



Kanata Beaverbrook Community Association
106-2 Beaverbrook Rd.
Ottawa, ON, K2K 1L1

Cathy Curry, Mayor Sutcliffe and Members of Council,

I am writing on behalf of the Kanata Beaverbrook Community Association (KBCA) to request your support for formally assessing the flood risk posed by the proposed redevelopment of the Kanata Lakes Golf Club.

This letter provides additional detail on the flooding issue, including identifying the Mississippi Valley Conservation Authority (MVCA), which the KBCA understands to be the authority for Kanata North on watershed and flood-risk management.

This flooding risk issue is **independent of, and separate from, soil contamination concerns** raised by the Kanata Greenspace Protection Coalition (KGPC) and must be evaluated on its own merits.

Redevelopment of the Kanata Golf Course (KGC) would remove a functioning stormwater management system and expose approximately 2,500 downstream Beaverbrook homes to elevated flood risk for a period of five years or more. Given recent extreme rainfall and flooding in Ottawa, the City must require that the MVCA conduct a flood-risk assessment before redevelopment proceeds.

Flood Risk Is a Current and Demonstrated Issue in the Ottawa Area

Recent events demonstrate that **Ottawa has already experienced rainfall events that exceed the capacity of existing stormwater systems**, including in areas where those systems were fully operational:

- Flooding in **Glen Cairn in 2009** was due, at least in part, to a similar situation, in which a local Storm Water Management Pond is implicated in the flooding [CBC Report](#)
- On **August 8, 2022**, a prolonged torrential rain event caused a **greater than 2-metre rise** in the Beaver Pond water level in Kanata Lakes, a City stormwater management facility, flooding areas well beyond seasonal norms.
- On **August 10, 2023**, an intense rainfall event caused **widespread flooding across College and Alta Vista Wards**, overwhelming stormwater infrastructure and resulting in significant property damage—despite the presence of functioning SWM systems.

These events confirm that **Ottawa's flood risk is no longer theoretical** and that extreme rainfall is already exceeding historical design assumptions.

Why the Kanata Golf Course Redevelopment Increases Risk

The proposed redevelopment of the Kanata Golf Course would:

- **Dismantle existing stormwater management functions** across a large upstream site; and
- Rely on **temporary and phased stormwater controls** until redevelopment is complete.

Based on comparable large-scale developments in the Kanata–Stittsville area, this construction period is expected to extend for **five years or more**. During this time, stormwater management capacity would be **reduced, fragmented, or transitional**, increasing vulnerability to extreme rainfall events.

Downstream Impact on Beaverbrook

The **Beaverbrook community lies at a lower elevation than both Kanata Lakes and the KGC lands**. As a result, any exceedance or shortfall in upstream stormwater controls would directly affect downstream neighbourhoods.

Approximately **2,500 Beaverbrook homes** would be exposed to an increased risk of:

- Overland flooding;
- Basement flooding;
- Damage to municipal and private infrastructure; and
- Longer-term impacts on property value and insurability.

This exposure would persist **throughout redevelopment**, not merely during isolated storm events.

Need for Watershed-Scale Assessment

Given that:

- Flooding has occurred **even where stormwater systems were fully operational**;
- The KGC redevelopment would **remove existing SWM capacity for an extended period**; and
- Flood impacts would be borne by **downstream communities**.

Flood risk must be assessed at the **watershed scale**, incorporating both **construction-phase and post-development conditions**, and reflecting current and emerging severe weather patterns.

This type of assessment falls squarely within the mandate and expertise of the **Mississippi Valley Conservation Authority (MVCA)**.

Requested Actions

The KBCA requests that the City of Ottawa:

- Recognize the **multi-year flood risk exposure** associated with KGC redevelopment;

- Require a **comprehensive flood-risk assessment by the MVCA**, addressing both interim and long-term conditions;
- Ensure that flood impacts on **downstream communities, particularly Beaverbrook**, are explicitly evaluated; and
- Defer redevelopment approvals until flood risk is demonstrated to be mitigated to at least existing baseline conditions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Neil Thomson".

Neil Thomson - President
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