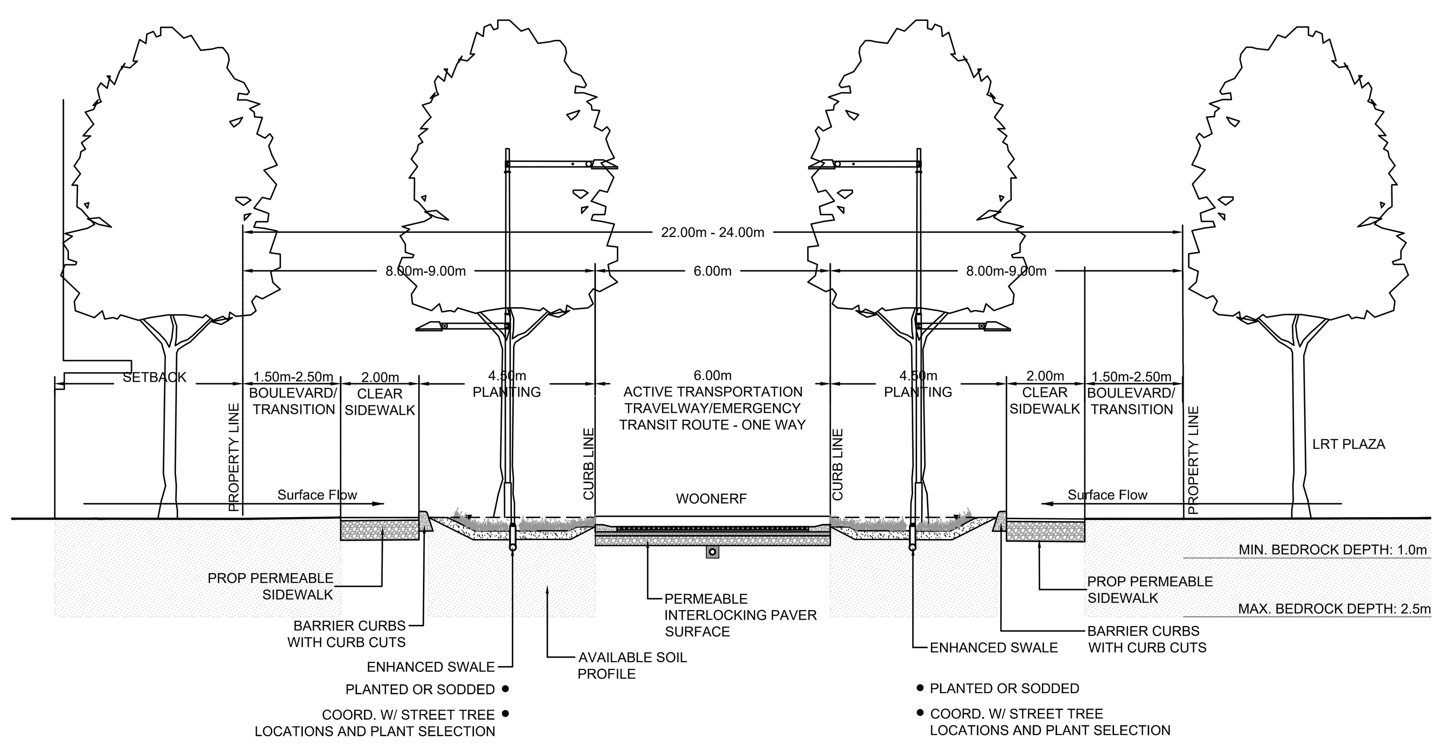
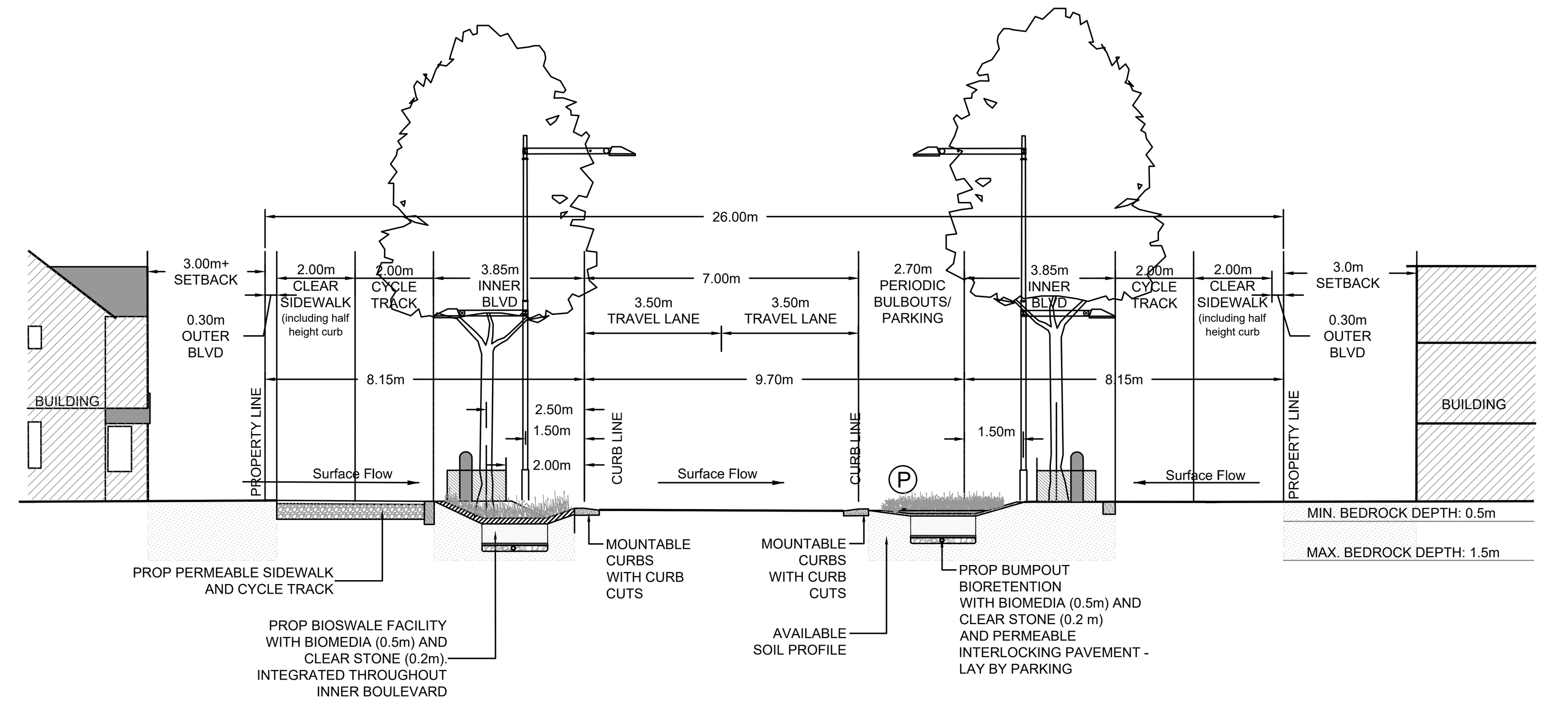


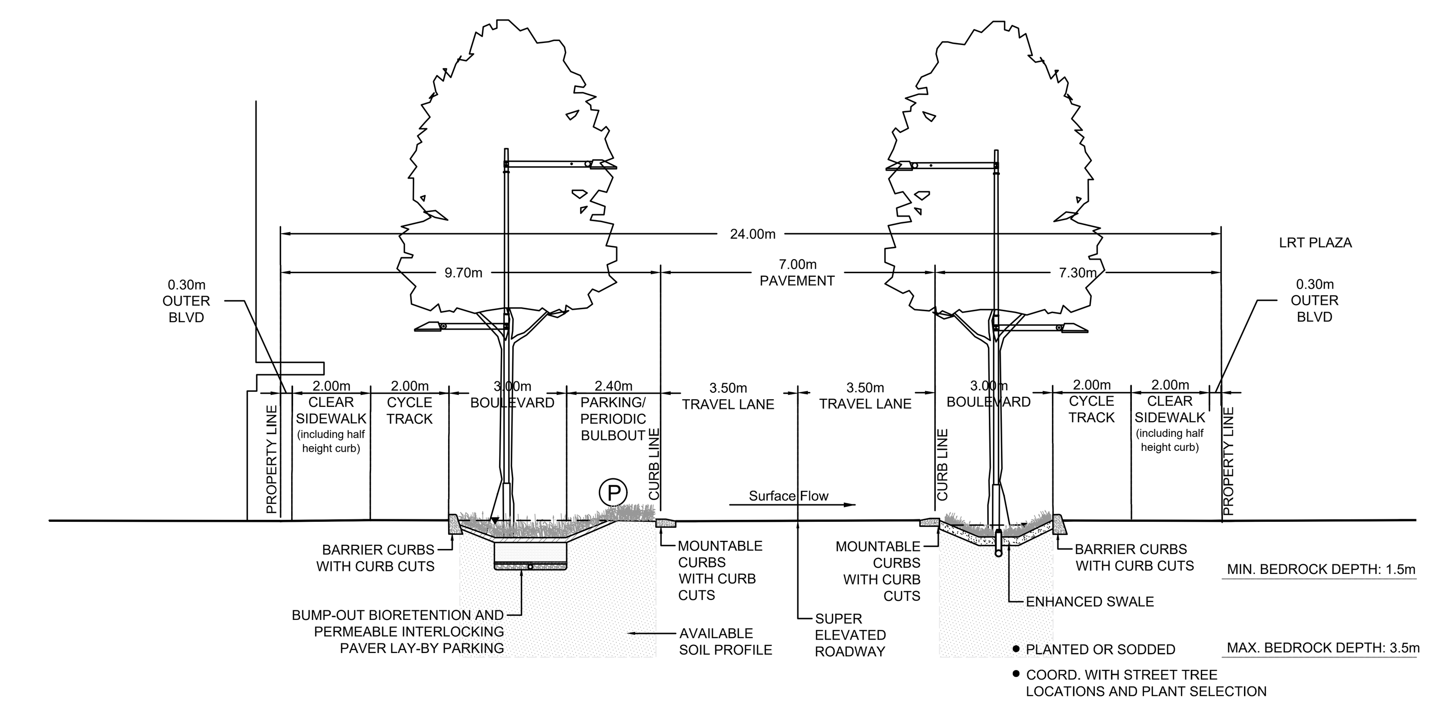

## 22.0 - 24.0m ROW
YARROW DRIVEWAY
(from BUS LOOP EMERGENCY ACCESS to TUNNEY'S PASTURE)
WOONERF

TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 100%



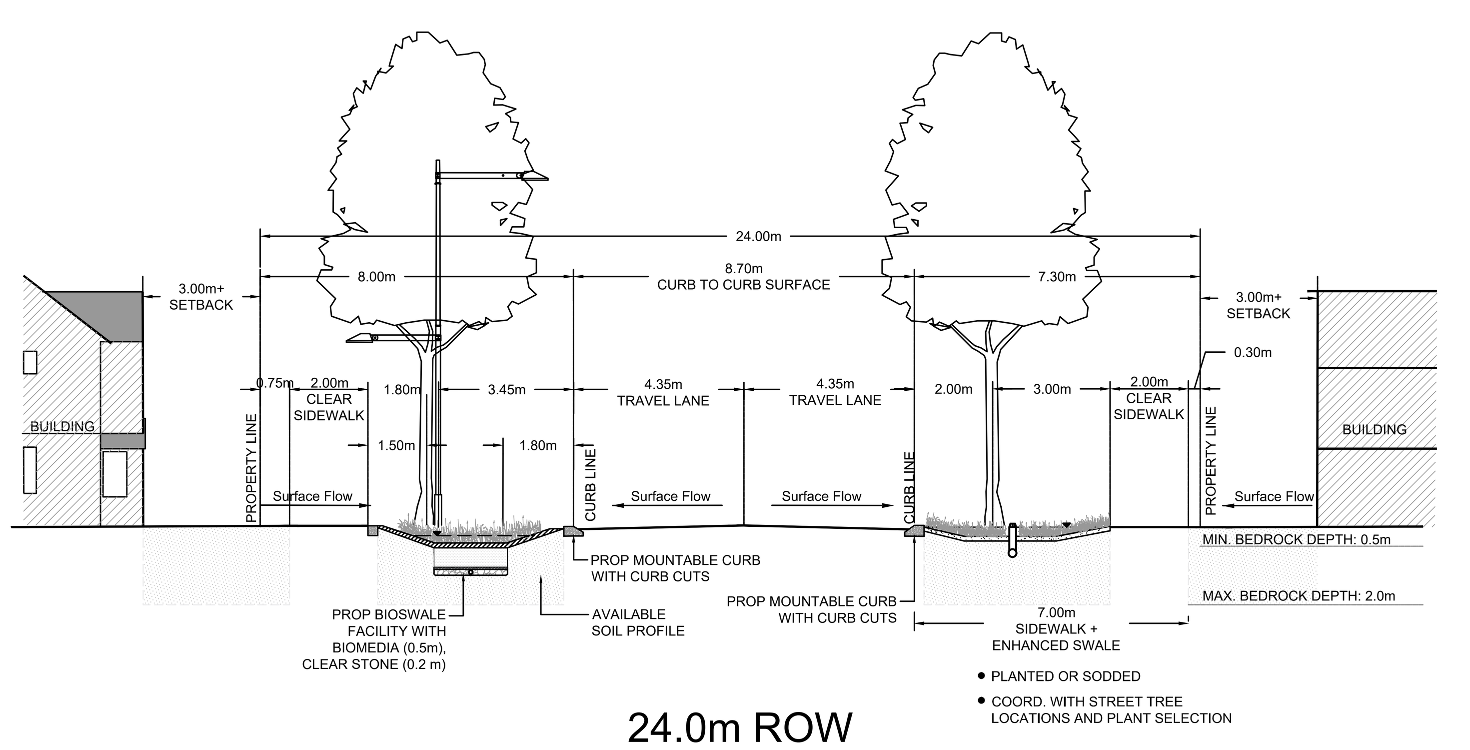

## 26A TREED BOULEVARDS
26m ROW COLLECTOR STREETS

TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 63%




## 24.0m ROW
YARROW DRIVEWAY
(from GOLDENROD to BUS LOOP EMERGENCY ACCESS)

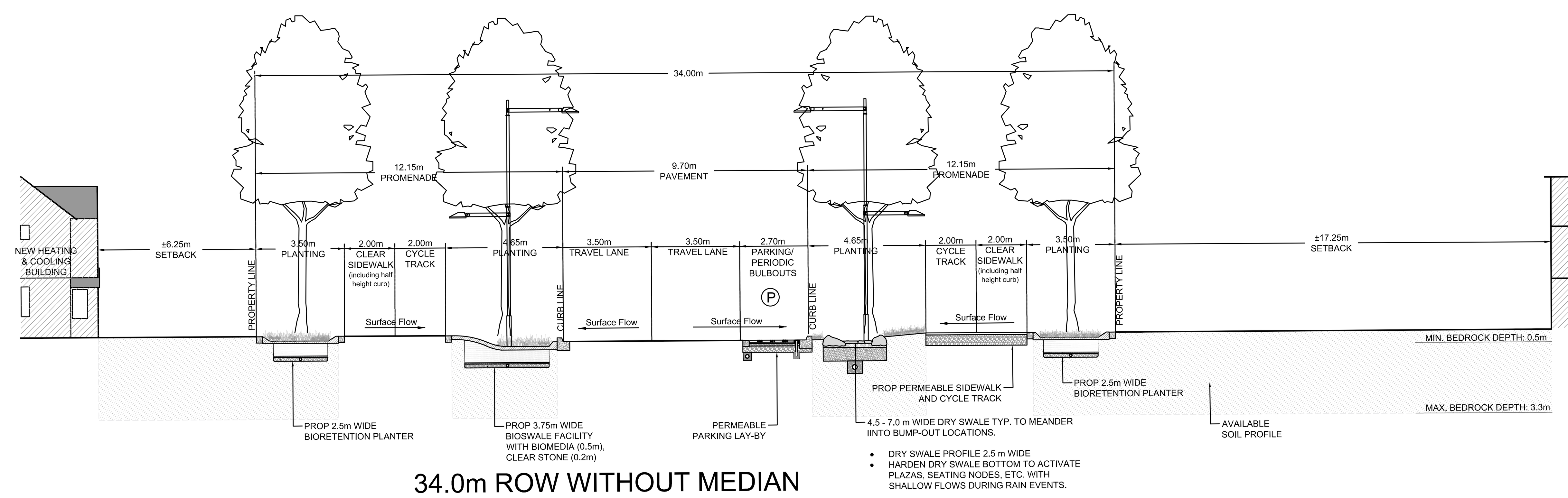
TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 60%




## 24.0m ROW
LOCAL STREETS WITH LID

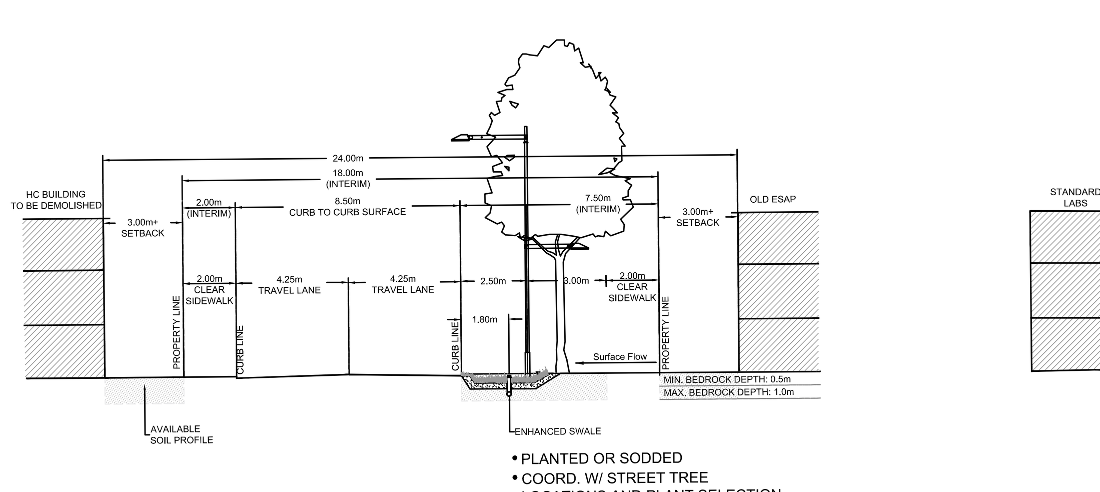
TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 64%

NOTE:
BIOSWALE TO BE LOCATED IMMEDIATELY BEHIND THE CURB. BIOSWALE LOCATION CAN ALTERNATE ON EITHER SIDE OF THE ROADWAY. TO BE IMPLEMENTED WHERE FEASIBLE.




## 34.0m ROW WITHOUT MEDIAN
COLOMBINE DRIVEWAY (FROM GOLDENROD TO PARKDALE)

TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 71%

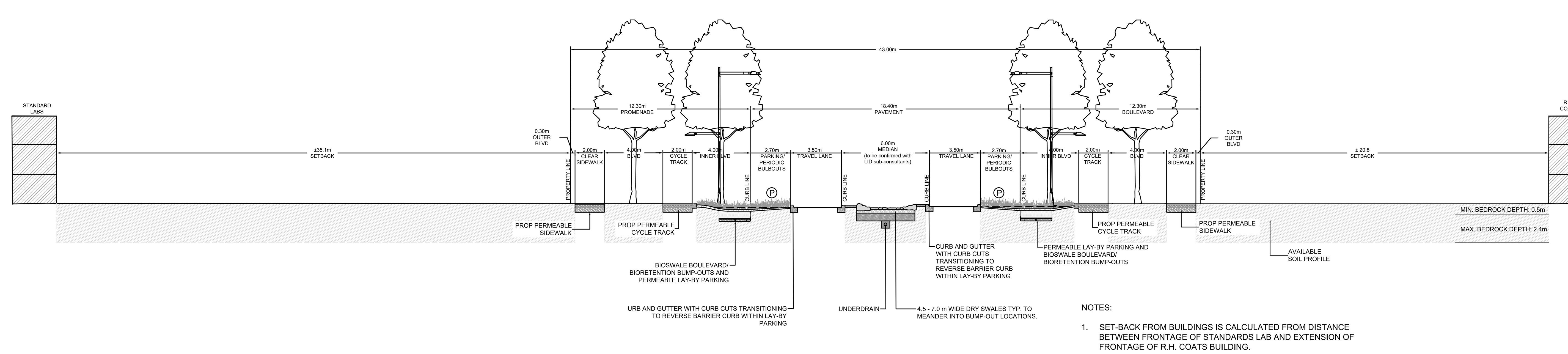



• PLANTED OR SODDED
• COORD. W/ STREET TREE LOCATIONS AND PLANT SELECTION

TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 53%

NOTE:
STAGE 1 IMPLEMENTATION: 18.0m + 3.0m + 3.0m = 24.0m
EFFECTIVE WIDTH BETWEEN BUILDINGS = 24.03m TO 24.12m
ON STREET ALTERNATING PARKING

## 18.0m ROW
STAGE 1 IMPLEMENTATION - CHARDON
(FROM SORREL TO EGLANTINE)




TARGETED PERCENTAGE OF ROW WIDTH ALLOCATED FOR NON-AUTO USES (URBAN DESIGN MANUAL 2018): 40%
NON-AUTO PERCENTAGE ACHIEVED FOR THIS TYPICAL CROSS SECTION: 71%

DRY SWALE PROFILE 4.5 m WIDE. HARDEN DRY SWALE BOTTOM TO ACTIVATE PLAZAS, SEATING NODES, ETC. WITH SHALLOW FLOWS DURING RAIN EVENTS.

## 43.0m ROW
WITH LID IN MEDIAN
TUNNEY'S PASTURE DRIVEWAY
(FROM COLOMBINE TO YARROW)

NOTES:

1. SET-BACK FROM BUILDINGS IS CALCULATED FROM DISTANCE BETWEEN FRONTAGE OF STANDARDS LAB AND EXTENSION OF FRONTAGE OF R.H. COATS BUILDING.
2. ROW WIDTH CAN BE FURTHER REDUCED BY KEEPING SINGLE-ROW OF TREES ON EITHER SIDE.
3. MEDIAN MAY RESULT IN SIGHT LINE ISSUES AT INTERSECTIONS ALONG TUNNEY'S PASTURE DRIVEWAY, ESPECIALLY IF THERE IS VEGETATION/PLANTINGS WITHIN CLOSE PROXIMITY TO THESE JUNCTIONS.
4. ONE-WAY VEHICLE LANES SEPARATED BY A MEDIAN ARE LIKELY TO ENCOURAGE HIGHER OPERATING SPEEDS AND MAY NOT BE COMPATIBLE A WITH 40KM/H POSTED SPEED WITHOUT SIGNIFICANT TRAFFIC CALMING MEASURES.
5. LID EFFICIENCY IN MEDIAN IS NOT OPTIMAL. LID IS RECOMMENDED BEHIND THE CURB.

# PUBLIC ROAD REDEVELOPMENT

TUNNEY'S PASTURE
OTTAWA, ON

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Arcadis Professional Services (Canada) Inc.
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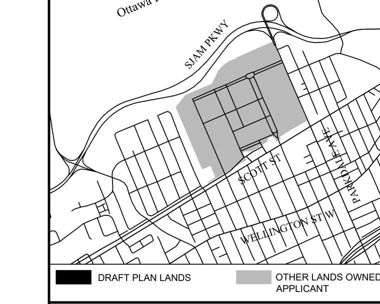
KEY PLAN - N.T.S.




DRAFT PLAN LANDS — OTHER LANDS OWNED BY APPLICANT

INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990. c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - URBAN, NA
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED ____
V ANDREW SHELP, O.L.S.
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
DATE ____

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED ____
CANADA LANDS COMPANY
DATE ____

LAND USE SCHEDULE

| BLOCKS | DESCRIPTION | AREA (ha) |
|---|---|---|
| 1 | MIXED-USE | 2.019 |
| 2 | MIXED-USE | 2.425 |
| 3 | MIXED-USE | 2.326 |
| 4 | MIXED-USE | 0.625 |
| 5 | MIXED-USE | 1.545 |
| 6 | TRANSIT (TO BE CONVEYED TO CITY) | 0.636 |
| 7 | OPEN SPACE | 0.092 |
| 8 | OPEN SPACE | 0.107 |
| 9 | OPEN SPACE | 0.420 |
| 10 | OPEN SPACE | 0.156 |
| 11 | PUBLIC ROW (Goldenrod Driveway) | 0.953 |
| 12 | PUBLIC ROW (Goldenrod Driveway) | 0.687 |
| 13 | PUBLIC ROW (Goldenrod Driveway) | 0.304 |
| 14 | PUBLIC ROW (Goldenrod Driveway) | 0.179 |
| 15 | PUBLIC ROW (Colombine Driveway) | 1.282 |
| 16 | PUBLIC ROW (Colombine Driveway) | 0.952 |
| 17 | PUBLIC ROW (Sir Frederick Banting Driveway) | 0.743 |
| 18 | PUBLIC ROW (Sir Frederick Banting Driveway) | 0.691 |
| 19 | PUBLIC ROW (Sorrel Driveway) | 0.342 |
| 20 | PUBLIC ROW (Sorrel Driveway) | 0.153 |
| 21 | PUBLIC ROW (Sorrel Driveway) | 0.378 |
| 22 | PUBLIC ROW (Eglantine Driveway) | 0.153 |
| 23 | PUBLIC ROW (Eglantine Driveway) | 0.378 |
| 24 | PUBLIC ROW (Chardon Driveway) | 0.435 |
| 25 | ROW WIDENING - FUTURE (Chardon Driveway) | 0.063 |
| 26 | PUBLIC ROW (Chardon Driveway) | 0.190 |
| 27 | PUBLIC ROW (Chardon Driveway) | 0.304 |
| 28 | PUBLIC ROW (Yarrow Driveway) | 0.631 |
| 29 | PUBLIC ROW (Tunney's Pasture Driveway) | 2.051 |
| 30 | ROW WIDENING (Parkdale Avenue) | 0.175 |
| | | |
| | TOTAL: | 21.395 |

| # | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 2025-12-15 | JS | Preliminary Draft LID Concept Plan |

DRAWING ISSUE RECORD

APPROVALS

ARCADIS

Aquafor Beech Limited
#6-202-2600 SKYMARK Ave,
MISSISSAUGA, ONTARIO, L4W 5B2
PHONE: (905) 629-0099, FAX: (905) 629-0089

BENCHMARK
1. Elevations shown are geodetic and are referred to the CGVD2013 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

SCALE 15 0 10 20 40
1:1000 (m)

PROJECT NO: 139833
DRAWN BY: SD
CHECKED BY:
PROJECT MGR: SA
APPROVED BY:

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER 2
ISSUE 1.8

File Location: J:\139833_TunneyPasture\7.0_Production\7.03_Design\17_Planning\Draft Plan of Subdivision

SCALE CHECK 1 in 10mm