

1. INTRODUCTION

1.1 Background and Setting

In the past few years, Ottawa's high technology community has enjoyed great success and has presented the region with a tremendous opportunity to grow and flourish. While the high tech industry has slowed over the past year, the longer-term expectation is that strong growth will return to this industry with widespread benefits for Ottawa. It is also expected that the City of Ottawa itself will grow substantially in the coming years. Growth projections adopted by City Council anticipate that Ottawa's population will reach almost 1.2 million by the year 2021¹.

Given such projections for industry, Regional Official Plan Amendment #9 (ROPA 9) enacted on October 11, 2000, expanded Ottawa's urban area by approximately 725 hectares (1791 acres). The expansion lands are identified in Figure 1-1. This expansion was aimed primarily at addressing the need for an adequate supply of land to meet the growth requirements of the high technology sector. With this in mind, the expansion lands were devoted primarily to business park development.

Through ROPA 9, the landowners within the urban expansion area were given the unique opportunity to take responsibility for developing a vision and concept plan for the area – known as Kanata West. The concept plan would define and locate land uses, establish the roadway and transportation network, create key recreation linkages, develop urban design guidelines, and identify specific infrastructure requirements to accommodate the expansion. The concept plan would also be used to set the direction for specific subdivision and development applications.

In December 2000 FoTenn Consultants Inc. was engaged by the landowners to manage and co-ordinate the concept planning process and, ultimately, to ensure that a concept plan was completed and approved by the City.

¹ This represents the projections given in "Growth Scenario B" for the City of Ottawa, which was adopted by City Council in October 2001.

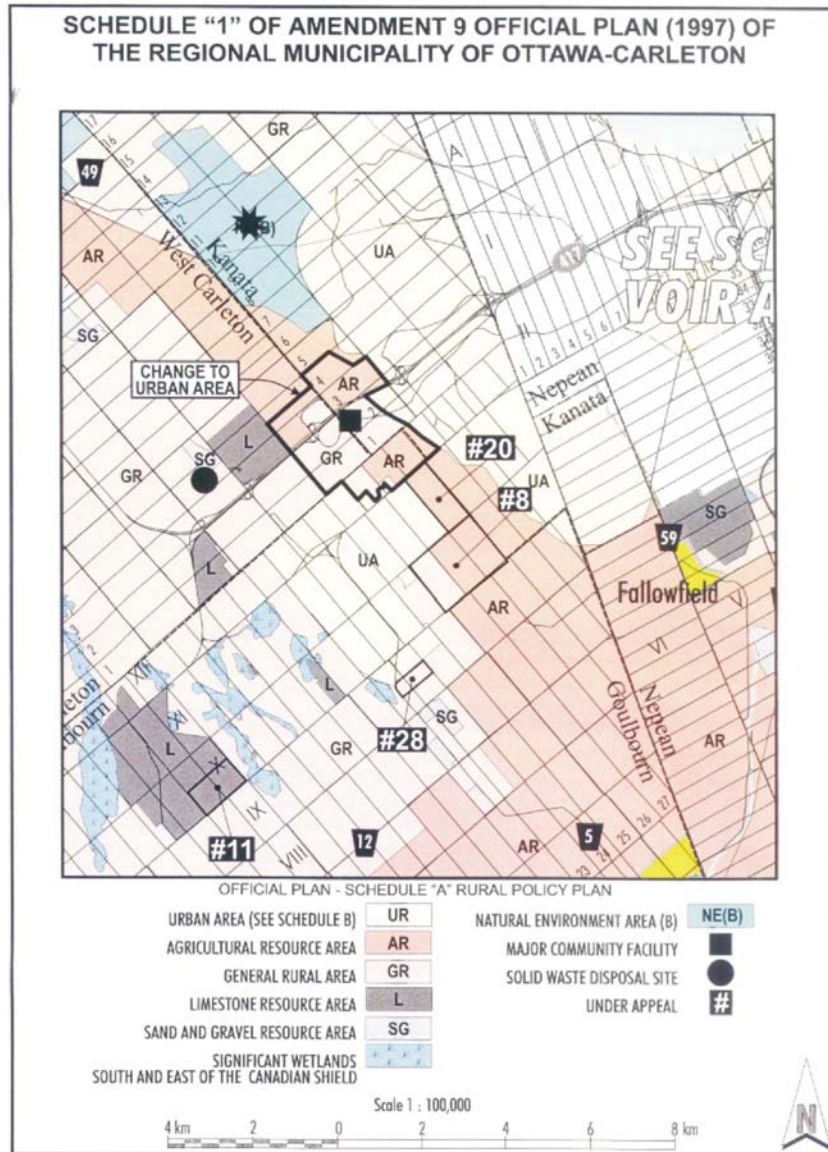


Figure 1- 1
ROPA 9 Schedule showing the urban expansion area.

1.1.1 Site Setting

The Kanata West Concept Plan area straddles Highway 417 and is surrounded by the former Township of West Carleton, the former Township of Goulbourn, and the former City of Kanata (as shown in Figure 1-2). The total study area comprises 725 hectares (1791 acres) of land.

As evident in the air photo, the land within the study area is predominantly undeveloped. Most of the land has been cleared and previously used for agriculture. Environmental studies have noted a few key terrestrial and aquatic natural environments within and running through the site. These include the White Pine and White Cedar stands, three creeks and a river system. Existing uses within the area include the Corel Centre and a small

office complex along Highway 417, the City of Ottawa Works Yards adjacent to the Carp River, and a collection of individual residential dwellings, primarily along Maple Grove Road and Huntmar Drive.

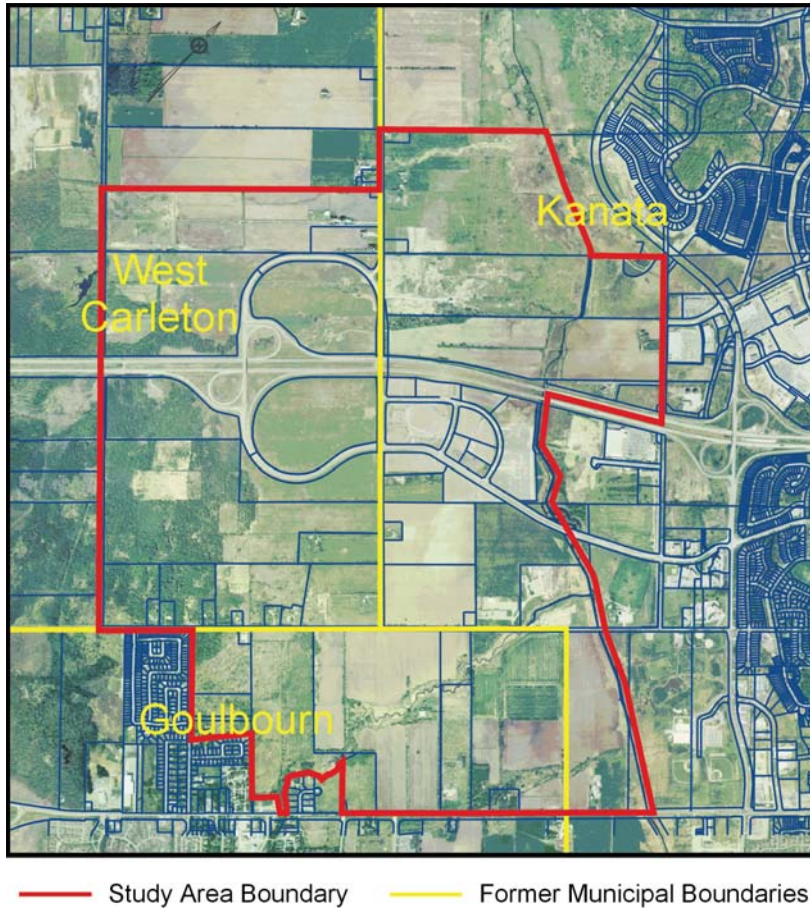


Figure 1-2
Air photo showing study area boundaries and boundaries of the former municipalities of Kanata, West Carleton, and Goulbourn.

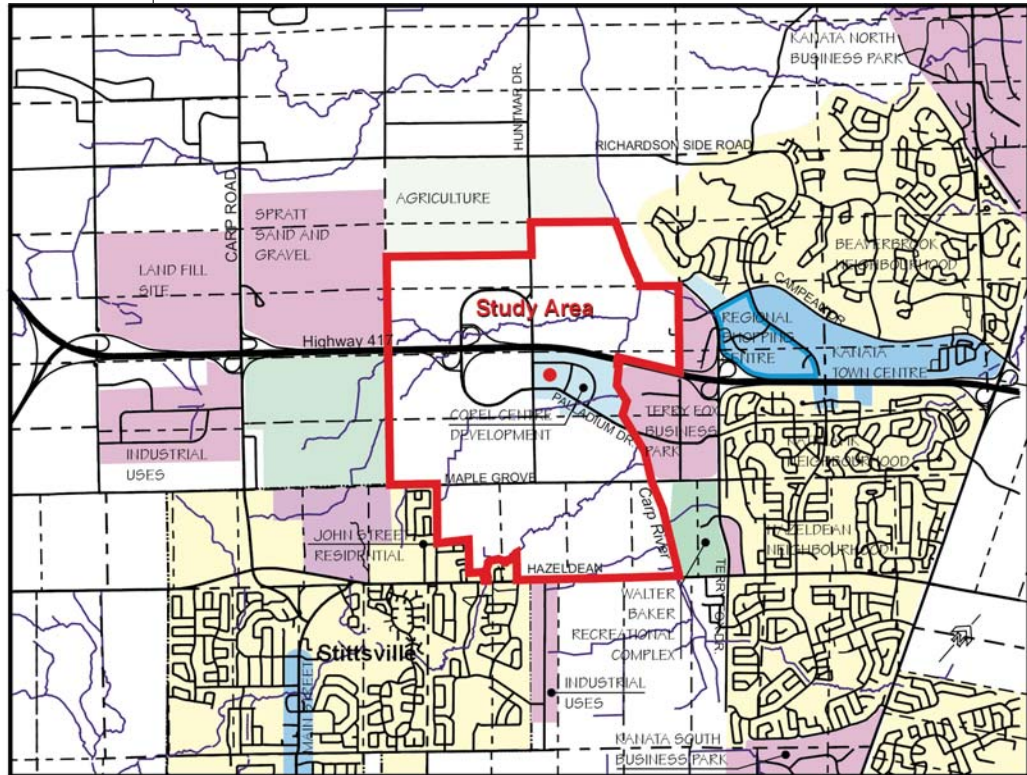


Figure 1-3
Land uses surrounding the Study
Area.

As shown in Figure 1-3, the land uses surrounding the site include residential and commercial development in the former City of Kanata and in Stittsville. There are also areas of industrial use and resource extraction, the Walter Baker Centre recreation complex, and agricultural lands surrounding the site. In addition to Highway 417 and the Palladium interchange, major transportation routes to and through the site include Hazeldean Road, Terry Fox Drive, and Huntmar Drive. More detailed information concerning the site setting can be found in Appendix A of this report.

1.2 The Key Stakeholders and Participants

The process of developing a Concept Plan for Kanata West has involved a diverse range of participants and stakeholders. These groups are described briefly below.

1.2.1 The Landowners

There are approximately 42 different landowners within the boundaries of the Kanata West Study Area. Their individual land holdings range in size from 0.14 hectares (0.53 acres) to over 140 hectares (349 acres). Twelve (12) landowners reside on their land holdings; the remainder are not resident on the site.

The landowners were given the responsibility for preparation of the Concept Plan under the guidance and review of municipal staff and in consultation with other interested parties and the public. A landowner cost-sharing agreement was executed for the preparation of the plan. A critical mass of landowners agreed to participate financially in the preparation of the Plan, although not all did. Furthermore, it was agreed that all resident landowners on parcels two acres or less would participate directly in the landowner process but would not be required to contribute financially. It was also agreed that all “participating landowners” would be kept current on the on-going planning and decision-making process for Kanata West, but that *all* landowners – whether participating or not – would be updated at regular intervals throughout.

1.2.2 The Landowner Steering Committee

From this group of “participating landowners”, a Landowner Steering Committee (LSC) was established to help facilitate the preparation of the concept plan. The five member Committee was elected by the landowners and tasked with representing the interests of the larger group. The LSC was also charged with engaging and managing the consultants, receiving and reviewing reports, organizing landowner meetings and meeting with City representatives as necessary. The five member LSC was composed of the following members:

- Jeff Kyle (Chair);
- Kevin McCrann;
- Ray Essiambre;
- Jean-Yves Laberge; and
- Arlene Bullen.

1.2.3 The Project Steering Committee

In addition to the LSC, a broader Project Steering Committee (PSC) was established to guide the project and provide comments and direction as the concept plan developed. This nine member Committee was chaired by the City and included representatives from the municipality, the landowners and the broader community. The PSC ensured that the concept planning process met with the broad goals and expectations of these various groups. The following individuals formed the Project Steering Committee:

- Dennis Jacobs – City of Ottawa (Chair);
 - Vivi Chi – City of Ottawa;
 - Judy Flavin – City of Ottawa;
 - Joseph Phelan – City of Ottawa;
 - Jeff Kyle – Landowner;
 - Kevin McCrann – Landowner;
 - Gord Walt – Landowner;
 - David Makin – Community Representative;
 - Linda Hoad – Community Representative;
 - Tom Hussey – Community Representative; and
 - Jim Gillick – Community Representative.
- Councillors Stavinga, Eastman, and Munter were also invited to attend, and participate at all PSC meetings.

2 The Framework for Concept Planning process is explained more fully in Chapter 2, as is ROPA 9 and the direction from City Council.

1.2.4 The Consulting Team

In order to prepare the Concept Plan, a team of consultants was retained by the landowners. As the project managers, FoTenn Consultants Inc., in conjunction with the landowners and the City, was responsible for coordinating the work of sub-consultants to the project. The Consulting Team included the following firms:

- FoTenn Consultants Inc - planning;
- Delcan Corporation - transportation;
- Stantec Consulting Ltd. - municipal services;
- Robinson Consultants - environmental;
- C.N. Watson and Associates Ltd. Economists - financial;
- Corush Sunderland Wright - urban design;
- Hillier - urban design;
- Soloway Wright Barristers and Solicitors - legal.

1.3 The Planning and Consultation Process

As noted above, concept planning for Kanata West began in January 2001 following the approval and enactment of ROPA 9. With ROPA 9 in place, the consulting team began to analyse existing site conditions, as well as opportunities and constraints in the proposed development area. Although the study area was envisioned and approved through ROPA 9 as a business park, direction was given by Ottawa City Council on March 8, 2001 to examine a fuller complement of uses in the area². The consulting team thus began the more complex, but also richer task of planning a complete community.

Throughout the following few months, the team proceeded to explore alternative development concepts, expand the design vision for the new community, analyse the feasibility of the alternative concepts, identify the opportunities for phasing and implementation and, ultimately, recommend a refined single concept. This was an iterative process whereby the work of the consulting team was informed and enhanced through input from the many project stakeholders, including the City and the landowners.

The planning process for Kanata West was also informed by a number of initiatives aimed at increasing public awareness and participation in the development of the concept plan. As described in Section 2.4, a participatory visioning workshop was held, followed by a second workshop to assess three development alternatives, and a public open house to review the final recommended plan. In addition to landowners, these public events attracted community members, city councillors, business leaders and neighbouring residents.