

PAQUETTE PLANNING ASSOCIATES LTD

CLIENT

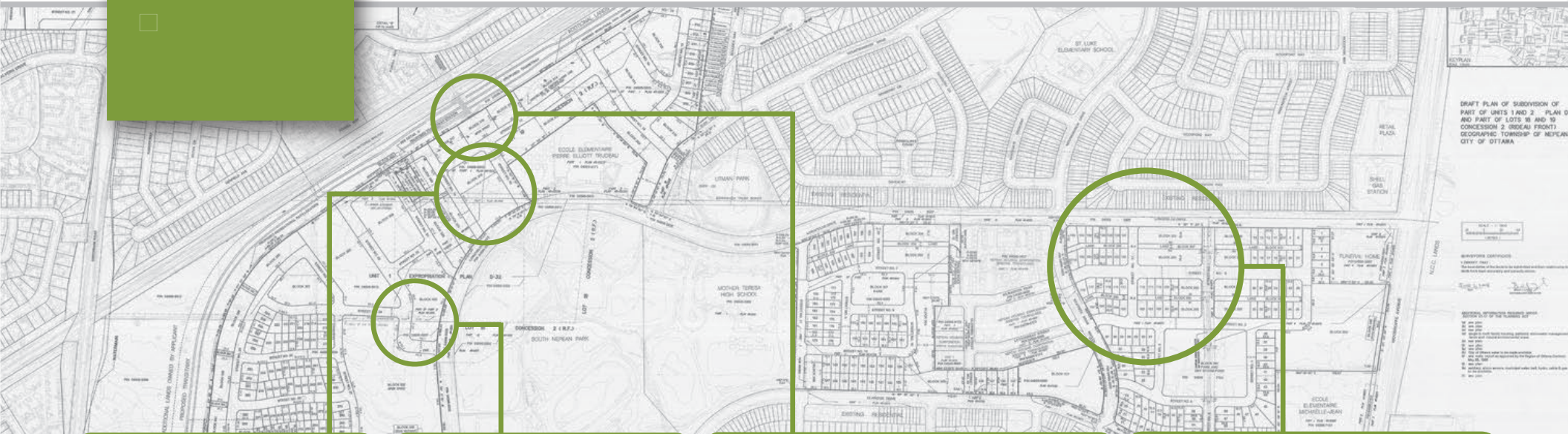
CITY of OTTAWA

PROJECT

LONGFIELDS
SUBDIVISION

Paquette Planning Associates Ltd. was retained by the City of Ottawa's Real Estate and Property Asset Management division to produce a master plan and obtain all necessary approvals for the residential development of a 130 acre surplus City property located in the community of Barhaven. This project, which is slated for development in the spring of 2009, represents the first time that the City of Ottawa has ever attempted to develop such a large scale residential community. In response to this challenge, PPAL produced a transit oriented mixed use development with an accent on design elements to help position this suburban community as a desirable address for all age and income groups.

The plan, is estimated to yield approximately 1400 residential units and a population of approximately 4000. The defining elements of the plan include the use of rear lanes abutting Longfields Drive in order to present a face onto this arterial street, the placement of garages away from the public realm in selected areas to showcase the effect such a principle can have on improving the streetscape, the integration of the transitway station within the new community via a public courtyard to maximize transit accessibility for residents; the creation of a mixed use (commercial-residential) area between Longfields Drive and the future transitway station to serve as a focal point in the new community; the preservation of a local woodlot; and the creation of highly visible open spaces and parks in each neighbourhood of the new community.



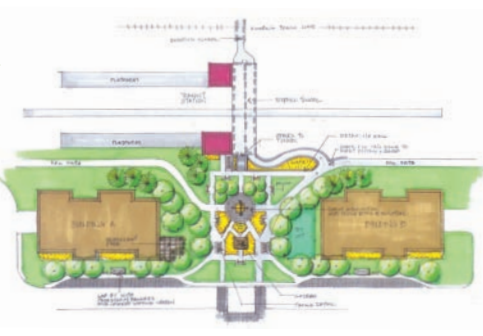
Community Mixed Use



Mid-Rise Block



Transit Station Courtyard



Laneway Residences

