

ONTARIO LAND TRIBUNAL

Appeals by ClubLink Corporation ULC of Zoning By-law Amendment and Plan of Subdivision Applications for 7000 Campeau Drive, Ottawa

OLT Case No. PL200195

WITNESS STATEMENT OF SILVANO TARDELLA, OALA, CSLA, ASLA

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1.0 QUALIFICATIONS

- 1.1 I am a founding Principal of NAK Design Strategies, an internationally recognized landscape architecture and urban design firm with offices in Toronto (head office), Ottawa, Calgary, and Orlando. I am a registered Professional Landscape Architect with the Ontario Association of Landscape Architects (OALA), the Canadian Society of Landscape Architects (CSLA), and the American Society of Landscape Architects (ASLA). I am also a member of the Congress for New Urbanism (CNU) and have a Landscape Architectural Diploma from Ryerson Polytechnical Institute in Toronto, Ontario.
- 1.2 As a practicing Landscape Architect, I have more than 40 years of experience working on a broad range of award-winning urban design, planning, and landscape architectural projects across North America. With a staff of over 80 landscape architects, urban designers, architects, and planners, I have led the coordination and preparation of various urban design briefs, guidelines, reports, visioning studies, public consultation processes, and detailed design exercises for a range of large-scale mixed-use communities, commercial and employment developments, major streetscape designs, and parks and open space systems. Moreover, I am dedicated to creating liveable, vibrant, transit-oriented, forward-thinking communities that focus on placemaking, walkability, and sustainability.

- 1.3 Attached to this Witness Statement is a copy of my *Curriculum Vitae*, together with a signed Acknowledgement of Expert's Duty.
- 1.4 I have previously been qualified to give expert opinion evidence at the Tribunal (formerly the Ontario Municipal Board / Local Planning Appeal Tribunal) in the areas of landscape architecture and urban / community design.

2.0 RETAINER

- 2.1 NAK Design Strategies was retained by Minto Communities – Canada on behalf of ClubLink Corporation ULC (in partnership with Richcraft Group of Companies) in 2017 to develop a Concept Plan for the potential redevelopment of 7000 Campeau Drive.
- 2.2 Beginning in 2018, as the lead Landscape Architects and Urban Designers, NAK Design Strategies was tasked with preparing an Urban Design Brief in support of the 7000 Campeau Drive – Draft Plan of Subdivision application. This Brief provides a comprehensive overview of the proposed redevelopment and gives design directives for community features, such as built form, architecture, streetscape, parks, open spaces, and linkages. The document is structured to include site context and analysis, vision and design principles, concept plan, built form and housing typologies, parks and open spaces, street network and character, and edge/interface conditions. In conjunction with the Urban Design Brief, refinements to the Concept Plan have continued over the past few years to take into consideration City staff comments from the 1st and 2nd submissions and stakeholder feedback/input. To date, three (3) versions of the Urban Design Brief have been submitted to the City of Ottawa for review and comment.

3.0 SUMMARY OF EVIDENCE AND OPINIONS

- 3.1 Below are the issues from Attachment 3 - Issues List from the Procedural Order (dated: November 3rd, 2020) that I will speak to:

3.2 City of Ottawa Subdivision

3. Does the proposed plan of subdivision have regard for matters of provincial interest pursuant to the Planning Act, section 2, particularly clauses (h), (o), (q) and (r)?

Subsection 2(q) of the Planning Act states that a matter of provincial interest is “the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians”.

- 3.2.1 In my opinion, the proposed plan promotes the use of public transit, is pedestrian and cyclist oriented, encourages healthy and active lifestyles, and is designed with the existing terrain and environment in mind.

- 3.2.2 Incoming residents will have direct access to existing OC Transit routes and bus stops on Campeau Drive, Knudson Drive, Kanata Avenue, Weslock Way, and Beaverbrook Road through the proposed street and trails networks. This series of interconnected trails, pathways, sidewalks, and linkages will also ensure pedestrians and cyclists can safely access the numerous greenspaces (existing and proposed) throughout the Kanata Lakes and Beaverbrook communities. To further prioritize pedestrian and cyclist circulation, the plan includes several traffic calming strategies, including curb extensions and pinchpoints, to help reduce vehicular speeds and improve safety throughout the neighbourhood.
- 3.2.3 As demonstrated in the proposed plan, the parks and open spaces are strategically located to take advantage of existing walkway connections from the surrounding neighbourhoods and to preserve existing natural features such as significant woodlots, treed areas, rock outcrops, and natural drainage courses. The preservation and protection of these features help in creating a more sustainably driven infill development. Additionally, the proposed landscape buffers that separate new and existing residential properties will provide significant canopy coverage along the edges of the proposed redevelopment. Please see Parks, Open Spaces & Natural Features (pg. 24), Street Network & Character (pg. 30), and Gateway Features & Edge Conditions (pg. 44) of the Urban Design Brief (June 2021).

3.3 **City of Ottawa** Subdivision

3. Does the proposed plan of subdivision have regard for matters of provincial interest pursuant to the Planning Act, section 2, particularly clauses (h), (o), (q) and (r)?

Subsection 2(r) of the Planning Act states that a matter of provincial interest is “the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant”.

- 3.3.1 In my opinion, the proposed built form and plan are well designed, encourage a strong sense of community, and create high-quality, safe, accessible, attractive, and vibrant public spaces.
- 3.3.2 The range of housing typologies being proposed, which will include mid-rise buildings, a variety of townhomes, and detached dwellings, will add to the overall character of the community, create more liveable neighbourhoods, and support the City of Ottawa’s objectives of intensification and housing diversity (Policies 2.2.2.22 and 3.6.1.5 of the City of Ottawa Official Plan, 2003). The internal streets will be lined with street-oriented residential units and allow for an increased sense of security through active frontages and more “eyes on the street”. Corner lot architecture will further enhance the character of the streets by reducing the impacts of flanking rear amenities. Furthermore, the proposed built form and block

plan have been thoughtfully designed and configured to create sightlines, views, and access points to the many publicly accessible open spaces located throughout the proposed redevelopment. Please see Master Plan (pg. 8), Built Form & Housing Typologies (pg. 10), Open Spaces & Natural Features (pg. 24), and Street Network & Character (pg. 30) of the Urban Design Brief (June 2021).

3.4 **City of Ottawa** Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 2.2.2.23 of the Official Plan states:

The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings (as defined in Figure 2.4). The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal. Generally, new development, including redevelopment, proposed within the interior of established neighbourhoods will be designed to complement the area's desirable character reflected in the pattern of built form and open spaces. The character of a community may be expressed in its built environment and features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties. The City will consider these attributes in its assessment of the compatibility of new development within the surrounding community when reviewing development applications or undertaking comprehensive zoning studies. [Amendment #150 LPAT July 18, 2019]

- 3.4.1 In my opinion, the proposed plan and residential typologies will complement and enhance the existing community character. Similar to the existing community, the interior portions of the plan will be characterized by low-density residential in the form of single-detached homes and townhouses. Upon studying and analyzing the surrounding community, we found that there currently exists a wide range of housing forms and lot sizes. The existing community also has varying minimum setbacks, ranging from 3.0-4.5m for front and corner yards and 6.0-7.5m for rear yards.
- 3.4.2 The proposed redevelopment will include a mix of 2-storey residential built form that are in keeping with the surrounding community and have similar minimum front, corner, and rear setbacks. To further ensure compatibility and appropriate

transitions between new and existing residential development, proposed front-drive townhomes will only back onto or abut existing townhomes. Please see Built Form & Housing Typologies (pg. 10) of the Urban Design Brief (June 2021) for housing typologies and lot diagrams.

3.5 **City of Ottawa** Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 2.5.1.1 of the Official Plan states:

In the preparation of community design plans, the review of development applications, studies, other plans and public works undertaken by the City, the Design Objectives set out above will apply, as applicable. Proponents of new development or redevelopment will also be required to demonstrate how their proposal addresses the Design Objectives. [Amendment #150, LPAT July 18, 2019]

The Design Objectives referenced in Policy 2.5.1.1 are set out below:

- 1. To enhance the sense of community by creating and maintaining places with their own distinct identity.*
- 2. To define quality public and private spaces through development.*
- 3. To create places that are safe, accessible and are easy to get to, and move through.*
- 4. To ensure that new development respects the character of existing areas.*
- 5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.*
- 6. To understand and respect natural processes and features in development design.*
- 7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.*

Proponents are free to respond in creative ways to the Design Objectives and are not limited only to those approaches as suggested in this Plan.

- 3.5.1 In conformity with the City of Ottawa Official Plan (May 2003), the proposed plan reflects the Design Objectives outlined above, in my opinion. Please see Vision (pg. 6), Objectives (pg. 6), Design Principles (pg. 7), and Master Plan (pg. 8) of the Urban Design Brief (June 2021). In addition, the plan has appropriate regard for the Design Guidelines for the Villages of Kanata Lakes and the former Secondary Plan for the Marchwood-Lakeside Communities.

3.6 City of Ottawa
Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 3.6.1.5 of the Official Plan states:

The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- a. Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;*
- b. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area; [Amendment #150, LPAT July 18, 2019]*

- 3.6.1 In my opinion, the proposed plan is compatible with and will complement the existing community character as it respects the surrounding urban fabric, enhances the overall character of the community, and further adds to the range of housing that currently exists throughout the Beaverbrook and Kanata Lakes communities.
- 3.6.2 With the existing neighbourhoods consisting of single-detached homes and street-oriented townhomes, the proposed plan maintains the low-density character that defines the surrounding neighbourhoods throughout and concentrates medium-

density residential forms along Campeau Drive away from existing low-density residential properties. This transitional development pattern provides an appropriate gradation and separation between different residential typologies. Please see Built Form & Housing Typologies (pg. 10) of the Urban Design Brief (June 2021).

- 3.6.3 Similar to the built form, the proposed parks and open spaces will complement and expand the existing greenspace network and character by providing new passive and active recreational opportunities for residents. Moreover, these new greenspaces will be easily accessible from the surrounding community through retained walkway connections and a robust internal trails network. Please see Parks, Open Spaces & Natural Features of the Urban Design Brief (June 2021).

3.7 **City of Ottawa** Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 4.11.5 of the Official Plan states:

Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:

- a. Setbacks, heights and transition;*
- b. Façade and roofline articulation;*
- c. Colours and materials;*
- d. Architectural elements, including windows, doors and projections;*
- e. Pre- and post-construction grades on site; and*
- f. Incorporating elements and details of common characteristics of the area.*

- 3.7.1 As mentioned in 3.4 and 3.6, the proposed residential properties will be designed to build upon and enhance the existing architectural character of the surrounding community, in my opinion. Setbacks and building heights will be comparable to those within the existing community, with the plan having particular regard for the interface between new and existing residential properties. As stated on page 10 of the Urban Design Brief (June 2021), “architectural styles will be in keeping with the Kanata Lakes and Beaverbrook communities” and will incorporate many architectural elements commonly found within neighbouring communities.

Moreover, building materials, such as brick, stone, and siding, will be used in the architectural facades to create uniformity across the proposed development and ensure compatibility with residential architecture found within the existing community.

3.8 **City of Ottawa** Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 4.11.19 of the Official Plan states:

Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.

- 3.8.1 To ensure the minimization of undesirable impacts on adjacent private amenities, the proposed plan includes two (2) types of landscape buffers to create adequate separation and screening between existing and incoming rear yard amenities.
- 3.8.2 In locations where healthy vegetation exists on the subject lands, a 6.0m landscape buffer is being proposed to preserve and protect trees (both deciduous and coniferous) and understorey vegetation. This larger protected buffer will create greater separation between properties and create a unique community edge condition. Where there is negligible mature tree cover on the periphery of the subject lands, a 3.0m landscape buffer consisting of a native coniferous hedgerow is being proposed to ensure the privacy of the existing homeowners is maintained. These buffers will be in addition to the proposed 6.0m minimum rear yard setbacks.
- 3.8.3 The proposed development and landscape buffers are appropriate design measures to ensure the privacy of the existing rear yards of adjacent properties, in my opinion. Please see Gateway Features & Edge Conditions (pg. 44) of the Urban Design Brief (June 2021) for edge conditions and buffer demonstrations.

3.9 **City of Ottawa** Subdivision

4. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

Policy 4.11.20 of the Official Plan states:

Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement. [Amendment #150, LPAT July 19, 2019]

- 3.9.1 In my opinion, the conceptual design of the three (3) medium-density blocks being proposed along Campeau Drive conforms to the City of Ottawa Official Plan (May 2003). The westernmost block will consist of stacked townhouses and a 6.0m landscape buffer – creating an appropriate transition between the existing townhomes west of the subject land. The two (2) central medium-density blocks will have a mix of 4-6 storey mid-rise buildings (fronting Campeau Drive) and stacked townhouses (lining the internal streets). Regard has been given to the block configuration and communal amenity spaces; however, further design analysis would be required at the site plan approvals stage to determine final unit counts and open space requirements. As stated in 3.6, consideration has been given to the transition from the existing low-density residential properties to the proposed medium-density blocks. Please see page 22 of the Urban Design Brief (June 2021) for medium-density block demonstrations.

3.10 **City of Ottawa** Subdivision

11. Is the proposed amount of open space and mid-block connections appropriate?

- 3.10.1 With over 20 hectares (~50 acres) of publicly accessible greenspace being proposed, there are an appropriate number of parks, open space blocks, walkways, and stormwater management (SWM) facilities for the proposed redevelopment in my opinion. After studying and analyzing the existing open space network, these proposed parks, open spaces, and trails network have been designed to provide a variety of passive and active recreational programming and cater to both existing and incoming residents. Moreover, existing walkways and linkages have been maintained to ensure connectivity between parks, open spaces, and community amenities (both new and existing). Lastly, the proposed open spaces have been strategically located to ensure the preservation of the site's many natural features, including significant woodlots, treed areas, rock outcrops, and natural drainage courses. Please see Parks, Open Spaces & Natural Features (pg. 24) of the Urban Design Brief (June 2021) for parks programming plan, proposed park demonstrations, and trails network plan.

3.11 City of Ottawa
Zoning

22. Are the proposed three metre front and corner yard setbacks and the proposed six metre rear yard setbacks appropriate and compatible with the surrounding community?

3.11.1 In my opinion, the proposed three-metre front and corner yard setbacks and six-metre rear yard setbacks are appropriate and compatible with the surrounding community.

3.11.2 To ensure the proposed plan is compatible with the existing surrounding neighbourhoods, our team studied and analyzed the surrounding lot typologies and zoning provisions. We found that the surrounding community has minimum front and corner setbacks ranging from 3.0-4.5m and minimum rear yard setbacks ranging from 6.0-7.5m. To create greater separation between proposed and existing residential properties, and to preserve existing trees and vegetation, proposed lots abutting existing residential properties will have increased rear yard amenities due to the inclusion of the 3.0 and 6.0m protected landscape buffers. Furthermore, depending on the model and style of the proposed dwelling unit, houses may be sited further back from the front property line to ensure adequate tree-to-foundation separation. Please see Built Form & Housing Typologies (pg. 10) of the Urban Design Brief (June 2021) for housing typologies and lot diagrams.

3.12 City of Ottawa
Zoning

24. Does the proposed plan of subdivision have regard for matters of provincial interest pursuant to the Planning Act, section 2, particularly clauses (h), (o), (q) and (r)?

3.12.1 Regarding Subsection 2(q) of the Planning Act, please refer to 3.2.

3.13 City of Ottawa
Zoning

24. Does the proposed plan of subdivision have regard for matters of provincial interest pursuant to the Planning Act, section 2, particularly clauses (h), (o), (q) and (r)?

3.13.1 Regarding Subsection 2(r) of the Planning Act, please refer to 3.3.

3.14 City of Ottawa
Zoning

25. Does the proposed zoning conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20?

3.14.1 Regarding Policy 2.2.2.23 of the Official Plan, please refer to 3.4.

3.15 City of Ottawa
Zoning

25. Does the proposed zoning conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20?

3.15.1 Regarding Policy 2.5.1.1 of the Official Plan, please refer to 3.5.

3.16 City of Ottawa
Zoning

25. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

3.16.1 Regarding Policy 3.6.1.5 of the Official Plan, please refer to 3.6.

3.17 City of Ottawa
Zoning

25. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

3.17.1 Regarding Policy 4.11.5 of the Official Plan, please refer to 3.7.

3.18 City of Ottawa
Zoning

25. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

3.18.1 Regarding Policy 4.11.19 of the Official Plan, please refer to 3.8.

3.19 City of Ottawa
Zoning

25. Does the proposed plan of subdivision conform to the Official Plan of the City of Ottawa, particularly policies 2.2.2.22, 2.2.2.23, 2.3.3.1, 2.3.3.3, 2.4.5.4, 2.5.1.1, 3.6.1.5, 4.10.5, 4.11.5, 4.11.19 and 4.11.20, and is it compatible with adjacent plans of subdivision (s.51(24)(c))?

3.19.1 Regarding Policy 4.11.20 of the Official Plan, please refer to 3.9.

3.20 Kanata Greenspace Protection Coalition
Conformity with the Planning Act

27. Does the proposed zoning amendment have appropriate regard to Section 2 with particular reference to Subsections (a), (h), (i), (o), (p) and (r)?

3.20.1 Regarding Subsection 2(r) of the Planning Act, please refer to 3.3.

3.21 Kanata Greenspace Protection Coalition
Conformity with the Planning Act

30. Does the proposed plan of subdivision have appropriate regard to the provisions of Section 51(24) with reference to Subsections (a), (b), (c), (d), (e), (f), (g), (h) and (k)?

Subsection 51(24)(f) of the Planning Act states:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(f) the dimensions and shapes of the proposed lots;

3.21.1 In my opinion, the dimensions and shapes of the proposed lots are appropriate for the proposed redevelopment and are compatible with the surrounding existing neighbourhoods. There is a mix of townhomes, semi-detached, and single-detached homes throughout the existing community, with townhouse properties ranging from approximately 18 feet to over 50 feet wide, semi-detached properties ranging from approximately 29 feet to 35 feet wide, and single-detached properties ranging from approximately 30 feet to over 65 feet wide. The proposed redevelopment will be comprised of a mix of single-detached homes, townhomes, stacked townhouses, and mid-rise buildings, as demonstrated in the Built Form & Housing Typologies (pg. 10) section of the Urban Design Brief (June 2021).

- 3.21.2 Although the plan includes medium-density residential forms, low-density residential typologies account for over 85% of the net residential area, with single-detached lots ranging from 30 feet to 44 feet and townhouse lots ranging from 20 feet to 35 feet in width.
- 3.21.3 The proposed stacked townhouse and mid-rise building blocks are sufficient to accommodate the proposed building types, outdoor amenity spaces, resident and visitor parking, and landscaping, while maintaining appropriate setback and spacing requirements.
- 3.21.4 To further increase and ensure compatibility with the adjacent residential properties, proposed front-drive townhomes will not abut existing single-detached dwelling units.
- 3.21.5 Overall, the proposed redevelopment, including the proposed residential lots and blocks, have been designed to be compatible with its surroundings and will add to the overall housing diversity within Kanata Lakes – in conformity with the City of Ottawa Official Plan – Section 2.1 (May 2003).

3.22 **Kanata Greenspace Protection Coalition** Conformity with the Planning Act

30. Does the proposed plan of subdivision have appropriate regard to the provisions of Section 51(24) with reference to Subsections (a), (b), (c), (d), (e), (f), (g), (h) and (k)?

Subsection 51(24)(k) of the Planning Act states:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

- 3.22.1 All parks, open spaces, walkway blocks, and stormwater management (SWM) facilities are proposed to be conveyed to the City of Ottawa for public purposes. With that, the proposed plan has over 29% of the developable area being dedicated for public use (parks and open spaces). In my opinion, these lands will enhance the public realm of both the proposed redevelopment and existing communities and are appropriate for this context and type of infill development. Moreover, all greenspaces and linkages will be accessible for all residents (existing and incoming) and comply with the City of Ottawa's Accessibility Design Standards (November 2015).

3.23 Kanata Greenspace Protection Coalition
Conformity with the Official Plan

34. Is the proposed zoning amendment and plan of subdivision in general conformity with the Official Plan with particular reference to the following sections:

(d) 2.5 / 2.5.1 – Building Liveable Communities / Designing Ottawa

3.23.1 In my opinion, the proposed plan, and its built form, streetscapes, and open spaces, create an identifiable neighbourhood that respects the character and history of the existing community. As demonstrated in the Urban Design Brief (June 2021), the plan consists of a mix of single-detached homes, street-oriented townhomes, stacked townhouses, and mid-rise apartments that allow for increased densities while maintaining the integrity and character of the existing neighbouring communities (Policy 2.2.2.23 of the City of Ottawa Official Plan, 2003). Although not all of the proposed residential typologies match existing residential forms and sizes, the proposed dwelling units (in terms of their massing and architectural elements) “fit well” within the context and are designed to complement the character of the Kanata Lakes and Beaverbrook communities.

3.23.2 Similarly, parks and open spaces have been strategically located and designed to be easily accessible and to ensure all residents have adequate public greenspace within a 5-minute walk from their homes. Moreover, a robust network of year-round trails, pathways, and sidewalks will link various community amenities, both in and around the subject lands.

3.24 Kanata Greenspace Protection Coalition
Conformity with the Official Plan

34. Is the proposed zoning amendment and plan of subdivision in general conformity with the Official Plan with particular reference to the following sections:

(g) 4.10 – Greenspace Requirements

3.24.1 In my opinion, the proposed parks network and preliminary designs conform to Section 4.10 of the City of Ottawa Official Plan (May 2003) by establishing or maintaining a range of greenspaces within the proposed redevelopment, including parks, preservation of natural features, woodlots, SWM ponds, and landscape buffers. These greenspaces can serve a natural function and are valued for serving human needs by providing a connection to nature and creating areas for “green retreats” within the community.

3.24.2 As stated on page 2 of the Urban Design Brief (June 2021), the proposed plan includes over 23 hectares (57 acres) of greenspace – approximately 33% of the total developable area. Of this, over 20 hectares (51 acres) will be dedicated for public use, including parks, open spaces, and SWM ponds. These new parks and leisure areas have been designed for a variety of active and passive recreational

uses, in conjunction with other surrounding greenspace facilities, and will cater to the recreational needs and interests of various age groups. These spaces will also contribute to the equitable distribution of parks within the community and be visible from many vantage points, with active play areas being in highly visible and accessible locations. Furthermore, all proposed park and open space blocks have been strategically located to allow for the preservation of existing walkways and linkages and have been designed with multiple points of access to improve overall connectivity, safety, and sightlines. Please see Parks, Open Spaces & Natural Features (pg. 24) of the Urban Design Brief (June 2021).

3.25 **Kanata Greenspace Protection Coalition** Conformity with the Official Plan

34. Is the proposed zoning amendment and plan of subdivision in general conformity with the Official Plan with particular reference to the following sections:

(h) 4.11 – Urban Design and Compatibility

- 3.25.1 In my opinion, the proposed residential typologies, streetscapes, and open spaces are in keeping with and complementary to the existing community. With a mix of single-detached homes, street-oriented townhomes, stacked townhouses, and mid-rise apartments, the proposed plan creates housing diversity and will complement the existing community. Please see Built Form & Housing Typologies (pg. 10) of the Urban Design Brief (June 2021).
- 3.25.2 The proposed design of streetscape elements such as pedestrian crossings, streetlights, mailboxes, signage, and wayfinding are also respectful of the character of the existing community. Please see Street Network and Character (pg. 30) of the Urban Design Brief (June 2021).
- 3.25.3 To ensure adequate separation and screening between new and existing communities, landscape buffers have been provided. These protected vegetated buffers will also add to the overall character of the community, provide opportunities for tree preservation (6.0m landscape buffer), and create new planting zones (3.0m landscape buffer) throughout the proposed redevelopment. Please see Gateway Features & Edge Conditions (pg. 44) of the Urban Design Brief (June 2021). The proposed parks and open spaces will offer a range of active and passive recreational opportunities, complement the existing greenspace network, and cater to both existing and incoming residents. Moreover, existing natural features will be preserved and integrated into the design of these publicly accessible open spaces. Please see Parks, Open Spaces & Natural Features (pg. 24) of the Urban Design Brief (June 2021).

3.26 **Kanata Greenspace Protection Coalition**

Appropriateness for Development

37. Does the proposed development have the potential to cause undue adverse impacts on adjacent properties due the scale and density of the proposal?

3.26.1 In my opinion, the proposed development will not cause undue adverse effects on the adjacent properties due to the scale and density of the proposed redevelopment. As demonstrated in the Gateway Features & Edge Conditions (pg. 44) section of the Urban Design Brief (June 2021), the proposed plan includes two (2) types of protected landscape buffers (3.0 and 6.0 metres) that will serve to mitigate potential impacts to existing trees on adjacent properties. Moreover, the 6.0m landscape buffer will allow for the preservation of existing trees and vegetation located on the subject lands, while the 3.0m landscape buffer will be planted with native coniferous trees to create appropriate screening and buffering between the existing and proposed properties where there is currently negligible mature tree cover.

3.26.2 To further ensure no undue adverse impact on existing properties, proposed greenspaces (parks, open spaces, woodlots, and storm ponds) account for over 55% of the edge conditions adjacent to the existing neighbourhoods and residential properties. In keeping with the existing community, fencing is not being proposed.

4.0 **LIST OF DOCUMENTS TO BE REFERRED TO**

4.1 **7000 Campeau Drive | Urban Design Brief**

NAK Design Strategies

June 2021 | Third Submission

4.2 **Kanata Possibilities Website**

<https://kanatapossibilities.ca>

Modified: August 2021

4.3 **City of Ottawa Official Plan - Consolidation | Volume 1**

City of Ottawa

May 2003

4.4 **Greenspace Master Plan | Strategies for Ottawa's Urban Greenspaces**

City of Ottawa

August 2006

4.5 **Parks and Recreation Facilities Master Plan**

City of Ottawa

Preliminary Draft: May 2021

- 4.6 **Parks Development Manual | 2nd Edition**
City of Ottawa
August 2017
- 4.7 **Parkland Dedication (By-law No. 2009-95)**
City of Ottawa
March 11th, 2009
- 4.8 **Building Better and Smarter Suburbs: Strategic Directions and Action Plan**
City of Ottawa, The Planning Partnership, and Parsons
February 20th, 2015
- 4.9 **Secondary Plan for the Marchwood-Lakeside Communities**
City of Kanata
August 1984
- 4.10 **Design Guidelines for the Villages of Kanata Lakes**
Project Planning Canada Limited, Genstar Development Company, and Dunlop
Farrow Inc. Architects
May 1990



Silvano Tardella, OALA, CSLA, ASLA, CNU

Silvano Tardella

OALA, CSLA, ASLA, CNU

PRINCIPAL / DIRECTOR

As founding Principal of NAK Design Strategies, Silvano has been a leader in the strategic thinking that has shaped the urban fabric of the GTA and Greater Golden Horseshoe Area over the past three decades. His dedication to walkable, transit-oriented and sustainable communities extends to the central provinces, Ottawa and internationally. From public squares and vibrant parks to green roofs and constructed wetlands, he creates enduring, livable designs that bring lasting value to communities.

Through uncompromising service, quality and innovation, Silvano has built the firm through establishing strong relationships with clients in the public and private sectors. His collaborative approach brings together project partners and stakeholders, ensuring positive outcomes and a smooth process.

EDUCATION

Landscape Architectural Diploma

Ryerson Polytechnical Institute
Toronto, ON

PROFESSIONAL EXPERIENCE

1987–Present

Principal Landscape Architect
NAK Design Strategies
Toronto, ON

1979–1987

Landscape Architect
Johnson Sustrunk
Weinstein + Associates
Richmond Hill, ON

PROFESSIONAL AFFILIATION

Ontario Association of Landscape Architects (OALA)

Canadian Society of Landscape Architects (CSLA)

American Society of Landscape Architects (ASLA)

Congress For The New Urbanism (CNU)

RECENT AWARDS

2020 BUILD Best Landscape & Urban Design Practice – Canada

2020 BUILD Best Mixed-Use Town Centre Design & Plan (Canada)

-Barrhaven Town Centre, Barrhaven, Ottawa

2019 BILD Awards, Best New Community
-Lakeview Community, Mississauga, ON

2019 Canadian Home Builders' Association Edmonton Region (CHBA-ER) Awards of Excellence
-Best New Community, Mattamy Homes Limited – Stillwater

2018 Grand Laurel Award – Best Master Planned Community
-RiverTown, St. Johns, FL

NAK
design strategies

2017 Parade of Homes, Community Under 500 Developed Lots, First Place
-Tapestry Community, Florida

2016 Brampton Urban Design Awards, Award of Merit

-Block 51-1 Natural Heritage System, Brampton, ON

2014 BILD Project of the Year - Low Rise
-The Preserve, Oakville, ON

2013 International Making Cities Livable Award
-Mount Pleasant Village Civic Square, Brampton, ON

2013 The Nationals Gold Winner Urban Community Of The Year
-Canary District/Pan Am Athlete's Village Toronto, ON

2012 Brampton Urban Design Awards of Excellence

-Mount Pleasant Village (8 Awards) Brampton, ON

2012 CSLA/CIP/RAIC/Arch Canada, National Urban Design Award; 2011 Toronto Urban Design Award Of Excellence; 2011 BILD Awards Community Of The Year, High-Rise
-Regent Park Revitalization, Toronto, ON

2008 City Of Brampton Urban Design Award
-Springbrook Community, Brampton, ON

2007 Best New Community, City Of Brampton Urban Design Awards
-Lakelands Village, Brampton, ON

2006 Town of Markham Design Excellence Awards
-Cornell Community Mixed-Use Development, Markham, ON

2002 Greater Toronto Home Builders Assoc. Community of The Year
-Watercolours Community, Mississauga, ON

2001 Greater Toronto Home Builders Assoc. Community of The Year
-Hawthorne Village, Milton, ON

SELECTED PROJECTS IN CANADA

The Conservancy Community
Ottawa, ON

Jock River Open Space Master Plan
Ottawa, ON

The Ridge Community
Ottawa, ON

Half Moon Bay Community
Ottawa, ON

Brookline Kanata Community
Ottawa, ON

Barrhaven Town Centre
Ottawa, ON

Arcadia Kanata Community
Ottawa, ON



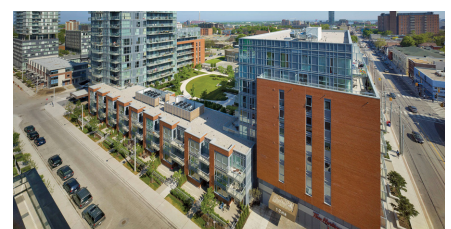
MILLENNIUM PARK



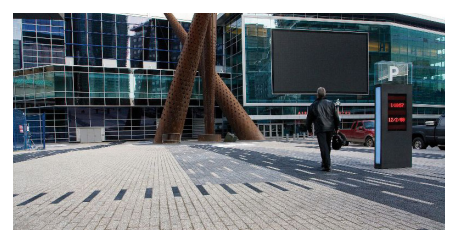
THE CONSERVANCY COMMUNITY



BARRHAVEN TOWN CENTRE



REGENT PARK REDEVELOPMENT



MAPLE LEAF SQUARE

Silvano Tardella

OALA, CSLA, ASLA, CNU

SELECTED PROJECTS IN CANADA CONT'D

Avalon Community
Ottawa, ON

Mahogany Community
Ottawa, ON

Millennium Park
Ottawa, ON

Regent Park Redevelopment
Toronto, ON

Maple Leaf Square
Toronto, ON

Ledbury Park
Toronto, ON

Mel Lastman Square
Toronto, ON

Canary District/Pan Am Games Village
Toronto, ON

Lakeview Village
Mississauga, ON

Lake Aquitaine Park
Mississauga, ON

Watercolours Community
Mississauga, ON

Mount Pleasant Village Community and Civic Square
Brampton, ON

Mount Pleasant Block 51-1 Natural Heritage System
Brampton, ON

Chinguacousy Park Sports Facilities
Brampton, ON

Ken Whillans Square
Brampton, ON

Creditview Community Park
Brampton, ON

Lakelands Village
Brampton, ON

Sarnia Civic Showplace and Waterfront
Sarnia, ON

Cornell Village Community
Markham, ON

Downtown Markham Centre
Markham, ON

Hawthorne Village
Milton, ON

Sharon Hills Community Park
East Gwillimbury, ON

Valleyridge Community Park
Oakville, ON

The Preserve
Oakville, ON

Carrington Community
Calgary, AB

Carrington Skatespot & Park
Calgary, AB

Cityscape Community
Calgary, AB

Yorkville Community
Calgary, AB

Cambrian Crossing Community
Edmonton, AB

Stillwater Community
Edmonton, AB

Southwinds Community
Airdrie, AB

SELECTED PROJECTS IN THE USA

Island Village At Celebration
Orlando, FL

Wellen Park
Sarasota, FL

Meridian Parks
Orlando, FL

Tohoqua Community
St. Cloud, FL

Dowden Rd Extension Streetscape
Orlando, FL

Solara Resort
Osecola County, FL

Soleil
Osecola County, FL

Park Hill Phase 4
Orange City, FL

Grand Cypress Resort
Orlando, FL

Oaks of Kissimmee
Kissimmee, FL

Waterbrooke Community
Clermont, FL

Tapestry
Kissimmee, FL

RiverTown Community
St. Johns, FL

Wells Creek
Jacksonville, FL

Saguaro Trails
Tucson, AZ

Roosevelt Park Community
Avondale, AZ



LAKEVIEW VILLAGE



THE PRESERVE



CARRINGTON COMMUNITY



YORKVILLE COMMUNITY



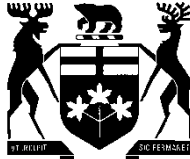
TOHOQUA COMMUNITY



DOWDEN RD EXTENSION STREETSCAPE



ISLAND VILLAGE AT CELEBRATION



Ontario
Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

Acknowledgment Of Expert's Duty

OLT Case Number	Municipality
PL200195	City of Ottawa

1. My name is Silvano Tardella.
I live at 45 Strath Avenue, Toronto, Ontario, Canada.
2. I have been engaged by or on behalf of ClubLink Corporation ULC to provide evidence in relation to the above-noted Ontario Land Tribunal ('Tribunal') proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise;
 - c. to provide such additional assistance as the Tribunal may reasonably require, to determine a matter in issue; and
 - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date: September 28, 2021

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Signature