

**FOTENN**

Urban Design Brief

**6772 Rocque Street**

May 2026



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# **1** Project Description

**Developer**  
Kenvest Group

**Architect**  
Seaway Design Group

**Planner**  
Fotenn Planning and Design

## Project Summary

The proposed development is a three (3) storey residential building consisting of twelve (12) dwelling units and two surface parking spaces located in the rear yard.

Parking access is provided via a single-lane driveway from Rocque Street on the west side of the subject site, which leads to the rear surface parking area.

## Key Statistics

/ **Height:** 3-storeys (12 metres)

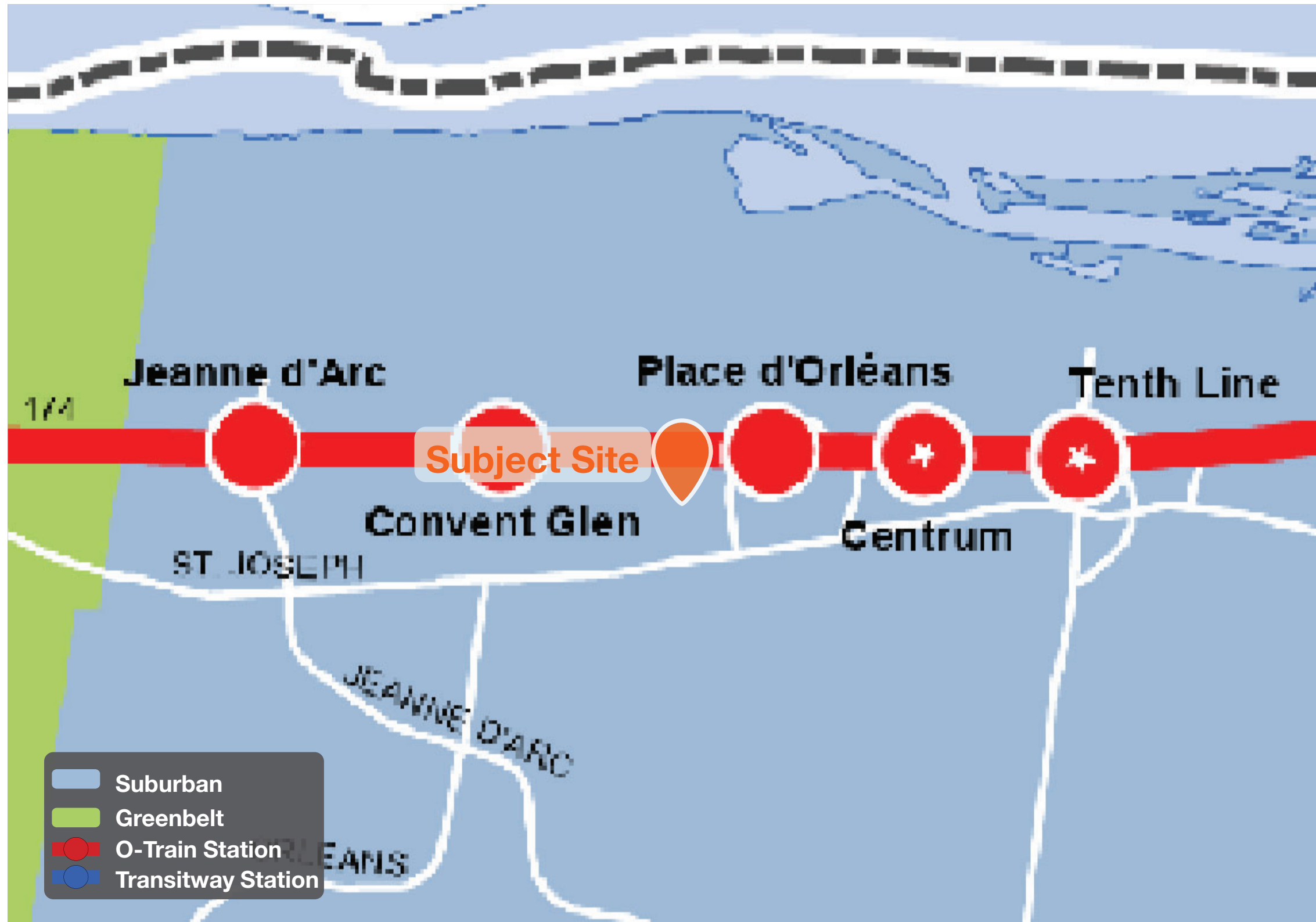
/ **Vehicle Parking:** 2 spaces

/ **1 bedroom units:** 4

/ **2 bedroom units:** 8

# 2 Design Directives

# Policy Context - Official Plan



The subject property is located in the Suburban Transect. The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. Neighbourhoods generally reflect the conventional suburban model, including larger setbacks, lower levels of intensification, and a separation of uses. The focus in the Suburban Transect will be to develop communities in a way that supports their gradual evolution to becoming 15-minute neighbourhoods.

The planning challenge is to introduce more viable public transit and active mobility options neighbourhoodwide in each of the major suburban communities, solidify Town Centres with more employment and more urban-type development, help functional local hubs and corridors to emerge and develop and encourage more diverse housing forms to meet the changing needs of an evolving demographic.

Schedule A — Transect Policy Areas, City of Ottawa Official Plan

# Policy Context - Official Plan

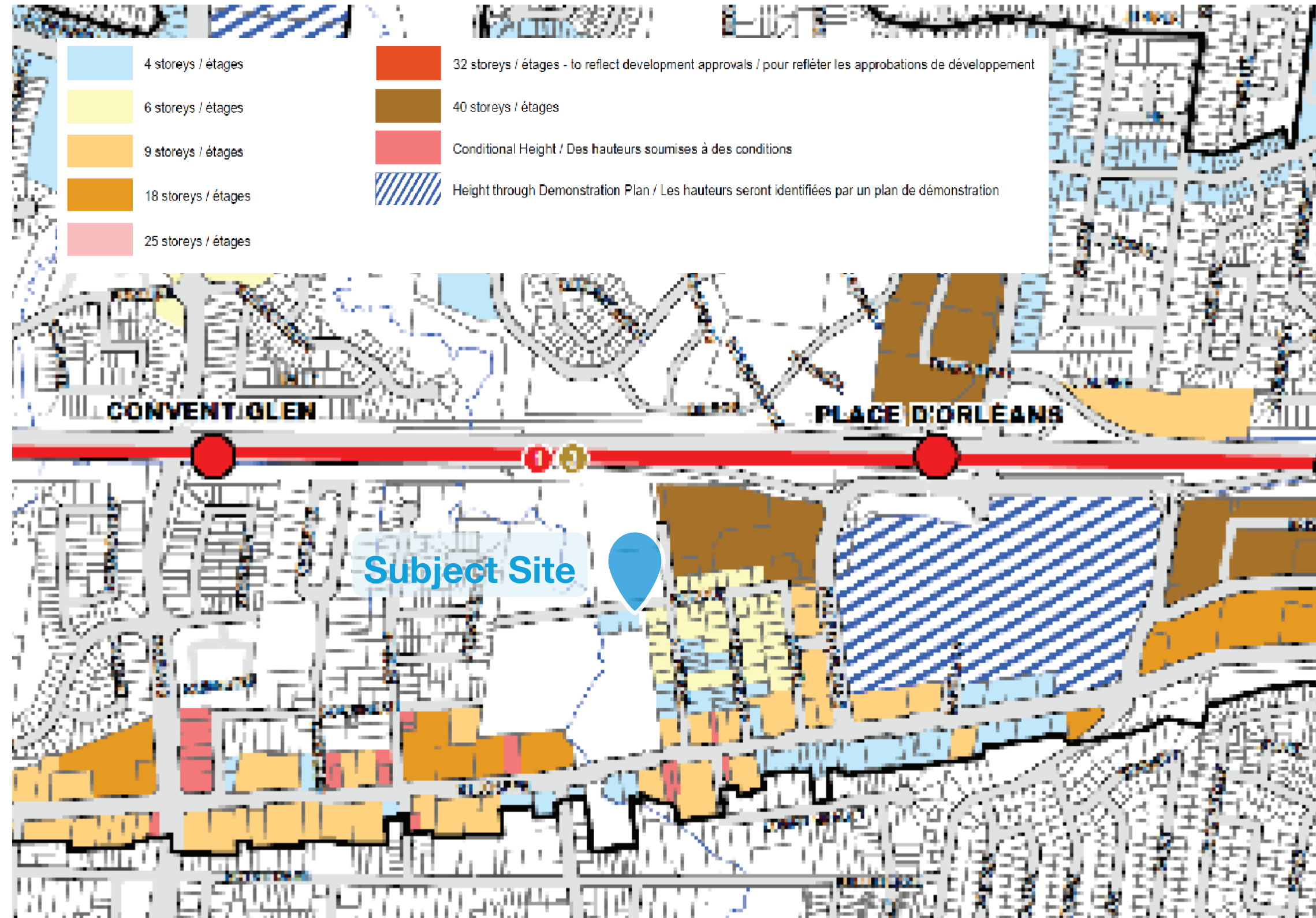


The subject property is designated Neighbourhood. Neighbourhoods are described as contiguous urban areas that constitute the heart of communities, permitting a mix of building forms and densities.

- Policies under 6.3.1 state that:
- within the Neighbourhood designation, building heights shall be low rise
  - a full range of predominantly missing middle housing options to meet or exceed growth management goals shall be permitted,
  - higher densities and heights may be permitted in strategic locations near amenities and rapid transit corridors
  - the Zoning By-law will provide for transition between permitted densities.

Schedule B8 — Suburban East Transect, City of Ottawa Official Plan

# Policy Context - Orleans Corridor Secondary Plan



The Orléans Corridor Secondary Plan is one of the first secondary plans developed after the approval of Ottawa's [2022] Official Plan. This secondary plan is primarily intended to provide more direction and guidance beyond the Official Plan for medium and high-density development directly associated with transit stations and corridors. Existing low-rise in residential areas have generally not been addressed in this plan, however, existing properties within 800 metres of transit stations will be subject to future growth pursuant to Official Plan growth targets. This secondary plan represents the City's next step in implementing this vision in Orléans.

The subject site is designated as Station Periphery on Schedule A of the Secondary Plan

The subject property, as identified on Schedule B has been designated as four (4) storeys.

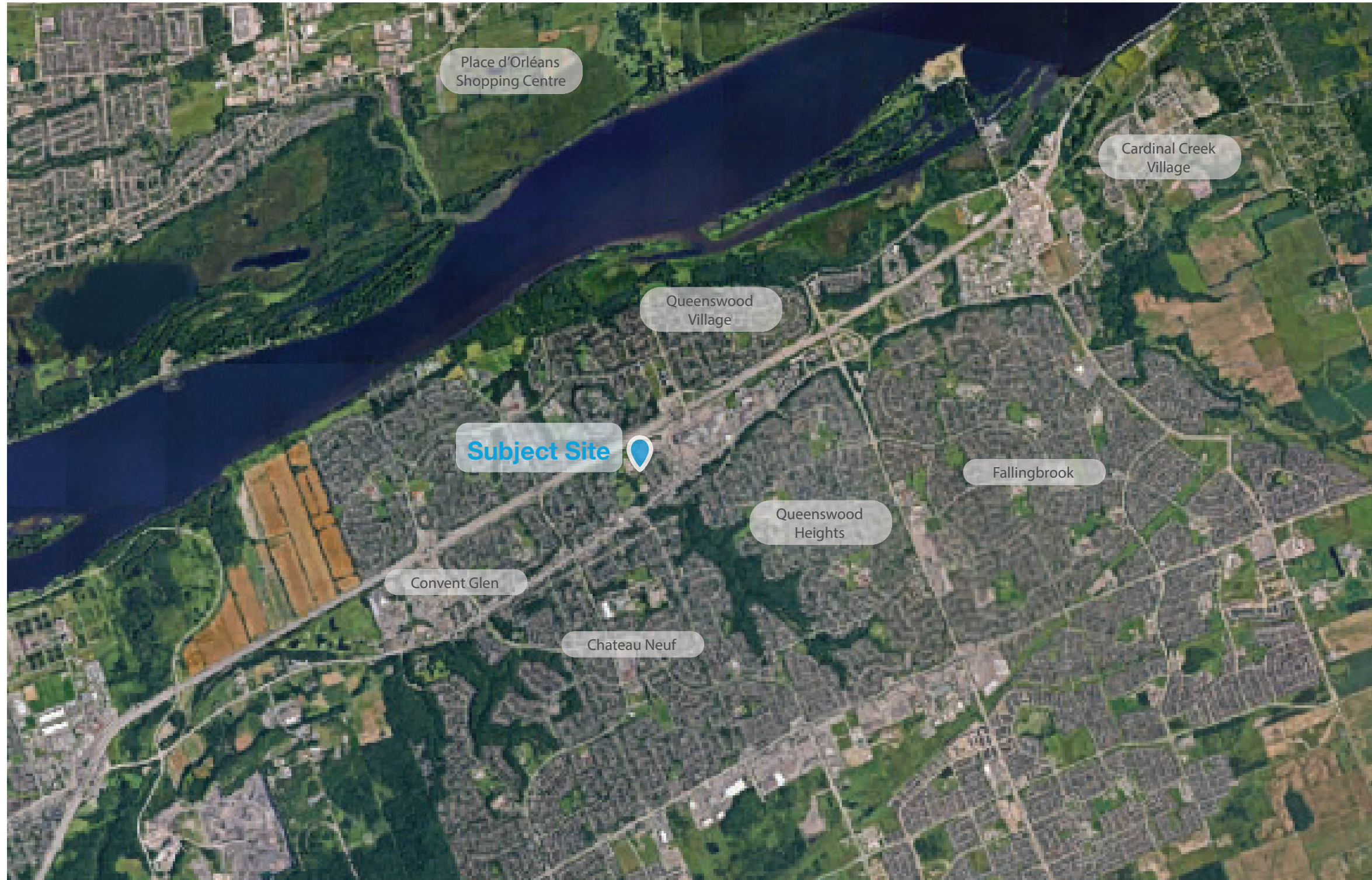
Schedule A — Designation Plan, East Urban Community Phase 3.

# 3 Site, Context & Analysis

# Site Photos



# Site Analysis - Site Context



The subject site is located in the Orleans community in the east end of Ottawa.

The subject site is proximate to the St Joseph Boulevard Commercial Corridor.

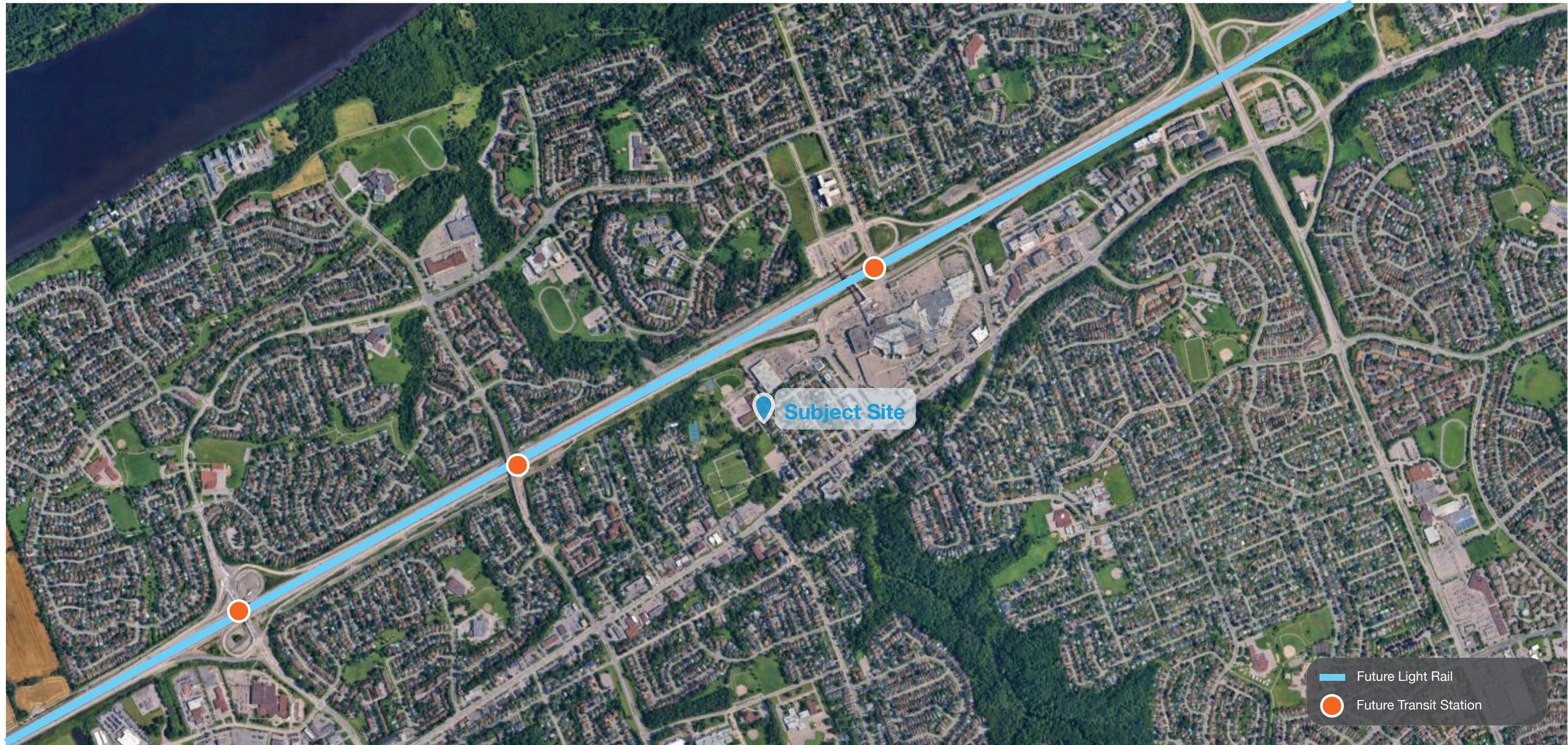
*Aerial image of the subject property and surrounding area*

# Site Analysis - Surrounding Amenities



*Aerial image of the subject property and amenities in the surrounding area.*

# Site Analysis - Surrounding Amenities, Transit



*Aerial image of the subject property and anticipated Light Rail Transit Route*

# Site Analysis - Transit Network

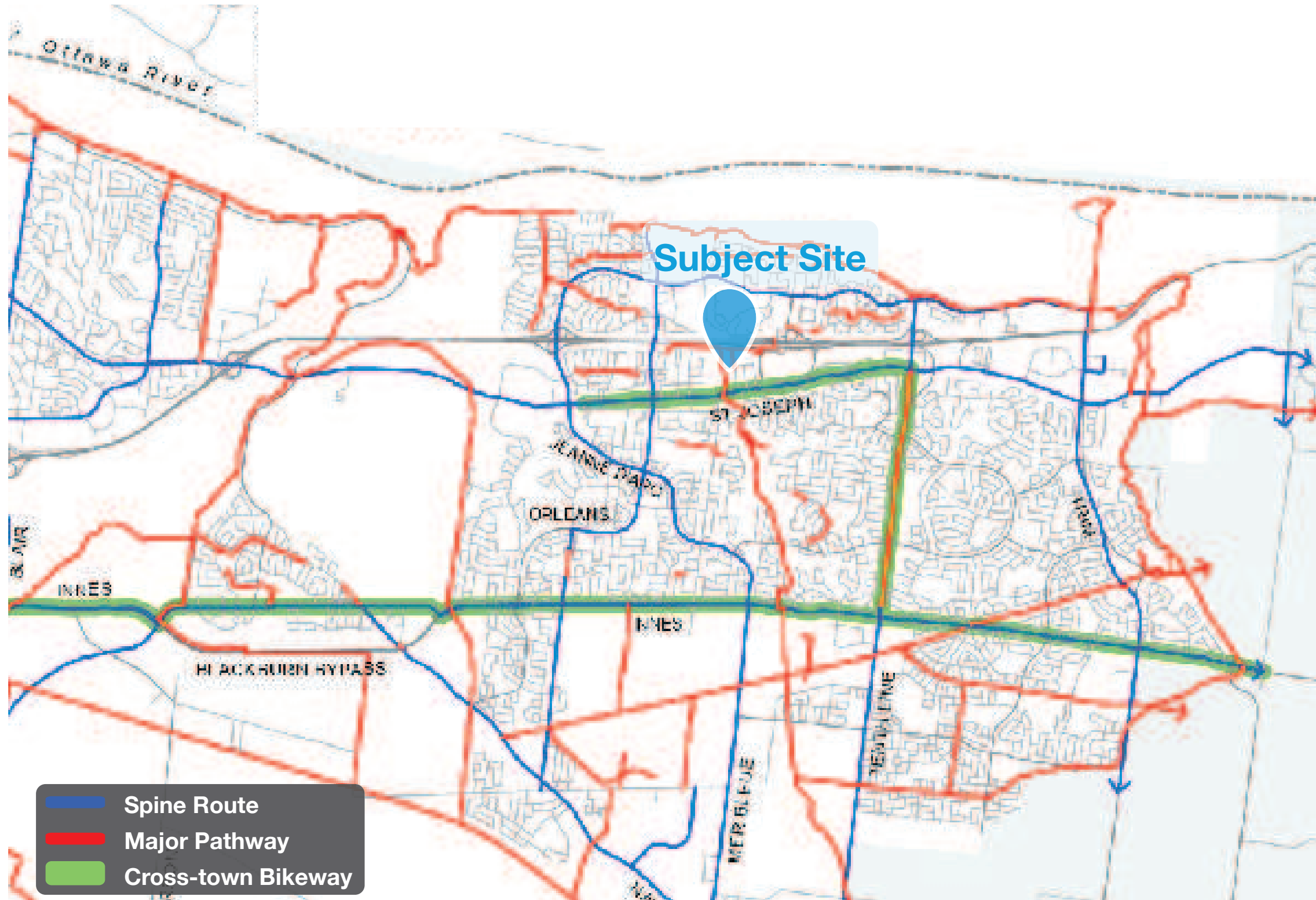


As identified on Schedule C2, the subject site is located approximately 500 metres from the closest rapid transit station at Place d'Orleans.

Orleans Boulevard is located to the west of the subject site is identified as a Transit Priority Corridor.

Schedule C2 - Transit Network, City of Ottawa Official Plan.

# Site Analysis - Active Transportation Network

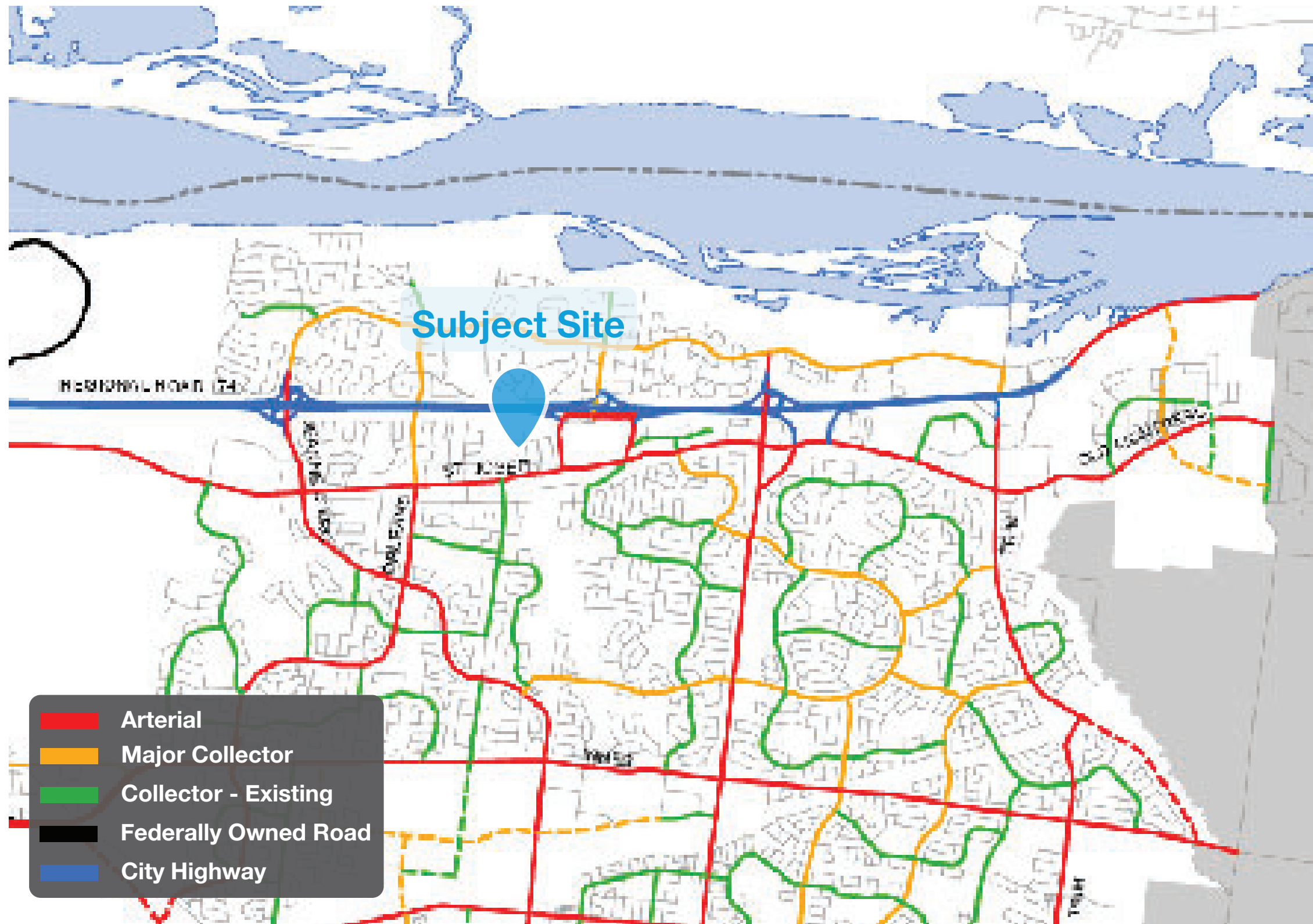


As identified in the City of Ottawa Transportation Masterplan, the subject site is located north of a Spine Route and Cross-town Bikeway running east-west along St Joseph Boulevard.

The subject site is also located close to two Major Pathways which provide dedicated travel for cyclists throughout the Orleans Community.

Map 1 - Cycling Network, City of Ottawa Transportation Master Plan

# Site Analysis - Street Network



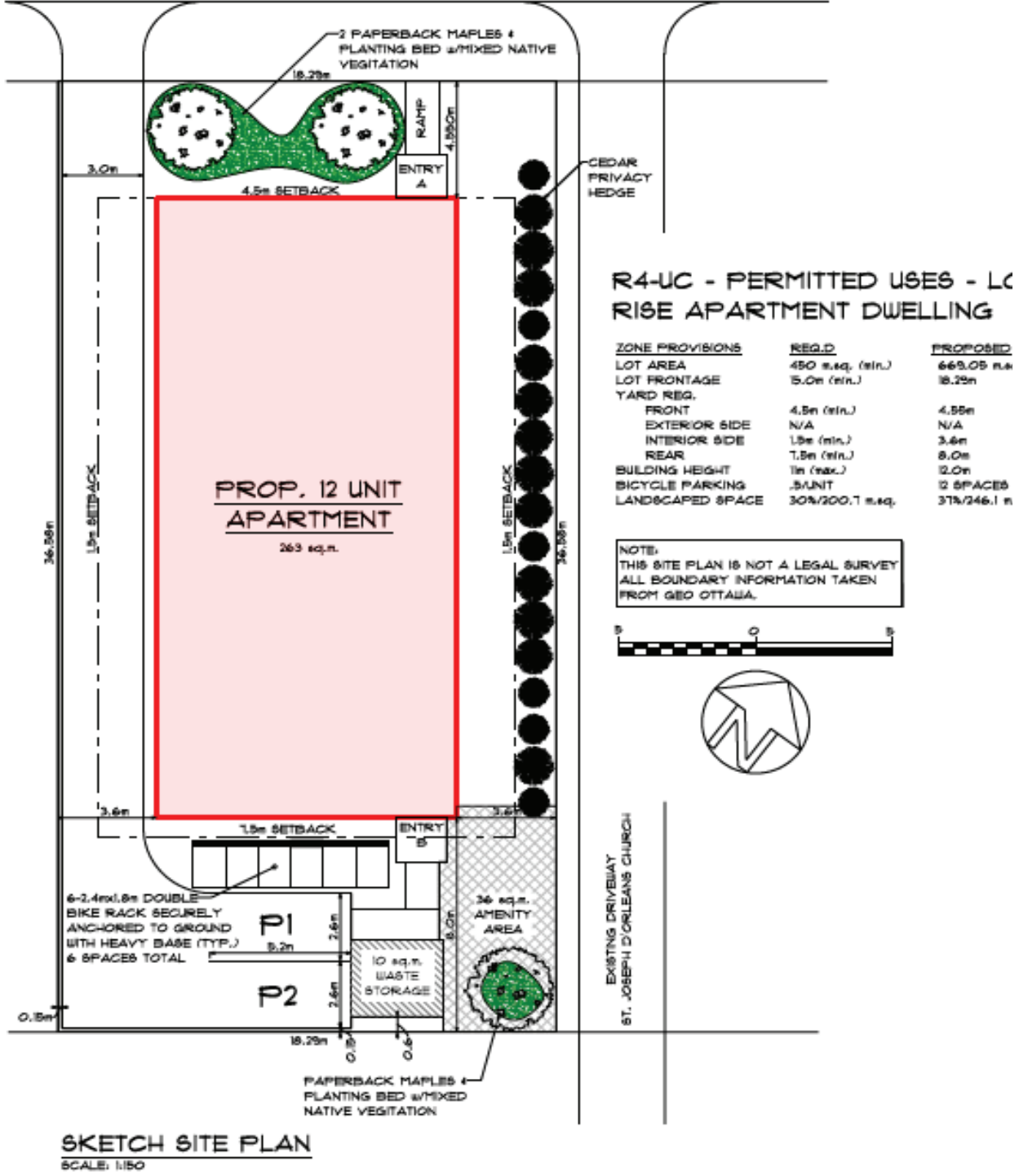
The subject site is well connected to multiple major road networks. St Joseph Boulevard runs east-west south of the subject site and is identified as an Arterial Road on Schedule C4 – Urban Road Network of the City of Ottawa Official Plan (Figure 2).

Highway 174 is located north of the subject site and runs in an east-west direction. Place D'Orleans Drive to the east of the subject site is also identified as an Arterial Road. Arterial Roads are those within the City which are intended to carry higher volumes of traffic to local and regional destinations.

Schedule C4 - Urban Road Network, City of Ottawa Official Plan.

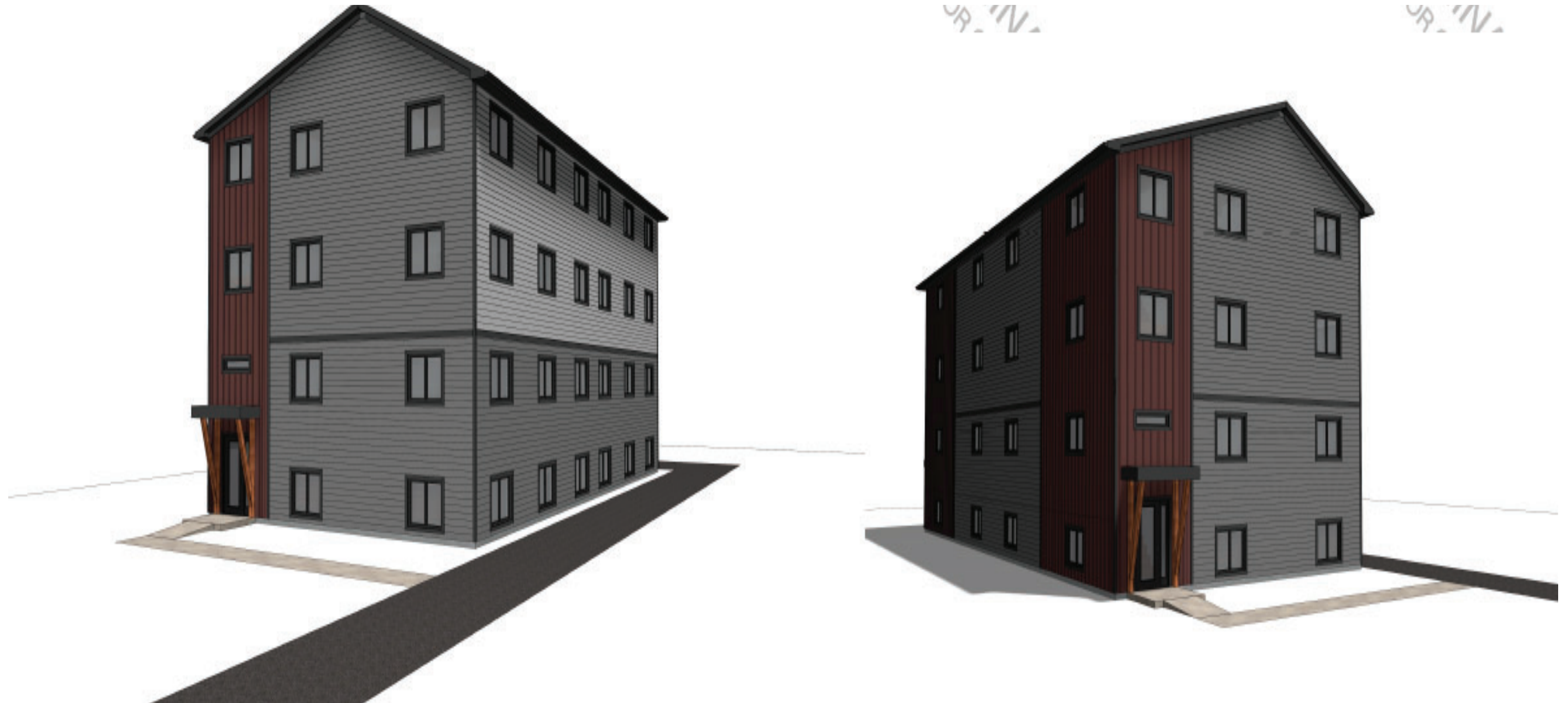
# 4 Design

# Proposed Development - Site Plan



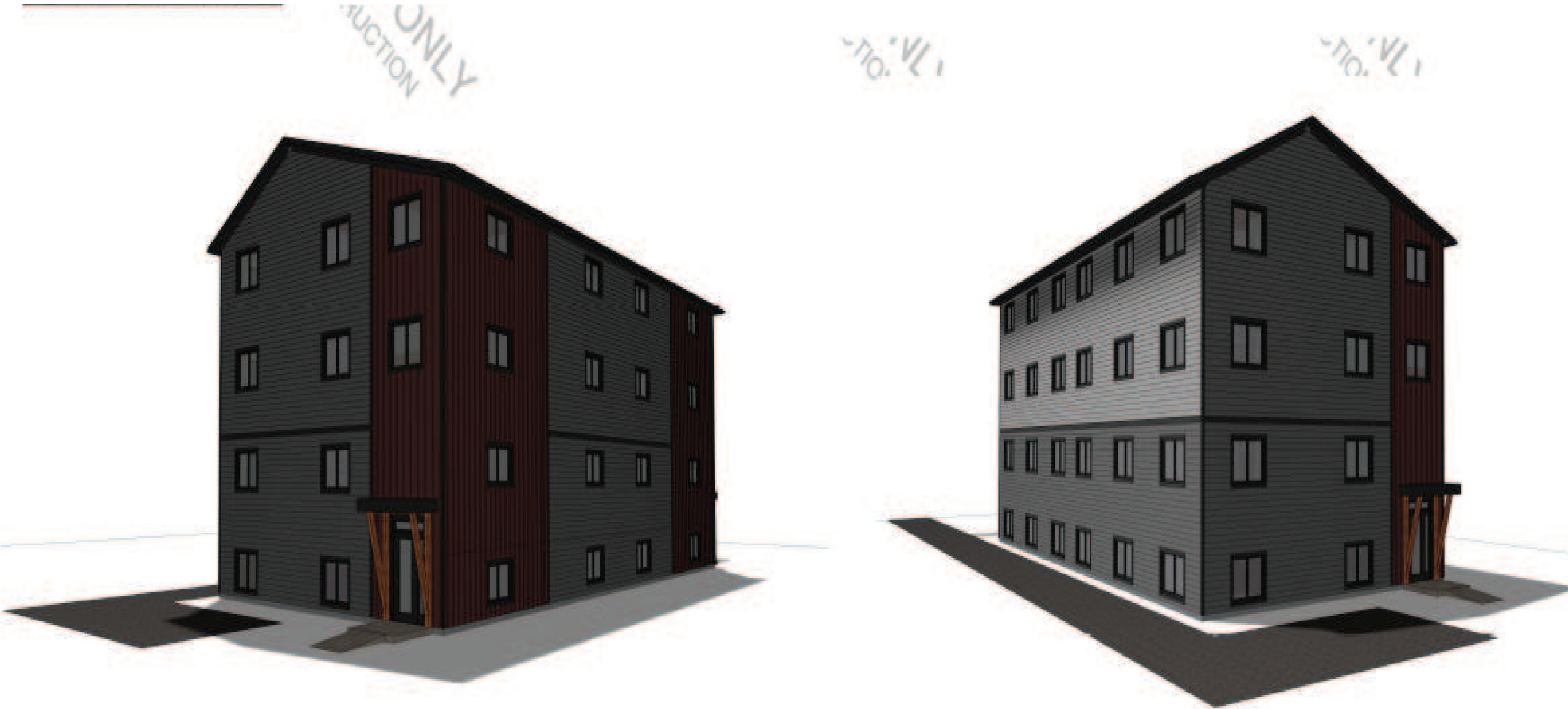
Proposed development Site Plan

# Proposed Development - Renderings



*North Elevation Renderings*

# Proposed Development - Renderings



*South Elevation Renderings*

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