

KANATA TOWN CENTRE

Kanata Avenue-MAIN STREET & KANATA CENTRAL PARK

There is an opportunity to create an exemplary Kanata Main Street (Kanata Avenue), integrated with the concept of a KANATA CENTRAL PARK.

Current Situation

- The Kanata Town Centre city owned lands are part of or adjacent to the Central Business District, across from the Centrum shopping area and will be relatively close to the light rail to downtown Ottawa when built. These lands are the showcase for the Kanata Town Centre and the hub for Kanata.
- The Kanata Town Centre city owned lands have been transferred to the City's development corporation with the mandate to oversee the development of these lands.
- A portion of these lands has been designated for a park that includes a pond and environmentally sensitive lands (the land between Campeau Drive and Kanata Avenue behind the three apartment buildings and extending to half way between Earl Grey Drive and Main Street).
- The old Main street concept that was to go from Stonecroft to Main Street has been abandoned due to the terrain that makes developing a Main Street impracticable. The existed a mixed use development plan for the area and park there could provide insight and reference

Assumptions

- While the Kanata Town Centre city owned lands have been transferred to the City's own development corporation, these lands were obtained with Kanata tax payers' dollars as well as direct donations by many Kanata residents and, therefore, the use of this land should be guided by taxpayers.
- With the increasing number of apartments and possibly condominiums being developed in the area there is a growing need for common recreation areas, which would contribute to maintaining a livable and urban focus for the community.
- The number of retired residents in the immediate and adjacent communities will increase significantly in the coming years, in turn placing greater pressure for recreational areas.

The Opportunity

The Town Centre park area could be expanded to include the existing designated park area plus all of the rest of the city owned lands except for the lands abutting existing streets. Buildings on one side of the proposed Kanata Main Street/Kanata Avenue focus on both the main street and the park. It would become a unique destination-related space that provides community-building opportunities that are not available elsewhere in Kanata.

Development Principles

- **Maximize park area**
- **The lands to be added to the park to be deeded back to the City**
- **Peripheral development to be compatible with the park concept**
- **Park and Main Street to be designed to draw people to it**
- **Park to serve multigenerational clientele, but to have an adult focus**
- **Density objectives to be met through buildings along Canadian Shield and the lands adjacent to the 417**

The Park

- The park area would be developed as a Central Park to draw residents into using the park for various unique activities not available elsewhere, for example:
 - It would be designed for security and would include amenities such as washroom and a possible pavilion.
 - Attention would be paid to the public/street furniture.
 - Walking trails in the summer and cross country ski trails in the winter;
 - The pond could be used for model boat sailing and would have benches and possibly a small concession for coffee, deserts, ice cream, etc.;
 - The community could be canvassed for other targeted uses, possibly an area for model plane enthusiasts, a Frisbee or golf Frisbee area, etc.
 - Only those special environmental areas would be left wild to prevent the area being used by teenagers for drinking, etc.
 - Cultural and social opportunities such as outdoor concerts, community celebrations and picnics in keeping with the Central Park concept should also be considered.
 - Horticultural (ornamental gardens, greenhouses) and hospitality activities (seasonal bistro pavilion) that are common features in developed central urban parks could further attract specialized use not provided in other Kanata recreational areas.
 - Space for parking would be required to help draw park participation.

Peripheral Lands excluding Main Street

- The lands across from Stonecroft Terrace would maintain the 3-story limit along Campeau with a 6-meter setback, similar to the zoning for the lots immediately east along Campeau, although there would be no 6 story building behind the 3-story one as this space would be park.
- Buildings along Canadian Shield could be consistent with the CBD 10 story approach.

Kanata Avenue Main Street

- The development on Kanata Avenue would be pedestrian friendly and human scaled in keeping with the main street concept and zero or close to zero setback.
- Attention would be paid to the street furniture and there would be signage controls.

- Development would take advantage of both the Kanata Avenue/Main Street and the park behind the buildings; the restaurants, cafés, boutiques, etc. could have frontages to both a pedestrian park and the street, possibly with patios on both sides.
- Servicing and utilities such as garbage storage would be designed to minimize park intrusions.
- Since Kanata Avenue always will be a significant artery as it crosses the Queensway, the park side **would** provide a more tranquil albeit urban setting unique amongst other green recreational spaces within Kanata.
- Measure would be put in place to facilitate main street crossing.
- The essence of this approach would be to create an appealing streetscape, consistent with the original Kanata Town Centre vision document that has been used recently by the City of Ottawa to illustrate how development should proceed.
- Two roundabouts, one at Earl Grey and the other at Lord Byng, could frame the main street with statues or ornaments in the circle.

We are suggesting a variant to the Kanata Town Centre: Concept plan Review A-6 presented at the consultation meeting.



on 11 June 2013.