

KBCA May 3, 2026 – President’s Report (AGM)

KBCA Annual Report: Activities and Accomplishments for the May 5, 2026 AGM

Summary

The KBCA is continuing to upgrade the Kanata Beaverbrook Community Centre and renew the KBCC interior (years overdue).

The City has updated City Staff and their support for Major Capital Grants, with much more assistance in securing renovation contract services through the City’s own contractor approval program.

Community involvement via street party sponsorship remained at only three participating clusters of streets despite a \$250 funding package, and several key KBCA roles, including Treasurer, remain unfilled.

In-person volunteer community projects such as Tree Inventory (Neighbourwoods), Clean-up Beaverbrook, and some invasive species continued, but the number of volunteers remains small.

Without additional volunteers to organize community events and projects, the KBCA is not in a position to launch additional in-community projects or events.

The President will be kicking off a KBCA door-to-door awareness and volunteer drive post Labour Day this year

From a Planning perspective, other than the ongoing issue with the Kanata Golf Club Lands, 2025/26 has been relatively quiet, as there are no additional lands for new residential development.

Kanata Beaverbrook Community Centre (KBCC)

The KBCA continues to see increases in rental use of the Community Centre due to demand for limited non-commercial room rental space in Kanata North. We are experiencing 10 %+ annual growth. The KBCC is used seven days a week and is approaching 75%+ occupancy. While finding summer tenants was an issue in the past, in 2026, there is a notable increase in demand.

Renting organizations are from across the Kanata/Stittsville regions. In a recent survey, 90% of the groups renting the KBCC and their participants are from outside of Beaverbrook.

Rental and storage rates will be raised by 3% for Sept 2026, evaluated annually. Similar increases were provided for the part-time (contract) Community Centre Coordinator and KBCA Bookkeeper

Renovations & the future of the KBCA Community Centre

The KBCA will self funded approx \$20,000 an update the 2nd Floor Boardroom and 2nd Floor Lounge, which was completed in 2025

- Repair/Repaint the walls, etc.
- Replace carpeting with industrial (replaceable) carpet tiles

- Replace furniture (tables, chairs, couches, etc.) for both rooms.

For 2026, the KBCA Major Capital Grant application has been approved, with the amount increased due to inflation and other factors, to approximately \$85,000 (50% funding by the City) to do a refresh of the Community Centre with paint and replace flooring/stairs, handrails, fixtures, washroom flooring/painting fixtures and window treatments. The KBCA and City are in the final budget approval stages, with scheduling the work as the next major milestone.

Renewing the KBCC Lease and Replacing the Community Centre Building

The KBCA Community Centre is supported by a lease between the Beaverbrooke Centre/Mall owner and the City, which is due for renewal in 2031.

In addition, the building owner has OLT rezoning approval (2001) to replace the Community Centre with a new three-story building with 7700 sq ft per floor. The current Community Centre building is two storeys and has a total of 4400 sq ft.

The existing building is a wood-frame building with substantial accessibility limitations. With the current rental growth rate, it will be at capacity by 2028. Given that the KBCC is increasingly becoming a regional resource (vs. just Beaverbrook), our Councillor agrees that it needs to be replaced and expanded.

Cathy Curry has agreed to start discussions with the City of Ottawa's Building Leasing group and the Recreation Department (which provides our annual Recreational funding grant), including the KBCA and the Building Owner's representative, David McKeen.

A very recent development is that the Building Owners have put the Beaverbrook Centre Building/Property on the market, asking \$11.5m on May 1, 2026.

Given that the city has a contract to the end of 2030 for the Community Centre and that there is at least one other client (CHEO established a West Ottawa Autism unit in the former Metro store space that is part of the Beaverbrook Centre building) also has a long lease, so how this plays out is unknown.

In-Community Projects and Events

None in 2025 and currently none planned for 2026. We are talking with other Kanata North Community Associations on joint community events (e.g., bike rodeo/training, movie in the park nights).

We will be asking the community for input at our May 5, 2026 AGM

Ecology/Green Space

Neighbourhoods

The Neighbourhoods Tree Inventory continued in 2025, with expanded volunteers including the new Friends of Alison Wilson Works group.

Sustainability (including ecology projects)

Plans for 2026, including running a series of in-person/recorded seminars on green and sustainability projects at the KBCA Community Centre. Details are being worked out as to the actual seminar schedule

City Planning & Community Development

Kanata Golf Course

The KBCA, its directors, and additional Beaverbrook Community members continue to be heavily involved with the Kanata Greenspace Protection Coalition regarding ClubLink's development application for the redevelopment of the Kanata Golf Course.

While legal appeals have been exhausted, the KBCA/KGPC is seeking other avenues to make it attractive to developers Minto, Richcraft, et al to abandon the redevelopment. The actual development construction plans have yet to be submitted and the City holds the right to refuse development based on the developers not meeting the 192 conditions (mostly storm water management) that were a condition of OLT approval.

100 Steacie

The builder is now proceeding with some site preparation work, but actual construction start is TBD. The KBCA notes that the builder updated their site plan to include 1 parking spot for each apartment on the property (presumably underground). Previously it only had sufficient parking spots for have the units.

100 Weeping Willow Lane

No further updates. The developer has not tabled nor set a date for a Site Plan (next stage).

Other Development Applications

The Kanata North Tech Park's two main mixed residential projects, Nokia and Main & Main, are proceeding slowly. However, with the shelving of LRT phase 3, the future of the March Rd BRT (which was integral to LRT 3) is unclear, potentially delaying or modifying these projects.

KNTP/ CPP Project

The City of Ottawa Official Plan has been amended to include special provisions for mixed residential in the KN Tech Park, based on the KNTP/ CPP project.

Parks & equipment

- **Sidewalks** – sidewalks on Stephen Leacock and Varley experienced their first full winter for 2025/26, for which there were initially issues with snow clearing of sidewalks, which were resolved by changing the scheduling of street vs sidewalk plows. The sidewalks are well used, and at least crossing guards in front of the schools now have a place to stand.

Stormwater Management

SWM renovation work on Kanata North stormwater management ponds has started, including dredging to increase water storage capacity.

The KBCA analyzed potential flooding in Beaverbrook in 2024. Beaverbrook is lower than Kanata Lakes and properties above the beaver pond, so any flooding event is potentially bad news for Beaverbrook residents.

See the Document [Beaverbrook – the Stormwater Management Threat](#)

Heritage

Heritage Street Lighting Strategy

While the City has never announced a policy on maintaining the lighted street signs and front lawn globe lights, outstanding repairs for both lighted street (corner) signs are now fully maintained, and front lawn globe lights are now fully maintained (including finding a new globe plexiglass cover supplier).

Heritage Study

The Heritage District Study for Beaverbrook was approved in Jan 2026 by City Council and the project will launch in fall 2026, to be completed sometime in 2027. Unlike initial proposals, which only selected some areas of Beaverbrook, the as approved version includes the entire community

Cross CA events

The KBCA is a Kanata North Community Association member, which meets several times a year with the local Councillor.

The KBCA has not been participating in the FCA (Federation of Citizen's Associations) Planning and Transportation sub-committees on the Official Plan review and Master Transportation Plan review due to lack of volunteers to participate.

The KBCA is participating in the NCC Green Belt Public Advisory Group

The KBCA also works with CAFES and other environmental/sustainability organizations on various projects. A new KBCA Member, Pamela Jordan, a retired Political Science Professor, has been elected as a CAFES Board member.

Community (social, family) events

The KBCA will be putting out advertising for a Clean Up Day for Beaverbrook on Saturday May 16 as few people have volunteered either with the KBCA or the City of Ottawa for Clean Up the Capital in Beaverbrook as of May 1, 2026.

Renewing KBCA Directors and Volunteers

We continue to be short-staffed with volunteers, particularly for the KBCA Board. However, it is a worldwide trend that the return to community events and volunteering has yet to rebound from the restrictions related to COVID-19 in 2020+, particularly retirees, who have always been our main source of Directors and organizer volunteers.

Part of the problem is that Beaverbrook does not have any crises, except the ClubLink/golf course issue (handled by the KGPC community association), which is the chief motivator for community involvement.

Our focus for engaging community renewal and attracting volunteers will be via sponsoring additional street parties/events with financial support from the KBCA. We did not get much uptake, so the next step is door-to-door canvassing, scheduled for post Labour Day 2026.

Update of Community Association Insurance (CPIP) changes at the City of Ottawa

The net result for the KBCA is no change in our status. The City will continue to pay for our GCI via the CPIP (general commercial liability) insurance, but the KBCA must cover Directors and Officers and fire/theft insurance.

Summary

- **Meet your neighbour/Volunteer drive** – unclear how to encourage community get-togethers. A concrete outcome of door to door canvassing will be to identify potential “Street Captains” to lead more “street party” type events and recruit volunteers to organize in-community events).
- **Sustain Beaverbrook/Kanata North** - get engaged with new community-led projects on community building, green and climate issues, and city planning,
- **New Web Site** - the KBCA has contracted with a local web developer to build a new, phone/tablet/desktop friendly web site that is easier to maintain and have community contributors able to add content

Administration:

Fill the following positions:

- Treasurer (volunteer + accountant (part time paid if required))
- Volunteer Director
- Secretary
- Marketing director (part time, paid)
- Technical administrator (website, social media, newsletter, ...)

Volunteers

- Look to engage new volunteers for KBCA events from cross-community through a ongoing door-to-door canvassing campaign
- Volunteers to manage our email, web site, Facebook and other social media and traditional communications (e.g., Kanata Stittsville Voice, mailbox fliers)

Marketing:

- Continued:
 - ◇ Re-invest in proactive marketing and promotion of the KBCA and Community Centre
 - ◇ Continue to poll the community on desired programs and either attract or develop programs.
 - ◇ Community outreach via virtual door-to-door mailing, emailing and street sign notification and invitation to engage. This is a combination of awareness, volunteer ask and education on the community.
 - ◇ Local Business participation and sponsorship

Membership:

- Do a virtual outreach for community engagement and membership starting in Sept 2026
- Do a in-person door-to-door membership drive in Fall 2026 once residents are comfortable with in-person doorstep conversations
- Investigate providing local service referrals and discounts for unique and common renter and home owner needs in Beaverbrook

KBCA Centre Renovations and Community Projects

- Follow through with existing renovation plans. The primary goal is to execute on the projects already approved and funded with a drive to get the contractors required to do the work

Planning

- Ongoing development applications and approved projects
 - ◇ The Clublink application to redevelop the Kanata Golf & Country Club is still unresolved. The KBCA is working with the Councillor and KGPC on blocking this development. The KBCA produced a study on the flood threat from redeveloping the existing Golf Course SWM capabilities, which potentially impacts all Beaverbrook homeowners (all of Beaverbrook is a lower elevation than the Kanata Golf Course lands).
 - ◇ 100 Steacie revised their parking to include one on-premises parking spot for each apartment, and has started preliminary site preparation (removal of all vegetation, but a construction start date has not been announced)
 - ◇ There has been no action on the approved 9-storey apartment building at 100 Weeping Willow

Social and other Media

- Continue posting community events of interest on our website and mailings to KBCA members
- Make better and more frequent use of our Social Media resources
- Move our newsletter (mailerLite) to their latest version (very different)
- Longer term, we are looking to upgrade our web site.

Community Projects

We will be seeking input as to community projects to organize and sponsor, particularly working with in community groups on “green” projects, including those related to trees, urban gardens (the Earl of March High School initiative on Urban Gardens) and sustainability.

Community social events

We will look to find volunteer leaders to run popular events such as the May Day child’s bicycle parade and picnic, Winter Carnival and similar at locations around the community.



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