



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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<b>Site Location:</b>	8370 Campeau Drive
<b>File No.:</b>	D07-16-21-0042
<b>Date of Application:</b>	December 17, 2021

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This application submitted Kiara Gonzales on behalf of Minto Communities Inc. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

May 5, 2025

Date

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Kersten Nitsche,  
Manager (A), Development Review West  
Planning, Development and Building Services  
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

## **DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION**

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File Number: D07-16-21-0042

### **SITE LOCATION**

8370 Campeau Drive, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site is a vacant parcel with an area of 8.26 hectares. It is located at the northeast corner of the intersection of Campeau Drive and Winterset Road, within Minto's Arcadia Subdivision. The site abuts the Carp River to the east and is within 400m of a future LRT station. Additional surrounding uses include a park to the north and low-density residential to the east, which have been developed through previous phases of the Arcadia Subdivision. The current application is considered Phase 5.

The proposed subdivision consists of 58 lots for detached dwellings, 25 townhouse blocks, three open space blocks, five new public streets, two pathway blocks, and one stormwater dry pond block. The proposed dwellings will be accessed through a public street network with two formal entrances to the development along Winterset Road. Parking is proposed on private driveways and in private garages. The open space blocks are remnant parcels that abut existing public lands and will be conveyed to the City at the time of registration.

The subject lands are subject to a concurrent Zoning By-law Amendment application (File No. D02-02-21-0157) to rezone the property from DR[1932] (Development Reserve, Urban Exception 1932) and DR (Development Reserve) to R3Z[XXXX] (Residential Third Density, Subzone Z, Urban Exception XXXX) and O1 (Parks and Open Space Zone). Details of the zoning provisions will be established through the review of the Zoning By-law Amendment application in accordance with the Official Plan and the subject Plan of Subdivision. The associated Zoning By-law Amendment is anticipated to be brought forward to Planning and Housing Committee, and Council for approval in Summer 2025.

A holding symbol was previously imposed on the subject lands (File Nos. D01-01-11-0006, D02-02-11-0089) to restrict development until the existing two-zone flood plain areas and flood fringe area for the Carp River within the Kanata West area was appropriately addressed in City planning documents, as required by the Ministry of Environment (MOE). The holding provision included several conditions that needed to be satisfied by the Owner prior to development. The conditions have since been satisfied and the holding symbol was removed from the subject property by Council on March 10, 2021.

## Residential Units and Types

Dwelling Type	Number of Units
Townhouse	174
Detached	58

## Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment - D02-02-21-0157
- Lifting of a Holding Symbol - D07-07-20-0018

## DISCUSSION AND ANALYSIS

It is recommended that the application be approved, subject to the conditions identified in the attached document entitled, “Conditions of Draft Approval”. The application has been reviewed pursuant the provisions of the Official Plan and the Kanata West Concept Plan.

### Official Plan

The subject site is designated Minor Corridor and Neighbourhood, and located within the Suburban (West) Transect pursuant Schedules A and B5. The Minor Corridor designation applies to lots abutting Campeau Drive and the lots beyond are designated Neighbourhood, with portions generally located in proximity to Campeau Drive and Winterset Road also being subject to the Evolving Neighbourhoods Overlay. The site is located within 400 metres of a future O-train station (Campeau Station), as shown on Schedules C1 and C2. The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods. Within the Suburban Transect, low-rise development is generally envisioned for Minor Corridors and Neighbourhoods (Policy 2(b) of Section 5.4.1) with highest building heights and densities along the Corridor (Policy 2 of Section 6.2.1). The Evolving Neighbourhood Overlay is generally applied to properties that have a lot line along a Minor Corridor and/or are within a 400-metre radius of a rapid transit station. This overlay is intended to provide opportunities to guide the gradual change in character based on the site’s proximity to the Corridor and allow for new building forms. The proposal conforms to the applicable policies.

### Transportation

As part of the submission requirements for the subdivision and rezoning applications, a Traffic Impact Assessment was prepared in accordance with approved guidelines, to determine the transportation requirements and identify if road modifications were



required. The study demonstrated that the amount of traffic generated by the proposed development could safely be accommodated by the road network.

Access to the development will be provided by Street No. 1 and Street No. 2 connecting to Winterset Road, which is a collector road constructed as part of a previous phase of the Arcadia subdivision. A network of five local roads are being created through the subdivision.

### Servicing

A Servicing and Stormwater Management Report was submitted in support of the subdivision application, to address the servicing needs for the land. The report addressed water supply servicing, wastewater servicing, stormwater management, site grading, and erosion and sediment control. The report concludes that the proposed development can be serviced by 200mm local watermains and adequate fire water supply can be achieved with the proposed servicing, the site can be serviced as proposed, and appropriate erosion and sediment control measures will be implemented.

Staff have reviewed the stormwater modelling provided in support of the Servicing and Stormwater Management Report and note that further information is required to confirm that the size of the provided dry pond block is large enough to the major flow. Through on-going discussions with the Infrastructure and Water Services Department, staff have agreed to further evaluate the dry pond through detailed design. A condition of approval has been included requiring the Owner to revise the stormwater pond design, as required, through detailed design.

### Environmental Implications

An Environmental Impact Statement was submitted in support of the plan of subdivision application. The assessment concluded that there are no negative impacts anticipated to natural heritage features on or near the subject property. Mitigation measures are to be implemented to prevent impacts to trees and wildlife during construction. The Mississippi Valley Conservation Authority has reviewed the pertinent studies and has no objection to the proposed development.

### Parks

The development will be subject to payment of cash-in-lieu of parkland, based on the calculation of one hectare of parkland per 600 dwelling units.

### Carp River Corridor Pathway

A condition has been included to address the required relocation of an existing pathway forming part of the pathway along the Carp River Corridor to the east of the site, which was erroneously constructed on the subject lands as part of the Carp River Restoration Project. It was discovered that the pathway encroached into the subject site as the



applicant prepared their plan of survey for the subject application. The pathway must now be relocated to the Carp River corridor to accommodate the proposed development.

The Carp River Restoration project was a joint venture between the City and the Kanata West Owners Group (KWOOG). The Parties entered into an agreement on December 16, 2014, and a contractor was hired to complete the pathway works. Upon completion of the works, the contractor was paid by the City and KWOOG.

It has been determined through discussion with KWOOG that the applicant will relocate the pathway to the corridor as part of their subdivision works, as provided in the original contract. KWOOG has further confirmed that they have funds available to pay Minto for the relocation. The applicant is required to provide the City with a letter from the trustee of KWOOG confirming that a contract has been entered into between the Minto and the KWOOG outlining the responsibilities, timing of works, and obligations, financial and otherwise, of both parties associated with the relocation of the completed pathway and trail works, prior to the registration of the agreement to ensure the works are completed as intended in the original contract.

### Conclusion

The proposed development conforms to the relevant Provincial policies and meets the intent of the Official Plan designations, Minor Corridor and Neighbourhood, which both permit low-rise residential built forms. The supporting studies confirm that there are adequate municipal services in terms of water, sanitary sewer and stormwater facilities to accommodate the development. The conditions of draft approval for the plan of subdivision address any concerns raised through the technical review process. As such it is staff's opinion that the proposed plan of subdivision is based on the principles of good land use planning, will be compatible with the existing and planned context, and is appropriate for the site.

### Other Information

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

## **CONSULTATION DETAILS**

Councillor Cathy Curry has concurred with the proposed conditions of Draft Approval.



## **Public Comments**

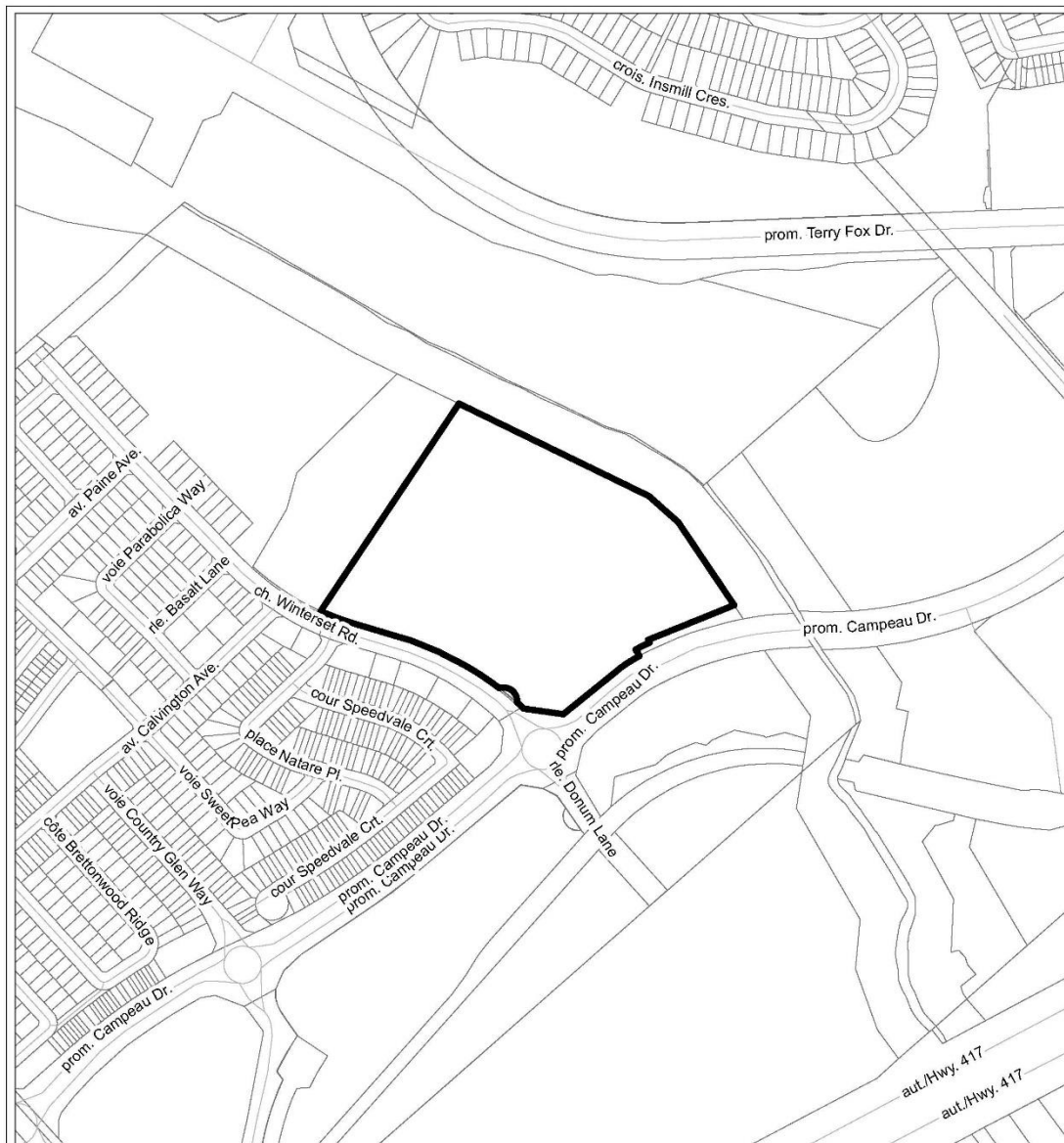
This application was subject to the Public Notification and Consultation Policy. A virtual public meeting was held through Zoom on March 10, 2022; only one person attended. No public comments were received.

## **APPLICATION PROCESS TIMELINE STATUS**

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of issues associated with stormwater pond design.

**Contact:** Colette Gorni Tel: 613-580-2424, extension 21239 or e-mail: Colette.Gorni@ottawa.ca.

## Document 1 – Location Map



D02-02-21-0157  
D07-16-21-0042

22-0032-X

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REVISION / RÉVISION - 2022 / 01 / 17

LOCATION MAP / PLAN DE LOCALISATION  
ZONING BY-LAW AMENDMENT /  
PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT



**8370 promenade Campeau Drive**

