

100 Steacie Application Summary

Kanata Beaverbrook Community Association

Tuesday, January 05, 2021

A Gatineau Developer has applied to develop an irregular wedge of land at the end of Steacie Dr. (north of Kimmons Crt. in Kanata Lakes and Lismer Cr. in Beaverbrook) to include two, four storey apartment blocks with a total of 258 units, with 304 underground and 13 (or 21) at ground parking spaces.

Deadline for comments is 31-Jan-2021.

100 Steacie Development Application



This application as a number of potential issues which the KBCA believes need to be addressed for this to be acceptable to the community. The following list is expanded in more detail in the KBCA comments document.

- The development is isolated/distant from nearby residential areas, near to neither schools, retail or services, down a long, poorly lit road with inadequate walking and cycling options and no plans for transit (other than walking to March rd.). This is NOT something that neither fits with the community (people) friendly designs of Beaverbrook or Kanata Lakes.
- The addition of any additional vehicles on Steacie will stress the already overloaded Steacie/March/Teron intersection, which the transportation study shows there is no solution short of major road and intersection upgrades for Steacie, March and Teron roads.
- The number of parking spaces is inadequate for the real-life ratio of adults to cars in a dwelling in Kanata North (City directed planning assumption is only 1 parking space per unit). The current assumptions have a deficit of 200+ parking spaces
- Walking and cycling assumptions are not supported by the existing “infrastructure”
 - ◇ Presumes on using parking lots, driveways, etc. of adjacent private commercial business property owners to reach transit on March Rd.
 - ◇ The paths along Steacie and to/from the rest of the community for walking/cycling are unsuitable for 24/7/365 use, with major issues in winter and at night

Information on the development can be found on the City DevApps site here:

<https://devapps.ottawa.ca/en/search?s=activeOnly&t=D02-02-20-0094&a=all&w=all&i=0&b=0,0,0,0>