



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, WEST**

Site Location: 8415 Campeau Drive

File No.: D07-04-22-0009

Date of Application: July 21, 2022

This application submitted by Curtiss Scarlett on behalf of Minto Communities Inc. is recommended for DRAFT APPROVAL, subject to the conditions, as attached.

May 31, 2024

Date

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

Attach(s):

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



DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-04-22-0009

SITE LOCATION

8415 Campeau Drive, and as shown on **Document 1**.

The subject lands are currently vacant and situated in the West end of Kanata, with an area of approximately 5.51 hectares. The site is situated along the south side of Campeau Drive, east of Country Glen Way and west of Donum Lane, within Minto's Arcadia subdivision. The surrounding uses include the planned Campeau LRT Station immediately to the south, with Feedmill Creek running along the southern edge of the LRT property; developing and completed residential communities to the north and west (Arcadia Phases 1 – 4); the Carp River to the east; and, commercial / employment uses to the west and south.

SYNOPSIS OF APPLICATION

The applicant is proposing the development of 264 townhouses, a mix of traditional and stacked townhouses, along with a park block located in the centre of the development, fronting along Campeau Drive. It is intended that the park block will be conveyed to the City of Ottawa pursuant to the provisions set forth in the Site Plan Agreement. The site is accessed through two private entrances off Country Glen Way and Campeau Drive, Feedmill Private and Arcadian Private. The proposal includes 272 resident parking spaces, 38 visitor parking spaces and 132 bicycle parking spaces for the stacked townhouses, meeting the requirements of the zoning by-law. The majority of the parking for the stacked townhouses is either located on the private streets (Feedmill Private, Arcadian Private and Creekway Private) of the development or within the two proposed underground garages on the eastern portion of the site.

As mentioned above, there is a central park block of 0.54 hectares that spans the majority of the site from Campeau Drive towards the rear of the property. This new park will provide new green spaces to future residents and existing dwellings from Arcadia Stages 1-4. This will also provide connection to an easement connecting the park to the future LRT Station at Campeau.

The associated Site Plan Control application (D07-12-22-0111) was approved on September 29, 2023.

The purpose of this draft plan of condominium application is to establish separate ownership for 264 residential units, as shown on the draft plan of standard condominium.



Residential Units and Types

Dwelling Type	Number of Units
Stacked (Back-to-Back)	264
Total	264

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment D02-02-21-0127 (approved By-law 2022-175A)
- Site Plan Control – D07-12-22-0111 (Approved Sept. 29, 2023)
- Plan of Condo – Common Elements (D07-04-24-0007)

DECISION AND ANALYSIS

It is recommended that the application be approved:

1. The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.
2. The draft conditions of approval are supported by the Applicant and the Ward Councillor of the ward in which the application is located.
3. 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.

This application was not subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority

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