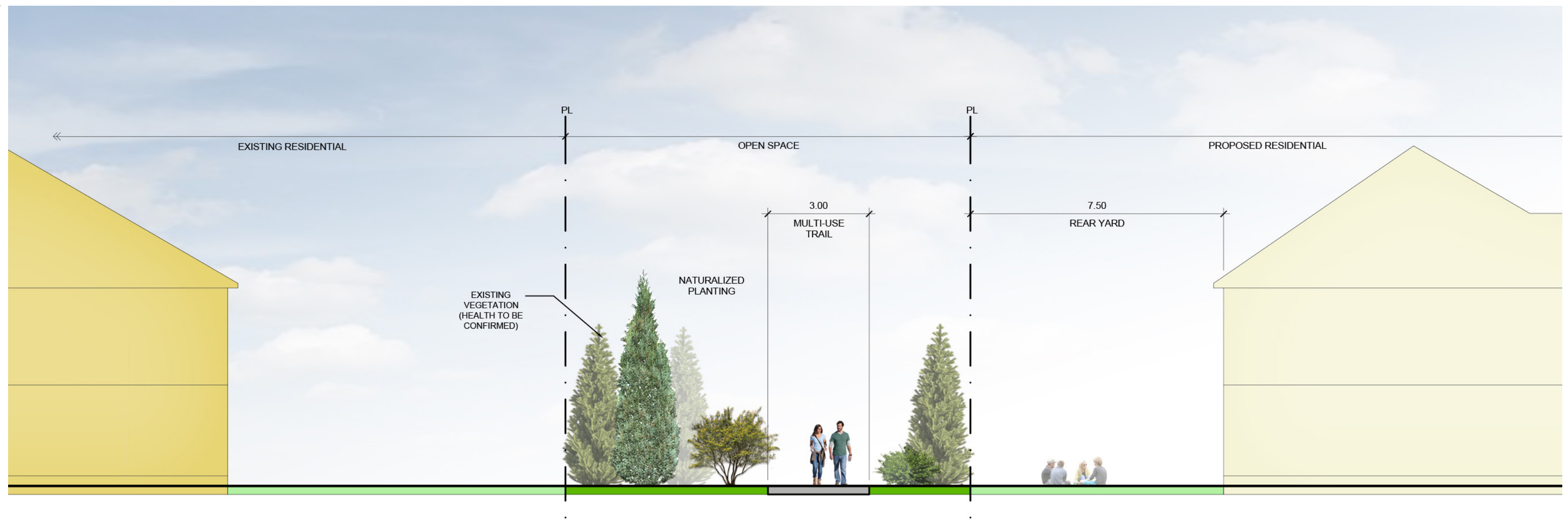


Figure 54 Backing Open Space Section

● Backing Open Space

In conditions where homes are adjacent to a proposed open space, a combination of new and preserved vegetation will maintain the privacy of existing rear yard amenities and create appropriate separation between public and private realms. A multi-use pathway will also be accommodated to increase pedestrian connectivity throughout the community. Once again, fencing treatments are not being considered for backing open space conditions.

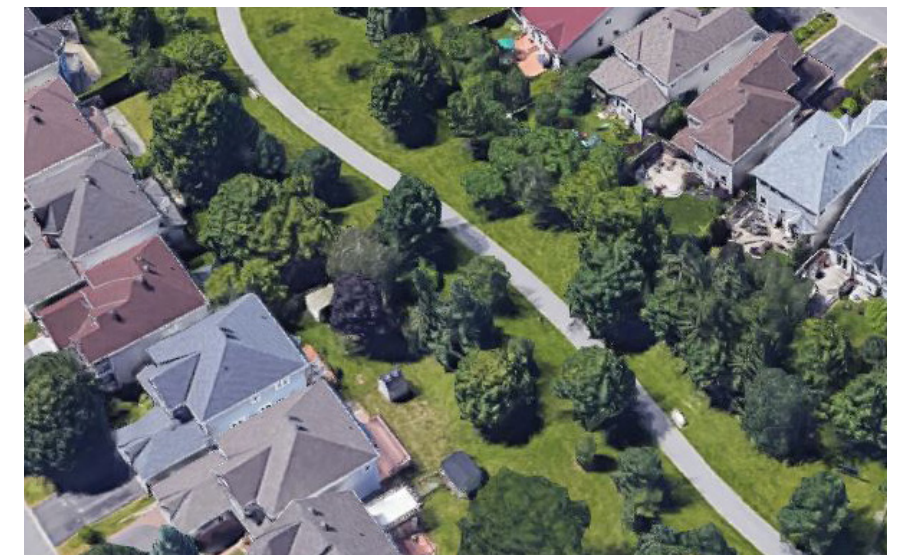


Figure 55 Beaverbrook Community - Backing Open Space Examples

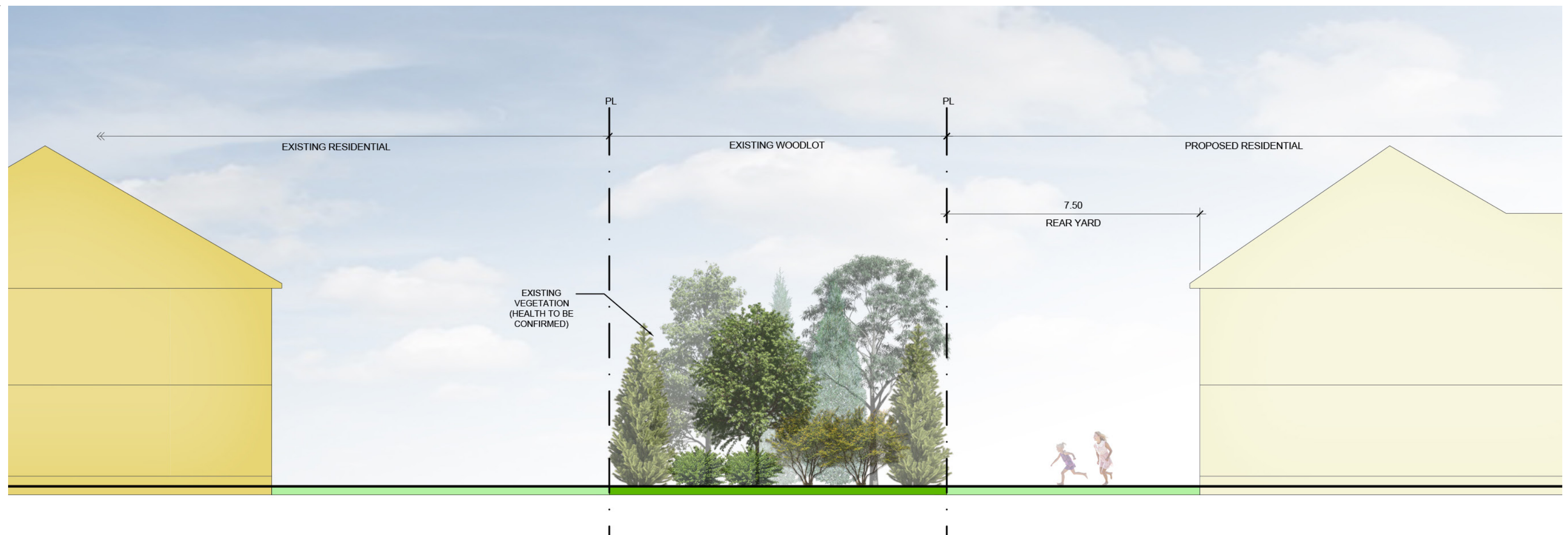


Figure 56 Backing Existing Woodlot Section

● Backing Existing Woodlot

In conditions where homes are backing onto an existing woodlot, vegetation is to be retained where possible and, as a result, create a larger vegetative buffer. In keeping with Kanata Lakes and Beaverbrook communities, fencing is not being considered in woodlot conditions.

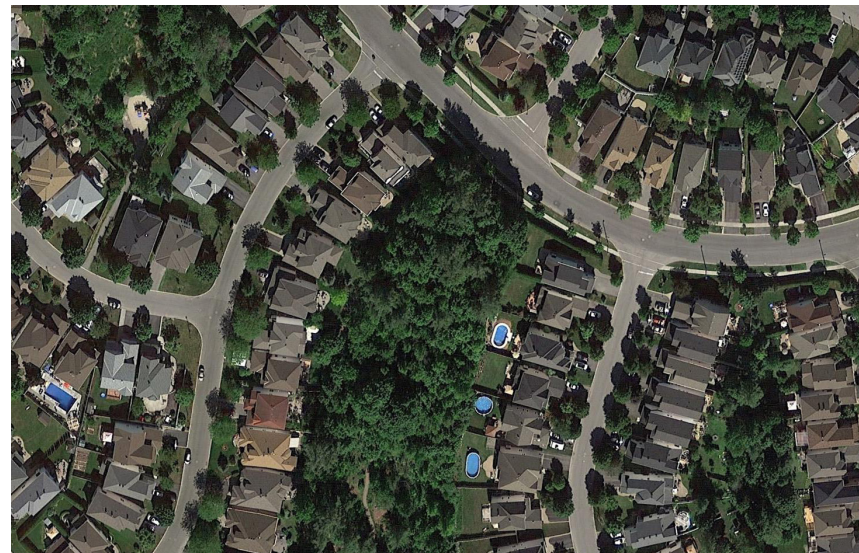


Figure 57 Marchwood-Lakeside Community - Backing Woodlot Examples

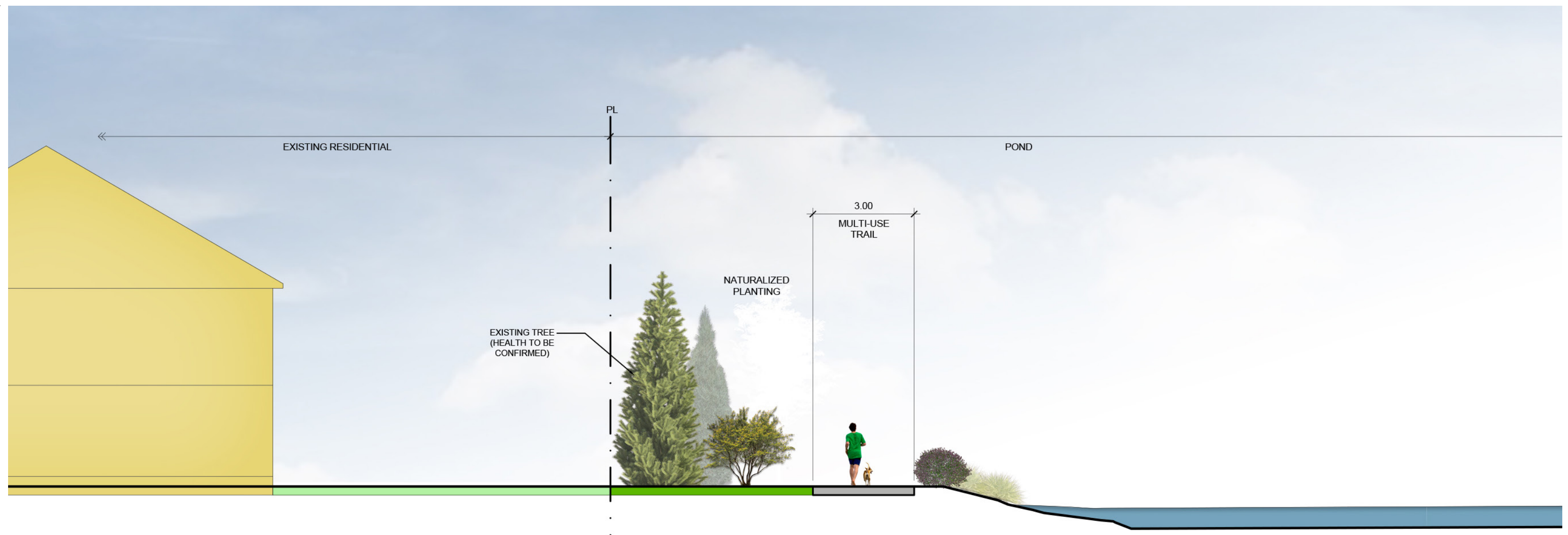


Figure 58 Backing Stormwater Pond Section

● Backing Stormwater Pond

In conditions where homes are backing a proposed stormwater pond, existing vegetation is to be retained where possible. A multi-use pathway may also be accommodated adjacent to the pond to increase connectivity throughout the community. Since the use of chain link fences is discouraged in both Kanata Lakes and Beaverbrook communities, a combination of new and retained planting will help protect existing rear yard amenities and create appropriate separation between public and private realms.



Figure 59 Backing Stormwater 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 and Beaverbrook while being visually distinct. This community will highlight the strategic placement and design of the open space network that exemplifies mindfulness towards the existing system. The design objectives presented in this document 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 throughout the community. Furthermore, the appearance of the architecture, streetscapes, parks, open spaces, and gateway features will reflect the character and theme of Kanata Lakes and Beaverbrook. 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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