



# GEMTEC

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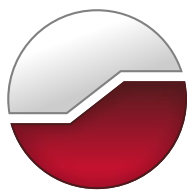
**Urban Design Brief  
Block 213 Plan 27M81  
Meadow Ridge Subdivision  
Carleton Place, Ontario**

GEMTEC Project: 101882.002

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Submitted to:

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**Urban Design Brief  
Block 213 Plan 27M81  
Meadow Ridge Subdivision  
Carleton Place, Ontario**

April 21, 2025  
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## 1.0 INTRODUCTION AND APPLICATION BACKGROUND

GEMTEC Engineers and Scientists Limited (GEMTEC) has been retained as the consultant for Pegasus Development Corporation to prepare this Urban Design Brief in support of Planning Act approvals on the subject property, legally described as “BLOCK 213, PLAN 27M81 TOWN OF CARLETON PLACE,” and identified in yellow within Figure 1 below.



**Figure 1: Subject Property (Oct 2024) (Source: Google Earth)**

The proposed development is a condominium neighbourhood consisting of seventy-seven (77) 3-storey, single-detached dwelling units. The intent of the development is to provide low-rise housing at a higher density in suburban Carleton Place. The proposed homes will have 2 bedrooms, 2 bathrooms, and 1,342 square feet of floor area. Each home will have a small private rear yard and will be designed similar to townhome-style dwellings but with slightly more privacy and spatial separation. Two parking spaces will be provided per dwelling unit, through a private garage and private driveway at each unit. An additional twenty-two visitor street parking spaces will be provided within the subject property. The development includes approximately 8,128 square metres of landscaped area within the 13,922 square metre property.



Access to the development will be provided by way of a private common element condominium road to Hooper Street, a public right-of-way, to the west. A concrete walkway will be included on one side of the private road within the development.

## 2.0 CONTEXT

### 2.1 Site Description

The subject property is within the Meadow Ridge Subdivision, in the south-east portion of Carleton Place, just north of Highway 7. The subject property area is 1.39 hectares and is approximately rectangular with 172.08 m of frontage onto Hooper Street. The subject property is presently vacant and cleared, as evident in Figure 2 below.



**Figure 2: Close Up Aerial of Subject Lands (Source: Google Earth)**

### 2.2 Existing Site Cover and Topography

The subject property is currently vacant and cleared, with ground cover appearing to consist primarily of dirt, gravel, and sparse grassy or vegetated areas. No wetland, woodland, or waterbodies are present on the subject property, based on mapped data from the Ministry of Natural Resources and Forestry.

The property has an approximate elevation of 132 metres above sea level and is relatively flat and unlikely to require significant regrading for development.

## 2.3 Surrounding Context

Existing residential buildings are present to the north, east, and south sides of the subject property. Townhomes are present to the immediate northwest of the subject property and semi-detached dwellings to the immediate northeast, east, and south. Within the same subdivision, single-detached dwellings are also present. Southwest of the site, on the south side of Hooper Street, is vacant land that is part of the Highway District. It is understood that a grocery store is being developed to the south, on a portion of the lands fronting onto McNeely Avenue and opposite Hooper Street.

Adjacent built forms were developed over approximately the past decade; the architectural approach can be described as clean and modern, with surrounding development all being low-rise housing. As shown in Figure 3, the exterior façades of dwellings within the community are primarily warm, natural colours including primarily beiges, browns, and greys.



**Figure 3: Google Streetview Image of Antonakos Drive (Source: Google Maps)**

A stormwater management pond is present to the southeast of the subject property. No natural features, such as wetlands, watercourses, or significant woodlands, are in proximity.

## 3.0 PROPOSED DESIGN AND COMPATIBILITY

### 3.1 Design Overview

The proposed development consists of seventy-seven (77) 3-storey, single-detached dwelling units. All proposed units have 2-bedroom, 2-bathroom floor plans, with four differing front elevation designs dispersed throughout the development area to provide visual interest. The building facades include brick and stone veneers, multiple large windows, and features in a



consistent palette of primarily warm beiges, browns, and greys. Figure 4 shows the proposed front elevations and Figure 5 provides an exterior architectural rendering of one of the elevation designs.



**Figure 4: Front Elevations**



**Figure 5: Exterior Rendering – Front Elevation**

The design intent of the dwellings and development is to provide a community of modestly-sized fully functional dwellings in a low-rise single-detached setting. The concurrently submitted Planning Rationale and the Housing Market Needs Assessment speak to the intent of the project from an affordability standpoint.

The functionality of the proposed dwellings, which will have very similar if not identical floor plans, is illustrated within the interior renderings at Figure 6.



**Figure 6: Interior Renderings**



### **3.2 Built Form Compatibility**

The mass and scale of the proposed development differs slightly from that of the surrounding dwellings. Where surrounding dwellings are primarily 1- and 2-storeys, the proposed dwellings are 3-storeys. However, surrounding dwellings include townhomes and semi-detached houses, with larger massing than the proposed dwellings. The additional height of the proposed dwellings represents an appropriate transition in scale relative to the existing dwellings nearby; all are considered to be low-rise in scale. Further, when compared with townhomes or semi-detached dwellings, it is anticipated that the proposed single-detached dwellings will promote diversity in colouration, materiality, fenestration, and overall enhanced visual interest.

Figure 6, which is an architectural rendering of one of the four exterior elevations, provides an indication of the colour and materials that will be employed. It is proposed that front facades will include a clean and modern approach with brick and stone veneers and features in a consistent palette of warm beiges, browns, and greys. This façade design is consistent with that of the surrounding existing dwellings; despite the differences in massing and typology, there will be a consistency in the materials and colour that will promote a positive visual transition between the various built forms within the Meadow Ridge Subdivision community.

### **3.3 Public Realm Compatibility**

The proposed development site is located within the Meadow Ridge Subdivision, which is a relatively new residential neighbourhood that is still partially being developed. Local streets are lined with small well-maintained front lawns. Sidewalks are present within the subdivision, providing pedestrian linkages throughout the community, and wide, low-speed streets support cycling traffic. An existing park/playground area is present to the north of the site, easily accessible to pedestrians and providing a convenient location for neighbours to interact.

The proposed development includes concrete walkways alongside the private road, which will promote pedestrian and neighbour activity. Proposed dwellings have small landscaped front yards, which will provide an opportunity for residents to personalize their properties and promote an attractive and diverse streetscape and public realm. Figure 7 provides an architectural rendering of the streetscape to provide an indication of the visual appearance of the dwellings and neighbourhood. It is anticipated that the proposed design will provide for a functional and attractive streetscape that encourages interaction among residents.



**Figure 7: Streetscape Rendering**

#### **4.0 CONCLUSION**

The proposed development of Meadow Ridge Block 213 has been designed such that it is consistent and compatible with other nearby dwellings. It provides a pedestrian-friendly scale and a design approach that will result in an attractive and visually stimulating streetscape. The proposed development will provide much needed housing to support Carleton Place's anticipated continued population growth, in a manner that is suitable for the neighbourhood and that will be appealing for future residents.

**We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.**

Benjamin Clare, MCIP RPP  
Senior Planner

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

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