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# HOMES & CONDOS

## Cutting edge

Courting sleigh was perfect for a couple's winter outing, **page 9**



## A home built with garbage

Owners of Earthship homes love their lives off the grid, **page 6**



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OTTAWACITIZEN.COM/HOMES

THE OTTAWA CITIZEN, SECTION I



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

Jody and Anne Sullivan are looking to move up with Cardel's Ovation model. The spacious kitchen was just one of many features that attracted this high-tech couple.

# LIFE ON THE RIDGE

High over the Carp River, the past and the future combine to create a new community around an old family homestead



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

April Goldberg was blown away by the views from the back of her Uniform bungalow. She and her husband are moving in from a large lot in Carp.

SHEILA BRADY  
OTTAWA CITIZEN

The past and future are colliding on a rocky ridge high above the Carp Valley in Kanata.

Tucked into an eastern corner of the ridge sits the Richardson farm house, a reminder of pioneer families who settled March Township in the early 19th century — like generations of the Richardson clan, who raised cattle on 160 acres of rocky terrain that sloped down to flat land by the Carp River.

Built in 1871 with grey limestone quarried in the area, the historic farm house is now securely sealed up against the weather, waiting to be restored and sold in the next year or so to a family that will likely earn money from microchips, not beef patties.

High above and to the west of the farm house, heavy machinery is pummeling rock, sending up clouds of dust and carving street patterns out of granite and veins of crystal white quartz, making room for new homes by three builders — Uniform Urban Developments, Cardel and Braebury.

In an innovative move to promote a varied streetscape, the three partners held an informal lottery, drawing lots in groupings of three and four, building next door to each other. The three have a blend of traditional and modern two-storeys and trim bungalows.

The first newcomers are moving in this fall and within a decade there will be 1,000 homes, ranging from modest townhomes to big single homes.

Original members of the Richardson family would likely be flabbergasted by the rearrangement of their landscape.

This is Richardson Ridge, a community that will never flood because it sits 36 metres above Terry Fox Drive and the Carp Valley. Views are expansive, from green fields to big box stores, apartments and homes in Kanata and the newly branded home of the Senators, the Canadian Tire Centre.

Planning has extended over seven years, says John McDougall, co-founder of Uniform Urban Developments, which is the majority owner at Richardson Ridge. "There was a lot of red tape and we were held up when the city put a freeze on development near the Carp River."

The waiting is over and now it's full throttle ahead, with all the financial implications. Blasting for roads, sewers and the homes comes with a hefty financial premium, says McDougall, because there is a lot of granite and quartz.

"We also wanted to preserve a lot of the natural environment. We didn't want to flatten the ridge. We wanted to keep the natural ruggedness of the area."



JEAN LEVAC/OTTAWA CITIZEN

Braebury returns to Ottawa with its San Diego model at Richardson Ridge, where lots were divided in a lottery among the three builders involved to ensure a varied streetscape.

See RIDGE on page 2



## HOMES &amp; CONDOS

## Ridge: Trees on two sides and five-acre park

Continued from page 1

"There is a shadow of Bill Teron at Richardson Ridge," he adds. Teron, often called the grandfather of Kanata, designed the award-winning community of Beaverbrook in the '60s, placing homes around rock outcroppings.

Streets also follow the elevations in Richardson Ridge and there are bike and walking paths through the community. There are buffers of trees on two sides, a five-acre park with large exposed rock faces and trees in the middle and a natural environmental area and more parks on the lower tiers.

Prices are not for the financially timid. All three builders are putting up single homes in the first phase, with prices starting around \$550,000 and rising to \$800,000 after adding in lot premiums and snazzy upgrades.

There are currently four model homes, two by Braebury and two by Cardel. Uniform hopes to have a trio of models open by November.

April and Mike Goldberg were blown away by the views and sunsets, which will be visible from the back of their bungalow on Grainstone Way.

"We had no idea we were on top of the ridge and actually face due west. The sunsets are magnificent, over the top," says April, who currently lives in a two-storey home on a huge lot in Carp.

"We are ready for the next stage of our lives. We are not downsizing space, but we are downsizing the lot," says the 56-year-old mother of three adult children.

"We are taking the ride-on tractor to the cottage, trading it for a whipper snipper," adds Mike, also 56, who is in the hunt for an 86-inch flat screen television to place over the fireplace in the great room. Their new home is a 2,050-square-foot Hartsmere bungalow by Uniform sitting on a 47-foot lot. April upgraded the kitchen, but is waiting until October when they settle in to go furniture shopping.

**'We are ready for the next stage of our lives. We are not downsizing space, but we are downsizing the lot.'**

**APRIL GOLDBERG**  
Homeowner

Around the corner, Anne and Jody Sullivan are in expansion mode, moving from a smaller house in a nearby community to Cardel's 3,009-square-foot Ovation, a home with a spectacular kitchen and four bedrooms.

"We were looking to get extra space because we are a blended family, a multi-generation family," says Anne, 31, a software designer at nearby Alcatel-Lucent and mother of Benny, 3, and Layla, 18 months.

"My mother lives with us and helps look after the children. She will have a bedroom and ensuite in the lower level.

"The home really works for us because there will be more space for another baby. We love the floor plan because there is a large kitchen and I love to spend time in the kitchen and bake. There is also a three-car garage and it gives Jody a little bit of work space for all his woodworking stuff."

The added bonus is a corner lot with trees in the back and a short bike commute for Jody, 37, to ride his bike to work. The dedicated cyclist also works at Alcatel-Lucent, where he is a support specialist. "He is on the bike as soon as the ice melts and rides his bike to work every day," says Anne. "The commute will soon be shorter."

Ariel and Soi Sandberg-Maitland



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

Cardel co-owner Damon Oakey created a rockin' Star Wars home theatre in the lavish lower level of the Encore. It's a memory point for buyers, says Cardel's president of Ottawa operations, Greg Graham.



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

A traditional white kitchen and sunny great room make for easy living in Cardel's Encore model.



JEAN LEVAC/OTTAWA CITIZEN

The Newport is the more traditional of Braebury's two model homes, with a sweeping staircase and large windows.



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

Ariel and Soi Sandberg-Maitland are hoping for an early Christmas present for their children Isaac and Sarah, moving into a Craftsman-inspired two-storey home by Uniform by early December.

are hoping for an early Christmas present, moving into a Craftsman-inspired two-storey home by Uniform by early December.

"Knock on wood it will be ready," says Soi, who can't resist driving by the partially finished Huntsville Drive home every second or third day. Ariel, who recently got a job in Kanata, visits daily.

"The drywall is up and they are painting. It's exciting," says Soi, adding they were drawn by the land overlooking a lot of Kanata. "We also knew the house would never sink."

The family lived in Orléans, but wanted to move west to be closer to Ariel's high-tech job. They sold their Orléans home last fall and have bunked in with her understand-



BRUNO SCHLUMBERGER/OTTAWA CITIZEN

It's all about sunny living spaces in the great room of Cardel's Ovation model, a 3,009-square foot two-storey with a decided modern edge.

ing older brother, waiting for their new home to be finished. Parents to Isaac, 11, and Sarah, 8, and with three small dogs, they were drawn to Richardson Ridge because of the rough geography and Uniform's

reputation for fine finishing.

Meanwhile, the Richardson farm house waits, until it's remodelled for a new family putting down their own roots and creating their own traditions inside the limestone walls.

**Online:** See more photos of the homes at Richardson Ridge at [ottawacitizen.com/homes](http://ottawacitizen.com/homes)

## THE BUILDERS

Richardson Ridge is a master-planned community of 1,000 single-family homes, townhomes and multiple family units on Terry Fox Drive in Kanata, west of Richardson Side Road. Involving three builders — Uniform Urban Developments, Cardel and Braebury — it's expected to be built in four phases over the next eight to 10 years.

## UNIFORM URBAN DEVELOPMENTS

They are the majority owner at Richardson Ridge. Barry Hobin Architects designed three series of single-family homes for 42-, 47- and 52-foot lots. Uniform is a boutique builder, says co-founder John McDougall, with a reputation for infill projects in Westboro and large estate homes in Manotick.

"We are bringing this boutique philosophy to Richardson Ridge, even though it is our largest site."

**Prices:** From \$519,000 for the 1,600-square-foot Brookwood on a 42-foot lot, up to \$746,000 for the 3,816-square-foot Kawartha on a 52-foot lot. Lot premiums range from \$4,500 to \$68,000.

**Models:** Three models coming in November (buyers can visit model homes in Manotick and at The Orchard in Barrhaven).

**Sales office:** 1665 Richardson Side Rd.

**Hours:** Monday to Thursday, noon to 7 p.m.; Friday, weekends and holidays, noon to 5 p.m.

**Information:** 613-853-4302 or [uniformdevelopments.com](http://uniformdevelopments.com)

## BRAEBURY HOMES

The Kingston-based Splinter family is back in Ottawa after an 18-month hiatus, selling 15 homes at Richardson Ridge since December.

"Blasting the rock comes with a high premium," says Mike Splinter, general manager of the Ottawa operations. "The houses are never going to sink and there won't be many swimming pools because of the expense of blasting."

**Prices:** From \$559,800 for the 1,870-square-foot Capri bungalow to \$668,800 for the two-storey, 3,560-square-foot Parisian. Prices to increase by \$20,000 for closings after May 1, 2014. Lot premiums range from \$10,000 to \$90,000.

**Models:** There are two. The San Diego is a modern affair, eliminating a formal living room. The 2,930-square-foot home has three large bedrooms and a large bonus room with an optional cathedral ceiling on the second level. The base price is \$660,800, but the model home is packed with upgrades and carries a large lot premium. The Newport is larger at 3,085 square feet and has a more traditional flair, with a sweeping staircase and large windows. The base price for the Newport is \$636,800, but, again, it's packed with upgrades.

**Sales office:** Grand Manan Circle at Huntsville Drive.

**Hours:** Monday to Wednesday, noon to 6 p.m.; weekends, noon to five p.m. or by appointment.

**Information:** Gary Winch, 613-723-0203 or [braeburyhomes.com](http://braeburyhomes.com)

## CARDEL HOMES

Richardson Ridge is the latest chapter in Cardel's delivery of big single homes in Kanata. The Calgary-based builder created a sensation in the early 2000s with luxurious homes in the western community when the tech sector was soaring. Cardel has a range of homes at Richardson Ridge.

**Prices:** Starting at \$545,900 for the 2,208-square-foot Devon to \$653,900 for the 3,329-square-foot Banfield. Lot premiums range from \$10,000 to \$90,000.

**Models:** Cardel has pulled out the stops in two model homes, including a fully finished lower level and knockout Stars-themed home theatre in the grand Encore, a 3,162-square-foot home. The base price starts at \$617,900, but this lavish home is packed with extras. The slightly smaller Ovation is a 3,009-square foot two-storey with a decided modern edge. It includes four bedrooms and a bonus living room on the second level, while the three-car garage is tooled for the home handyman. The base price starts \$616,900.

**Sales centre:** 288 Huntsville Dr.

**Hours:** Monday, 1 p.m. to 7 p.m.; Tuesday and Wednesday, noon to 7 p.m.; weekends noon to 5 p.m.

**Information:** Dale Laurie, 613-435-5706 or [cardelhomes.com](http://cardelhomes.com)