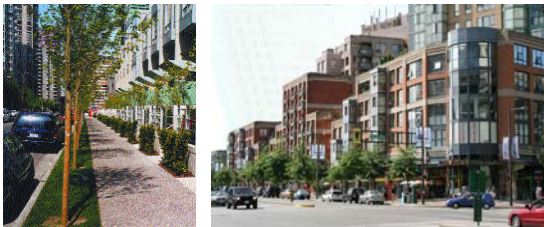


## Planning Principles

In order to creatively address a set of design guidelines for both streetscapes and development sites in LeBreton Flats it is important to establish the parti upon which the principles of the plan are founded. These ideas are expressed as a set of ten design principles upon which all future decisions regarding the design of development sites will be made.



### 1. Street-Related Development

The most important principle for the LeBreton Flats development is that all new development will be street-related. This approach means that there will not be major setbacks or major landscaped yards surrounding projects. Buildings will generally form continuous edges along all streets.



### 2. An Active Ground Floor

The ground level will contain uses and activities that are attractive to the public at a pedestrian scale. These uses will include retail, office, cultural and recreational functions. Where the ground floor is residential, units will be street-related with their front entrances located here. Outdoor patios, porches and windows shall address the street. No uninhabitable space will be permitted to face a public street.



## Planning Principles

### 3. A Pedestrian Scale

Streets have been designed to be as narrow as is practical, with a minimum of pavement width devoted to the automobile. Wider sidewalks, lined with trees and plantings on both sides of the street will add to the pedestrian experience and enjoyment in the community. Along retail frontages, a high level of pedestrian comfort will be provided with weather protection and places to sit, as well as an active shopping experience.



### 4. Linkages to the Surrounding Context

As the community will be pedestrian oriented, it is important to establish linkages to surrounding amenities and places of interest. The Ottawa River, the aqueduct, the islands to the north, the Common, and adjacent residential communities will all be well connected to the pathways and streets within LeBreton Flats.

## LeBreton Flats



### 5. A Mix of Housing Types and Tenures

By providing variety in the type, size and tenure of housing units, a greater social diversity will be achieved within the new community.



### 6. Gradient of Building Height

There will be some streets like Wellington Street and Booth Street where higher buildings are established to reinforce their importance in the Capital fabric. Lower-scale buildings are more appropriately located in the core of the community, along the aqueduct and tailrace, where pedestrian paths require more openness, good sun penetration and human scale.

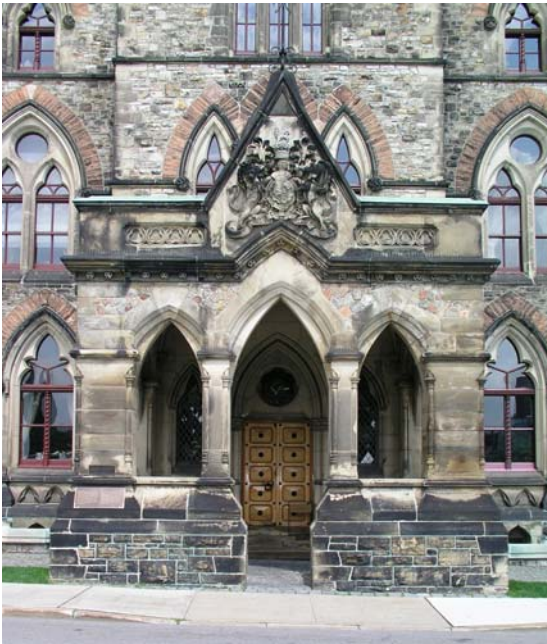


## Planning Principles



### 7. A Family of Buildings

Although diversity is encouraged, new construction in LeBreton Flats will strive to achieve complementarities of design. The notion of a "family of buildings" will be achieved through a consistency of scale, form, character, materials and colour.



### 8. A Capital Colour Palette

This location is one of Capital significance and is aligned with many of the national symbols and open spaces that occupy prominent positions along the Ottawa River. As such, it is appropriate that the predominant palette of materials and colours be consistent with the warm earth-tones of the masonry buildings that dominate the Capital landscape.



### 9. A River Landscape

With the presence of the Ottawa River, the aqueduct and the tailrace, it is important to introduce a soft, naturalized landscape along the edges of these amenities. Within the new street spaces of the community, a more urban approach is appropriate, utilizing street trees and ground planting.



### 10. A Sustainability Mandate

Development within LeBreton Flats will achieve a stated objective of sustainability. This mandate can be achieved through a number of initiatives like the selection of materials, storm water management, recycling, and the application of green building design and operation.

