



REGIONAL GROUP

BAXTER ROAD MASTERPLAN

DRAFT PLAN OF SUBDIVISION | OTTAWA

DEC 2025 | 12424



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PROJECT INTRODUCTION

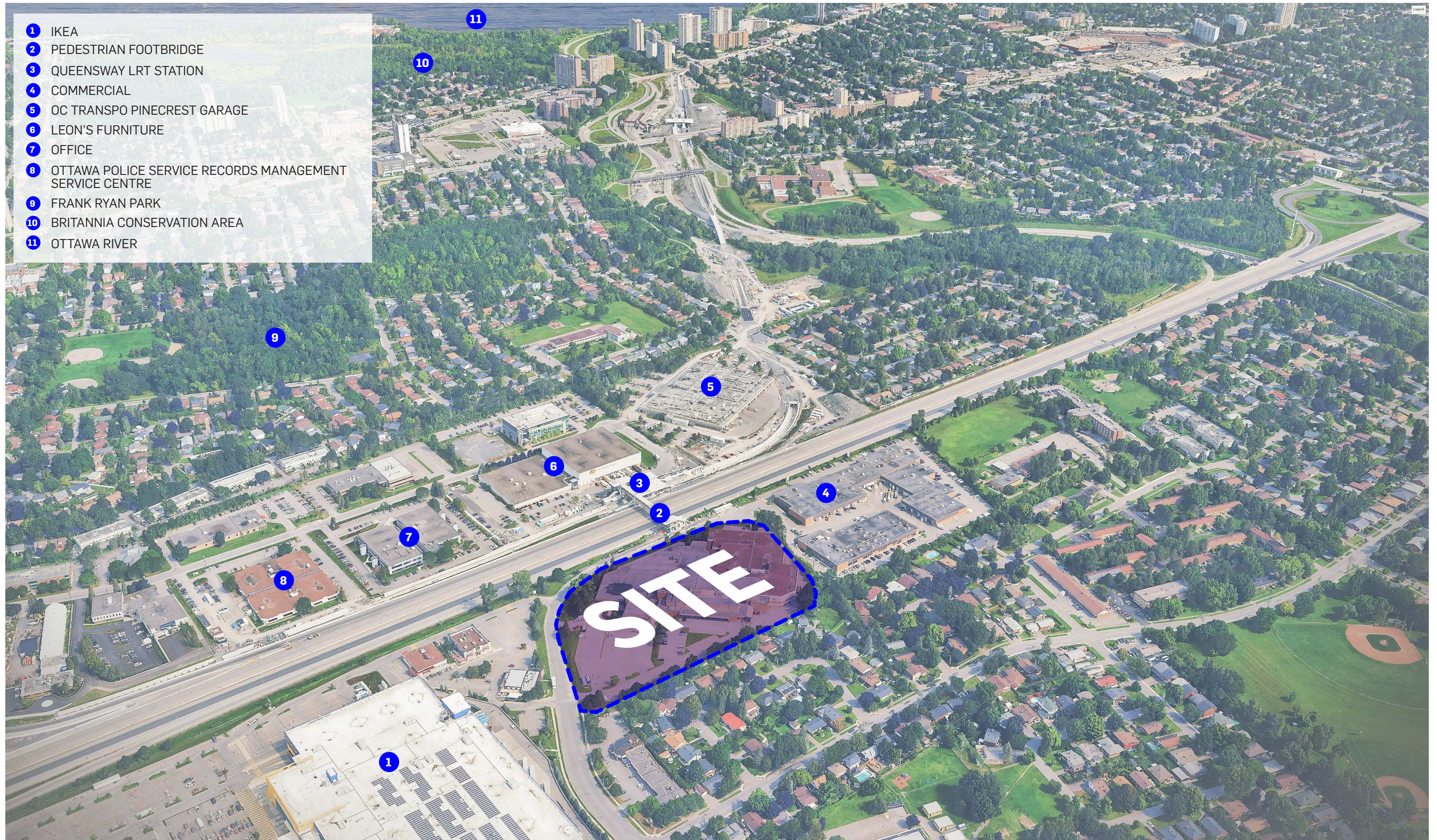
*** Site Plan Control applications will be filed in the future for each individual block. Building heights and unit counts are all conceptual based on the Secondary Planning exercise. The intent of this Draft Plan application is to subdivide the land, and all building footprints will be confirmed via separate Site Plan Control and Zoning By-Law Amendment applications.**

This project is a multi-phase, mixed-use residential development located south of Highway 417 in Ottawa, within walking distance of the new Queensview LRT Station via a pedestrian footbridge. It will include six buildings - four ~30-storey towers and two modestly high-rise structures - arranged around a new central park (dedicated city parkland), providing approximately 1,400 units. The taller towers along the site's north edge form an acoustic buffer against the highway, creating a quieter, pedestrian-focused environment at the core. The design emphasizes connectivity and livability, with a looped green pathway, limited surface parking on a new private street, and podium-level circulation linking the community directly to the LRT station. Each building will be designed to maximize park and river views, contributing to a cohesive, transit-oriented neighbourhood.

At its heart, this project acknowledges that Canadian architecture has always been rooted in resilience. In this case, resilience becomes the act of transforming a suburban, highway-adjacent site into a walkable, active, and sheltered community - one that provides an oasis within its infrastructural context.

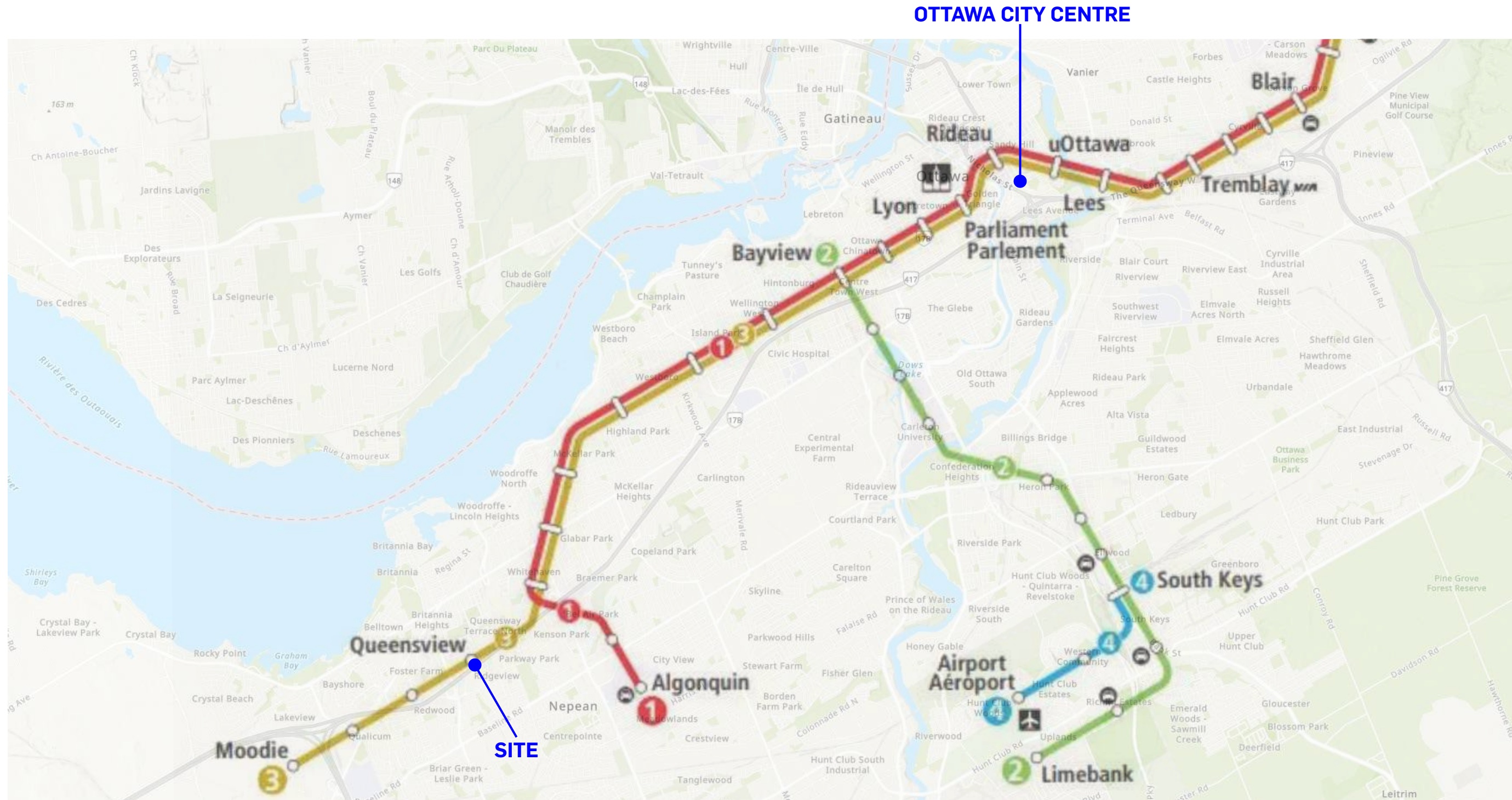
2
SITE

AERIAL VIEW



2 - SITE

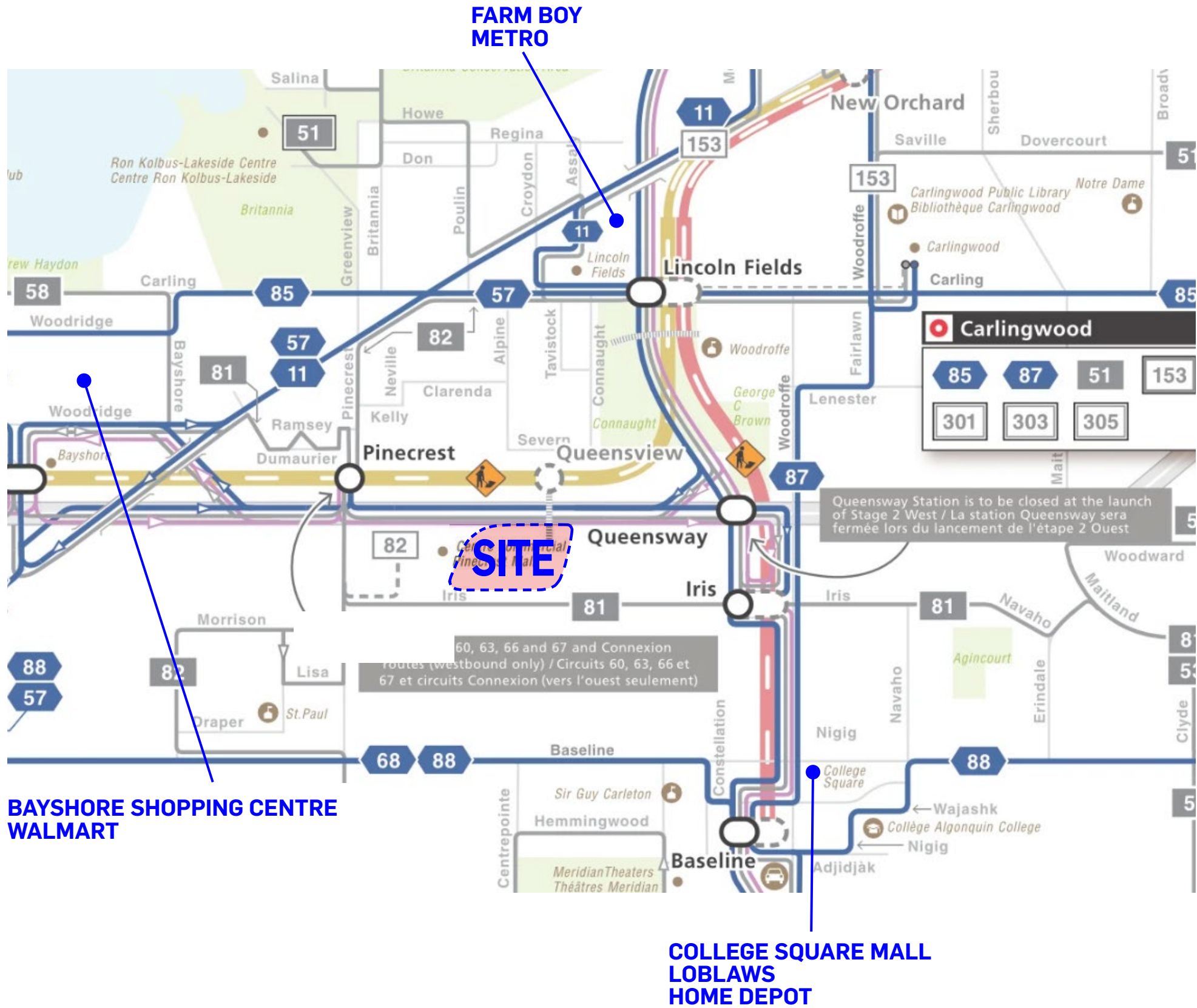
URBAN CONNECTIVITY



The site occupies a pivotal location within the evolving Queensview district, where new infrastructure and development are shaping a connected urban fabric. Its immediate proximity to the Queensview LRT Station—less than a five-minute walk from the site—anchors it within Ottawa's expanding Stage 2 Confederation Line network. From this station, downtown Ottawa can be reached in approximately 15 minutes, offering residents and visitors fast, reliable, and sustainable access to the city's core.

Planned multi-use pathways (MUPs), green streets, and pedestrian promenades will further strengthen local connectivity, linking the development to surrounding neighbourhoods, parks, and community amenities. Essential retail services such as grocery stores and shopping centres are reachable within a 2km radius. Together, these connections promote walkability, support transit use, and reinforce the City's vision for compact, people-focused growth.

TRANSPORTATION



The area is also well served by OC Transpo bus routes 61, 62, 63, 81, 82, and 85, providing frequent connections to surrounding neighbourhoods, key employment areas, and transit hubs such as Lincoln Fields and Tunney's Pasture. For vehicle users, proximity to Highway 417, Maitland Avenue, and Woodroffe Avenue ensures efficient access across the city and to neighbouring municipalities. This combination of high-capacity transit, active mobility infrastructure, and convenient arterial access positions 1101 Baxter Road as a highly connected, multi-modal development node that supports the City's long-term goals for transit-oriented, low-carbon growth.

The main attraction of this site is the proximity and easy access to the LRT. Given this proximity, the expectation is that future residents will prioritize the benefits of a walking lifestyle and therefore the center of the community is focused on pedestrian paths and spaces. The service access to the buildings as well as the parking access to the underground are located along the perimeter on Baxter. This clear separation of service and pedestrian access to our site contribute to ensure a calm and welcoming environment to live in.

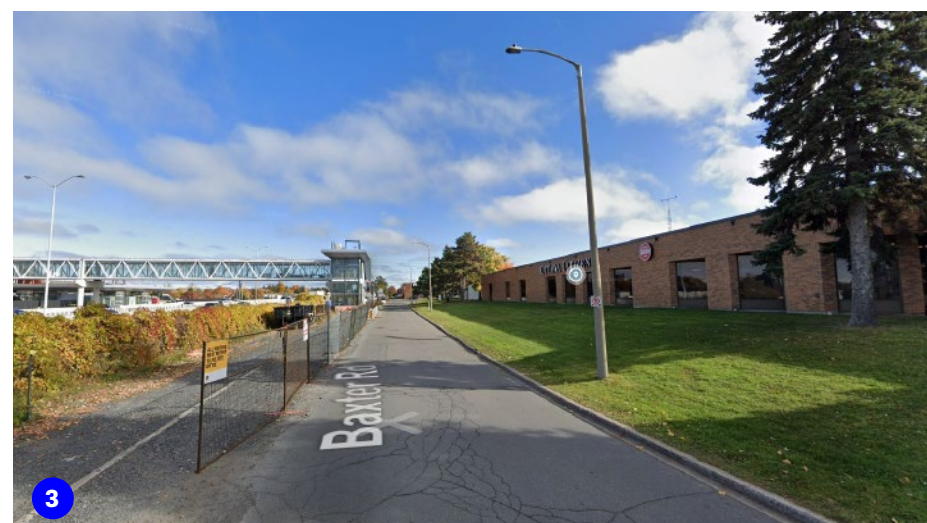
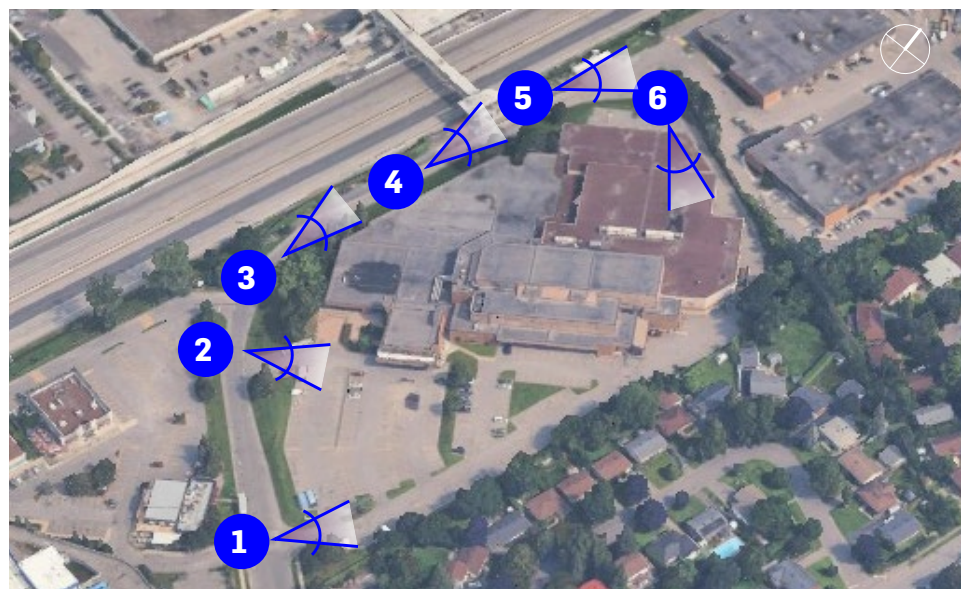
2 - SITE

SITE CONTEXT

Approaching the site from Baxter Road, the existing Ottawa Citizen building sits prominently at the centre of the parcel, fronted by generous setbacks and mature landscaping. The building's brick façade and horizontal massing reflect the area's former light-industrial character, while surrounding low-rise commercial and office uses frame the approach.

As the view progresses north along Baxter Road, the new Queensview LRT Station becomes a defining feature in the streetscape. The station's elevated pedestrian bridge crosses Highway 417, linking both sides of Queensview Drive and connecting the site directly into the city's growing transit network. The close visual and physical relationship between the site and the LRT station establishes a strong transit-oriented identity, reinforced by the gradual shift from vehicular to pedestrian priority near the station entrance.

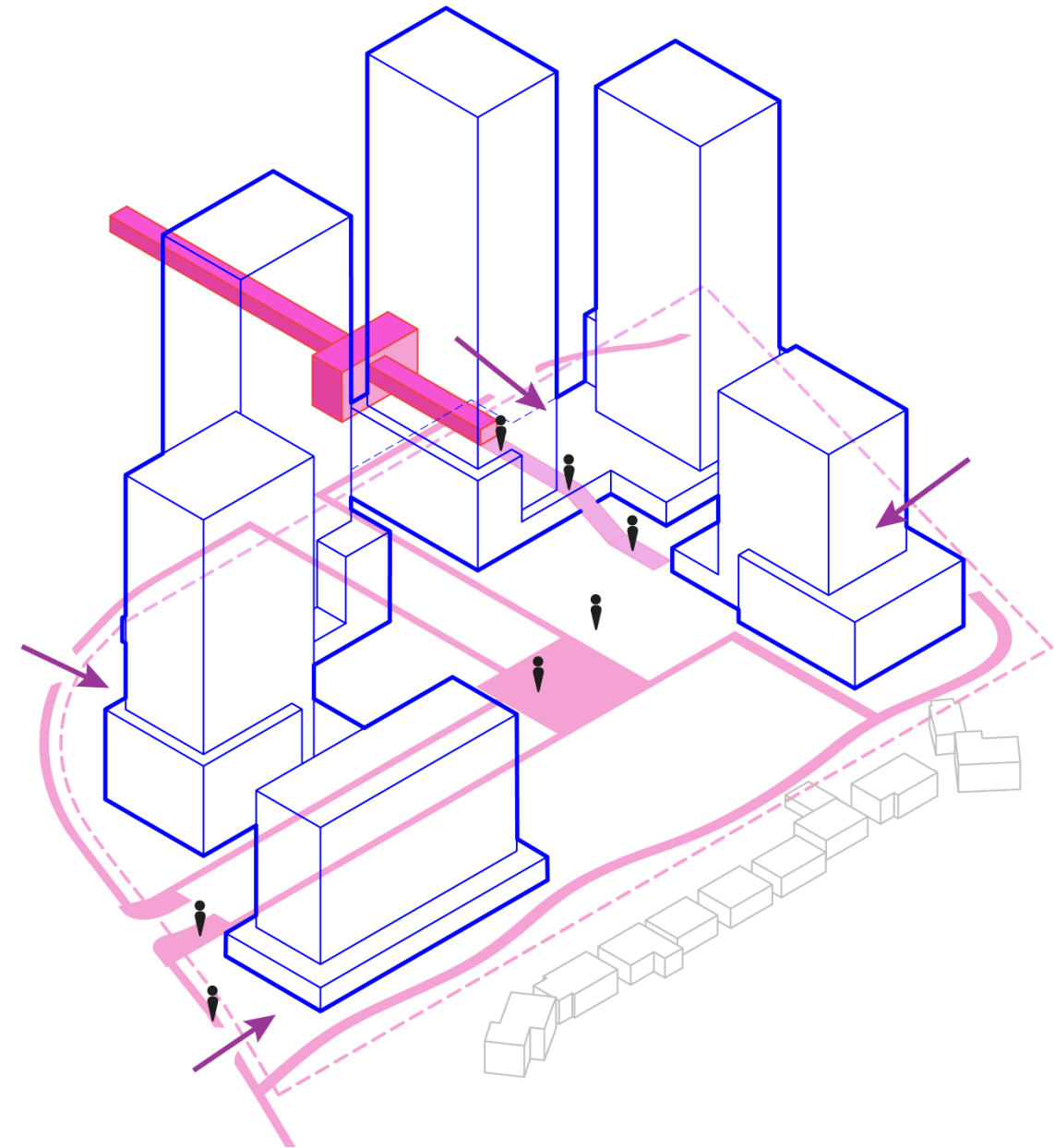
Beyond the site's boundaries, the context transitions into established residential neighbourhoods characterized by tree-lined streets, schools, and recreational open spaces such as baseball diamonds to the east. Together, these surroundings create a setting where employment, housing, and transit converge—making 1101 Baxter Road a key opportunity to knit together a more connected and walkable urban node.



OUR APPROACH

The proximity to the LRT station presents a significant opportunity to explore a pedestrian-driven urban design approach that places walking and active mobility ahead of the need for vehicular access. In response, pedestrian paths and shared public spaces become the heart of the community.

Service access to the buildings, as well as access to the underground parking, is primarily organized along Baxter Road, enabling a functional separation between vehicular and pedestrian movement. This arrangement supports the activation of commercial, residential, and green spaces, setting the stage for a calm, quiet, and welcoming environment to dwell in.

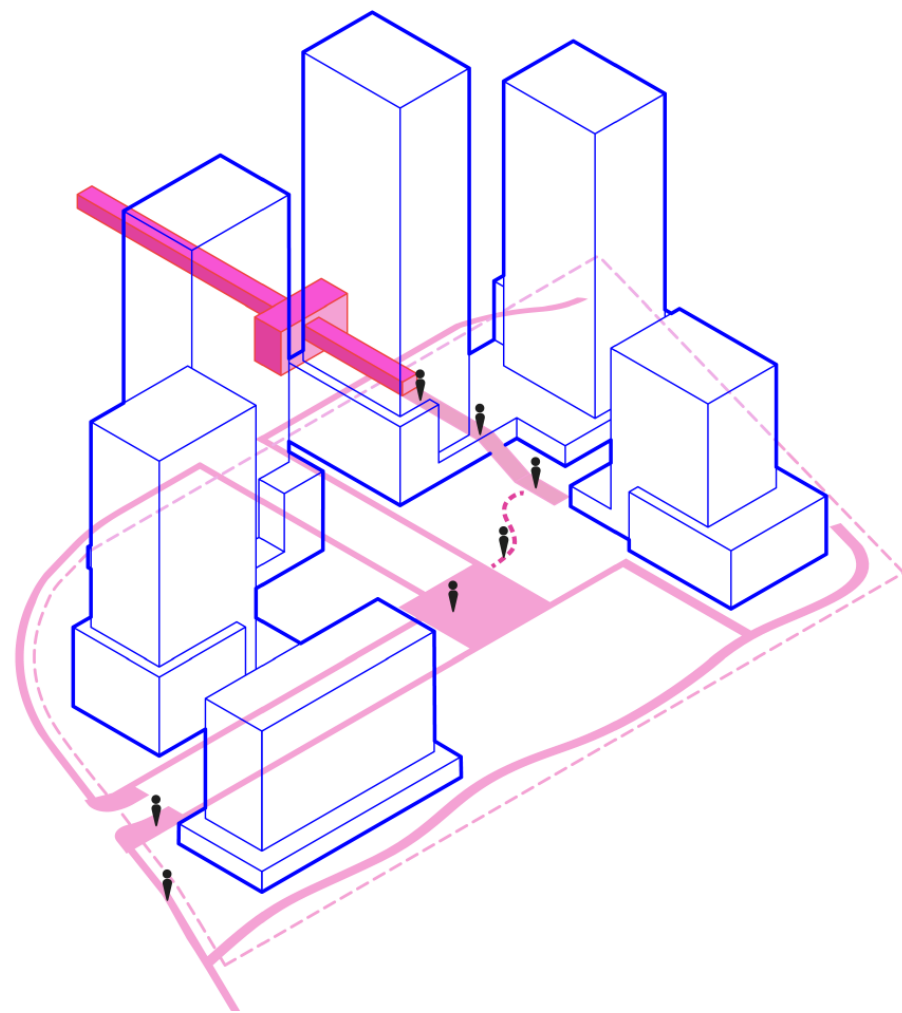


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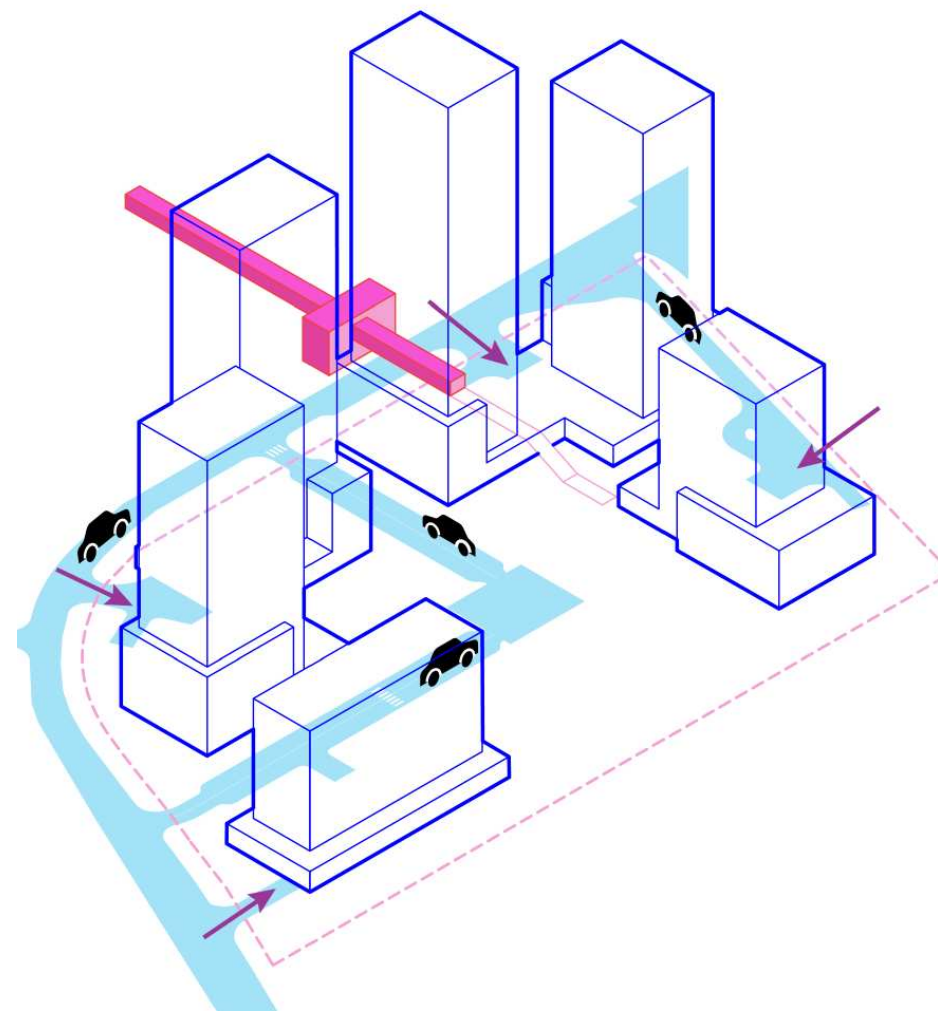
3

CONCEPT

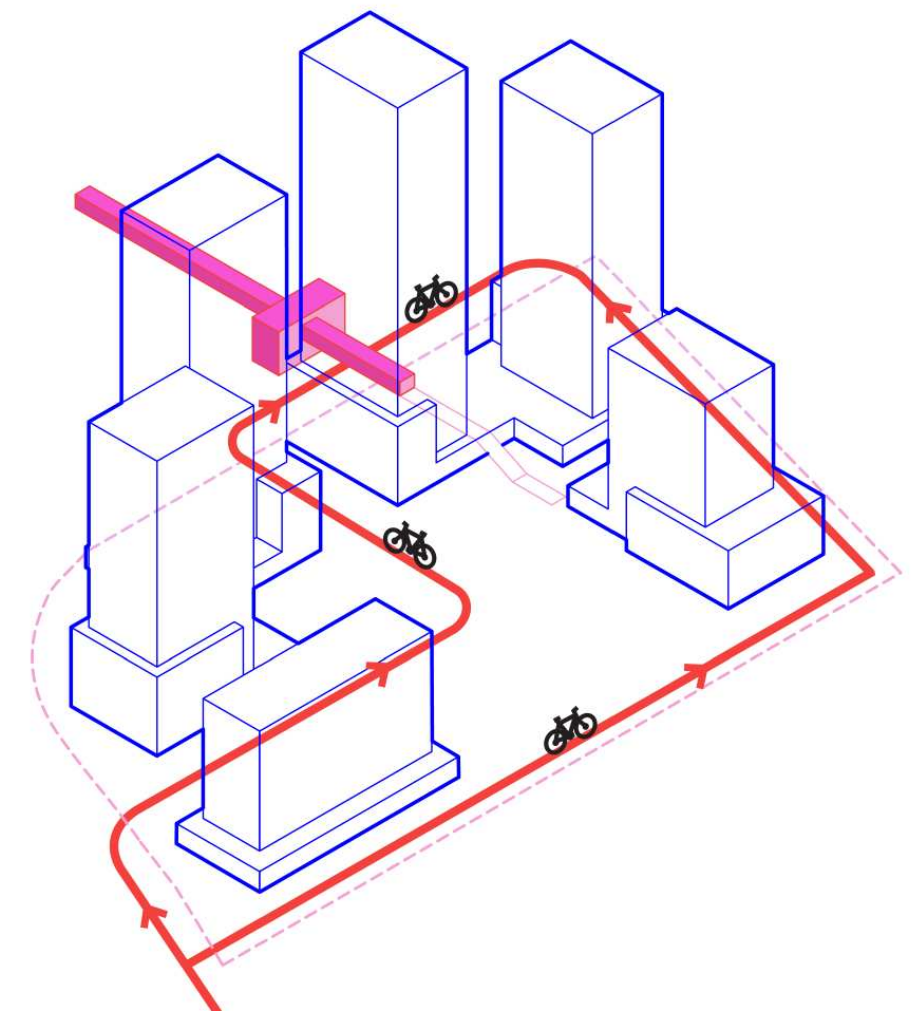
CIRCULATION NETWORK



PEDESTRIAN ACCESS



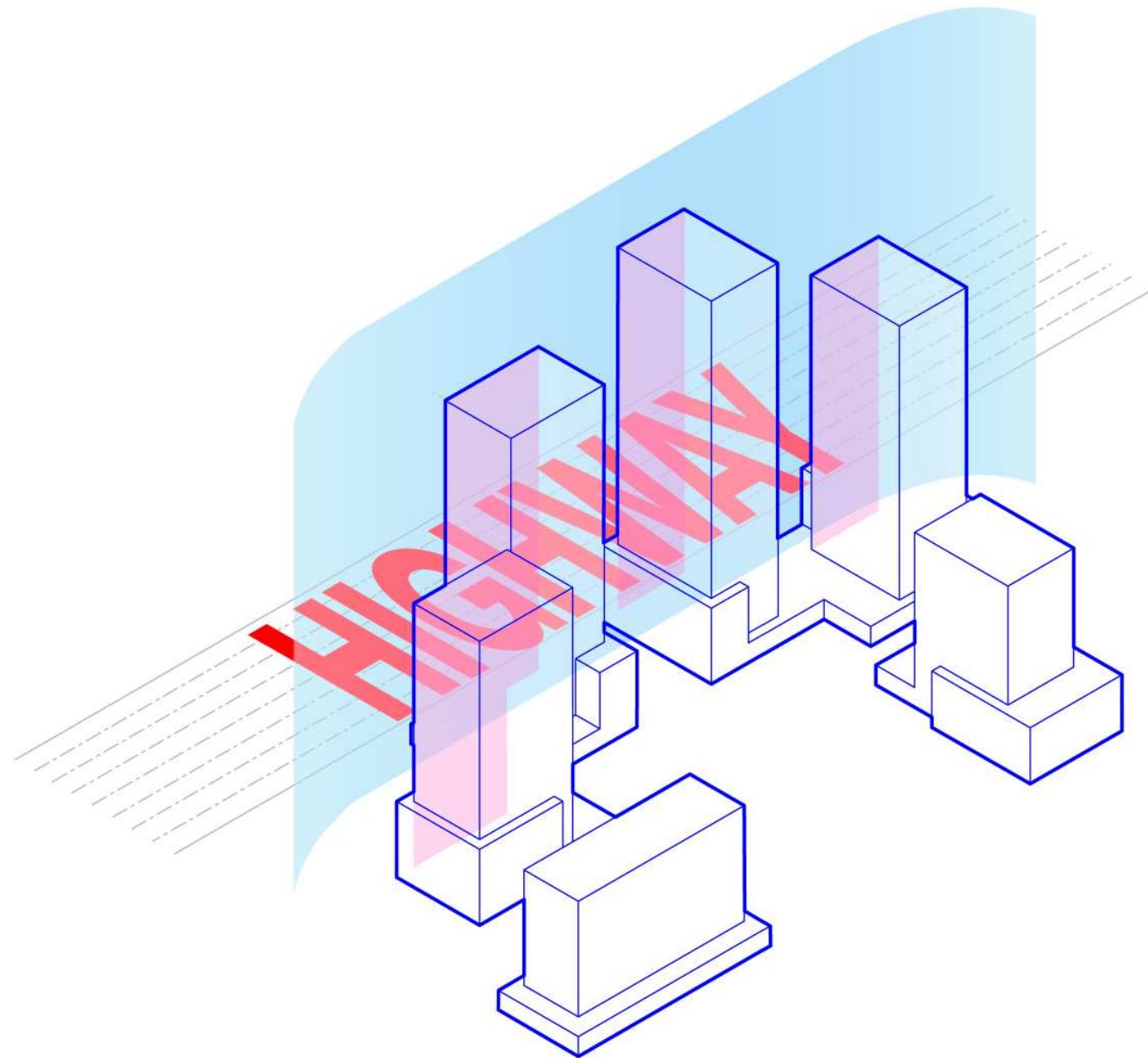
VEHICULAR ACCESS



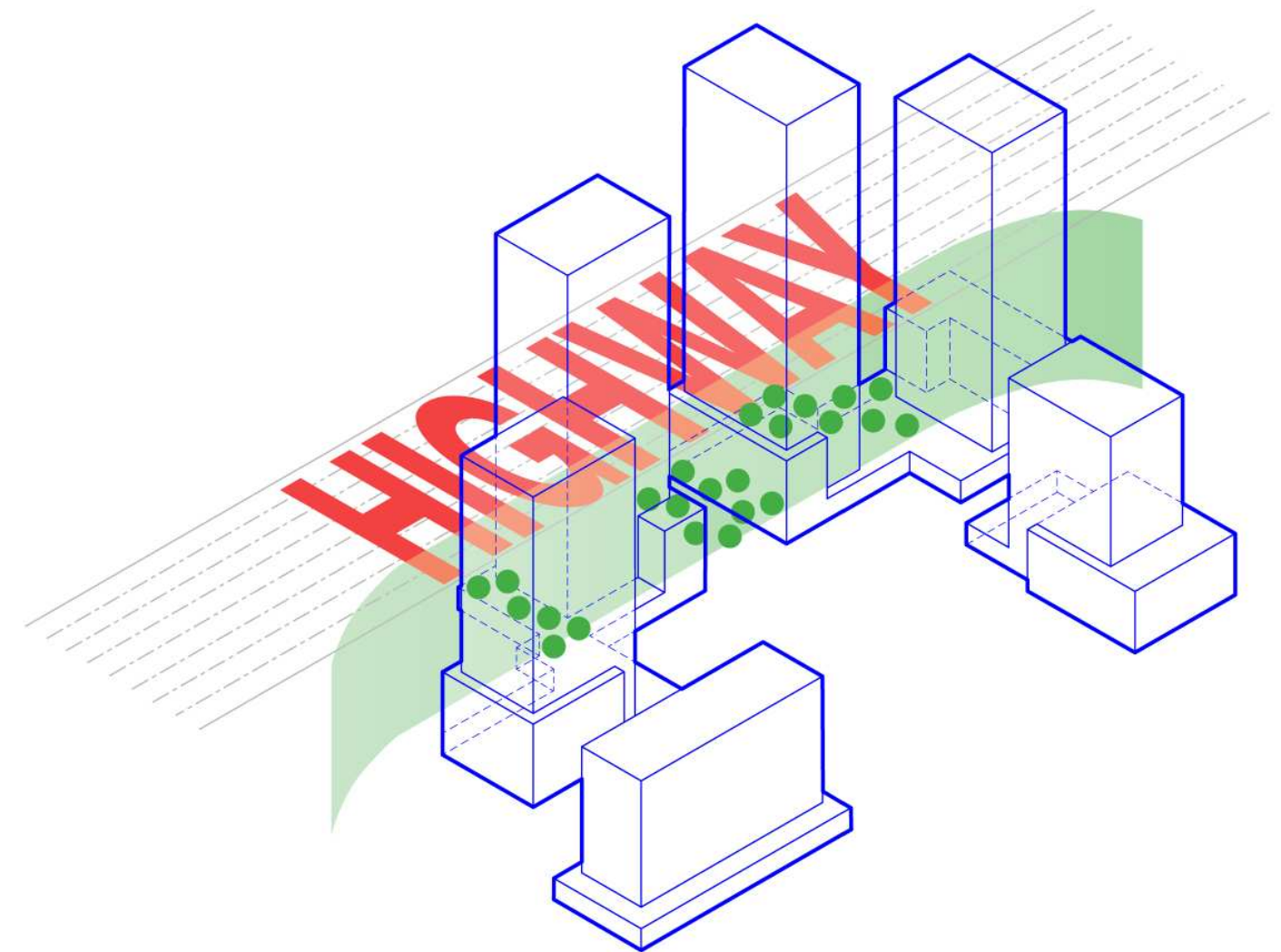
BIKE ACCESS

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ACOUSTIC BARRIER



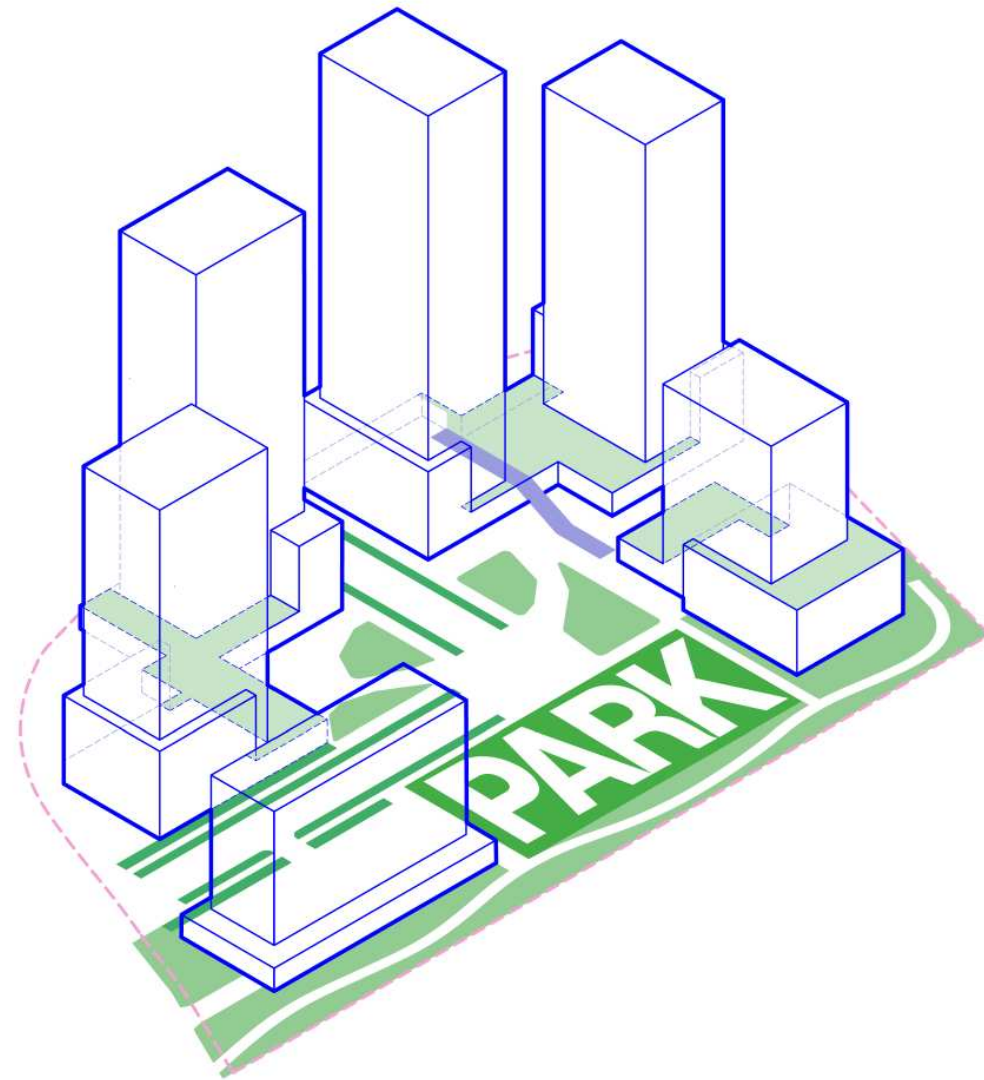
Buildings along the north edge of the site with higher podium volumes are designed to act as an acoustic barrier, mitigating highway noise and fostering a quieter, more comfortable environment for living, walking, and gathering.



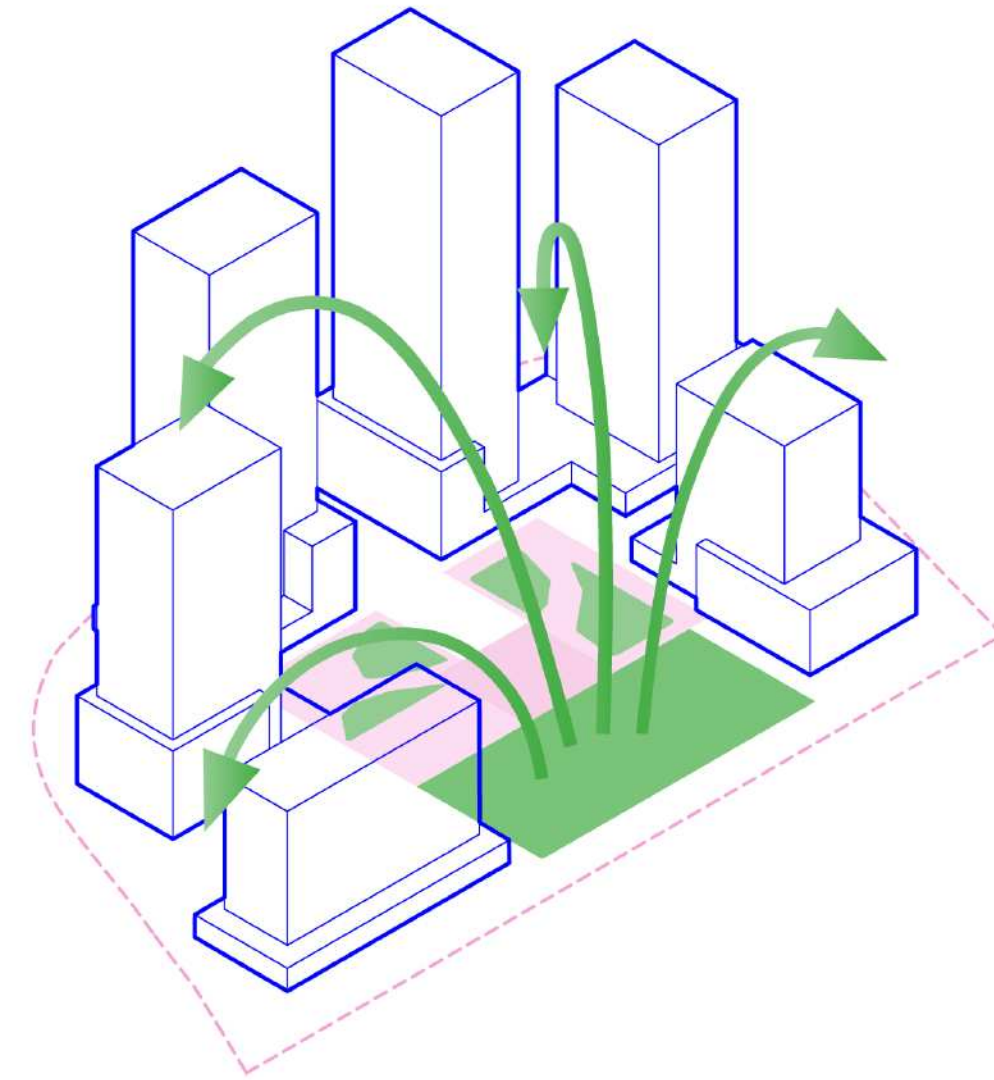
Active green podiums strengthen the acoustic performance of the site by addressing the weak points between tower volumes. These landscaped platforms provide additional noise control while creating outdoor spaces that are pleasant, usable, and social.

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GREEN SPACE AND PUBLIC REALM



A canopy-forward landscape strategy defines the community centre, creating shaded, comfortable spaces for everyday recreation, social gathering, and active movement. Layered tree planting and native vegetation provide a calm and welcoming green heart for the development.

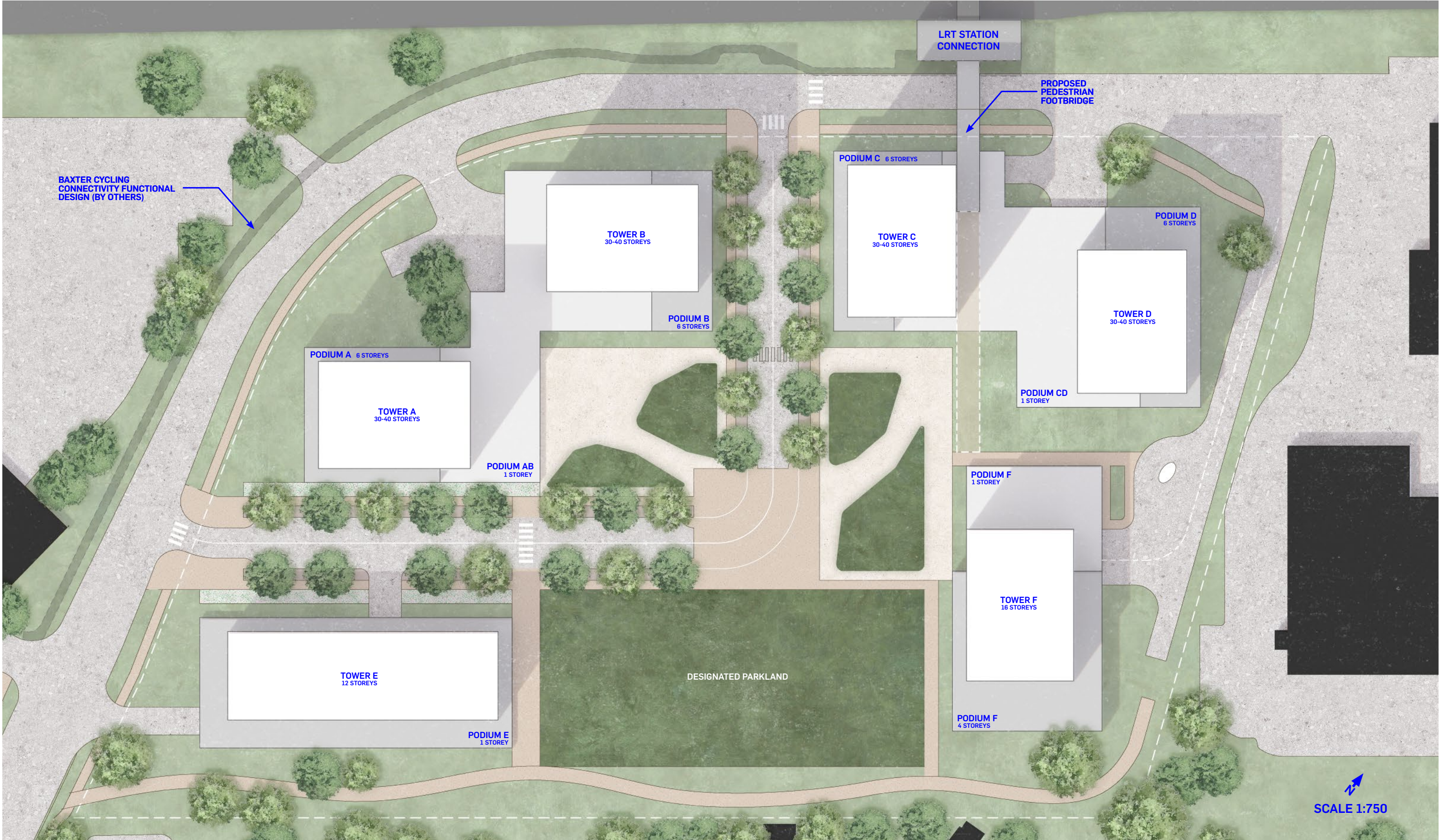


The central location of the new public park space is the core of the masterplan. The adjacent plaza spaces, green areas, and central square radiate from this landscape anchor and are framed by the surrounding building massing. These exterior spaces work together to create a cohesive, welcoming public realm.

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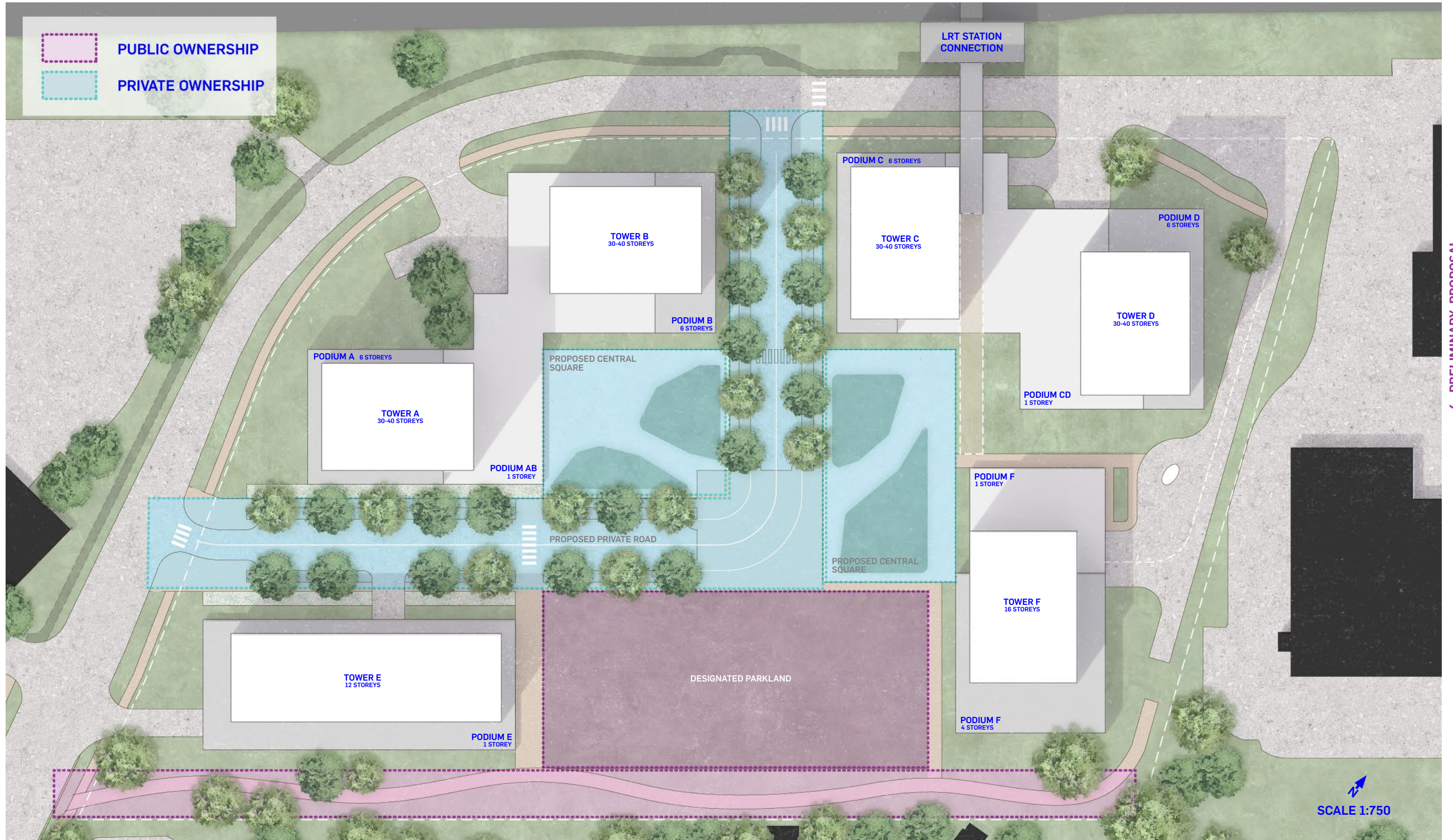
PRELIMINARY PROPOSAL

CONCEPTUAL SITE PLAN



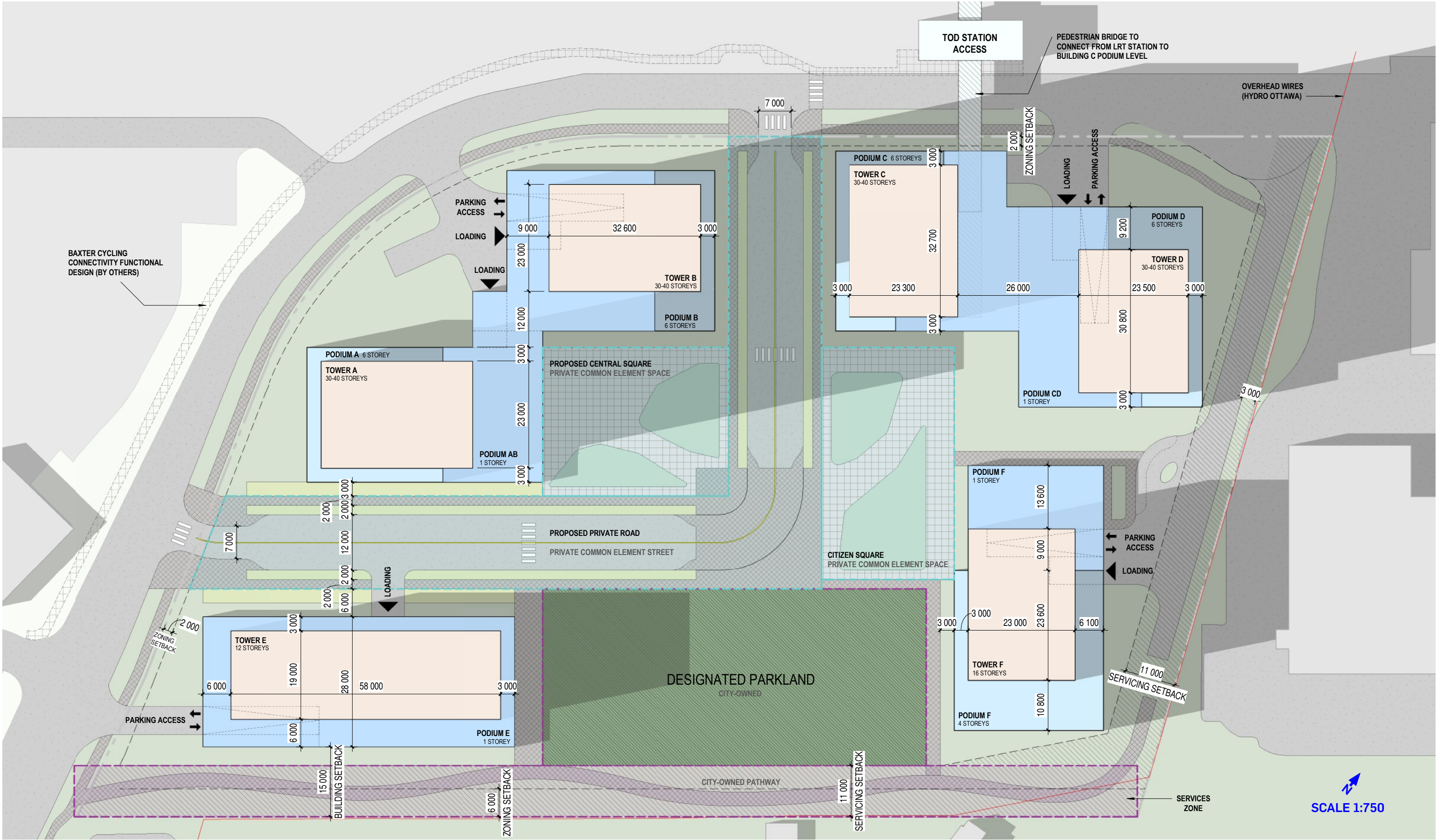
4 - PRELIMINARY PROPOSAL

OWNERSHIP DELINEATION



4 - PRELIMINARY PROPOSAL

PRELIMINARY SITE PLAN



4 - PRELIMINARY PROPOSAL



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