

7000 CAMPEAU DRIVE KANATA LAKES

AS WE HEARD IT REPORT

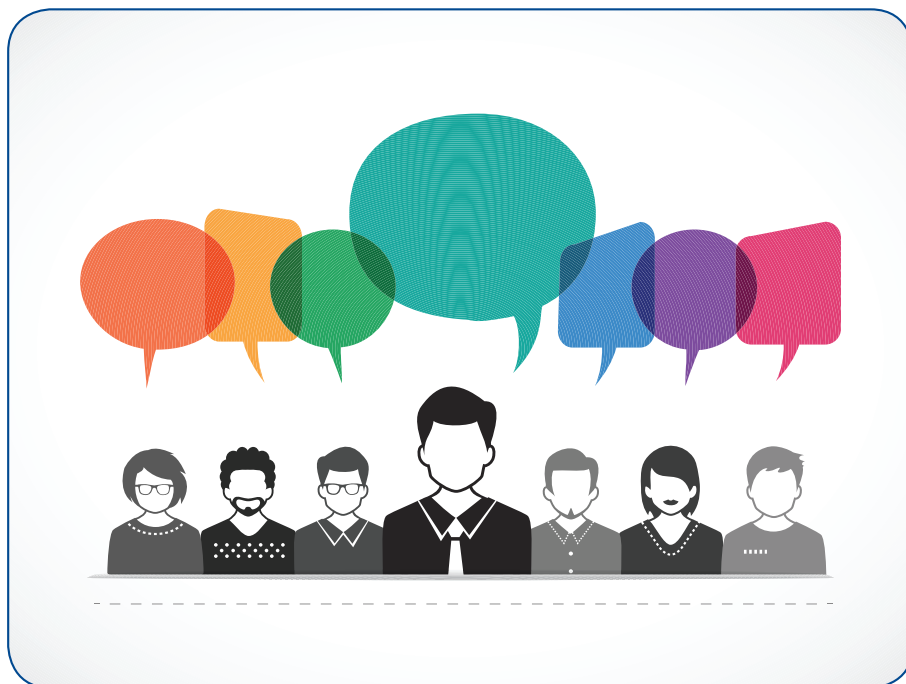


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COMMUNITY ENGAGEMENT PROCESS



The City held a Public Information Session on November 25, 2019. Approximately 500 residents attended.

Major themes emerging from comments include:

- Planning
- Engineering
- Legal
- Transportation
- Environment / Parks
- Communication
- Damage Concerns

Answers to questions from this meeting can be found [here](#).



471

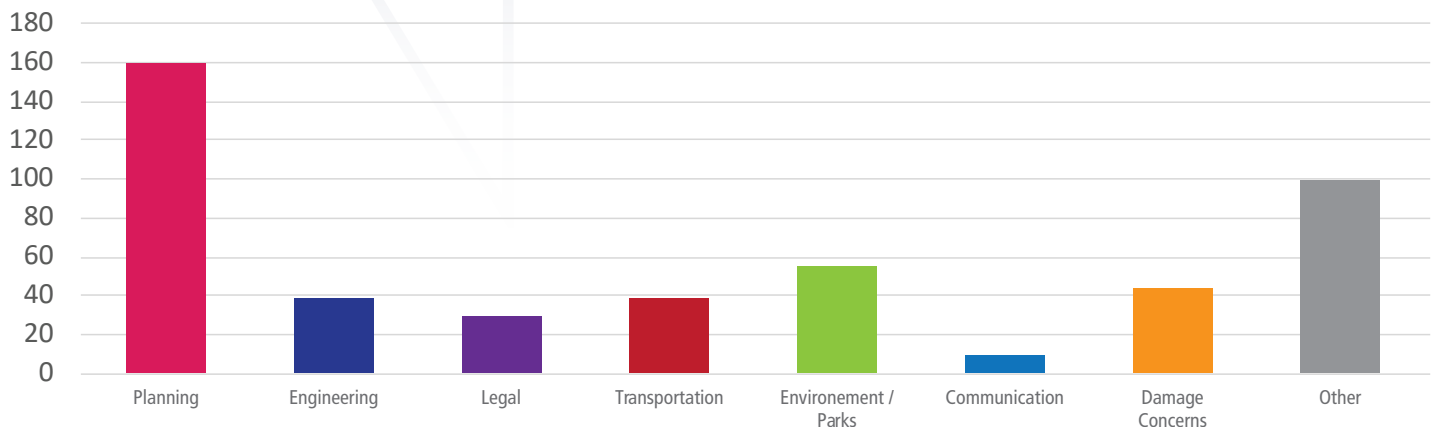
responses were received at the Public Information Session



800

additional responses were received throughout the consultation process.

Number of responses from Public Information Session



EMERGING THEMES AND A SAMPLE OF COMMENTS

1. Planning

40% Agreement

Complete disregard for the legal agreement.

Density

“ Kanata Lakes and Beaverbrook currently consists of approximately 7000 residences. The proposed development equates to a 21% increase in residences. 650 residences now surround the golf course/greenspace. 1,500 new residences would be an increase of 230%.

The proposal to build over 1500 units on the existing golf courses is a major addition to the community. This changes the fundamental character of the community.

“ It is a gross misrepresentation to suggest the proposed subdivision will “gently intensify an existing community in a sensitive manner” as if it were nothing more than a modest infill proposal, when in fact it represents the complete obliteration of a mature and highly successful—indeed an award-winning—community.

The proposed density, even for the area designated for new single-family houses, is totally incongruent with the nature of the surrounding neighbourhoods. Lots of 30-40 ft frontage are not compatible with the existing lots either old Beaverbrook or the more recent Kanata Lakes. It would be inserting a tightly packed neighbourhood into a less dense one, destroying the nature of the existing community.

Character & Compatibility

“ The proposed development inserts an entire brand-new community inside an existing one. The plan of the existing community will therefore entirely change and completely incompatible with the community.

What is proposed by ClubLink is not a small infill project – it is a complete redesign of an existing space, within an existing established community, that fundamentally changes the nature of our community, by attempting to retrofit a large, onerous new community plan within an existing established community.

“ Adding 1502 residential units contiguous to the exist 650 units boarding on golf course land does not “enhance and complement the desirable characteristics and ensure the long-term vitality of the existing community” in fact with the totally different lot sizes, density (31 ft. lots) and design it destroys the characterise of the existing community.

To infill the golf course and develop it with additional residential homes would completely ruin the character of the neighbourhood as it exists now.

“ The Planning Rationale states that the subject site represents a rare opportunity to “gently intensify an existing community in a sensitive manner”. It also says that the Design Objectives “enhance the sense of community and ensure that new development respects the character of existing areas”. In summary, the report says “we are of the opinion that the proposed development is appropriate and desirable”. It is obvious that the proposed developed have had zero communication with the existing community

“ They are proposing to build on lots that are about 40% narrower than the current lots that they will be abutting. This alone will help to make Kanata Lakes less attractive.

For Parcel B, emergency vehicle access is precluded, making unclear how ambulance, firefighters first responders could provide life-saving service.

“ The built character of the single homes is basically on 31-foot frontage lots – currently most single home lots are 50-60 feet wide 25 - 30 foot set back from the road. The build character is changed dramatically. If we take my home and the home on either side (as real examples) the backyard frontage would be about 160-180 feet for 3 homes. With the new infill 5 homes will be built along our property lines – increasing density by 166%.

Layout

The layout of the subdivision/concept plan should work with the terrain and make the new streets and properties more interesting to live in. This would require a decrease in the density shown on the concept plan in order to preserve these types of woodlots.

“ Ironside and Walden Ridge neighbourhoods to the north- these subdivisions are more what I was expecting. Properties and streets are separated by natural wooded areas and pathways. What is being proposed north of Knudson is pure greenfield/farm land development.

The designs that have been suggested in no way replicate the current home design and development on the east side of Knudson Dr. (between Campeau Drive and Beaverbrook Road) which was designed as the main gate way into Kanata Lakes with large road and uniquely designed homes.

This proposal crams some 600+ housing units tightly with hardly any green space with total disregard to impact of this project on those already living in the neighborhood.

“ According to ClubLink, the built form of the proposed subdivision “will complement the existing architectural character and attributes found within the Kanata Lakes community.” This is manifestly untrue.

In both Kanata Lakes and Beaverbrook, home lots range from fifty to seventy feet wide. The five hundred plus detached lots proposed for the new subdivision will average thirty-six feet at best. In no way can this figure be considered complementary to current housing.

“ Furthermore, homes illustrated in the proposed plan show significant landscaped space between houses, when in fact space between them will be no more than 4 feet on one side and 2.2 feet on the other. Nowhere in Kanata Lakes is space between homes so miniscule.

With a few exceptions, the ClubLink proposal actually “blocks off” direct access by current golf course homes.

Other

“ Schools are already overcrowded- how will future children be accommodated?

This is an infill development and it should not be reviewed and judged on the same standards as a green field development on the urban boundary in a corn field.

2. Engineering

Stormwater

“ The introduction of SWM ponds will be low lying water and increase the mosquito population which tax payers have paid to try and reduce already.

The storm water plan submitted is really impossible to realistically evaluate without detailed elevations that will exist when the development is in place and stormwater and drainage infrastructure is shown in detail.

“ Stormwater management ponds cannot be equated to useable greenspace like parks.

These additional ponds are needed only to absorb the increased demand on the existing stormwater management infrastructure caused by the proposed intense development. They have been proposed as a device to avoid increased infrastructure costs.

“ Proposes filling-in the two existing storm water ponds and creating five new ponds in a greenspace where the Great Canadian Shield is often exposed or just below surface. This is a major engineering change and concern for high-risk, long-term drainage issues and flooding risk to the proposed and existing communities.

The construction of stormwater pond #4 on the 13th hole behind our property is of major concern to us.

“ Calculations of storm water management and sewer capacities- the storm water management report uses only past data in its assessment. Therefore, it does not account for the future extreme storm scenarios anticipated as a result of climate change. Furthermore, it would seem that the assessment assumes that the excess capacity of the sewers into which the development will be connecting will remain available, whereas it is clear that any current excess capacity will be considerably reduced in the future extreme storm events. The flood security of existing neighbourhoods would therefore be jeopardized.

“ I have a storm drain in the back corner of my property and grading is barely functional as is. On top of that, the foundations on our Beaverbrook homes are much lower to the ground making any further grading to help with water quite difficult. With more rain in the summer and snow in the winter, we are concerned at what the change will do to the flow of water in our back yards.

The Beaver Pond has flooded over more frequently in the last year than it ever has in the last 20. I can't imagine what negative impacts on water drainage will be had if the golf course is allowed to be flattened like a moon scape as well.

Blasting

“ Blasting would cause damage to both houses and protected trees.

The physical and technical elements of developing land where hard granite rock is everywhere beneath the surface of the land, which will therefore need to be blasted and hence result in excessive noise and most likely damage to existing home foundations.

“ Blasting will most certainly increase the levels of Radon that put our health at risk. The inevitable release of these toxic gases must be prevented and not enough attention has been given to this issue.

Grading & Drainage

How will the drainage be managed with infill development? Will the new houses on the adjacent downslope storm drains in the backyards?

“ A lot of the actual areas tested actually drains naturally into the pond on number nine and the low land to the north of the 9th fairway. The current drainage through a small culver under the pathway is inadequate and this land is always wet.

Local grading and drainage is already problematic in the area, with issues for the Kizell Wetlands, drainage area and creek and its impact on the downstream NCC property still unresolved after 20 years for the KNL lands already in development.

Since much of the golf course (over 95%) sits on Precambrian rock, one of the hardest types of rock found in Eastern Canada, how does this proposal protect existing homes during the massive blasting that needs to take place. In most cases this will be 30 to 40 metres of existing homes. How can this be considered safe?! This is not simply blasting for foundations and services but also the grading/levelling of the landscape that will be necessary to comply with building codes.

“ There is abundant environmental information citing the importance of green space and clean air in our lives to keep us mentally and physically healthy. The present green space provides not only Kanata but the surrounding area this needed resource.

There is an abundance of park/open space being designated south of Knudson drive, but the areas north receive minimal allocation.

Contamination

“ We are very concerned about possible mercury contamination.

Retrofitting the new community into the old will doubtless re-animate mercury in the soil.

“ How is 3 metres going to make up for a loss of an entire wood lot and rock outcrops?

Everyone in all communities benefit from green space. Green urban spaces facilitate physical activity and relaxation and form a refuge from noise. Trees produce oxygen, and help filter out harmful air pollution, including airborne particulate matter. Water spots moderate temperatures. Encouraging tree canopies in public spaces may be especially beneficial. The City of Ottawa wants to maintain and increase its green canopy. Maintaining our trees and other green interventions benefit everyone because the built environment is ubiquitous.

3. Environment

Loss of Green Space

“ We have recently lost green space and access to great outdoor wildlife with the development north of the Beaver Pond and to further suffer the loss of access to (we enjoy the course during the winter months especially) and benefits of open space in our community as well as its recreational value is another blow.

Loss of year-round recreational facility that is not being replaced by the new development.

Tree Removal

“ The 1500+ residential unit plan will require the clear cutting of thousands of trees and destruction of wildlife environments just as the clear cutting was allowed to proceed at the Beaver Pond 4 years ago.

The proposed planting of a few immature replacement trees and retention of a limited forested area can in no way compare to the existing foliage in place. Some prominent trees both within and outside the identified “significant woodlands” easily outdate 60 years and are in need of protection. Even within its limited scope the environmental assessment summary also appears restricted to significant woodlands and protected at risk species (Butternut) and fails to consider the urban forest, native wildlife and a broader interpretation.

“ Everyone has an idea of what paving over the greenspace, removing the trees and putting in over 3700 parking spaces will do for climate change. It would encourage the downward spiral.

With the realization that global warming is a real and urgent threat, we should be embracing whatever measures we can to help preserve and protect the natural assets of this beautiful area of the Canadian shield and put quality of life as a top priority for future generations, in perpetuity.

Health & Safety / Climate Change

“ Air quality concerns with the addition of so many homes.

“ The loss of green space, construction of new development and water rerouting will change the microclimate in the local area and adjacent zones.

The new development will result in dust, vibrations and noise for years to come.

“ The proposed development is inconsistent with tenets of the various policies and positions supported by the City of Ottawa (e.g., the 2019 Climate Emergency declaration, the 2014 Air Quality and Climate Change Management Plan and the 2017 Urban Forest Management Plan (UFMP)), and most importantly, it will lead to direct and indirect negative health consequences for community residents.

Excavating the soil for the subdivision will release substantial amounts of sequestered carbon into the atmosphere, resulting in large greenhouse gas emissions. Emissions released during construction will add to this.

The application omits any mention of the IPCC report on Land Use, released this August. Existing legislation and by-laws at all levels of government all pre-date this most recent report and fail to adequately reflect the serious issues of developing green space in the face of climate change and global warming.

Species at Risk

“ Mallard ducks and Canadian geese are only just a few of the birds found grazing on the golf course and swimming on the creek or the ponds. A Blue Heron comes out from the bulrushes and stands for a picture. Plenty of red wing black birds, cardinals and blue jays sitting on bulrushes all year long. Not to mention the ground hogs, foxes, coyotes, rabbits, racoons, squirrels and chipmunks that you see on the golf course grounds and around the creek. All this will be gone once they bulldoze the trees and the brush from the golf course land.

There are many endangered butternut trees that I believe they will be endangering. The reports glosses over it. It talks sort of about saving some but without really enough buffer.

“ They haven't really considered the endangered bats and we know from the mosquito issue that this should not be glossed over.

There will be a significant impact to the wetland environment that lies directly behind my home. In fact, it will be gone if the development is allowed to proceed. There are several birds that live here, nest and roost in nearby trees. Great White Herons, Great Blue Herons and the rarest is the Black-Crowned Night Heron.

“ Kanata Lakes is home to the Beaver Pond, including trails, wildlife, forest areas, including provincially protected wetlands that provide habitat for a variety of protected species. Clearly a significant reduction in greenspace will have a major environmental impact on the community as a whole, but also to the interconnected wildlife areas that are home to the species that we share our community with.

Traffic

Significant infrastructure investment will be required to accommodate the increase. The detailed scope of the infrastructure improvements should be specified by the city and funded by the developer as a documented prerequisite for any development agreement. The city and taxpayers should not have to fund the consequences of turning existing greenspace into residential properties for the financial benefit of the developer.

“ With the opening of the LRT that doesn't either run quite according to plan or to our community, we still suffer the regular traffic commutes to and from downtown.

Concerned that the TIA does not accurately reflect the current traffic conditions.

“ The 10,000 new homes already approved for Kanata North will bring 20,000 more cars (two cars per household is almost the norm). Gridlock, speeding and safety issues are already affecting just about every neighbourhood in Kanata North, and these problems will be made much worse given the current level of approved development.

4. Transportation

Existing Conditions

Local signalized intersection wait times already increasing (accesses around Hwy 417 in particular).

“ Traffic is already an issue in Kanata Lakes even with traffic calming measures in place.

With the development of several high rises along Campeau Drive, Acadia and Richardson Ridge the area is already struggling with traffic problems around Kanata Centrum. When the Senators have a home game there is no room in Centrum. This would be a preview for what to expect by adding a further 5000+ people to the area)

Knudson Drive was identified by the City of Ottawa Transportation Department as the worst in the City for traffic issues (2012). If 4,500 vehicles a day makes us the worse street in the City of Ottawa, what will a 8,000 vehicle volume do?

“ Additional traffic will be added to the Centrum and Signature shopping malls which lack capacity to accommodate it.

Local roads not designed to withstand higher traffic volumes.

“ The Hwy 417 accesses a Kanata Avenue and Campeau Drive/March Road will have a dramatic increase in traffic volumes.

The major roads in Kanata North (Campeau Drive, Kanata Ave, Teron Road and Knudson Drive) only 2 lanes wide, unlike any of the newer subdivisions in Barrhaven South and Orleans. The increase in traffic will only make traffic on these streets worse. Widening the roads is the only option, but there is limited space in the ROW.

“ How will this effect traffic on Campeau corridor and Kanata Ave which also has more room for building additional businesses along Kanata Ave between Maritime Way (and along Maritime Way – high rises) and Campeau.

Proposed Road Modifications

It would seem appropriate to have signalled intersection on Campeau at entrance to new development. In peak hours and weekends Campeau is backed up from Kanata Ave back to Cordellaria St and in turn from Knudson to Bellrock. Adding another light will make Campeau even more congested and backed up. In the absence of a light a stop signs without a turn lane might be worse.

“ If turn lanes are not added on Campeau it will become a parking lot and more intensification comes into play in The Maritime Way area – development which is already approved in the master plan. If calming measure are added to Campeau it will further exasperate the problem.

On Beaverbrook if a new road is added about 50 yards before the Beaverbrook / Westlock stop sign this would be a very dangerous intersection especially for turns from Westlock onto Beaverbrook as the new road would be hidden from view.

“ When you try and shoe horn new roads and intersections in an already designed road network (which was never designed to allow further development as envisioned by this proposal) it will create some very dangerous intersections. Kanata Lakes already has too much traffic and road calming measure are already in place addition traffic will exasperate this problem.

We note that a number of the new proposed streets have only one entrance point in and out of the existing road network and are therefore cul de sacs. Does this not pose a safety risk with regard to access by emergency vehicles?