

Plan of Subdivision & Zoning By-law Amendment Proposal Summary

Owner: ClubLink Corporation ULC.

File N°: D07-16-19-0026 & D02-02-19-0123

Applicant: Bousfields Inc.

Comments due date: November 22, 2019

Applicant Address: 3 Church Street, Suite 200,
Toronto, ON M5E 1M2

Development Review Planner: Laurel McCreight

Applicant E-mail: mdror@bousfields.ca

Ward: 4 – Kanata North

Applicant Phone Number: 416.947.9744

Ward Councillor: Jenna Sudds

Site Location

7000 Campeau Drive

Applicant's Proposal

The City of Ottawa has received a concurrent Plan of Subdivision and Zoning By-law Amendment application to permit the development of a residential subdivision that includes a mix of housing types, parks, stormwater management ponds, open spaces, landscape buffers and roadways in Kanata North.

Proposal Details

The subject site is approximately 70.89-hectares (175.89-acres) and is made up of four irregularly shaped parcels separated by the local road network. The municipal address for the property is 7000 Campeau Drive, however, there is also frontage along abutting roads including Knudson Drive, Beaverbrook Road and Weslock Way. The subject site is located within the low-rise residential neighbourhood of Kanata Lakes north of Highway 417, west of Beaverbrook Road and east of Terry Fox Drive.

Currently, the site is occupied by the Kanata Golf & Country Club, which consists of an 18-hole golf course, a two-storey clubhouse, as well as a large surface parking lot on the southwest portion of the site. The site includes expansive golf greens, fairways and tee boxes. There is low-lying landscaping throughout the site and trees are generally located towards the perimeter of the site.

The adjacent area includes low-rise residential neighbourhoods to the north, east and west, and to the south is the major east-west arterial road Campeau Drive. The Kanata Town Centre is south of Campeau Drive which is comprised of a mix of medium density uses.

Plan of Subdivision

A Plan of Subdivision application was submitted to permit the development of a subdivision consisting of a variety of dwelling types and land uses:

- Residential uses, open space blocks and stormwater management facilities;
- A total of 1,502 residential units with 3,699 associated parking spaces, which is proposed to consist of approximately:
 - 545 detached dwellings with 2,081 parking spaces;
 - 498 townhouse dwellings 996 with parking spaces;
 - 88 back-to-back townhouses with 176 parking space; and
 - Two medium density apartment dwelling blocks with 371 units with 446 parking spaces.

The medium density apartment blocks are proposed to front along Campeau Drive, away from the existing residential uses. The proposal also includes three new parks, five new stormwater management ponds, a series of new internal streets and other open space blocks, as well as landscaped buffers throughout the property. All existing abutting residential properties are proposed to be separated from the proposed development block by either a park, stormwater management pond, an open space or a landscaped buffer. Road connections are proposed to Beaverbrook Road, Campeau Drive, Knudson Drive and Weslock Way.

Zoning By-law Amendment

The land is currently zoned Parks and Open Space, Subzone A (O1A) and is designated as General Urban in the City's Official Plan. The O1A zone permits an environmental preserve, education area, park, urban agriculture and a golf course. The applicant is proposing to rezone the lands to a mix of residential zones including Residential First Density, Subzone T (R1A), Residential Third Density, Subzone V (R3V), and Residential Fifth Density Zone, A, as well as Parks and Open Space Zone (O1) to permit the proposed uses.

Related Planning Applications

N/A

Timelines and Approval Authority

The "On Time Decision Date" of the Plan of Subdivision application, the target date upon which a decision on the application will be rendered by the General Manager or a Manager within the Planning, Infrastructure and Economic Development Department, via delegated authority, is February 5th, 2019.

The "On Time Decision Date" for the Zoning By-law Amendment application, the target date the application will be considered by the City's Planning Committee, is to be determined. The zoning by-law amendment is typically not considered by Planning Committee until the Plan of Subdivision has received Draft Plan Approval.

Submission Requirements

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request to Post This Summary

If you have received this notice because you are the owner of a building within the area of the proposed development, and the building has at least seven (7) residential units, it is requested that you post this notice in a location visible to all of the residents.

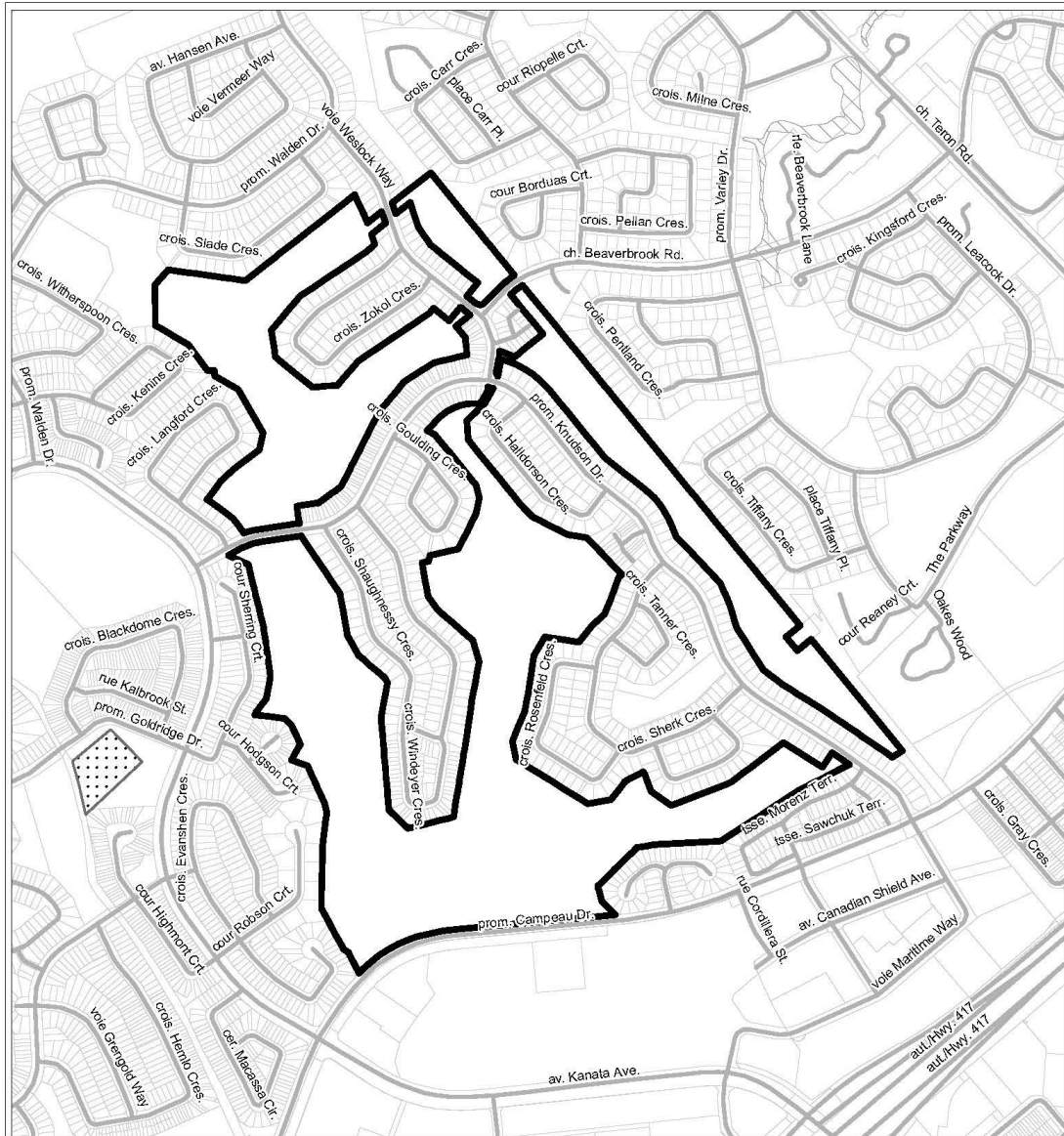
Stay Informed and Involved

1. Register for future notifications about this application and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File Nos. D07-16-19-0026 & D02-02-19-0123 in the subject line.
2. Access submitted plans and studies regarding this application online at ottawa.ca/devapps or at Ottawa.ca/en/kanatalakes
3. If you wish to be notified of the decision on the application, you must make a written request to me. My contact information is below.
4. Should you have any questions, please contact me.

Laurel McCreight, Development Review Planner
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kanatalakes@ottawa.ca

*Please provide comments by **November 22, 2019**.

Location Map/ Carte de l'emplacement



LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT

D07-16-19-0026
 D02-02-19-0123

19-1161-B

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REVISION / RÉVISION - 2019 / 10 / 15

7000 prom. Campeau Drive

Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /
 Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)

