

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 26, 2025

CASE NO(S): OLT-21-001620
(Formerly PL200195)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
Description: To permit the redevelopment of the lands for residential and open space uses, including 1502 residential units which will be mixed between detached, townhouse and mid-rise apartments.
Reference Number: D02-02-19-0123
Property Address: 7000 Campeau Drive
Municipality/UT: Ottawa/Ottawa
OLT Case No.: OLT-21-001620
Legacy Case No: PL200195
OLT Lead Case No.: OLT-21-001620
Legacy Lead Case No: PL200195
OLT Case Name: ClubLink Corporation ULC v. Ottawa (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC
Subject: Proposed Plan of Subdivision – Failure of Approval Authority to make a decision
Description: To permit the redevelopment of the lands for residential and open space uses, including 1502 residential units which will be mixed between detached, townhouse and mid-rise apartments.
Reference Number: D07-16-19-0026
Property Address: 7000 Campeau Drive

Municipality/UT:	Ottawa/Ottawa
OLT Case No.:	OLT-21-001622
Legacy Case No:	PL200196
OLT Lead Case No.:	OLT-21-001620
Legacy Lead Case No:	PL200195

Heard: November 26, 2025 by video hearing

APPEARANCES:

Parties

Counsel

ClubLink Corporation ULC

M. Flowers
K. Gossen

City of Ottawa

T. Marc

Kanata Greenspace Protection
Coalition

S. Rouleau

**MEMORANDUM OF ORAL DECISION DELIVERED BY C. HARDY ON
NOVEMBER 26, 2025 AND ORDER OF THE TRIBUNAL**

[1] On November 26, 2025, the Tribunal convened a Case Management Conference (“CMC”) to obtain a status update from the Parties regarding the Decision and Interim Order issued by the two-Member panel of the Tribunal on March 22, 2022. The Interim Order approved, in principle, a Zoning By-law Amendment (“ZBA”) and Draft Plan of Subdivision (“DPS”), subject to the clearing of conditions. The appeals had been filed by ClubLink Corporation ULC (“ClubLink”) pursuant to ss. 34(11) and 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, regarding the failure of the City of Ottawa (“City”) to make decisions on the applications within statutory timeframes. Kanata Greenspace Protection Coalition (“KGPC”) had been granted Party status in the proceedings.

[2] On March 26, 2024, the Tribunal administratively closed its file, which was re-opened pursuant to an e-mail received from counsel for ClubLink on September 22, 2025. In the e-mail, ClubLink advised that it had provided the City with a draft ZBA and consolidated draft plan conditions in June, 2025 for comment and provided the same documents to KGPC in September, 2025. ClubLink advised that neither the City nor KGPC had responded to its request for comments and it was seeking direction from the Tribunal on how to progress the matter towards the issuance of a Final Order from the Tribunal.

[3] In that regard, the Tribunal determined that both adjudicators involved in the issuance of the Interim Order did not need to preside over a CMC to obtain a status update, and consequently, scheduled a one-day CMC.

[4] At the CMC, counsel for ClubLink explained that the e-mail to the Tribunal had requested a short meeting to provide a status update and progress the matter. It was further explained that a misunderstanding arose when the Tribunal scheduled the CMC for a full day, leading the Parties to believe that the Tribunal would hear submissions and make a determination on the issuance of a Final Order. The Tribunal confirmed with the Parties that the Tribunal would not make a determination on the Final Order at the CMC given that both seized panel Members were not present.

[5] Counsel for ClubLink reviewed the materials that had been filed in advance of the CMC and confirmed that they formed the complete submissions that the Parties would rely upon. At the upcoming hearing event, the Parties intend to rely upon oral submissions based on the filed materials and do not propose to bring any witnesses to testify. The City and KGPC concurred with the update provided by counsel for ClubLink, including that no further materials would be filed with the Tribunal.

[6] The Tribunal canvassed the Parties' availability to schedule a hearing event to consider the issuance of a Final Order and proceeded to set the matter down for **Wednesday, January 14, 2026 by video at 10 a.m.**

[7] Parties, Participants, and Observers are asked to log in to the event at least **15 minutes** before it begins to test their video and audio connections:

GoTo Meeting: <https://global.gotomeeting.com/join/687587165>

Access code: 687-587-165

[8] Parties and Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at **GoTo Meeting** or a web application is available:

<https://app.gotomeeting.com/home.html>

[9] Persons who experience technical difficulties accessing the GoTo Meeting application or who only wish to listen to the event can connect to it by calling in to an audio-only telephone line: **+1-647-497-9373 or (toll-free) +1-888-299-1889**. The access code is: **687-587-165**.

[10] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the event to ensure that they are properly connected at the correct time. Questions prior to the event may be directed to the Tribunal's Case Coordinator.

[11] The above directives are hereby ordered by the Tribunal.

[12] This Member is seized.

“C. Hardy”

C. HARDY
VICE-CHAIR

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.