

# Kennedy Lands

Urban Design Brief.

Third Submission.

August 10, 2022.



minto  
Communities



PREPARED FOR



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Scope & Intent.



Site Context & Character.



Concept Plan.



Built Form.



Public Realm.

This Urban Design Brief is intended to provide design direction and inspiration for Minto Kennedy Lands in Barrhaven. The directives demonstrated in this document will highlight the overall design intent of this planned neighbourhood while reflecting the objectives outlined in the City of Ottawa's Official Plan, Barrhaven South Community Design Plan (Ottawa, 2006), Urban Design Guidelines for Greenfield Neighbourhoods (Ottawa, 2007), and Building Better and Smarter Suburbs (Ottawa, 2015).

Situated in heart of one of Ottawa's fastest-growing neighbourhoods, Kennedy Lands is located directly south of the Jock River and within proximity to the Barrhaven Town Centre. With the planned realignment of Greenbank Road, which will run through the eastern half of the site, this planned residential neighbourhood will be highly visible and accessible, and become an integral part of the mindful growth of Barrhaven and the City of Ottawa.

## Legend





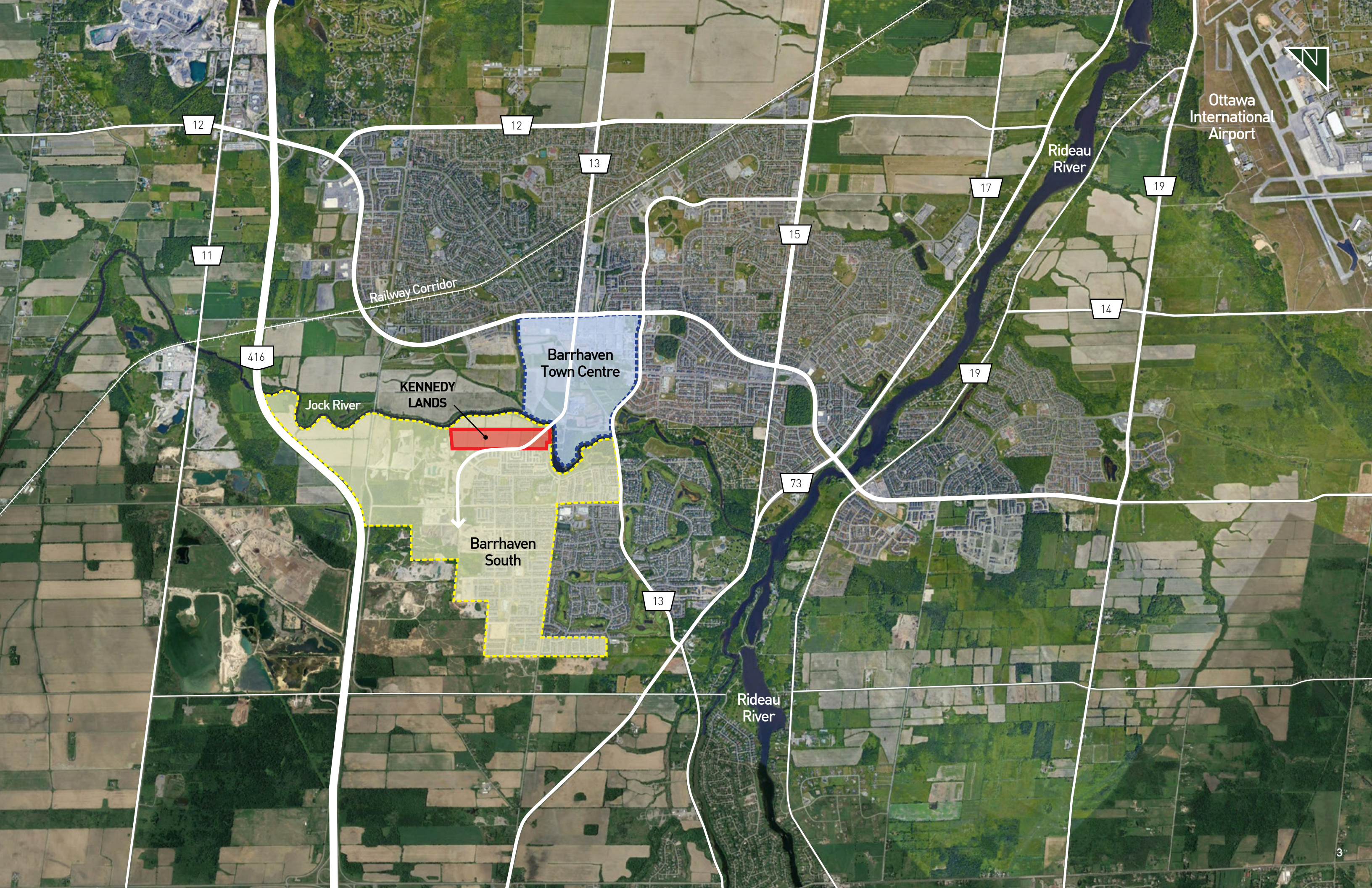
-  Kennedy Lands
-  Barrhaven South CDP
-  Barrhaven Town Centre
-  Major Roads

Figure 1 Barrhaven Context Map



Ottawa International Airport

Rideau River

Railway Corridor

Barrhaven Town Centre

KENNEDY LANDS

Jock River

Barrhaven South

Rideau River

12

12

13

17

19

11

15

14

416

19

73

13

Situated between the Jock River Open Space and the realigned Greenbank Road, Minto Kennedy Lands (23.08 hectares | 57.03 acres) will be a highly connected, accessible, and visible residential neighbourhood, conveniently located near Barrhaven Town Centre - a regional retail destination. South of the realigned Greenbank Road lies the existing community of Half Moon Bay that offers schools, parks, and open spaces within walking distance of the subject lands.

With the site currently used for agricultural purposes, the subject lands are relatively flat, with some sloping towards the Jock River at the most eastern end of the site. Given these conditions, the existing topography and site geometry allow for the efficient use of land and creates opportunities to develop a functional, urban, and compact grid pattern.

## Legend

- Kennedy Lands
- Barrhaven South CDP
- Barrhaven Town Centre
- Park
- School
- Recreation Centre
- Major Roads
- Major Recreational Pathways

Figure 2 Site Context Map



Strandherd Drive

Riocan Avenue

Chapman Mills Drive

BARRHAVEN  
TOWN CENTRE

Jock River

KENNEDY LANDS

Realigned Greenbank Road

Greenbank Road

Borrisokane Road

BARRHAVEN  
SOUTH

Longfields Drive

Cambrian Road

416



The Minto Kennedy Lands Neighbourhood has been designed with thoughtful connections and a mix of residential housing forms that will cater to a variety of homebuyers. Predominantly back-to-back and street townhouses (also referred to as Avenue and Executive Townhouses respectively), this planned development will generate greater residential densities and support the City of Ottawa’s desire to create more compact urban developments.

On the north side of the realigned Greenbank Road, the main neighbourhood entry will include aesthetically enhanced streetscape features, such as separated sidewalks, cycling tracks, and trees within boulevards, to create a ‘sense of arrival’ for both residents and visitors. This neighbourhood gateway will also allow pedestrians, cyclists, and motorists to cross the realigned Greenbank Road at a signalized intersection and connect to surrounding schools, parks, and recreation centres. The block fabric and road pattern further reinforce the notion of permeability and connectivity, with streets connecting people from the realigned Greenbank Road to the Jock River Open Space. While window streets situated at the edges of the neighbourhood will provide opportunities for enhanced landscape treatments, such as fencing, columns, and planting, to help create more welcoming and aesthetically pleasing edges.

One of the greatest community features of Minto Kennedy Lands is its proximity to a plethora of parks, schools, and natural open spaces, including the Jock River. With this in mind, a recreational path (by applicant) and a 0.85 ha park will be provided as part of the development on the eastern edge, that will contribute and seamlessly weave into the existing network of parks and open spaces. These proposed features will also act as a gateway for residents to access the Jock River and the City planned recreational path (by others). Directly south of the realigned Greenbank Road are Half Moon Bay Public School, Freshwater Parkette, and River Run Park that offer a variety of park program elements, including playgrounds, soccer fields, sports courts, passive open space, seating areas, and shade structures. While directly north of the neighbourhood is the Jock River Open Space, a natural open space feature that will offer recreational paths and connections to surrounding trails (both existing and planned) for residents. The open space blocks located within Kennedy Lands, both of which will include naturalized native planting, will further enhance the Jock River Open Space.

Overall, Minto Kennedy Lands will provide a distinct neighbourhood identity that respects, preserves, and enhances existing open spaces and natural features.

### Legend

- Single-Detached
- Street Townhouses
- Street Townhouses from Land Swap
- Back-To-Back Townhouses
- Stormwater Management
- Open Space
- Other Owner
- Future Development
- Recreational Pathway





JOCK RIVER

100m



Open Space

Open Space

Parkland

Other Owner

Stormwater Management

REALIGNED GREENBANK ROAD

Future Development

FUTURE STREET

STREET NO. 1

STREET NO. 9

STREET NO. 10

STREET NO. 9

STREET NO. 8

STREET NO. 7

STREET NO. 5

STREET NO. 6

STREET NO. 1

STREET NO. 2

STREET NO. 4

STREET NO. 2

STREET NO. 3

STREET NO. 1

Half Moon Bay Public School

RIVER RUN AVE.

RIVERBOAT HEIGHTS

MILLARS SOUND WAY

River Run Park

In conformity with the CDP, housing that will be incorporated in Minto Kennedy Lands include single-detached homes, street townhouses, and back-to-back townhouses, all with a maximum building height of three storeys. These residential building typologies are consistent with the surrounding neighbourhoods to the south and provide a mix of housing options within the community. Unlike many new communities that have lots backing onto major arterial roads and open spaces, Minto Kennedy Lands will utilize window streets, upgraded corner architecture, fronting dwelling units, and enhanced landscape treatments to create more welcoming neighbourhood edge conditions.

To support an attractive and well-functioning public realm, dwelling driveways shall be paired wherever possible to ensure there is adequate space for street trees.

The figures in the subsequent pages illustrate the varying built form typologies in Kennedy Lands:

- 28' Single-Detached Home
- 36' Single-Detached Home
- 43' Single-Detached Home
- Street Townhouses
- Back-to-Back Townhouses





### Legend

- Single-Detached
- Street Townhouses
- Street Townhouses from Land Swap
- Back-To-Back Townhouses
- Corner Lot Architecture
- Area 1 | No Tree Planting Setback Restrictions

Figure 4 Residential Typologies Plan



**29.00**  
Minimum  
Barrhaven South CDP  
Average Density  
(units per net hectare)

Unit Count	Number of Units	% of Total	<b>DENSITY</b> <b>51.75</b> UPH
 Single-Detached	104	19.50%	
 Street Townhouses	262	49.20%	
 Street Townhouses Units from Land Swap	6	1.10%	
 Back-to-Back Townhouses	160	30.10%	
<b>Total</b>	<b>532</b>	<b>100.00%</b>	
<b>Net Residential Area</b>	<b>10.28 Hectares</b>		

# 28' Single-Detached Home

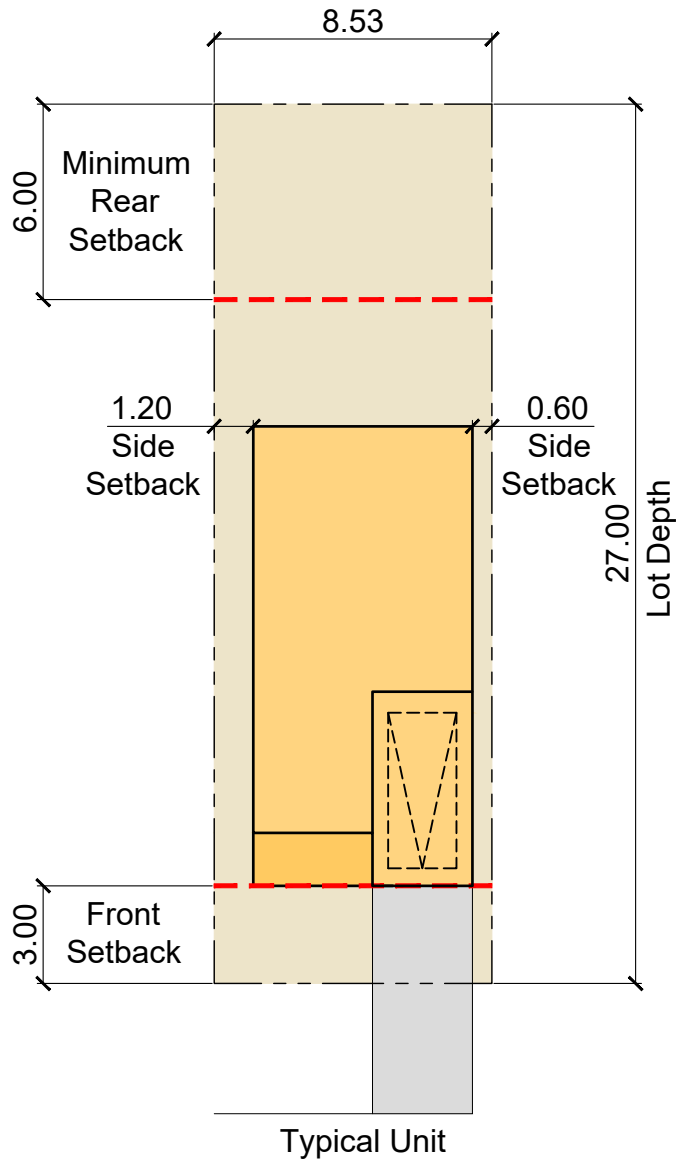


Figure 5 28' Single-Detached Home Lotting Standard and Measurements



Traditional Style



Traditional Style



Contemporary Style



Contemporary Style

Figure 6 Conceptual Architectural Renderings - 28' Single-Detached Home

# 36' Single-Detached Home

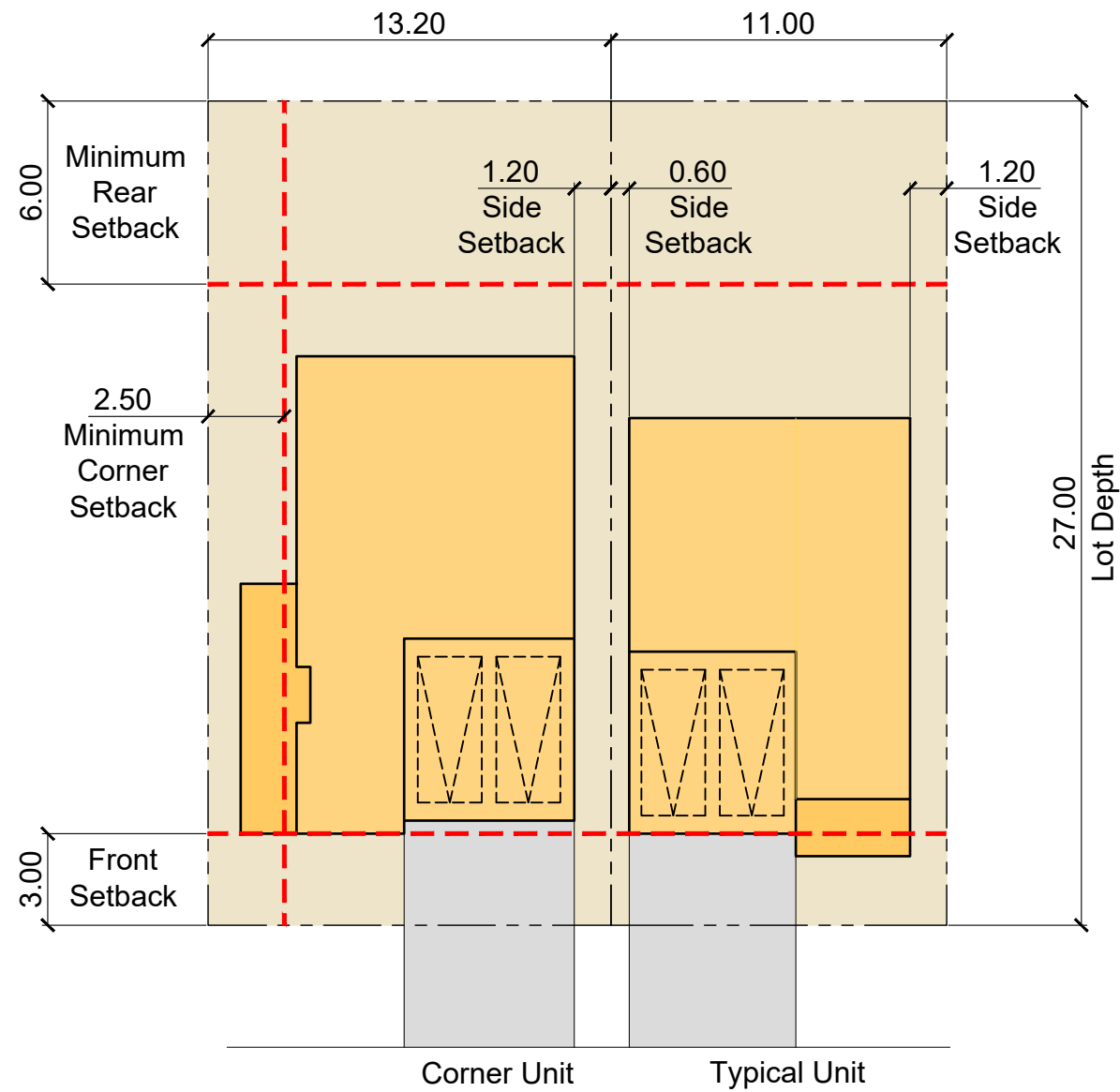


Figure 7 36' Single-Detached Home Lotting Standard and Measurements



Contemporary Style



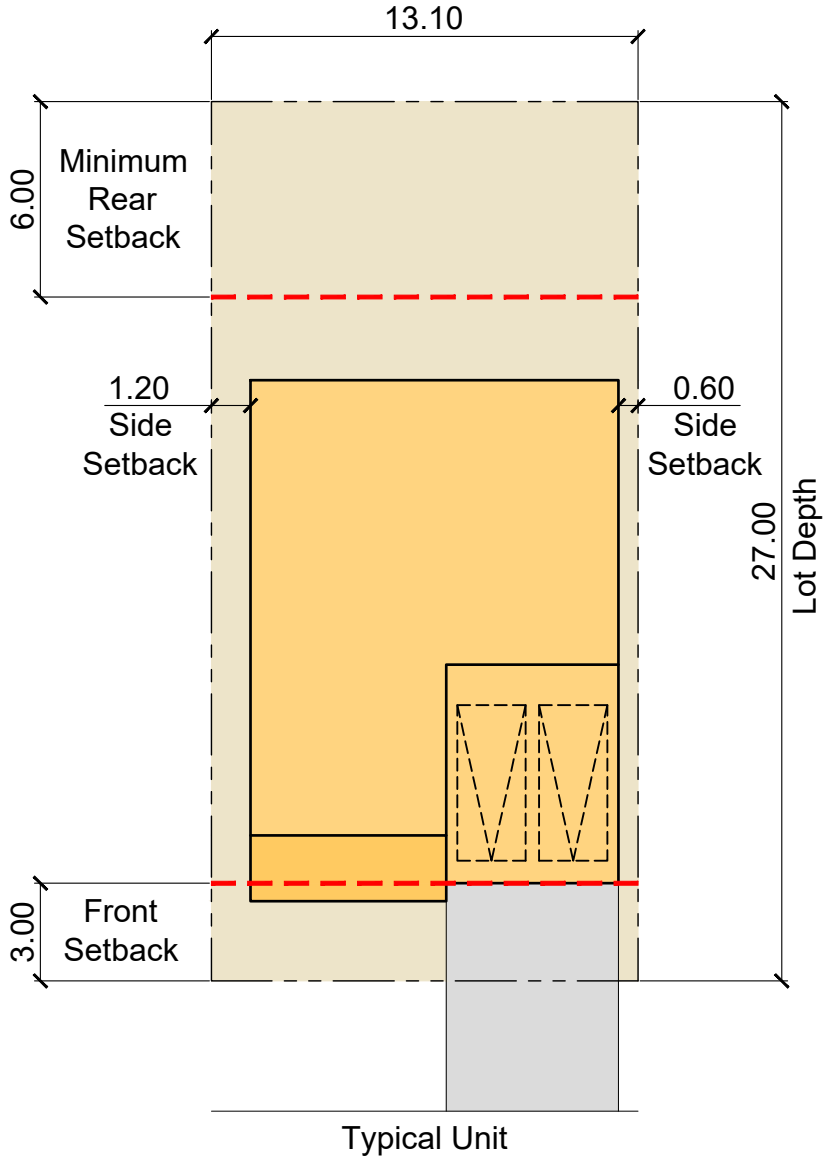
Traditional Style



Contemporary Corner Product

Figure 8 Conceptual Architectural Renderings - 36' Single-Detached Home

# 43' Single-Detached Home ■



Traditional Style



Traditional Style



Contemporary Style

Figure 9 43' Single-Detached Home Lotting Standard and Measurements

Figure 10 Conceptual Architectural Renderings - 43' Single-Detached Home

# Street Townhouses

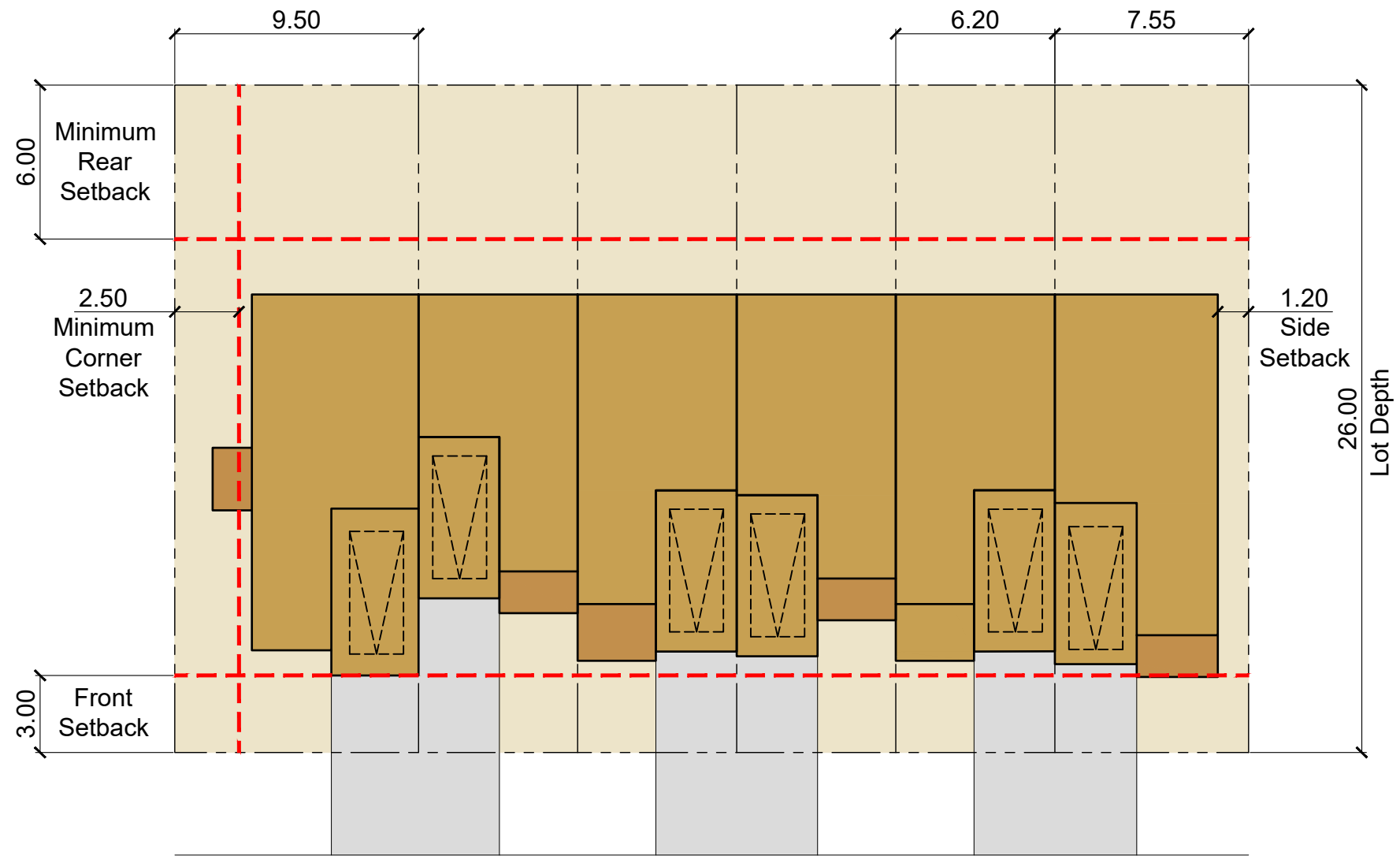


Figure 11 Street Townhouses Lotting Standard and Measurements



Traditional Style



Contemporary Style

Figure 12 Conceptual Street Townhouses Renderings

# Back-To-Back Townhouses

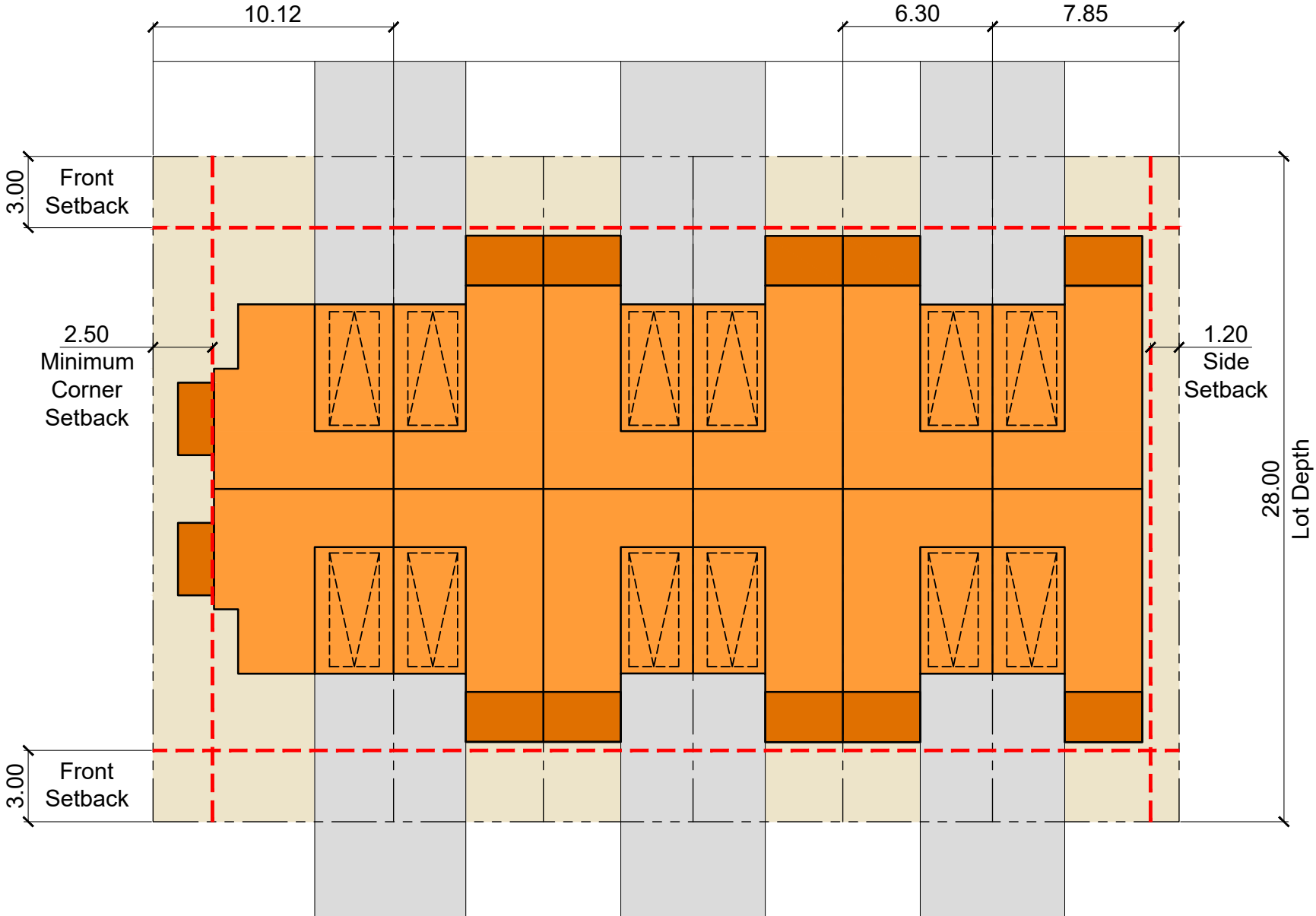


Figure 13 Back-To-Back Townhouses Lotting Standard and Measurements



Traditional Style

Figure 14 Conceptual Back-To-Back Townhouses Rendering



# Setback Summary

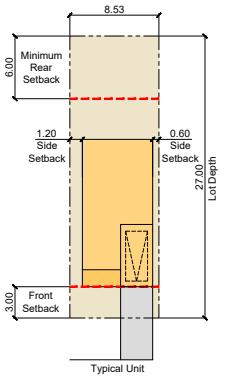
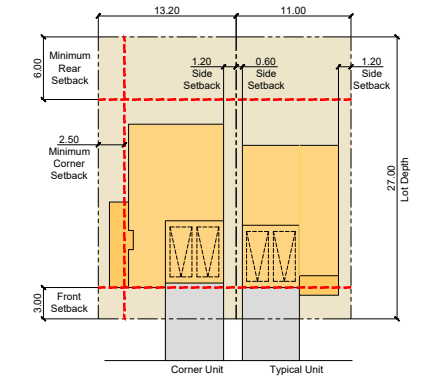
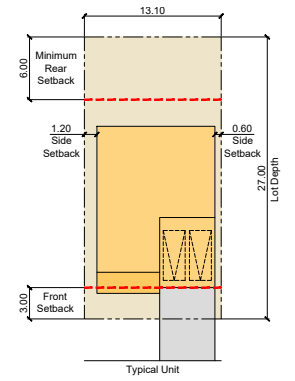
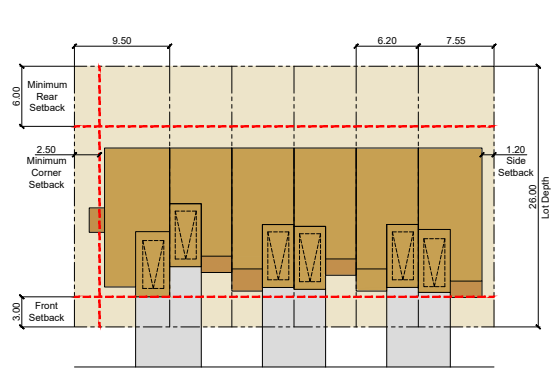
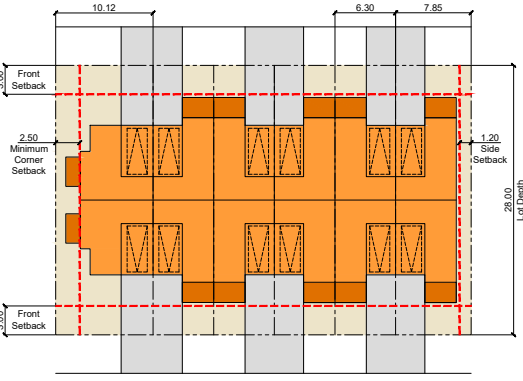
Product	28' Singles	36' Singles	43' Singles	Product	Street Townhouses	Back-To-Back Townhouses
Single-Detached				Townhouses		
Front Yard Setback	3.00m	3.00m	3.00m	Front Yard Setback	3.00m	3.00m
Rear Yard Setback	6.00m	6.00m	6.00m	Rear Yard Setback	6.00m	-
Interior Side Yard Setback	1.80m (with the min on one side at least 0.60)	1.80m (with the min on one side at least 0.60)	1.80m (with the min on one side at least 0.60)	Interior Side Yard Setback	1.20m	1.20m
Corner Side Yard Setback	2.50m	2.50m	2.50m	Corner Side Yard Setback	2.50m	2.50m

Figure 15 Product & Setback Summary Table

Minto Kennedy Lands will consist of three road typologies that will improve overall connectivity and enhance the character of the neighbourhood. The 26.00m Neighbourhood Collector will act as the main 'entry way' from the realigned Greenbank Road, allowing for pedestrians, cyclists, and vehicles to enter the neighbourhood safely at a signalized intersection and access amenities, such as parks and recreation facilities, in the surrounding communities. Two types of local roads are also planned for the neighbourhood, 18.00m Local Roads that include a 1.80m sidewalk and 14.75m Local Roads that create an improved community edge interface along the proposed park, Jock River Open Space, and realigned Greenbank Road. For a pedestrian-focused streetscape, driveways shall be paired wherever possible to ensure adequate space for street trees.

Offering both active and passive recreational opportunities, a park is proposed on the eastern edge of the development. The location of the park ensures it is well connected to surrounding open spaces through the proposed pedestrian and cycling network. Complementing the internal pedestrian network is a proposed recreational path (by others) along the Jock River, north of the neighbourhood. This new path will tie into the greater existing and proposed trails network by connecting residents to surrounding parks, open spaces, and natural features. Access to the recreational path (by others) will be through the proposed park and recreational path (by applicant).



Figure 16 Passive and Active Opportunities in Park

## Legend

- 26.00m Collector Road
- 18.00m Local Road
- 14.75m Local Road
- Sidewalk
- Mid-Block Pedestrian Connection
- Cycle Track
- Recreational Path (By Others)
- Recreational Path (By Applicant)
- Sidewalk & Cycle Track (By Others)
- Neighbourhood Gateway
- Area 1 | No Tree Planting Setback Restrictions

Figure 17 Street Hierarchy Diagram



# Neighbourhood Collector Section (26.00m ROW)

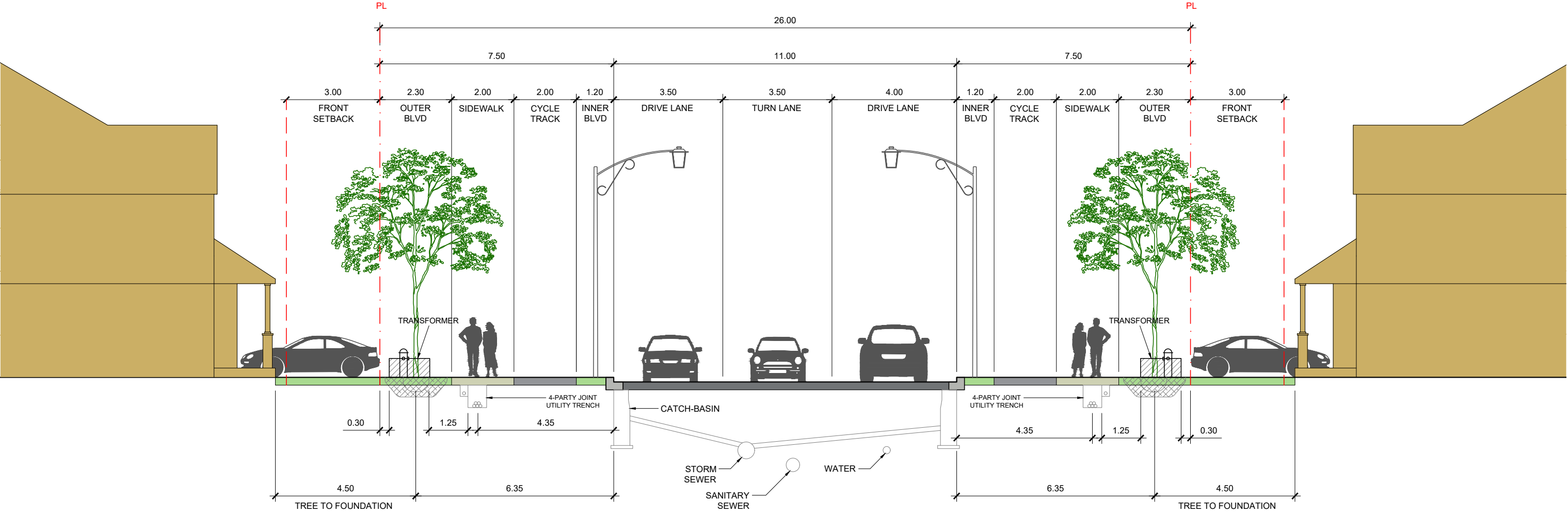
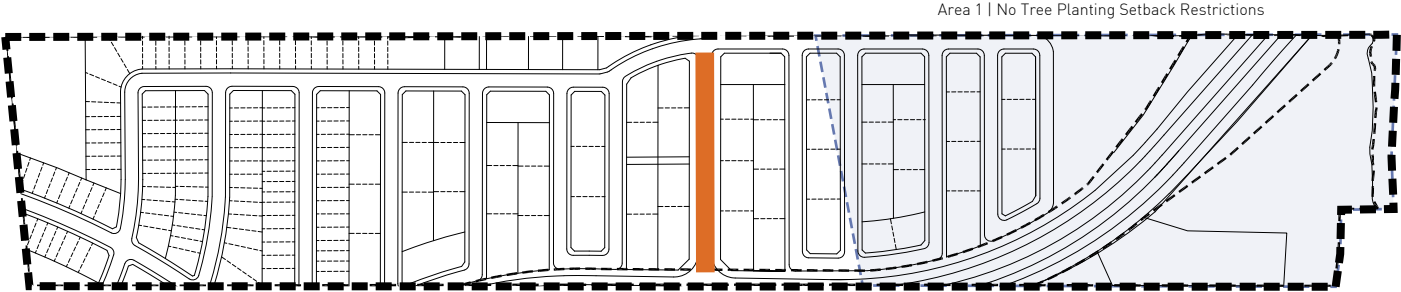


Figure 18 Neighbourhood Collector (Typical 26.00m ROW)

The 26.00m Neighbourhood Collector serves as the primary entry road for Minto Kennedy Lands. This road will allow residents and visitors to access the neighbourhood from the realigned Greenbank Road and provide long views to the Jock River Open Space directly north of the subject lands. It will consist of two drive lanes, a turn lane, 2.00m sidewalks and 2.00m cycle tracks (separated) on both sides, alternating single-sided on-street parking, and street trees within the outer boulevard.



# Local Road Section (18.00m ROW)

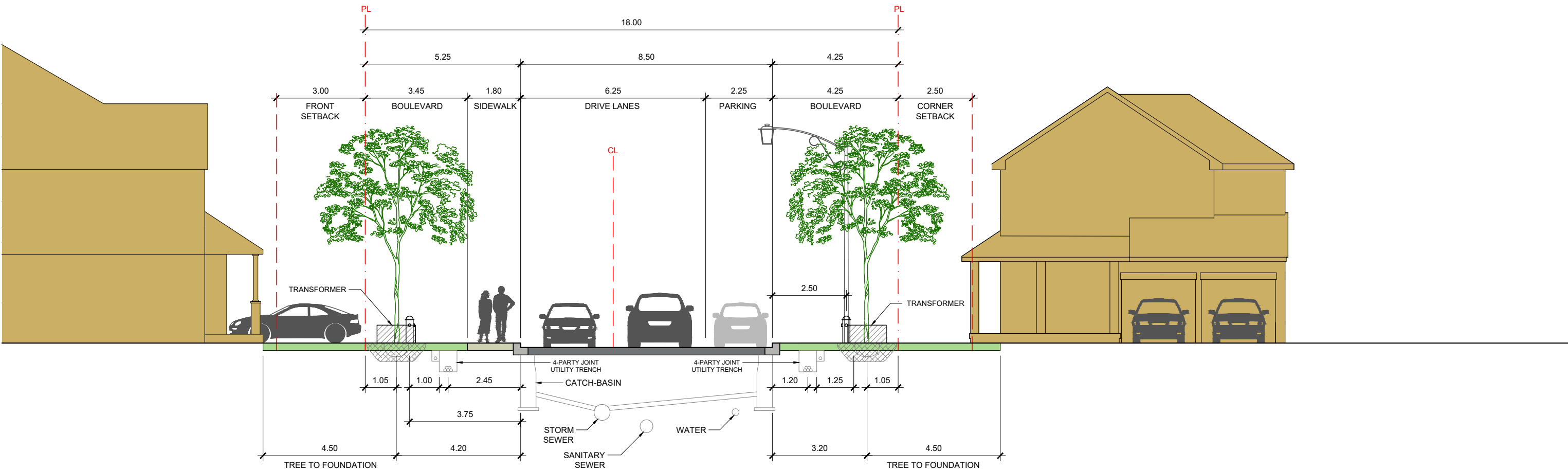
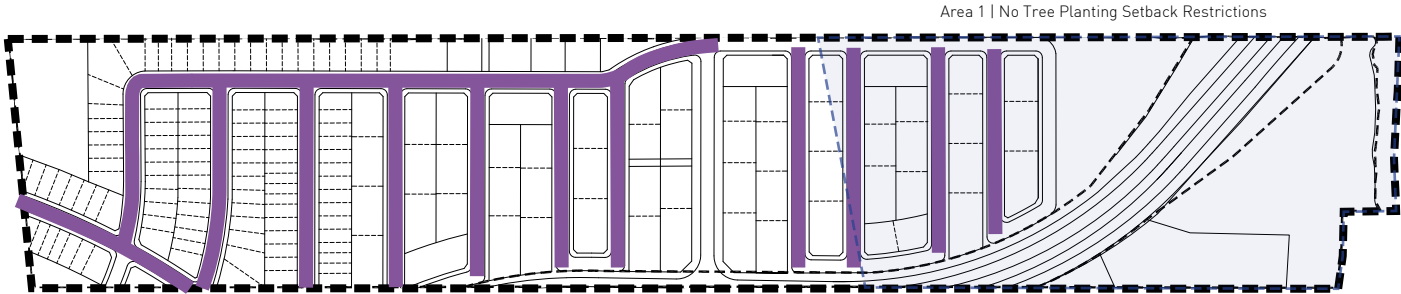


Figure 19 Local Road (Typical 18.00m ROW)

The 18.00m Local Road will serve as the primary local road within Minto Kennedy Lands. It will consist of a 1.80m sidewalk on one side, two drive lanes, on-street parking, and street trees within the boulevard.



# Local Road Section (14.75m ROW)

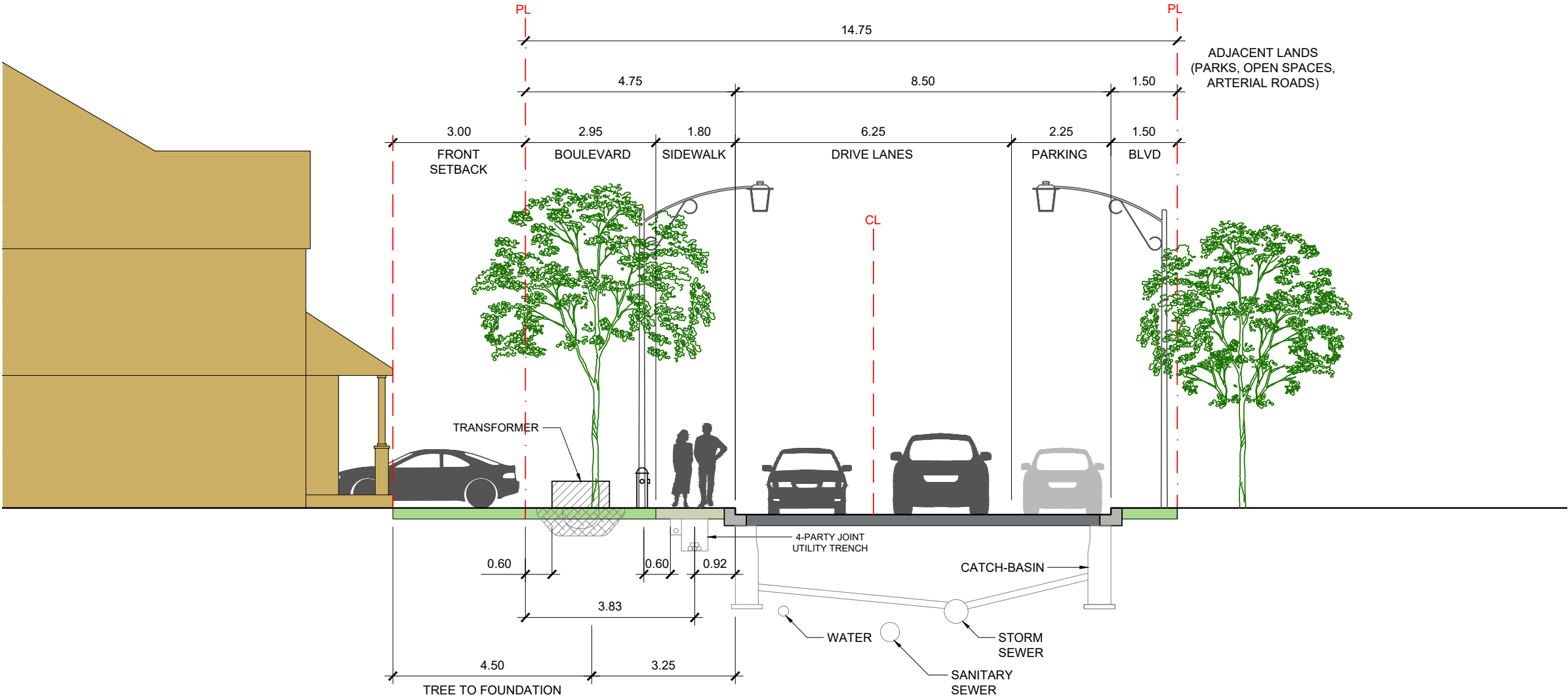
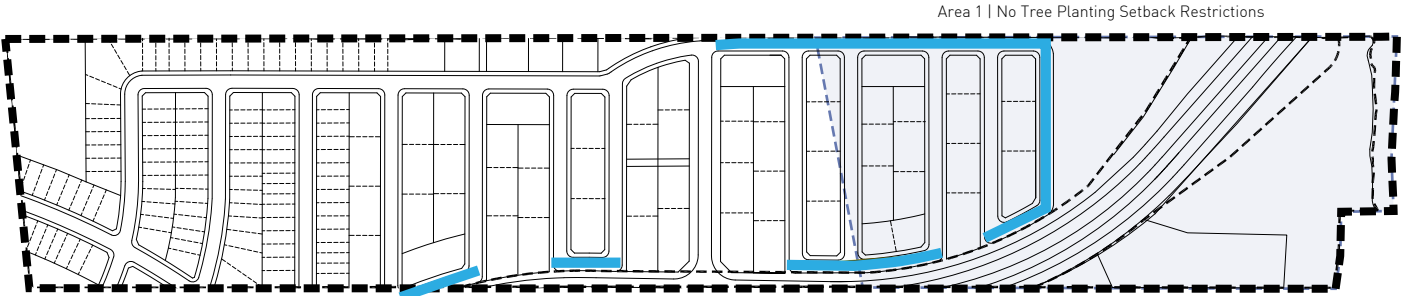


Figure 20 Local Road (Typical 14.75m ROW)

The 14.75m Local Road serves as a neighbourhood edge street along the realigned Greenbank Road, proposed park and Jock River Open Space. With a mix of dwelling units flanking and fronting these streets, and opportunities for enhanced landscaping treatments, these streets will create an aesthetic interface between the neighbourhood and surrounding uses. It will consist of on-street parking on one side, as well as sidewalk and street trees within the boulevard on one side.



# Local Road (18.00m ROW) Street Tree Demonstration

Separated Driveways

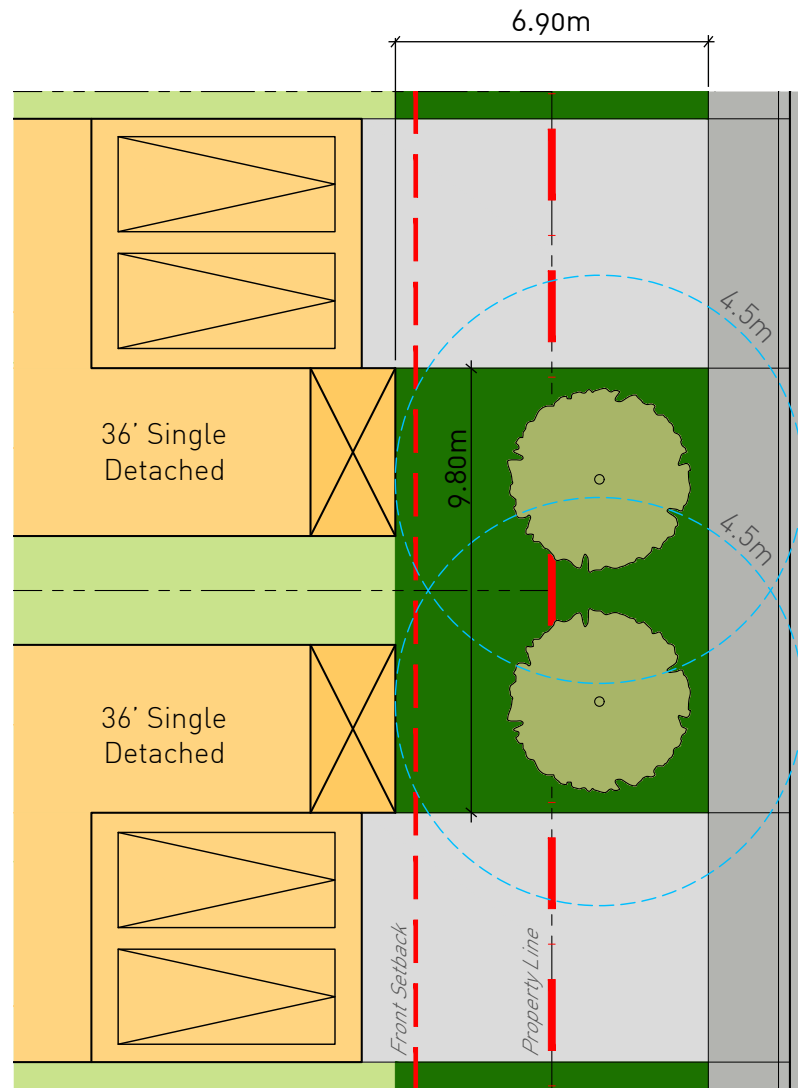


Figure 21 Separated Driveways on 18.00m Local Road

Length: 9.80m  
 Width: 6.90m  
 Depth: 1.50m

**101.40** m<sup>3</sup>  
 Soil Volume

Alternating Driveways

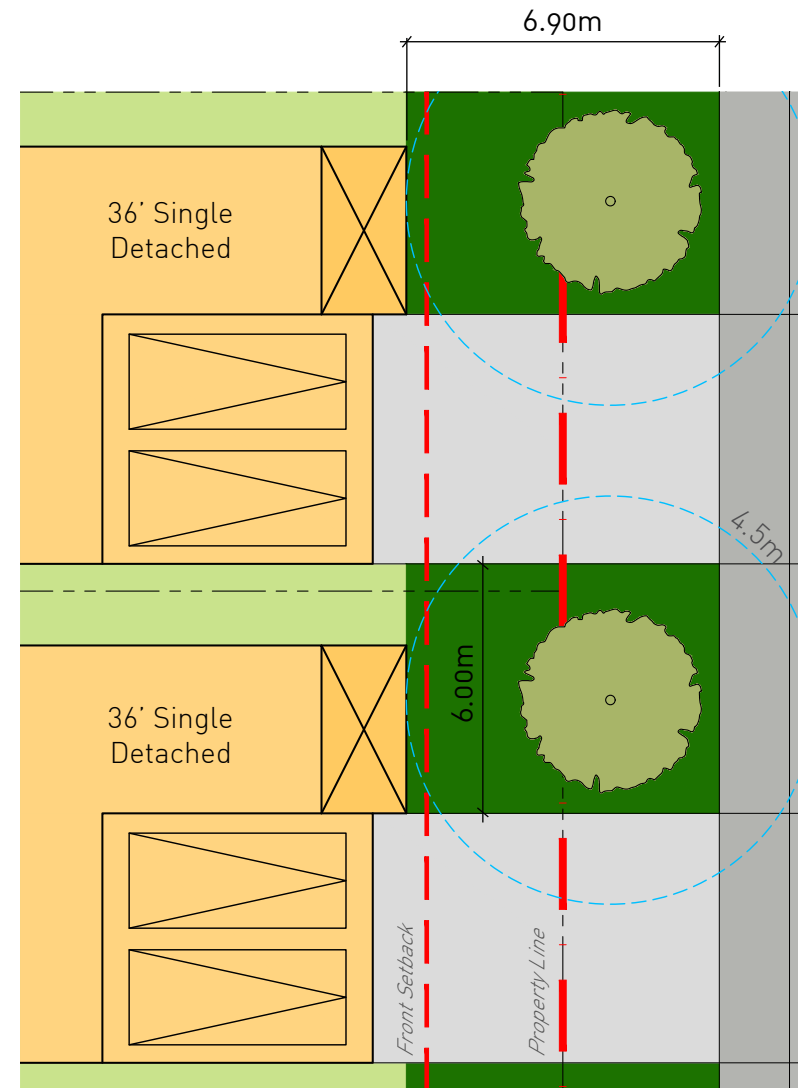


Figure 22 Alternating Driveways on 18.00m Local Road

Length: 6.00m  
 Width: 6.90m  
 Depth: 1.50m

**62.10** m<sup>3</sup>  
 Soil Volume

Street Townhouses

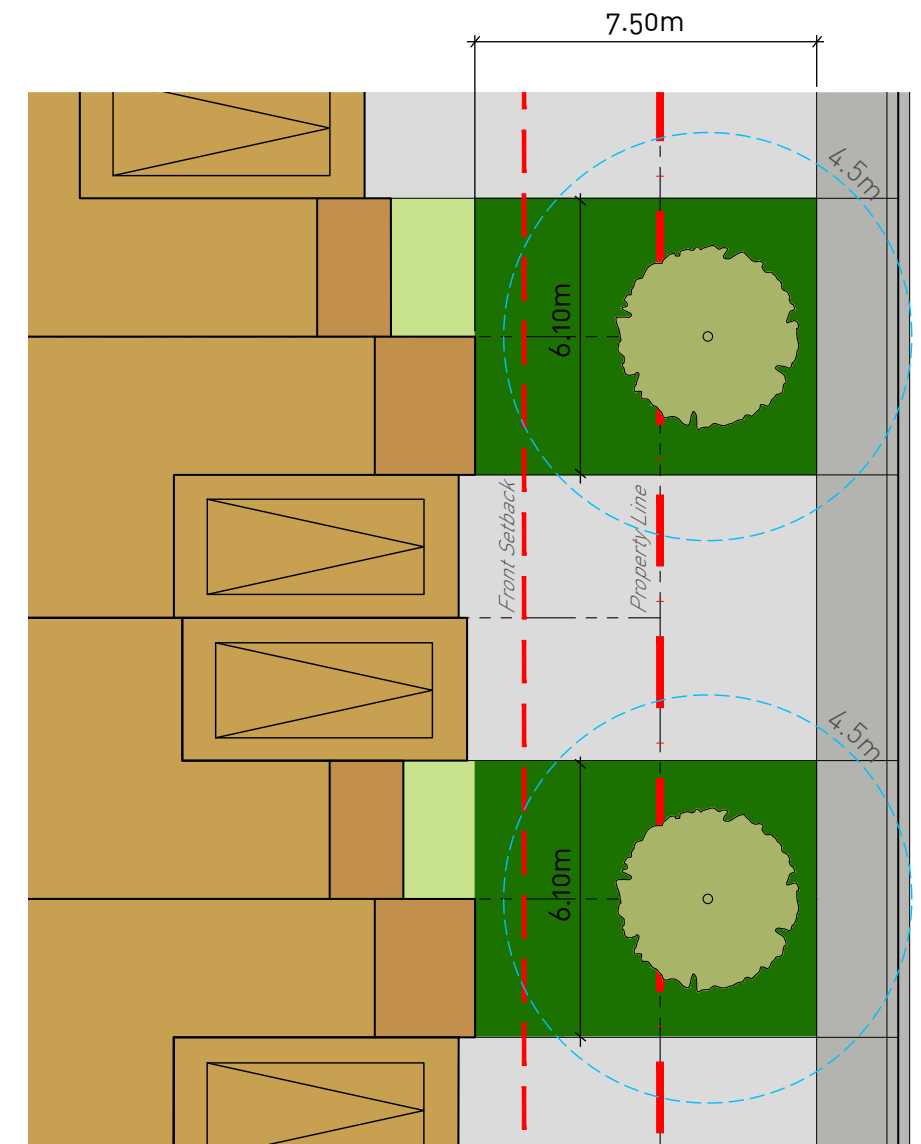


Figure 23 Paired Driveways on 18.00m Local Road

Length: 6.10m  
 Width: 7.50m  
 Depth: 1.50m

**68.60** m<sup>3</sup>  
 Soil Volume

Within Area 2 | Low/Medium Sensitivity Clay Soils, dwelling units / foundations will be sited approximately 0.50m from the front setback (3.00m) to maintain a 4.50m tree to foundation separation. There are no tree to foundation setback requirements within Area 1 | No Tree Planting Setback Restrictions

\*Minimum soil volume required for medium sized trees = 30.00m<sup>3</sup>  
 \*\*Final streetscape design to be completed at the detail design stage

# Local Road (18.00m ROW) Parking Demonstration ■

## Single-Sided Condition

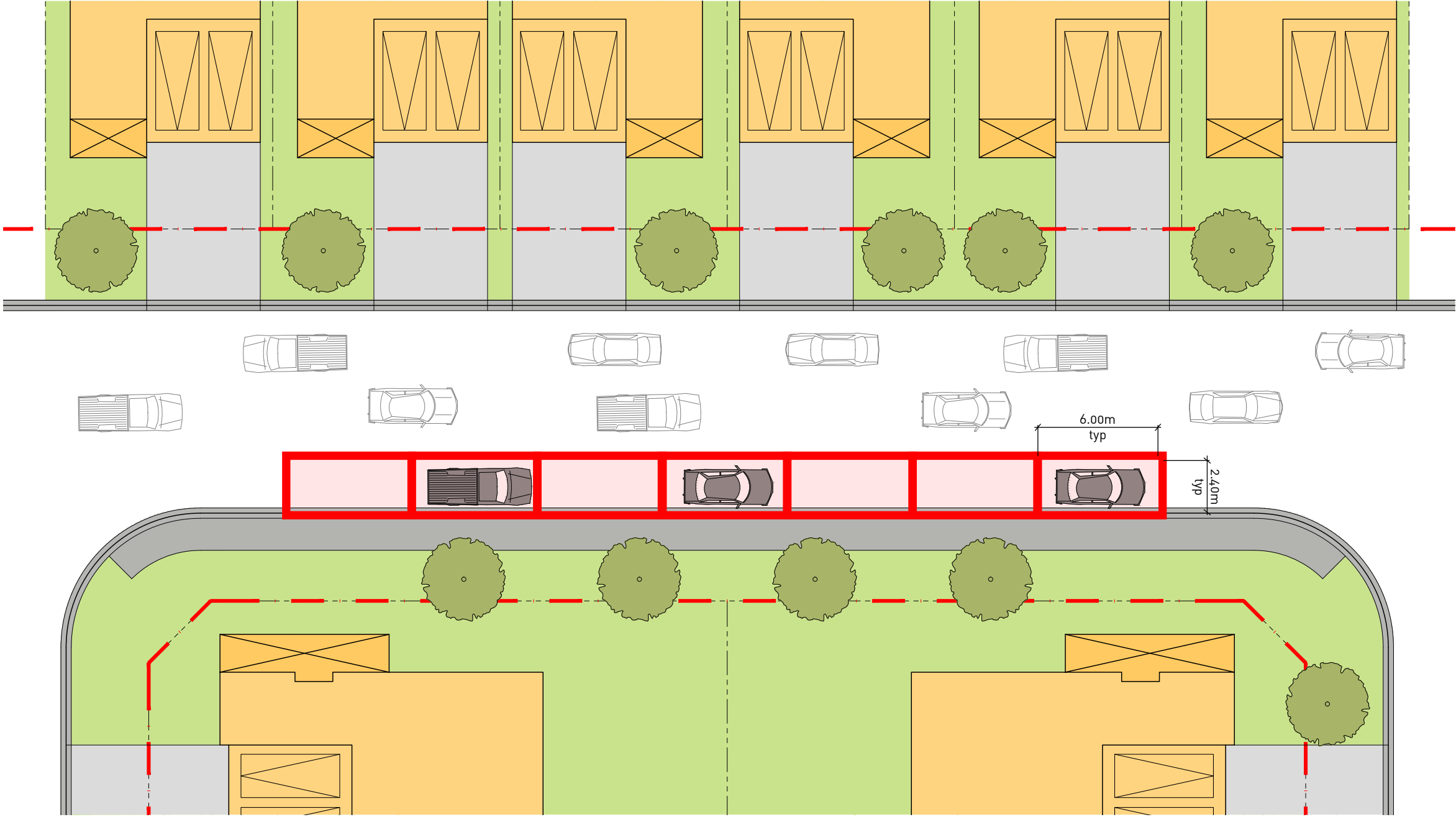


Figure 24 18.00m Local Road Single-Sided On-Street Parking Configuration

On-street parking will be provided on all 18.00m Local Roads where appropriate.



# Local Road (18.00m ROW) Parking Demonstration

## Alternating Condition

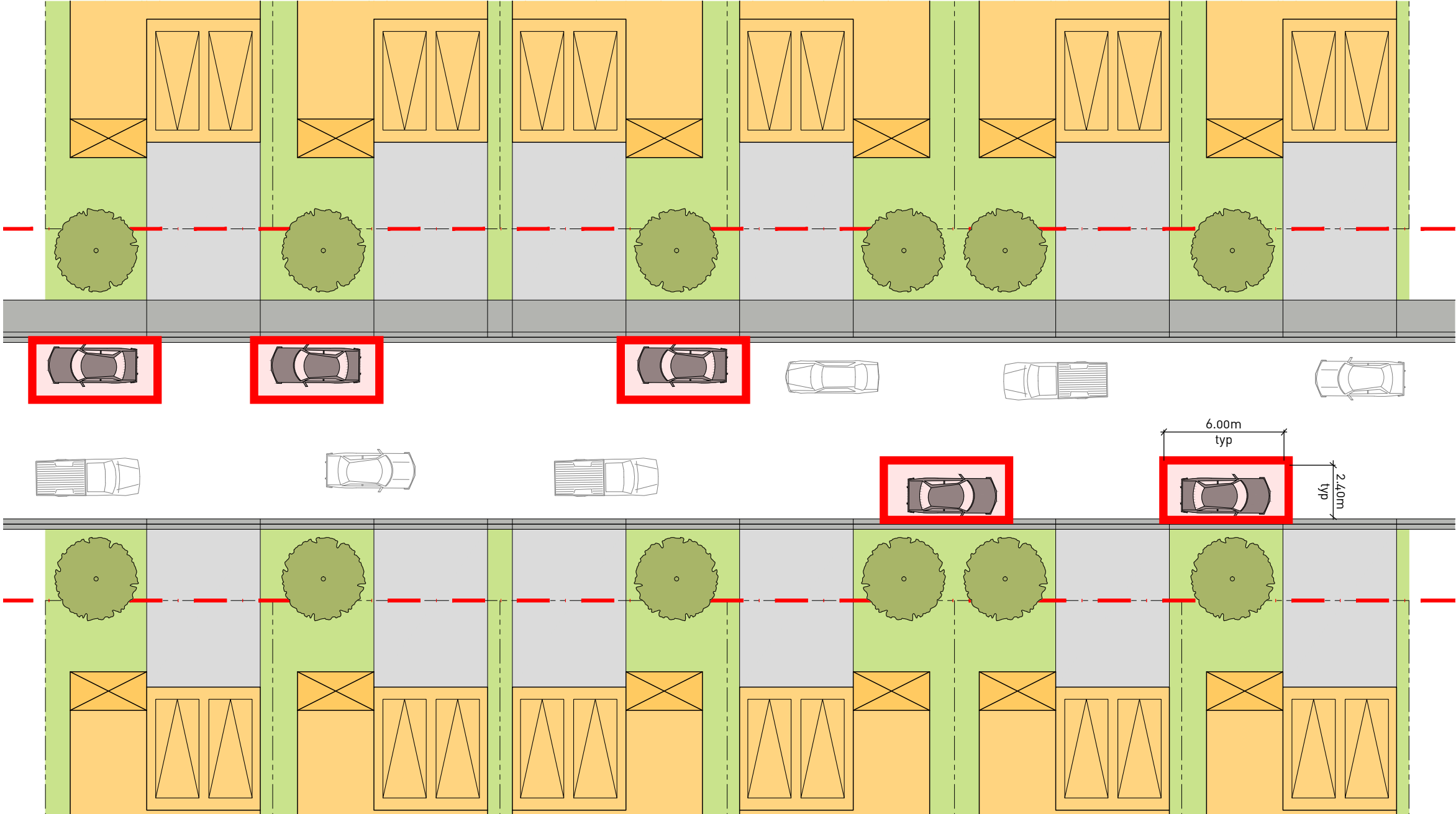
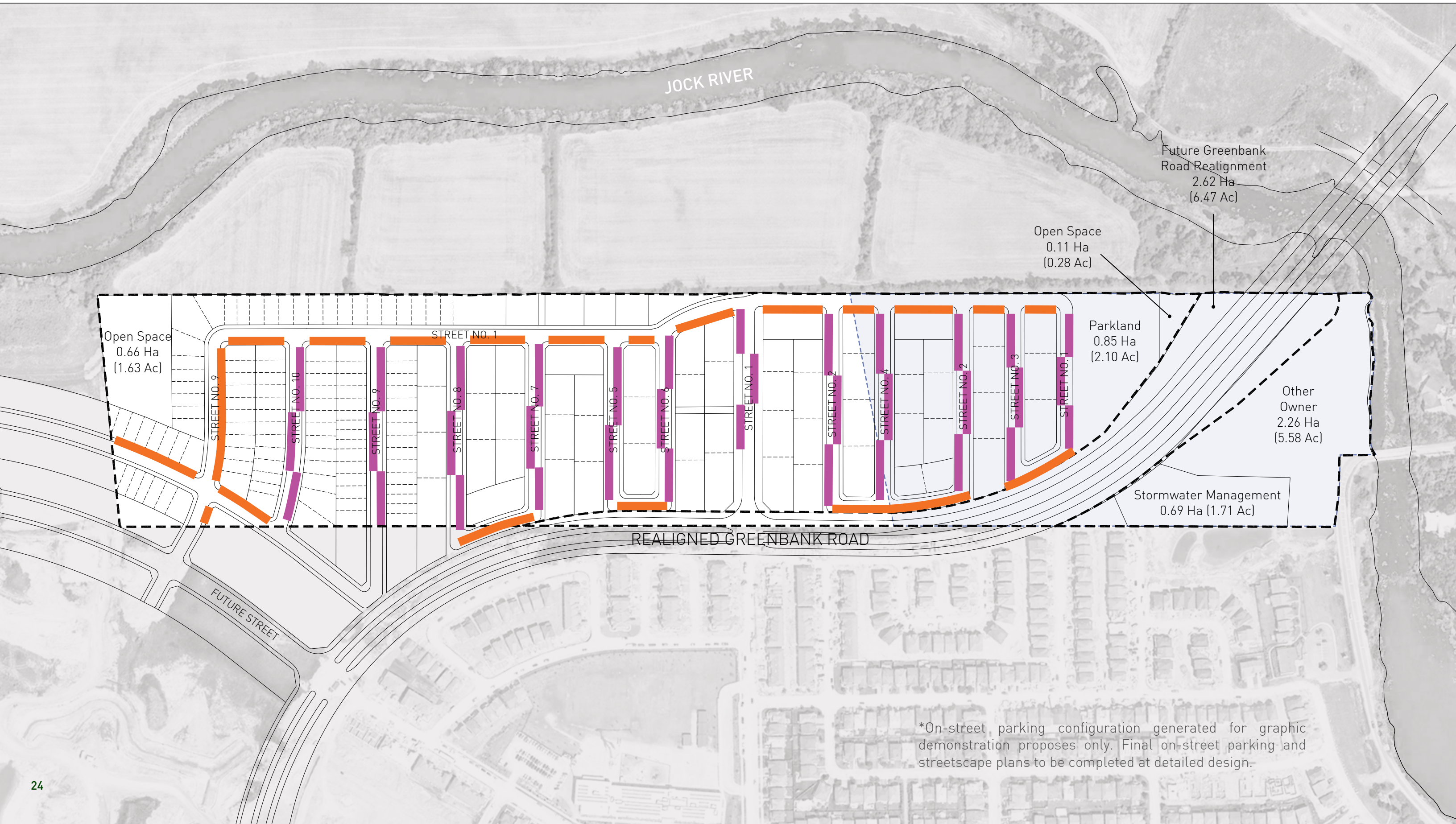


Figure 25 18.00m Local Road Alternating On-Street Parking Configuration

\*Final streetscape design to be completed at the detail design stage




# Parking Plan



\*On-street parking configuration generated for graphic demonstration proposes only. Final on-street parking and streetscape plans to be completed at detailed design.

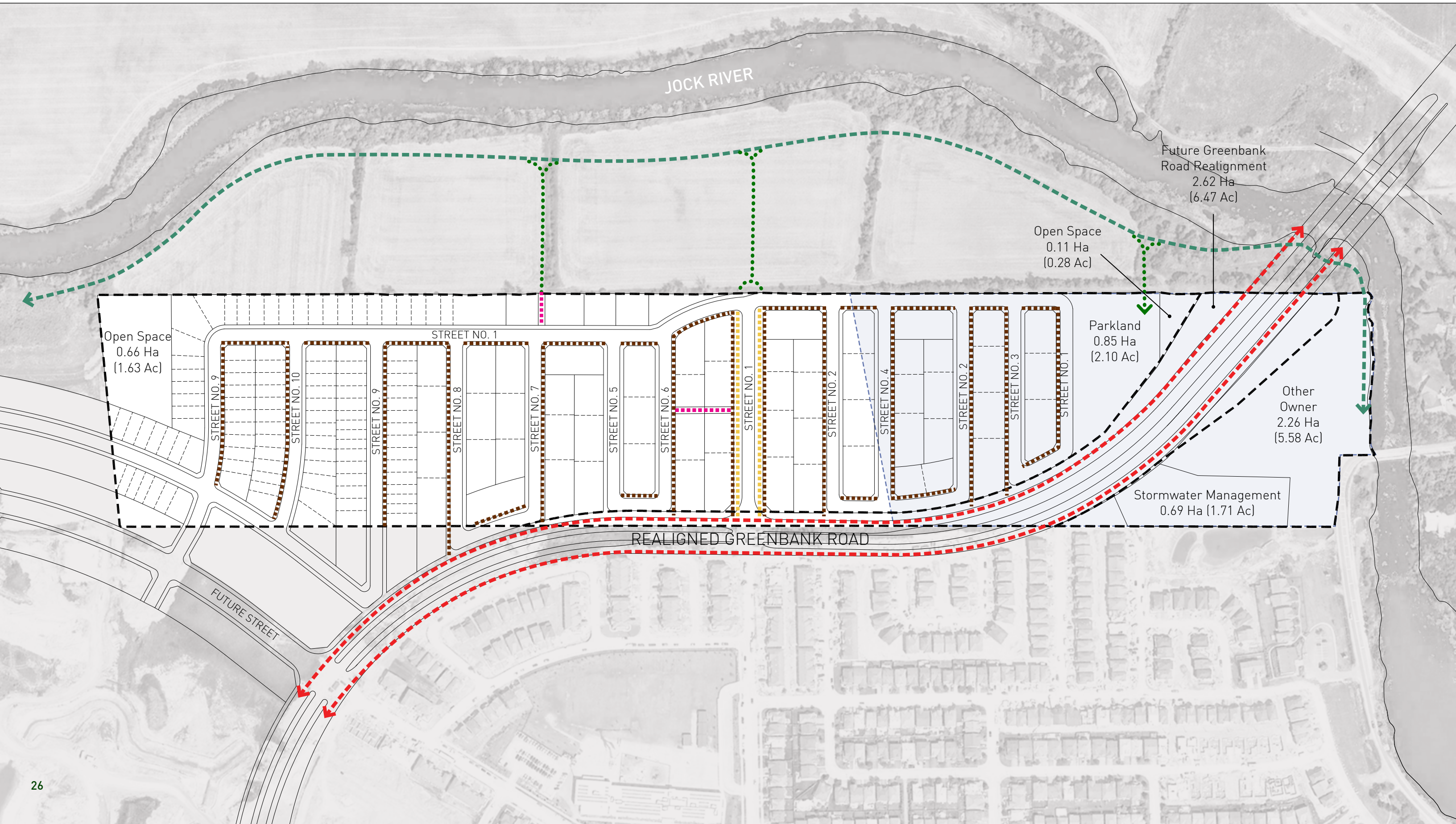
On-street parking will become an important streetscape element within Minto Kennedy Lands to assure safe and functional streets that prioritize pedestrian and cyclists circulation over vehicular traffic. By utilizing an alternating single-sided on-street parking approach, vehicles will be required to move through the neighbourhood at reduced speeds, creating more pedestrian / cyclists friendly streets and generating a more liveable community. Additional traffic calming measures, such as pinchpoints and bulb-outs at intersections, may be incorporated into the design of the streets at detailed design. To increase the overall amount of on-street parking for both residents and visitors, driveways will be paired where possible to provide adequate spacing for parked vehicles.

**Legend**

-  Single-Sided On-Street Parking
-  Alternating Single-Sided On-Street Parking
-  Area 1 | No Tree Planting Setback Restrictions

**Figure 26** Parking Plan

# Pedestrian & Cycling Network



JOCK RIVER

Future Greenbank Road Realignment  
2.62 Ha  
(6.47 Ac)

Open Space  
0.11 Ha  
(0.28 Ac)

Open Space  
0.66 Ha  
(1.63 Ac)

Parkland  
0.85 Ha  
(2.10 Ac)

Other Owner  
2.26 Ha  
(5.58 Ac)

Stormwater Management  
0.69 Ha (1.71 Ac)

REALIGNED GREENBANK ROAD

FUTURE STREET

STREET NO. 1  
STREET NO. 2  
STREET NO. 3  
STREET NO. 4  
STREET NO. 5  
STREET NO. 6  
STREET NO. 7  
STREET NO. 8  
STREET NO. 9  
STREET NO. 10

Pedestrian and cyclist connectivity is a highly important element of Minto Kennedy Lands in creating a safe and functional circulation for residents and visitors.

Along the realigned Greenbank Road, which runs along the southern edge of the neighbourhood, sidewalks and cycle tracks will be provided on both sides of the road (by others). Pedestrians and cyclists will be able to access these facilities from Kennedy Lands at various points via window streets and the main neighbourhood entry road, Street No. 1. At the main neighbourhood gateway, the 26.00m Neighbourhood Collector will have a separate sidewalk and cycle track on both sides. This allows pedestrians and cyclists to safely connect to the realigned Greenbank Road and access surrounding community amenities at a signalized intersection. Further, both the 18.00m Local Road and 14.75m Local Road will include a 1.80m sidewalk on one side, effectively creating a well-connected and safe pedestrian network throughout the development.

A proposed recreational path (by applicant) will connect the Minto Kennedy Lands to the City planned recreational path (by others) located north of the development along the Jock River. This recreational path (by other) will complement the internal network and provide connections to surrounding open spaces, parks, and natural features. It will be accessible through the proposed park and recreational path (by applicant), and will contribute to an expanding, more robust regional trails network.

## Legend

- ■ ■ ■ ■ Sidewalk
- ■ ■ ■ ■ Mid-Block Pedestrian Connection
- ■ ■ ■ ■ Cycle Track
- ● ● ● ● Recreational Path (By Applicant)
- ■ ■ ■ ■ Recreational Path (By Others)
- ■ ■ ■ ■ Sidewalk & Cycle Track (By Others)
- Area 1 | No Tree Planting  
Setback Restrictions

Figure 27 Pedestrian & Cycling Network

