



MEMO / NOTE DE SERVICE

Information previously distributed / Information distribué auparavant

TO: Chair and Members of Planning and Housing Committee

DESTINATAIRE : Présidents et membres du Comité de planification et du logement

FROM: Marcia Wallace, General Manager, Planning, Development and Building Services Department

Contact: Derrick Moodie, Director, Planning, Development and Building Services Department

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DATE: April 15, 2026

15 avril 2026

FILE NUMBER: ACS2026-PDB-PS-0038

NUMÉRO DE DOSSIER: ACS2026-PDB-PS-0038

SUBJECT: Kanata Lakes Golf Course Redevelopment Update - IPD

OBJET : Réaménagement du terrain de golf de Kanata Lakes – Mise à jour (Information distribuée auparavant)

PURPOSE

As directed in the February 25, 2026 Council motion [2026-75-14](#), titled Kanata Lakes Golf & Country Club, this information report provides (a) the updates that have been provided to the Kanata Lakes community regarding the redevelopment of the former golf course lands at 7000 Campeau Drive, and (b) the third-party technical reviews that have been undertaken to date.

Information updates are being shared with residents by way of a subscription based public newsletter. Issues one through three of the newsletters, dated March 4, 2026, March 13, 2026, and March 27, 2026, are attached to this report. As of March 27, 2026, the City has 107 individuals subscribed to receive the newsletter. Back issues of the newsletter are also being posted on the Kanata Lakes Golf Course Proposed Redevelopment [Engage Ottawa](#) webpage.

The City has hired WSP to undertake independent third-party reviews of the proponent's environmental reports and workplans. To date, WSP has reviewed the proponent's Preliminary Engineering Investigations memorandum (Paterson, February 13, 2026) and the proponent's Phase I and II Environmental Site Assessments (Paterson, 2021), both of which are attached to this report.

BACKGROUND

ClubLink Corporation submitted Plan of Subdivision (D07-16-19-0026) and Zoning By-law Amendment (D02-02-19-0123) applications to the City on October 8, 2019, for the former Kanata Lakes Golf Course property at 7000 Campeau Drive. Approvals were being requested for a variety of residential land-uses with approximately 1500 units in total, with a mix of detached dwellings, townhouse dwellings, back-to-back townhouses, stacked townhouses, apartment blocks, parks, open space, stormwater ponds, and associated infrastructure.

In March 2020, these applications were appealed by the proponent to the Ontario Land Tribunal for a lack of decision within statutory timeframes. The City of Ottawa opposed redevelopment of the former golf course lands before the Ontario Land Tribunal. The appeal involved land-use considerations and the legal agreement dating back to 1981 (later updated in 1988) which required that 40 per cent of the total development area be designated as open space for the community, including the golf course lands. The Ontario Land Tribunal ultimately decided in favour of the proponent and on January 27, 2026, issued both a zoning by-law amendment and draft plan of subdivision approval under the *Planning Act*. The City's leave to appeal was also rejected by the Supreme Court of Canada.

DISCUSSION

In early February 2026, the proponent began preliminary works on site which has caused significant concern and questions from area residents. In response, on February 25, 2026, motion [2026-75-14](#) was passed at Council which directed staff to implement various measures intended to enhance the City's oversight of the development process and ensure public transparency and timely information sharing.

Community Updates

This motion directs staff to create an email list to send regular updates directly to the community regarding the Kanata Lakes Golf Course redevelopment. To fulfill this requirement, a subscription-based public newsletter has been created. Residents are being made aware of the opportunity to subscribe to the newsletter through the Kanata Lakes Golf Course Redevelopment [Engage Ottawa](#) webpage, by email within staff responses to resident inquiries via kanatalakes@ottawa.ca, and through communications from the ward councillor, Councillor Curry's office.

Third-Party Technical Reviews

Motion 2026-75-14 also directs staff to have a technical and/or legal third-party review of every substantive report or workplan submitted by the developer to the City, and to report back to Planning and Housing Committee to provide regular updates on the third-party reviews that have occurred. On February 23, 2026, WSP provided the City with their review of the proponent's Preliminary Engineering Investigations Memorandum (Paterson, February 13, 2026) which indicates that the proposed dust and sediment controls appear reasonable given the known site conditions. However, they recommended that documentation be prepared outlining how mitigation measures will be implemented and monitored, along with contingency measures in the event of a failure of any control measure. The full review is attached as Document 4.

On March 2, 2026, WSP provided the City with their review of the proponent's Phase I and Phase II Environmental Site Assessment Reports (Paterson, 2021). The review, which has been provided to the proponent for review and response, identifies some report deficiencies and data gaps that WSP is recommending be addressed by the proponent. The full review is attached as Document 5.

Responses provided by the proponent to third-party reviews are being posted on the Engage Ottawa webpage within the 'Documents Provided by the Proponent' section. To date, [a response](#) has been received from the proponent on the review of the Preliminary Engineering Investigations Memorandum.

Marcia Wallace

General Manager, Planning, Development and Building Services Department

CC: Senior Leadership Team, Derrick Moodie, Director, Planning, Development and Building Services Department

SUPPORTING DOCUMENTATION

Document 1 – Kanata Lakes Golf Course Proposed Redevelopment Newsletter – Issue 1, dated March 4, 2026

Document 2 – Kanata Lakes Golf Course Proposed Redevelopment Newsletter – Issue 2, dated March 13, 2026

Document 3 – Kanata Lakes Golf Course Proposed Redevelopment Newsletter – Issue 3, dated March 27, 2026

Document 4 – Review of Preliminary Engineering Investigations Memorandum, prepared by WSP, dated February 23, 2026, Reference CA0044157.1045

Document 5 – Review of Phase I and Phase II Environmental Site Assessment Reports, prepared by WSP, dated March 2, 2026, Reference CA0044157.1045.8