

# 7000 Campeau Drive

## Statutory Public Meeting Plan of Subdivision Application

November 25<sup>th</sup>, 2019



Presented by: Laurel McCreight MCIP, RPP  
Planning, Infrastructure and Economic Development

# Agenda

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

- The Planning Process (City)
- Context & Policy Overview (City)
- The Development Proposal (City & Applicant)
- Questions and Answers (Councillor Sudds, City & Applicant)
- Closing Remarks (Councillor Sudds)

# Public Meeting

OPENING

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If a person or public body does not make oral submissions at a statutory public meeting, or make written submissions to the City of Ottawa in respect of the proposed plan of subdivision before the City of Ottawa gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Ottawa to the Local Planning Appeal Tribunal. Those who are eligible to appeal are also limited by subsections 51(39) and 51 (48.3) of the Planning Act.

If a person or public body does not make oral submissions at a statutory public meeting, or make written submissions to the City of Ottawa in respect of the proposed plan of subdivision before the City of Ottawa gives or refuses to give approval to the draft plan of subdivision, 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.

# Public Meeting

OPENING

APPLICATIONS

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There has been some confusion with respect to the notice requirements for today's public meeting flowing from recent changes to the Planning Act. As such while we will be keeping a record of all oral comments made today and will be taking such comments into account, speaking today will not provide you with the possibility of being eligible for party status. However, providing written comments will do so and forms for written comments are available at the registration table. The meeting on January 20, 2020 will be a statutory public meeting.

If you wish to be notified of the decision of the City of Ottawa in respect of the proposed plan of subdivision you must make a written request to Laurel McCreight at the City of Ottawa, Planning, Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa ON, K1P 1J1.



# Planning Process

Laurel McCreight, Development Review Planner

# Applications

OPENING

APPLICATIONS

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COMMENTING

Two development applications for 7000 Campeau Drive have been submitted to the City of Ottawa by Bousfields Inc., on behalf of ClubLink Corporation ULC.:

1. Plan of Subdivision
2. Zoning By-law Amendment

# What is a Plan of Subdivision?

OPENING

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COMMENTING

- Divides the parcel into lots & blocks for development, together with new streets, parks, infrastructure and walkway blocks.
- Draft Approval establishes the general layout of the subdivision and sets conditions that the developer must fulfill (e.g. detailed landscape and engineering plans, financial requirements, and legal agreements) before the subdivision is finalized (i.e. lots and blocks actually created and transferable).

# What is a Zoning By-law Amendment?

OPENING

APPLICATIONS

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COMMENTING

- The Zoning By-law establishes provisions for how development will occur, such as permitted uses, setbacks & building height.
- If an individual wishes to develop a property in a manner that deviates from the current zoning provisions, a Zoning By-law Amendment (also referred to as a rezoning) must be applied for.
- A Zoning By-law Amendment may deal with the use of lands, lot sizes, parking requirements, building height, housing type and other site-specific factors.

# What does the City's Review Consist of?

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

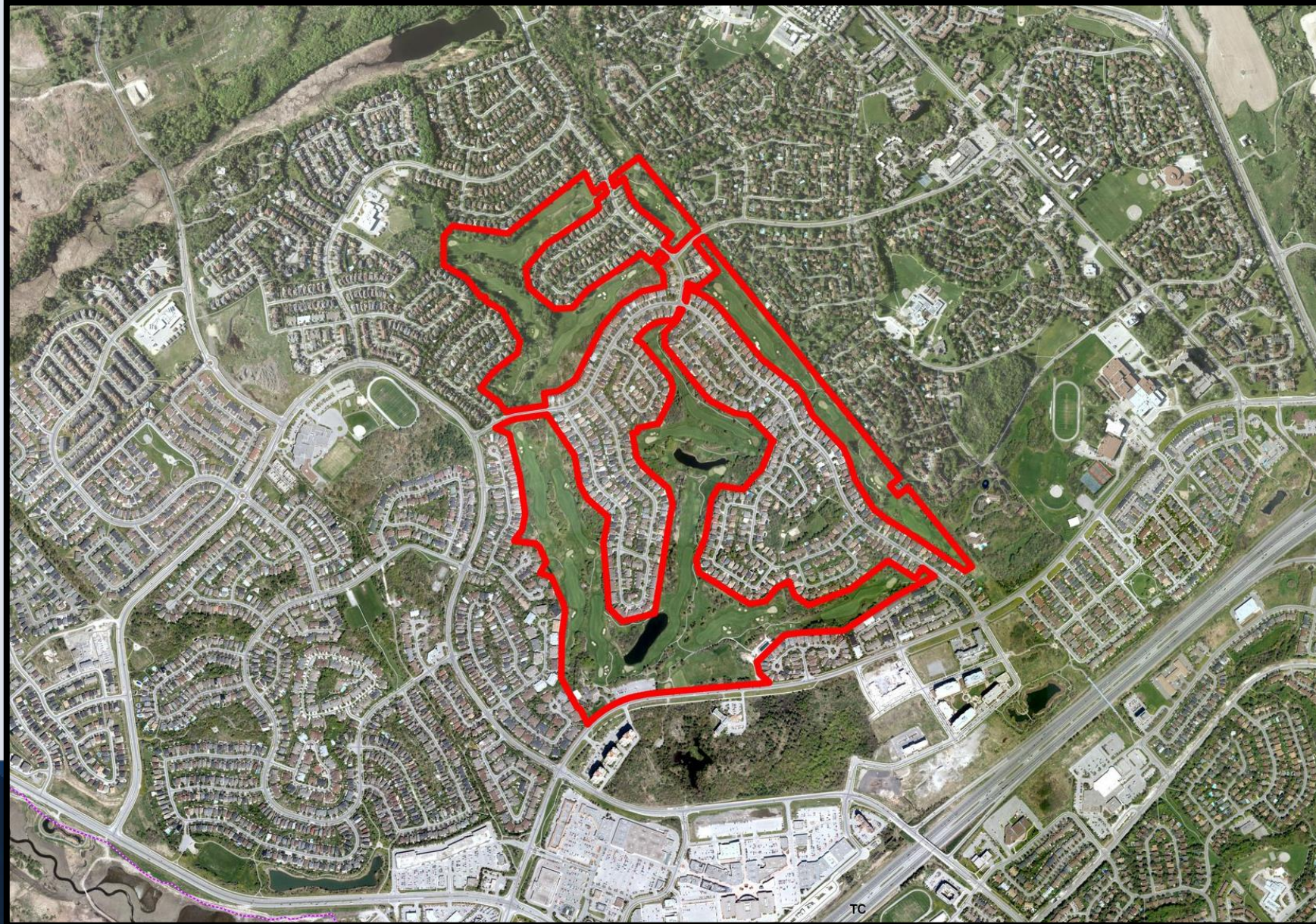
- Various plans and studies:
  - Planning
    - Planning rationale, concept plans, landscape plans
  - Engineering
    - Grading, drainage, stormwater, serviceability
  - Environment
    - Species at risk, wildlife habitat, natural environment, tree conservation
  - Transportation
    - Traffic volumes, access, road modifications

# Context & Policy Overview

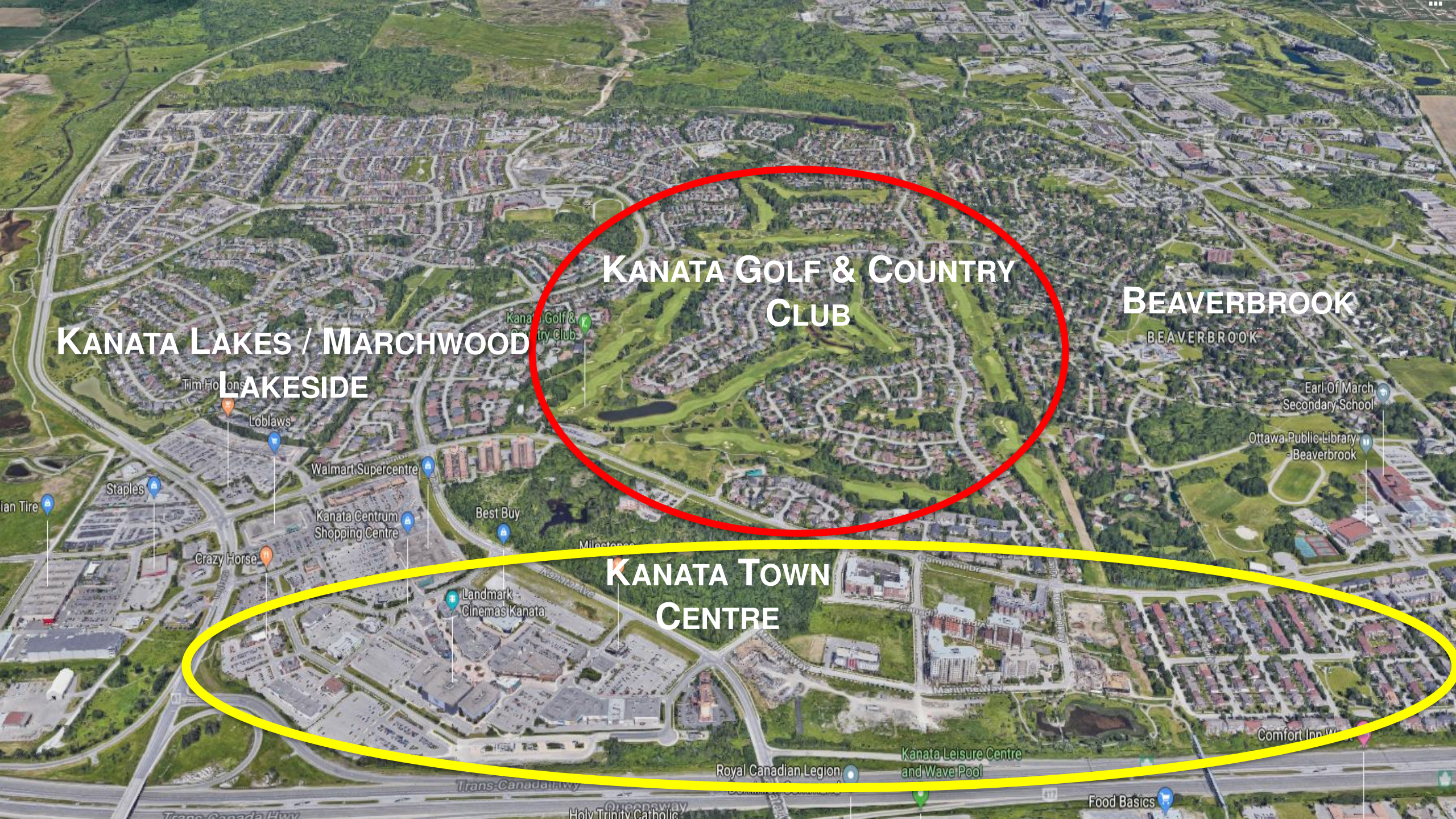
Laurel McCreight, Development Review Planner



# Location







**KANATA LAKES / MARCHWOOD**  
**LAKESIDE**

**KANATA GOLF & COUNTRY CLUB**

**BEAVERBROOK**  
BEAVERBROOK

**KANATA TOWN CENTRE**

Tim Hortons  
Loblaws  
Walmart Supercentre  
Staples  
Crazy Horse  
Kanata Centrum Shopping Centre

Best Buy

Landmark Cinemas Kanata

Earl Of March Secondary School  
Ottawa Public Library - Beaverbrook

Royal Canadian Legion

Kanata Leisure Centre and Wave Pool

Holy Trinity Catholic

Food Basics

Comfort Inn



# Official Plan

OPENING

APPLICATIONS

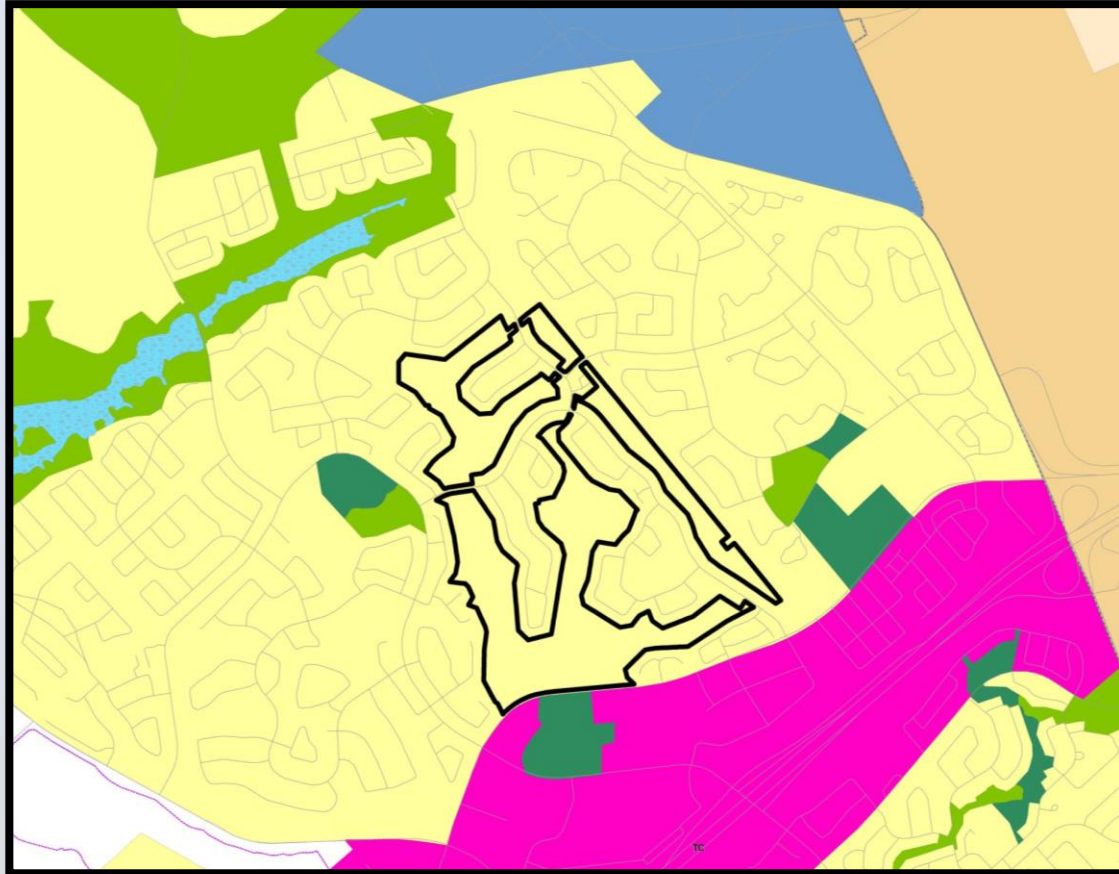
CONTEXT






POLICY

PROPOSAL

STATUS & STEPS

COMMENTING



-  General Urban Area
-  Mixed Use Centre & Town Centre
-  Major Open Space
-  Urban Natural Features
-  Urban Employment Area

# Development Proposal

Laurel McCreight, Development Review Planner

# What is Proposed?

OPENING

APPLICATIONS

CONTEXT

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STATUS & STEPS

COMMENTING

- Residential uses, open space blocks and stormwater management facilities:
  - A total of 1,502 residential units;
  - Three new parks;
  - Five new stormwater management ponds;
  - A series of new internal streets and other open space blocks; and
  - Landscaped buffers throughout the property.

# What is Proposed?

OPENING

APPLICATIONS

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- The land is currently zoned Parks and Open Space, Subzone A (O1A).
- The applicant is proposing to rezone the lands to a mix of residential zones including:
  - Residential First Density, Subzone T (R1T), Residential Third Density, Subzone V (R3V), and Residential Fifth Density, Subzone A (R5A).
- Parks and Open Space Zone (O1).



# Development Proposal

Bousfields Inc., Applicant

# 7000 Campeau Drive

Statutory Public Meeting.

November 25, 2019

NORTH PARKETTE  
KANATA, ONTARIO

CLUBLINK  
CORPORATION ULC

 minto  
Communities

 RICHCRAFT  
Group of Companies



# PROVINCIAL POLICY STATEMENT (2014)

- Promotes intensification within settlement areas
- Promotes efficient use of land and infrastructure



# 2014 Provincial Policy Statement

Under the *Planning Act*

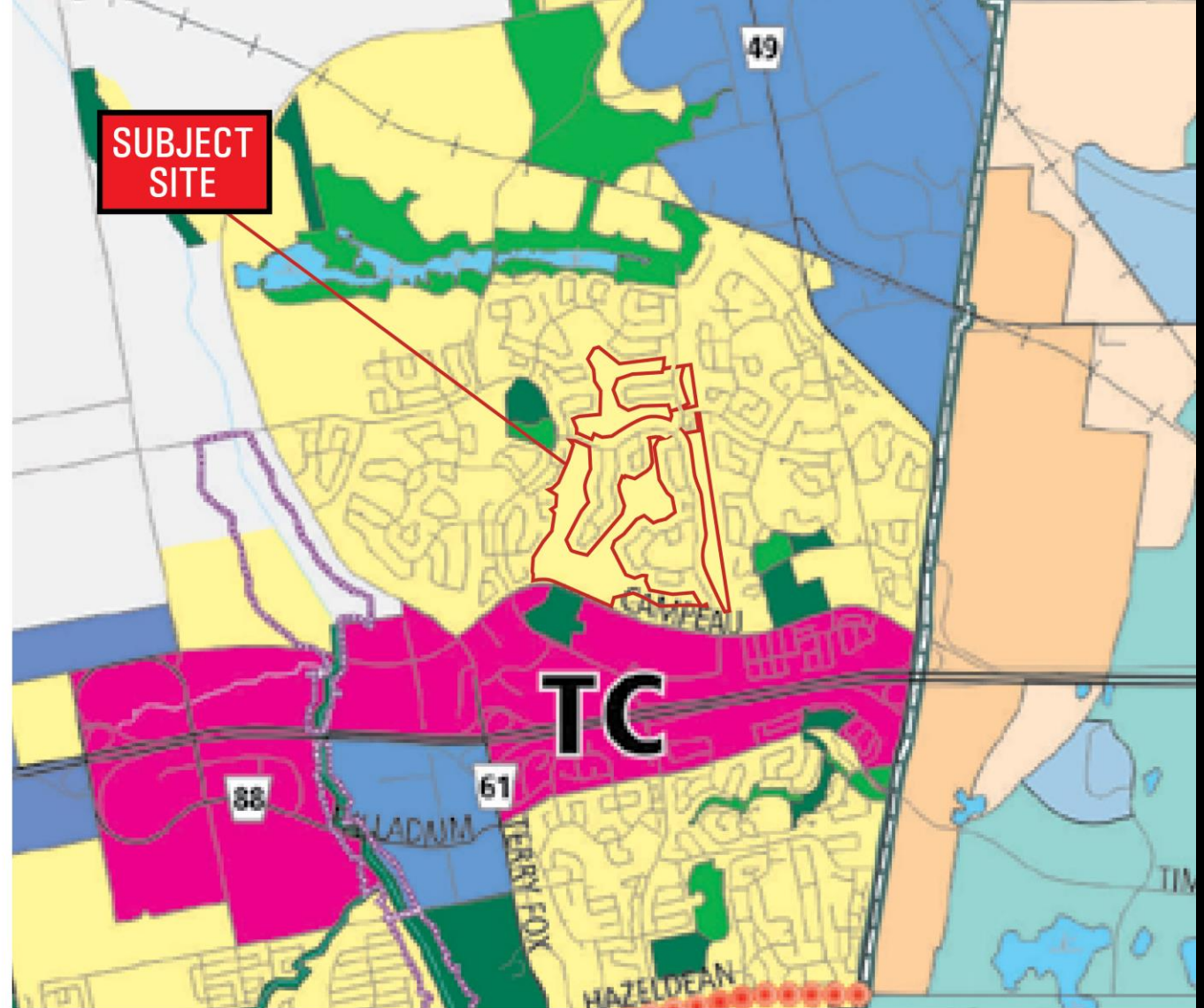
Ontario.ca/PPS



PLANNING OVERVIEW

# City of Ottawa Official Plan SCHEDULE B LAND USE

The subject site is designated ‘*General Urban Area*’ which permits the development of a full range of housing types along with conveniently located non-residential uses.



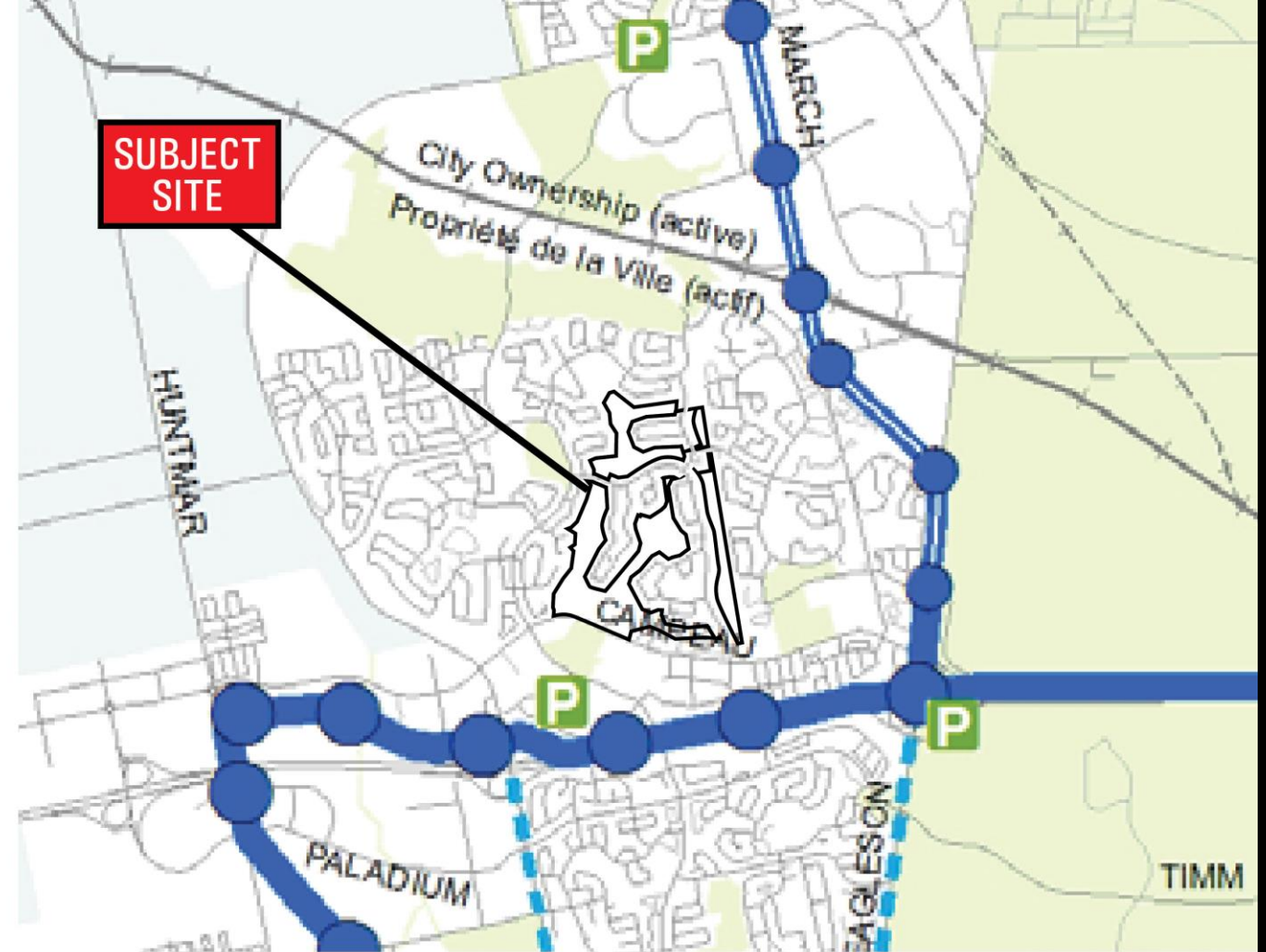
General Urban Area	Zone urbaine générale	Natural Environment Area	Zone écologique naturelle	Major Open Space	Grand espace vert
Urban Expansion Study Area	Zone d'étude d'expansion urbaine	Agricultural Resource Area	Zone de ressources agricoles	Urban Natural Features	Caractéristiques naturelles zone urbaine
Central Area	Zone centrale	Agricultural Research Area	Zone de recherche agricoles	Bedrock Resource Area	Zone de ressources en substrat rocheux
Town Centre	Centre ville	Macdonald-Cartier International Airport	Aéroport international Macdonald-Cartier	Significant Wetlands	Terres humides d'importance
Traditional Mainstreet	Rue principale traditionnelle	Greenbelt Employment and Institutional Area	Zone d'emploi et d'équipement collectif de la Ceinture de verdure	Central Experimental Farm	Ferme expérimentale centrale
Arterial Mainstreet	Artère principale	Urban Employment Area	Zone d'emploi urbaine	Greenbelt Boundary	Limite de la Ceinture de verdure
Mixed Use Centre	Centre polyvalent	Greenbelt Rural	Ceinture de verdure secteur rural	Solid Waste Disposal Site	Site d'enfouissement des déchets solides
Carp River Restoration Policy Area Overlay	Zone sous-jacente de restauration de la rivière Carp	Sand and Gravel Resource Area	Zone de ressources de sable et de gravier	Lands leased by the Ottawa International Airport Authority	Terrains Loués par l'administration de l'aéroport international d'Ottawa
Developing Community (Expansion Area)	Communauté en développement (zone d'expansion)				



PLANNING OVERVIEW

# City of Ottawa Official Plan SCHEDULE D RAPID TRANSIT & TRANSIT PRIORITY NETWORKS

The south limit of the subject site is 650m away from Terry Fox Station (approximately 950m walking distance).



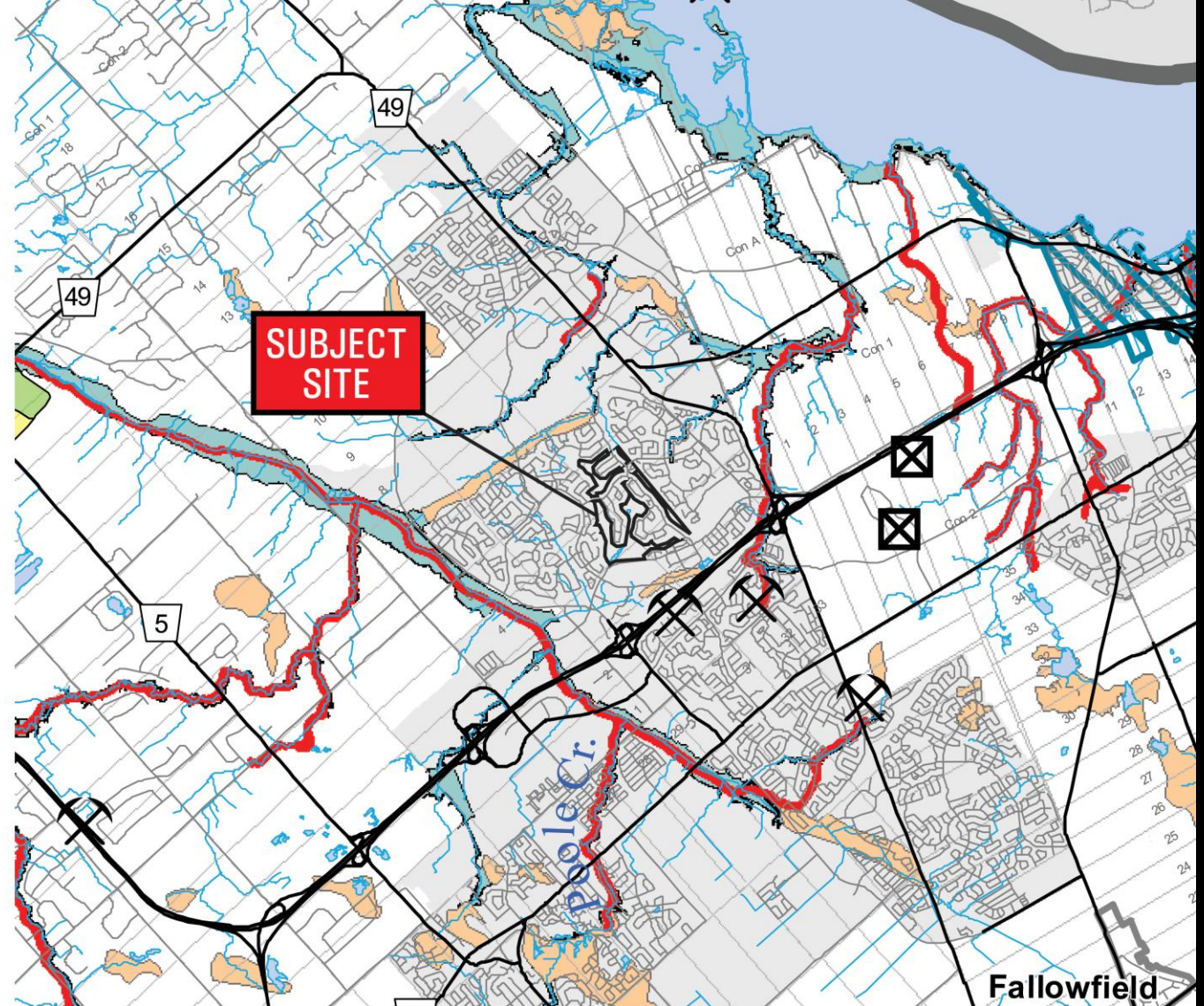
RAPID TRANSIT		TRANSPORT EN COMMUN RAPIDE		Park and Ride		Transit Station - rail	
Light Rail Transit (LRT) - Grade Separated Crossings		Transport en commun par train léger (TCTL) - passages étagés			Parc-O-Bus		Station du transport - rail
Light Rail Transit (LRT) - At-Grade Crossings		Transport en commun par train léger (TCTL) - passages à niveau			Station du transport - autobus		Station du transport - autobus
Bus Rapid Transit (BRT) - Grade Separated Crossings		Transport en commun rapide par autobus (TCRA) - passages étagés			Avenir conceptuel - Couloir de transport en commun		Stations interrégionales
Bus Rapid Transit (BRT) - At-Grade Crossings		Transport en commun rapide par autobus (TCRA) - passages à niveau			Cour de tirage possible pour trains		Rapibus de Gatineau
TRANSIT PRIORITY		PRIORITÉ AU TRANSPORT EN COMMUN					
Transit Priority Corridor (Continuous Lanes)		Corridor donnant priorité au transport en commun (voies continues)					
Transit Priority Corridor (Isolated Measures)		Corridor donnant priorité au transport en commun (mesures isolées)					



PLANNING OVERVIEW

# City of Ottawa Official Plan SCHEDULE K ENVIRONMENTAL CONSTRAINTS

There are no environmental constraints on the subject site.



- |   |  |   |
|---|--|---|
| Village   |  | Village   |
| Flood Plain   |  | Zone inondable  |
| Two Zone Flood Plain  |  | Plain inondable en deux zones   |
| Organic Soils   |  | Sols organiques   |
| Wellhead Protection Area<br>(Vulnerability Scores)                                |  | Zone de protection des têtes de puits<br>(Indices de vulnérabilité)                                     |
| Intake Protection Zone<br>(Vulnerability Scores 10,9,8,8.1)                       |  | Zones de protection des prises d'eau<br>(Indices de vulnérabilité 10,9,8,8.1)                           |
| Unstable Slopes   |  | Terrains en pente instables   |
| Landform Feature  |  | Caractéristiques topographiques   |
| Provincially Significant Earth Science Area of<br>Natural And Scientific Interest |  | Zone d'intérêt naturel et scientifique (ZINS) d'importance<br>provinciale liée aux sciences de la terre |

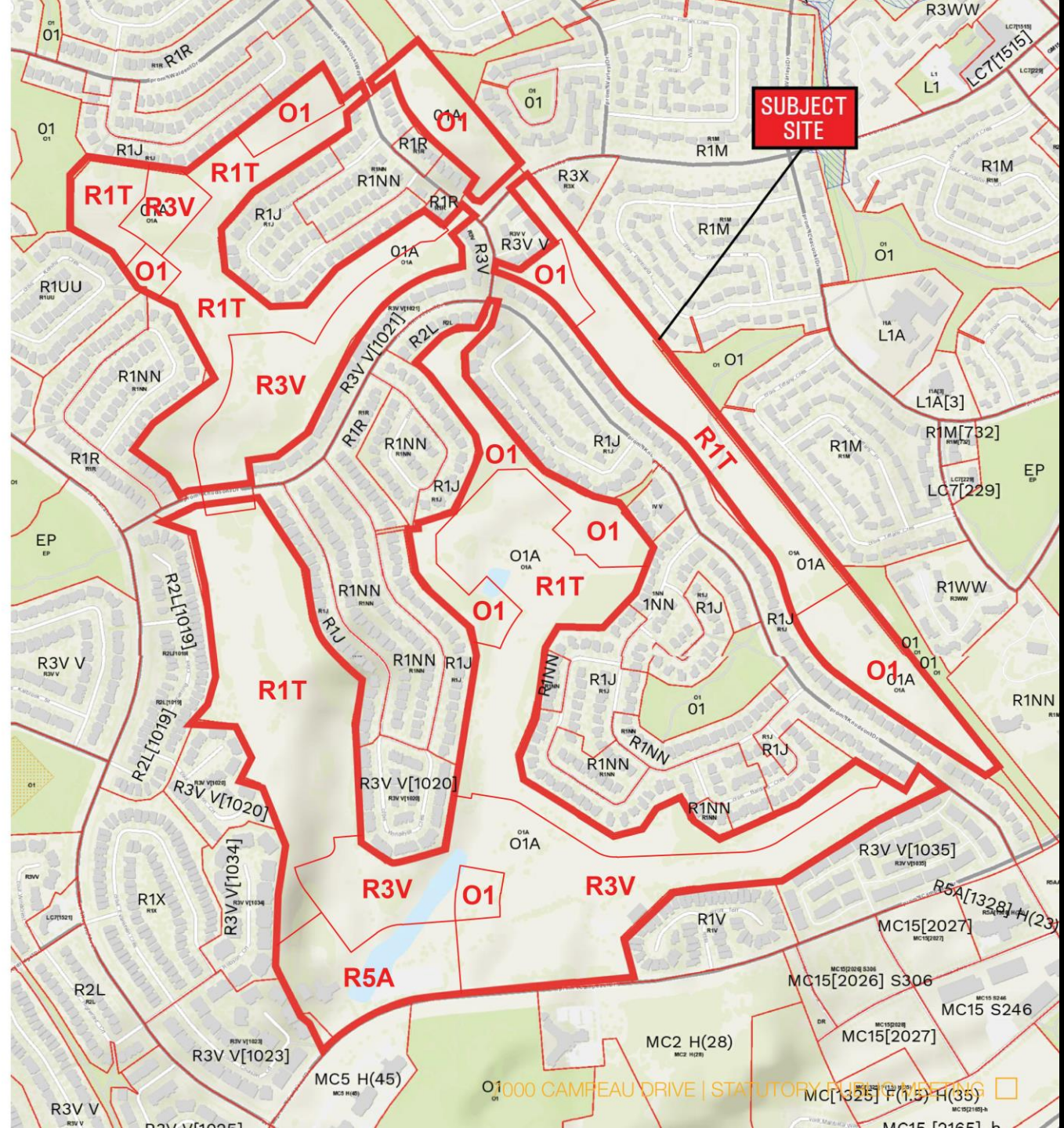






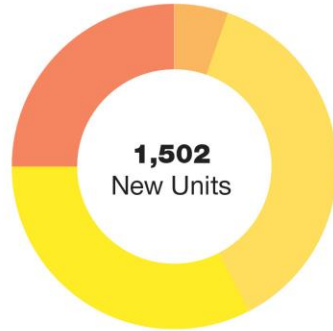
# PROPOSED ZONING CATEGORIES

- **O1 (Parks and Open Space Zone);**
- **R1T (Residential First Density Zone)** would permit detached dwellings on minimum 10.5 metre lots;
- **R3V (Residential Third Density Zone)** would permit townhouse dwellings on minimum 5.6 metre lots; and
- **R5A (Residential Fifth Density Zone)** would permit mid-rise (4 to 6 storeys) apartment dwellings.

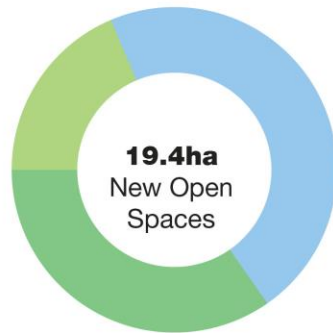




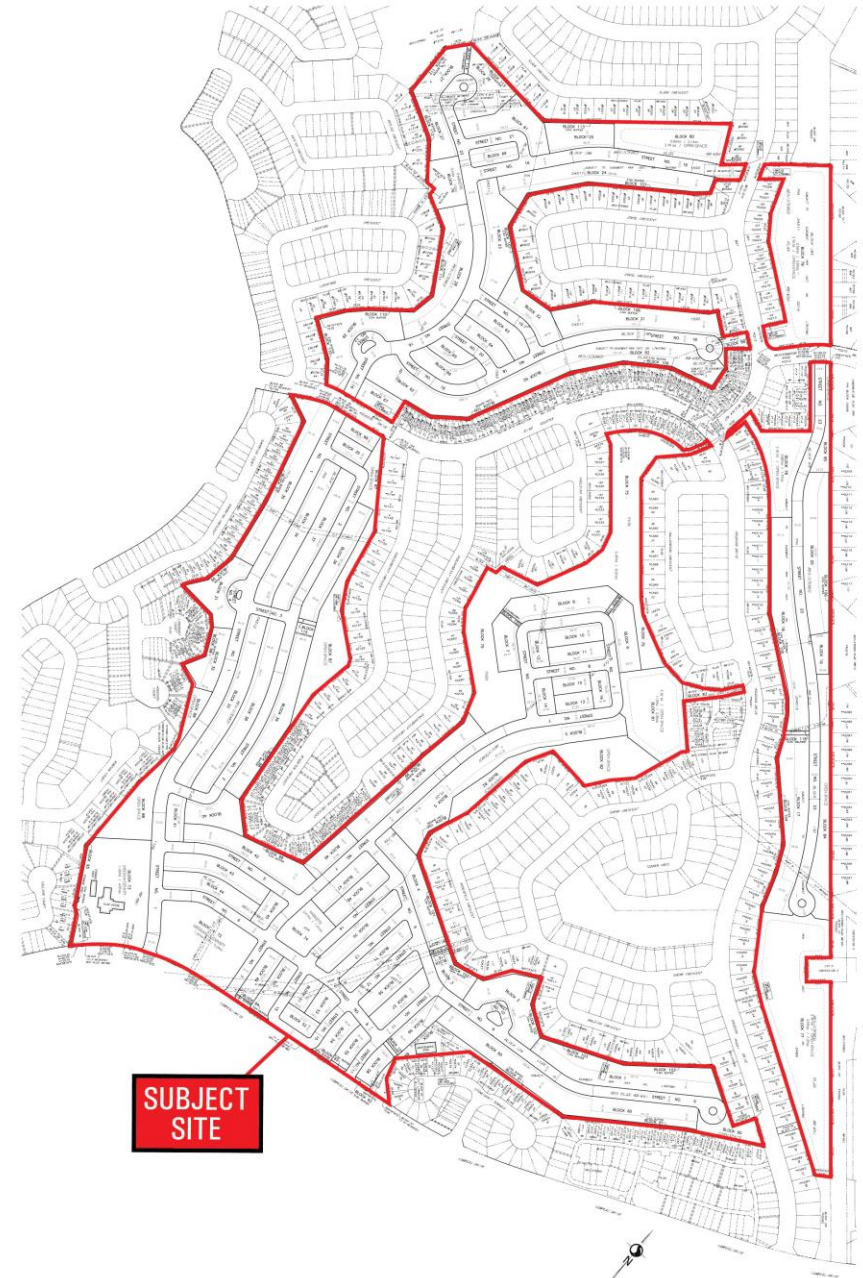
# DRAFT PLAN OF SUBDIVISION



- 36%** 545 Detached Units
- 33%** 498 Townhouse Units
- 6%** 88 Back-to-back Townhouse Units
- 25%** 371 Mid-rise Apartment Units



- 23%** 4.4ha of Parks
- 41%** 8.0ha of Stormwater Management Ponds
- 36%** 7.0ha of Additional Open Spaces



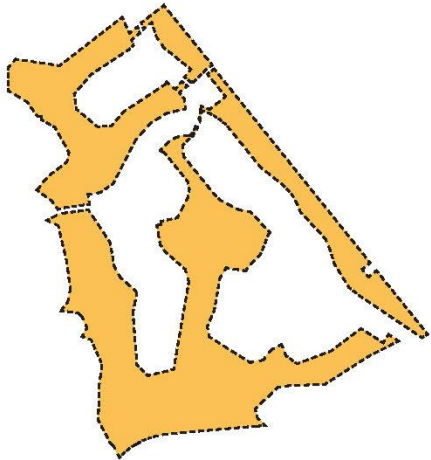


**NEIGHBOURHOOD CONTEXT**





COMMUNITY CONTEXT



Gross Site Area  
**70.89 ha**  
 (175.17 ac)

- Park
- School
- Community Facility
- Commercial







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# OPPORTUNITIES & CONSTRAINTS

## Opportunity

- Existing Block Walkways
- Provide Pedestrian Connections to Adjacent Residential and Existing Parks/Open Space

## Constraint

- Provide Additional Buffering from Adjacent Residential Rear Yards

## Opportunity

- Existing Treed Areas Provide Natural Buffers from Adjacent Residential and Natural Amenity

## Opportunity

- New Ponds Provide Natural Amenity on the Site

### Legend

- Preserved Significant Treed Area
- Storm Pond
- Pedestrian Connection
- Community Road Access
- Residential Buffer





***“Create a community that integrates with the surrounding residential neighbourhoods, and develops a cohesive network of year-round public open spaces and parks”***



**1. Compatibility of Built Form**

Offer housing types and forms that are compatible with the surrounding neighbourhoods.



**3. Parkland, Open Space and Pond Features as Additional Neighbourhood Amenities**

Incorporate a range of park spaces, while utilizing ponds as community amenity areas to assist in facilitating a healthy environment.



**5. Residential Landscape Buffer**

Provide an appropriate amount of landscaped buffering between new and existing communities.



**2. Year Round Publicly Accessible Open Space**

Provide an exceptional amount of public open space and greenspace that the whole community - new and existing - will benefit from.



**4. Strong Street Presence & Trail Connectivity and Linkages**

Provide trails and linkages throughout the community; more direct routes to Centrum Shopping Centre and connections to the Park and Ride.



CONCEPT PLAN



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Legend

- Single-Detached
- Front-Drive Townhomes
- Back-to-Back Townhomes
- Medium-Density
- Parkland
- Open Space
- Storm Pond
- Residential Buffer
- Pedestrian Connection
- Community Road Access





**SINGLE DETACHED HOUSING**



Traditional Style Corner Product



1-Car Garage



2-Car Garage



Double-Door Garage



FRONT-DRIVE TOWNHOME PRODUCT



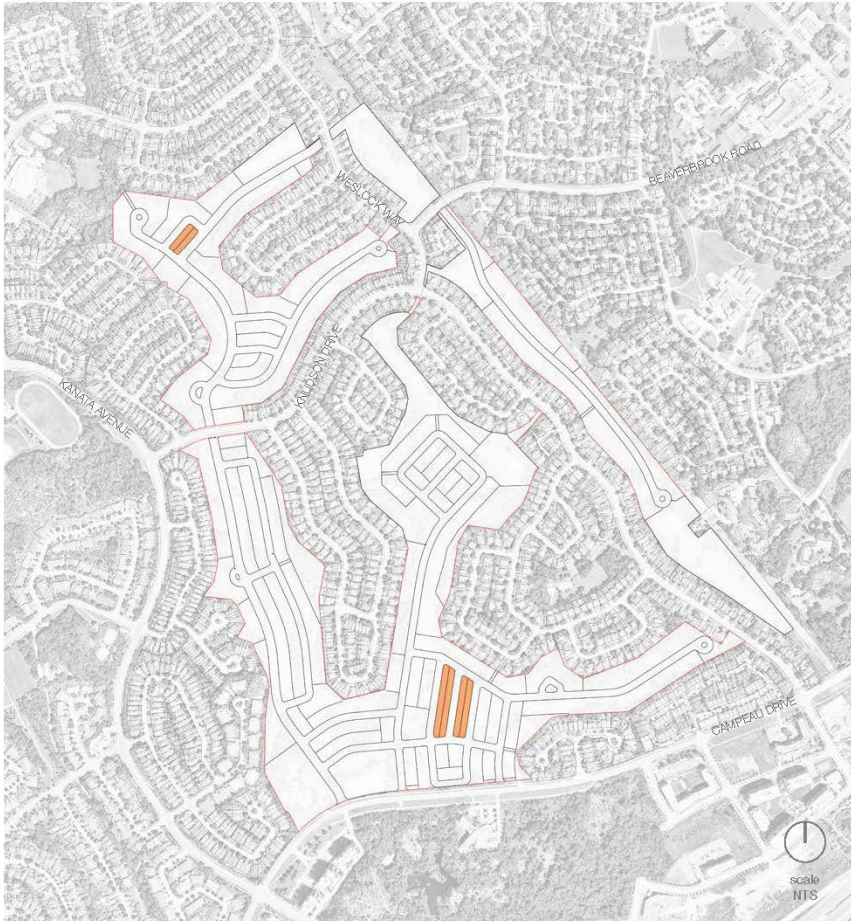
Front-Drive Townhomes (Shallow)



Front-Drive Townhomes (Standard)



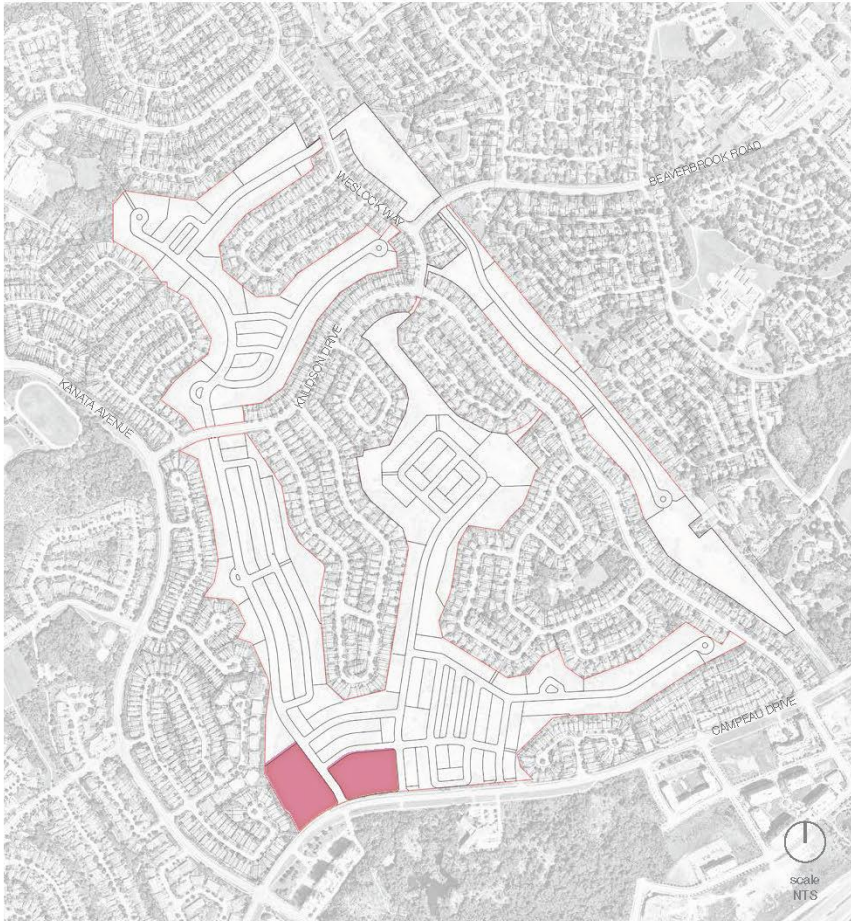
BACK-TO-BACK TOWNHOMES



Back-to-Back Townhomes: Conceptual Renderings



# MEDIUM DENSITY BLOCK CONFIGURATION



Gateway Entry Feature



Pedestrianized Streetscape



Mid-Rise Residential along 20.0m Local Road



Stacked Townhomes



# EXISTING PARKS & OPEN SPACE ANALYSIS



5-Minute Walking Radius



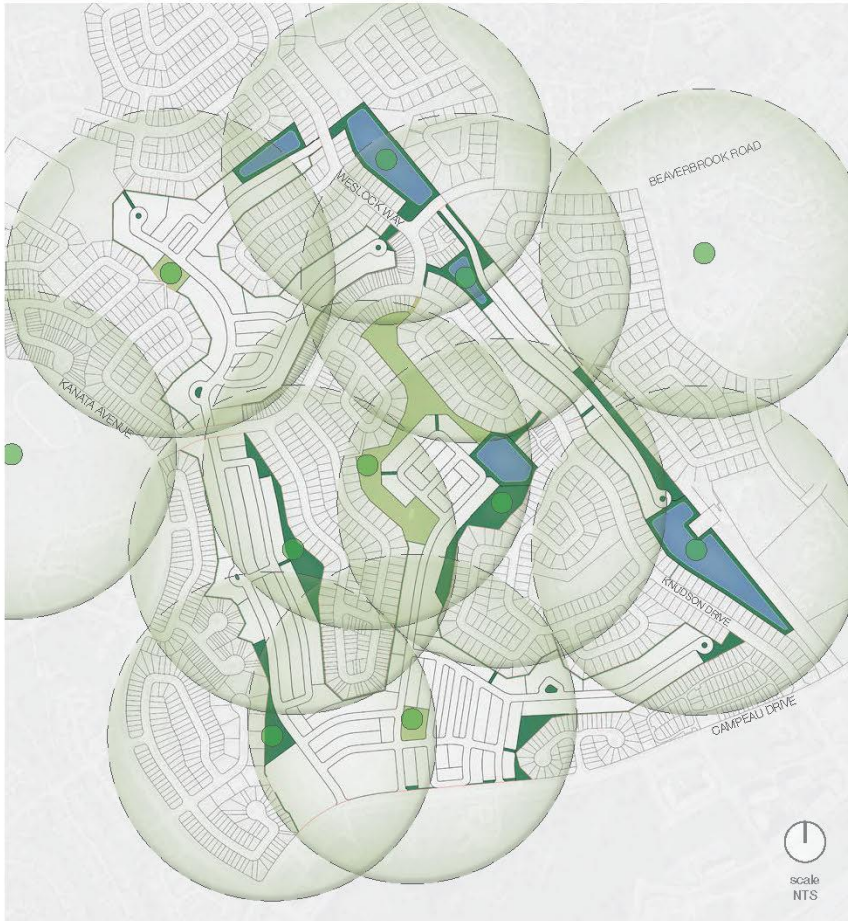
- 1 Walden Park**
  - Splash Pad
  - Public Tennis Court
  - Half-Court Basketball
  - Mini Sports Field
- 2 Weslock Park**
  - Mini Sports Field
  - Play Structure
- 3 Holly Acres Park**
  - Open Space Trail
- 4 Borduas Court Parkette**
  - Open Space
- 5 Craig Park**
  - Open Space Trail
- 6 Whalen Park**
  - Sports Field
  - Full-Court Basketball
  - Outdoor Rink
  - Ball Diamond
  - Play Structure
  - Play Area
- 7 Jim Malone Park**
  - Play Structure
  - Public Tennis Courts
  - Full-Court Basketball
  - Historical School House #1
  - Sports Field / Mini Sports Field
- 8 Sue Nickerson Park / Escarpment Park**
  - Play Area x2
  - Play Structure x2
  - Open Space Trail
- 9 Gow Park**
  - Play Structure
  - Sport Fields
  - Ball Diamond
- 10 Sandwell Green Park**
  - Open Lawn
- 11 Beaverbrook Park**
  - Sports Fields / Mini Sports Field
  - March Tennis Club
  - Ball Diamond
  - Running Track
- 12 Future Bill Teron Park**
  - Woodlot & Open Space Trail
- 13 Fentiman Park / Star Park**
  - Play Structure
  - Open Space Trail



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**PROPOSED OPEN SPACE, PARKS AND NATURAL FEATURES**



**Legend**

- Parks
- Open Space
- Storm Pond

400-metre Radius (5 min Walk)

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Neighbourhood Park



Neighbourhood Park



Parkette



Parkette



## PARK DEMONSTRATIONS



\*Plan demonstrations do not depict all possible park programming elements

Neighbourhood Park



Neighbourhood Park : Potential Programming

- Play Structure
- Shade Structure / Pavilion
- Seating / Picnic Tables
- Open Space Trail
- Splash Pad
- Pond Lookout
- Bicycle Rack
- Open Lawn
- Sport Courts

North Parkette



South Parkette

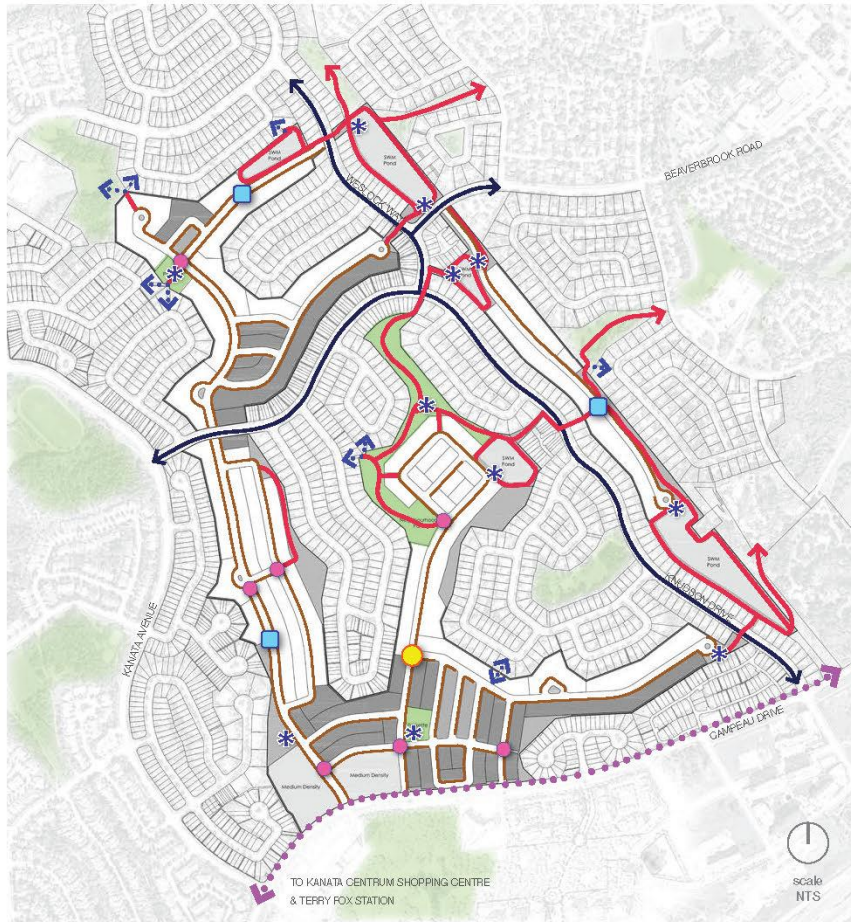


Parkettes : Potential Programming

- Play Structure
- Shade Structure / Pavilion
- Seating / Picnic Tables
- Open Space Trail
- Splash Pad
- Bicycle Rack
- Outdoor Fitness



# CONNECTIVITY



## Legend

- Public Open Space Trail
- Pedestrian Sidewalk
- Cycling Route
- - - Multi-Use Pathway (part of Capital Pathway Network)
- ➡ Walkway Connections
- ✱ Wayfinding
- Raised Intersection
- Bulbout
- Enhanced Pedestrian Crossing



Multi-Use Pathways



Primary Sidewalk Condition



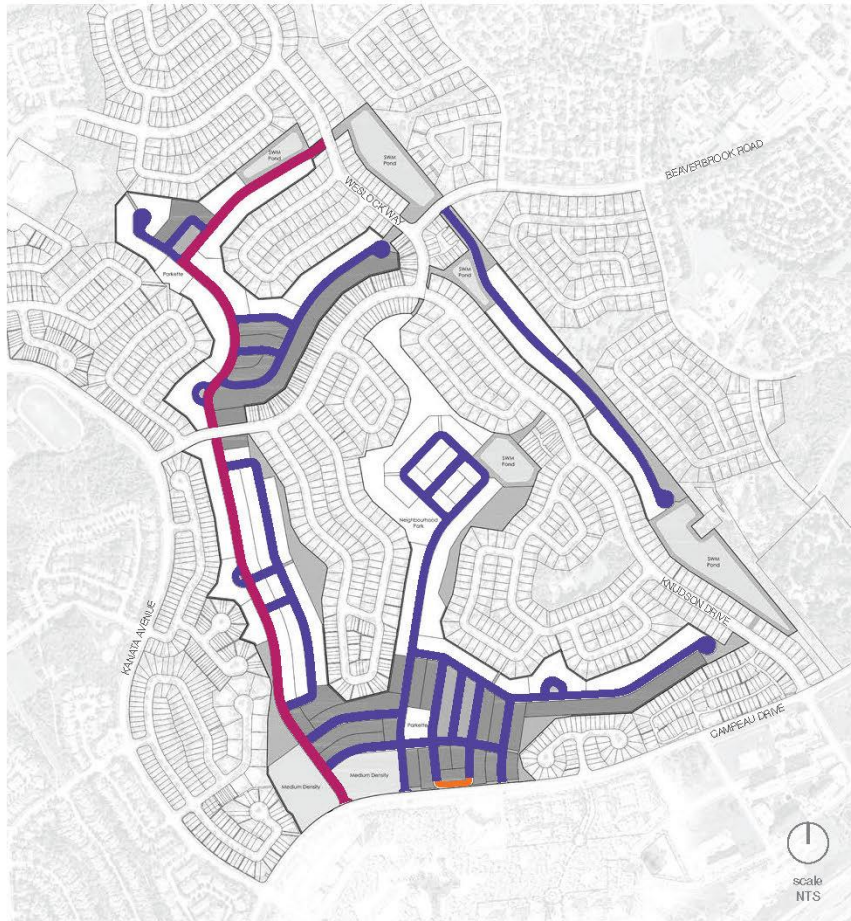
Walkway Block Connection



Open Space Trails



## STREET NETWORK & CHARACTER



### Legend

- █ Local Road (20.0m)
- █ Local Road (16.5m)
- █ Window Street (14.0m)



Local Road Condition with Sidewalk



Local Road Condition



Window Street Condition



Road Intersection



## GATEWAY FEATURES



### Legend

- Primary Gateway
- Secondary Gateway
- ✱ Wayfinding



Gateway Feature



Decorative Metal Fencing



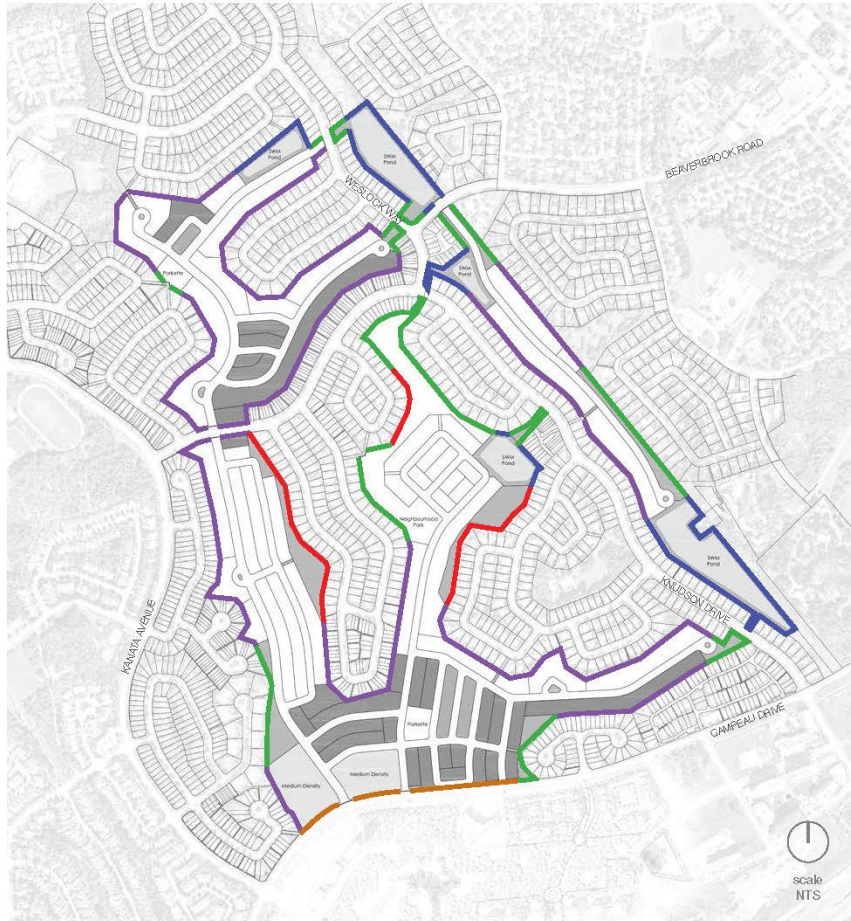
Community Marker



Wayfinding

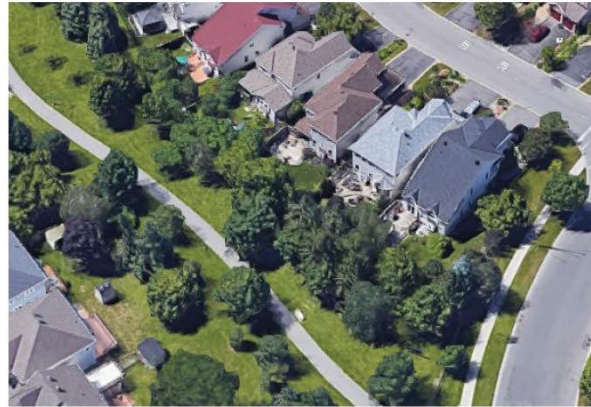


# EDGE CONDITIONS

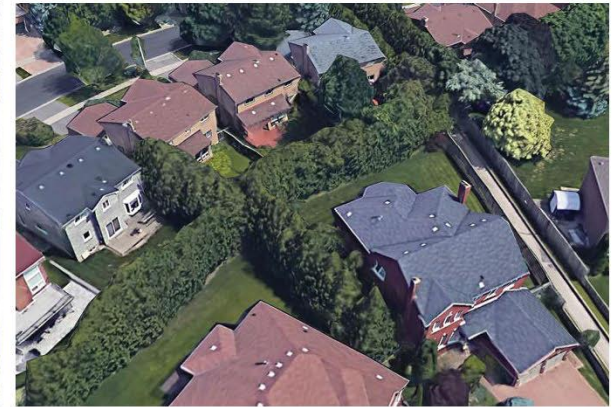


### Legend

- Residential Buffer
- Open Space / Park Condition
- Arterial Interface Condition
- Tree Stand Condition
- Storm Pond Condition



■ Backing Open Space Condition



■ Landscape Buffer Condition



■ Backing Storm Pond Condition



■ Backing Tree Stand Condition





## To answer your questions, our panel includes:

**Peter Smith**, Bousfields Inc. (Land Use Planner)

**Raymon Yim**, NAK Design Strategies (Urban Designer)

**Mark Jamieson**, BA Group (Transportation Planner)

**Steve Pichette**, David Schaeffer Engineering Ltd (Civil Engineer)

**Jean-Francois Sabourin**, JF Sabourin and Associates Inc. (Water Engineer)

**Dave Gilbert**, Paterson Group (Geotechnical Engineer)

**Mark Darcy**, Paterson Group (Environmental Engineer)

**Dr. Andrew McKinley**, McKinley Environmental Solutions (Biologist)

**Bernie Muncaster**, Muncaster Environmental Planning Inc. (Environmental Planner)



# Current Status & Next Steps

Laurel McCreight, Development Review Planner



# What has Happened so Far?

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

- Applications for subdivision & rezoning were submitted with supporting plans & studies.
- Application was circulated to technical agencies and the public for comments.
- Major themes from public comments provided to the applicant.



# What Happens Next: Subdivision

OPENING

APPLICATIONS

CONTEXT

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PROPOSAL

STATUS & STEPS

COMMENTING

- Detailed comments to be provided to the applicant.
- Issue resolution.
- If issues are resolved to satisfaction of the City, conditions of draft plan approval are finalized.
- Staff report is prepared for approval by Manager, subject to Delegated Authority.
- If Delegated Authority is removed, staff will prepare a report to Planning Committee.
- Notice of Decision is sent to all who commented.



# What Happens Next: Rezoning

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

- Staff prepare report with recommendations for Planning Committee.
- Notice of meeting is sent to all who provided comments.
- Planning Committee is a statutory public meeting under the *Planning Act* where the public can attend and participate.
- Planning Committee proceeds to make recommendations to Council for their consideration and decision.



# What Happens Next: Rezoning

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

- If approved, City Council enacts zoning by-law.
- Notice of by-law passing sent to those who commented throughout the process.
- 20 day appeal period; if no appeals, new zoning is in effect.



# How do I Provide Input and Participate?

OPENING

APPLICATIONS

CONTEXT

POLICY

PROPOSAL

STATUS & STEPS

COMMENTING

- Sign-in and provide comments at public meetings (November and January).
- Review the application on Ottawa.ca/Devapps or at [www.Ottawa.ca/KanataLakes](http://www.Ottawa.ca/KanataLakes)
- Provide comments to [KanataLakes@ottawa.ca](mailto:KanataLakes@ottawa.ca)
- Attend and make a presentation at Planning Committee meeting.