

2. Zoning By-Law Amendment – 1740 Woodroffe Avenue

Modifications au Règlement de zonage – 1740, avenue Woodroffe

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for a portion of the Greenbelt Research Farm at 1740 Woodroffe Avenue to permit a production studio, as detailed in Document 2 and 3.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie de la ferme expérimentale située dans la Ceinture de verdure, au 1740, avenue Woodroffe, afin de permettre la présence d'un studio de production, comme l'exposent en détail les documents 2 et 3.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Economic Development and Long Range Planning Services, Planning, Infrastructure and Economic Development Department, dated January 16, 2019 (ACS2019-PIE-EDP-0008)

Rapport du directeur, Services de Développement économique et planification à long terme, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 16 janvier 2019 (ACS2019-PIE-EDP-0008)

2. Extract of draft Minutes, Planning Committee, February 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of March 27, 2019, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of March 6, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 27 mars 2019 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 6 mars 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 February 2019 / 28 février 2019**

**and Council
et au Conseil
6 March 2019 / 6 mars 2019**

**Submitted on 16 January 2019
Soumis le 16 janvier 2019**

**Submitted by
Soumis par:
John Smit**

Director / Directeur

**Economic Development and Long Range Planning Services / Services de
Développement économique et planification à long terme,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: KNOXDALE-MERIVALE (9)

File Number: ACS2019-PIE-EDP-0008

SUBJECT: Zoning By-law Amendment – 1740 Woodroffe Avenue

OBJET: Modifications au Règlement de zonage – 1740, avenue Woodroffe

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to
Zoning By-law 2008-250 for a portion of the Greenbelt Research Farm at**

1740 Woodroffe Avenue to permit a production studio, as detailed in Document 2 and 3.

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of March 6, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au *Règlement de zonage 2008-250* visant une partie de la ferme expérimentale située dans la Ceinture de verdure, au 1740, avenue Woodroffe, afin de permettre la présence d'un studio de production, comme l'exposent en détail les documents 2 et 3.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 6 mars, 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Assumption and Analysis

The Ottawa Film Office (OFO) and TriBro Studios wish to construct a soundstage campus and creative hub. In November 2018, the National Capital Commission (NCC) approved an amendment to the federal Greenbelt Master Plan 2013 for 8.4 hectares within the Greenbelt Research Farm (GRF). The City's Planning, Infrastructure and Economic Development Department proposes to rezone the subject lands to align the

City's planning policies with the federal policies. The subject lands are currently zoned "Rural Commercial Subzone 10 (RC10)" and "Agricultural (AG)". The City is proposing to rezone the 8.4 hectare parcel to RC10 with an exception to permit a production studio with related office and training uses.

Public Consultation/Input

In September 2018, the NCC held an Open House session at the GRF with 200 attendees and online consultation with more than 200 respondents. Over 95% of respondents were in support of the Ottawa Film Office (OFO) and TriBro Studios's proposal. In December 2018, the City of Ottawa notified local residents by mail and by posting signs on the property, in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Four residents responded. One was in support. Two had questions about the proposal as they found the location map unclear. Another person expressed concern about this proposal leading to development of greenspace within the Greenbelt. The City will undertake additional consultation once an application for site plan control is submitted.

RÉSUMÉ

Hypothèse et analyse

Le Bureau du film d'Ottawa (BFO) et TriBro Studios souhaitent construire un complexe créatif et de studio de tournage. En novembre 2018, la Commission de la capitale nationale (CCN) approuvait une modification au Plan directeur de la Ceinture de verdure, un document fédéral datant de 2013, visant une zone de 8,4 hectares située sur la ferme de recherche de la Ceinture de verdure. La Direction générale de la planification, de l'infrastructure et du développement économique de la Ville propose de modifier le zonage des terrains visés afin de faire correspondre les politiques de planification de la Ville aux politiques fédérales. La désignation actuelle des terrains visés est « Zone de commerces ruraux, sous-zone 10 (RC10) » et « Zone agricole (AG) ». La Ville propose d'attribuer à la parcelle de 8,4 hectares la désignation RC10, assortie d'une exception destinée à permettre la présence d'un studio de production et des utilisations de bureau et de formation connexes.

Consultation publique et commentaires

En septembre 2018, la CCN a organisé une réunion portes ouvertes à la ferme de recherche de la Ceinture de verdure, à laquelle 200 personnes ont assisté, ainsi qu'une consultation en ligne, qui a attiré plus de 200 participants. Plus de 95 pour cent des

participants étaient favorables au projet du Bureau du film d'Ottawa (BFO) et de TriBro Studios. En décembre 2018, la Ville d'Ottawa a avisé les résidents du secteur, par la poste et grâce à l'installation d'enseignes sur la propriété, conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Quatre résidents ont donné suite à cet avis. L'un d'entre eux soutenait le projet, deux autres ont posé des questions car ils estimaient que la carte de localisation manquait de précision, et un dernier s'est dit inquiet que cette proposition mène à l'aménagement d'un espace vert à l'intérieur de la Ceinture de verdure. La Ville compte mener d'autres activités de consultation une fois présentée la demande de réglementation du plan d'implantation.

BACKGROUND

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

1740 Woodroffe Avenue

Owner

National Capital Commission (NCC)

Applicant

City-initiated

Description of site and surroundings

The Greenbelt Research Farm (GRF) is located within the National Capital Greenbelt and is a former Animal Research Centre, a 1960s-era facility that was officially closed in 1998 and was acquired by the NCC in 2000. The NCC leases some buildings and lands for research and agriculture, but most buildings on site have been vacant over the last few decades.

The following land uses surround the 8.4-hectare development site:

North: On the GRF, there are federal Greenbelt lands leased by the NCC for agricultural purposes. West Hunt Club Road is located approximately 500 metres north. The Manordale community is located beyond.

East: On the GRF, there are federal Greenbelt lands leased by the NCC for agricultural purposes. The transitway and Woodroffe Avenue are located approximately 300 metres east of the development site. The Nepean Sportsplex and Merivale Gardens community are located beyond.

South: On the GRF, there are federal Greenbelt lands used by the federal government and leased by the NCC for commercial and agricultural purposes. The Smith Falls Rail Corridor is located more than two kilometers south of the development site.

West: On the GRF, there are federal Greenbelt lands used by the federal government and leased by the NCC for commercial and agricultural purposes. Leased built-up and agricultural lands on the GRF. Greenbank Road is located more than 1.5 kilometres west.

Proposed Development

The OFO and TriBro Studios propose to build a soundstage campus and creative hub on the GRF. This use is categorized as a production studio within Zoning By-law 2008-250. Office and training uses would occur as part of the production studio. The proposed development would occupy an area of approximately 8.4 hectares in the northeastern quadrant of the GRF's built-up area. The development would include construction of four new buildings and the renovation an existing building (known as Building 801) to develop space for the following:

- Four 1,858 sq. metre (20,000 sq. ft.) sound stages;
- 2,322 sq. metres (25,000 sq. ft.) of workshops;
- 2,322 – 9,290 sq. metres (25,000 – 50,000 sq. ft.) of production space;
- An integrated back-lot filming location utilizing façades on the building exteriors;
- 4,645 – 9,290 sq. metres (50,000 – 100,000 sq. ft.) of office space for film, television and animation production companies, the Canadian Film Centre, an immersive reality/animation post-graduate training centre, and other training facilities; and
- A 929 sq. metre (10,000 sq. ft.) creative industries co-working space.

The development would be sited within the built-up area of the GRF near the southwest intersection of West Hunt Club Road and Woodroffe Avenue. It is accessed by a private

roadway which intersects Woodroffe Avenue at a signalized intersection opposite the Nepean Sportsplex.

Brief history of proposal

In November 2018, the NCC approved an amendment to the Greenbelt Master Plan 2013 to permit the proposed non-federal land uses. This amendment will come into effect only when all the following conditions are fulfilled: 1) Approval of the federal lease; 2) NCC Federal Land Use and Design approval of detailed proposal; and 3) Approval by the City of Ottawa of Zoning By-law amendment and Site Plan for the proposal. The City's Planning, Infrastructure and Economic Development Department proposes to rezone the subject lands to align the City's planning policies with the federal policies.

DISCUSSION

Public consultation

NCC Public Consultation

In September 2018, the NCC held an Open House session at the GRF and online consultation to seek public and stakeholder feedback on their proposed amendment.

The response was strongly positive with respondents citing stimulating the Ottawa film industry and, more generally, boosting the local economy, particularly in terms of job growth, as positive outcomes. There was also support for the re-naturalization and sustainable building and development practices proposed as part of the development.

The concerns raised were about precedents to future private sector uses in the Greenbelt, a perceived lack of clarity in the project plans, the loss of agricultural land, and the potential for future development in the Greenbelt beyond the scope of the project in question.

City of Ottawa Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

In total, at the time of writing this report, four residents had provided comments and/or their contact information to the City by telephone, by filling in comment sheets or by sending an email. One was in support. Two had questions about the proposal as they found the location map unclear. Another person expressed concern about this proposal leading to development of greenspace within the Greenbelt.

For this proposal's consultation details, see Document 4 of this report.

Federal Greenbelt Master Plan

The 2013 Greenbelt Master Plan (GBMP) designates the built area of the GRF as “Federal Facility and Operations”, intended for federal facilities that require special security, seclusion or large space that contribute to national security or research. The NCC’s recently approved amendment permits a commercial (non-federal) facility for a film and television production studio and accessory uses as an exception to the designation.

The exception applies to 8.4 hectares of land within the built-up area of 102 hectares. The NCC’s amendment also included compensation measures to enhance the natural environment within the Greenbelt, including a 15-metre natural buffer and a recreational pathway along Black Rapids Creek and the removal of equivalent or greater Built Area footprint elsewhere within the Greenbelt Research Farm. The NCC has also advised that the GRF will retain its National Interest Land Mass (NILM) designation.

Official Plan

The National Capital Greenbelt is a 20,000-hectare rural landscape that is a distinguishing feature of Ottawa, providing a separation between the urban area within the Greenbelt and the urban communities that have been established just beyond it.

The Greenbelt is a mosaic of land uses and facilities. It contains Natural Environment Areas that link environmental features within the urban area to larger natural landscapes in the rural area. Farming continues as a viable economic activity on Agriculture Resource land. Other economic activities include government and private-sector research and development facilities. The Greenbelt also contains large-scale community facilities such as the Nepean Sportsplex, the Queensway-Carleton Hospital and the Ottawa-Carleton Detention Centre as well as several schools and churches.

The policies for the Greenbelt in the Official Plan implement the provisions of the Greenbelt Master Plan, prepared by the NCC.

The built-up area of the GRF is designated Greenbelt Employment and Institutional Area and Agricultural Resource Area on Schedule B within the City of Official Plan. The remainder of the 765 hectare (1,891 acre) site is designated Agricultural Resource Area, except for the Black Rapids Creek watercourse, which is designated Natural Environment Area.

Lands designated Greenbelt Employment and Institutional Area permit institutional, cultural, recreational and research facilities provided that:

- The programming, land use, and landscape character of these facilities respect the Greenbelt's rural character and benefit from an extensive open area, isolation or a rural environment;
- Activities that do not require an extensive open area, isolation or a rural environment, such as office employment, are only permitted as uses accessory to the primary use;
- The grounds surrounding such facilities are used for farming, forestry, conservation, recreation, resource management, or other uses compatible with the rural character of the Greenbelt.

In 2013, the NCC updated the Greenbelt Master Plan and remapped the polygon that designates the built-up area of the GRF as Federal Facility and Operations. The City did not update its Official Plan accordingly. As a result, the polygons do not match, as shown by comparing policies within Document 5. Nevertheless, an Official Plan amendment is not required to align with federal policies, as Section 5.3.3 permits minor adjustments to boundaries without amendment to the Plan. This correction will be made as part of the next Official Plan comprehensive review.

The site is also in close proximity to the bus transit priority corridor on Woodroffe Avenue. It is within a 400-metre radius of the Nepean Sportsplex stop, although the walking distance is longer, closer to 800 metres.

Zoning

The built-up area of the GRF is currently zoned "Rural Commercial Subzone 10 (RC10)" and "Agricultural (AG)". The remainder of the 765 hectare site is zoned "Agricultural (AG)" and "Environmental Protection Subzone 2 (EP2)" in the area of the Black Rapid Creek watercourse. The City is proposing to extend the RC10 zoning to the full extent of the 8.4-hectare development parcel and to add an exception permitting a production studio with related uses. A production studio is defined as a place where the master copy of an audio or video performance or presentation is made.

Other applicable policies and guidelines

The Transit Oriented Development Guidelines provide guidance to assess, promote and achieve the type of development appropriate to support the use of transit by giving direction on land use, land use patterns and site layout, built form, design to support walking and cycling, managing vehicles and parking, and streetscape and environmental design. This site is close to an existing bus rapid transit stop on the transitway to Barrhaven.

There are several applicable guidelines within the document. Creating a pedestrian and cycling “short cut” from the main door to transit on Woodroffe Avenue will be pursued with the proponents and the NCC through the application for site plan control. This connection will be designed to be convenient, comfortable, safe, easily navigable, continuous and barrier-free. Similarly, the design of new parking lots, drop-off areas, loading areas and landscaped areas to enhance the experience for pedestrians and cyclists will be considered through the application for site plan control.

Planning Act

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), as the document that provides policy direction on matters of Provincial interest related to land use development.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the PPS, 2014.

Planning rationale

Conformity with Greenbelt Master Plan

Although the NCC initially sought a federal use for the subject lands, there was no government department in need of the site. However, the site fit the needs of the OFO for a soundstage campus and creative hub. It is desirable because of its proximity to the Ottawa International Airport and Algonquin College, low travel times to the City's central area, and its secure and secluded location.

The NCC endorsed the proposal for the following reasons:

- The Greenbelt will remain an integral part of the Capital green space network as a cohesive and robust entity supporting a balanced mix of environmental protection, local agriculture and recreation.
- The GRF will retain its National Interest Land Mass (NILM) designation.
- The Master Plan Amendment does not contribute nor impact the function on the Greenbelt as an ecological network connecting high-value natural and cultural landscapes in the midst of growing and intensifying urbanization.
- The Master Plan Amendment will not compromise ongoing regional resilience with respect to local food production as it does not affect the use of any lands that are actively farmed.
- The Master Plan Amendment will support the evolution of the GRF towards a more modern, diversified, resilient and financially sustainable federal site.
- The Master Plan Amendment identifies the re-naturalization of significant areas of land within the Greenbelt that will contribute to the Vision for the Greenbelt. Improvements proposed will enhance the quality of environmental assets in the Greenbelt
- The compensatory measures identified in relation to the proposed facility include new recreational facilities (e.g., proposed trails extensions and repurposing of the trailhead) which will provide value to the community and to the experience of Greenbelt visitors.

Conformity with Official Plan and Transit Oriented Development Guidelines

This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council-approved amendment contained within Official Plan Amendment #150. The proposal complies with the overall goals of the Official Plan (2003) and the Transit Oriented Development Guidelines. The zoning change facilitates employment intensification within an underutilized site, while ensuring compatibility with surrounding land uses and neighbourhoods.

The Official Plan directs that the addition of employment uses occur in accordance with the provisions of Section 2.5.1, Urban Design and Compatibility, and 4.11, Urban Design and Compatibility. Through the application for site plan control, the development will be reviewed to ensure there is adequate on-site parking, balanced with improved

pedestrian and cyclist facilities to reduce automobile dependence. Traffic circulation patterns for pedestrians, cyclists, and vehicles using existing private roads will also be reviewed to ensure that routes are safe, convenient and functional. The provision of landscaping and buffering will also be addressed.

Economic Development Implications

Ottawa's film, television and animation industry provides hundreds of skilled jobs to Ottawa residents and contributes over 100 million dollars to the local economy annually. The proposed facility will be a hub that will help attract, retain, and promote the film industry nationally and regionally, promote Canadian film and content and promote Canadian art and film production in the Capital. The Capital region will benefit from job creation, enhanced educational component and tourism growth.

The construction of a soundstage campus and creative hub will contribute to economic prosperity in the City. The OFO has secured partnerships to invest 40 million dollars in Ottawa to develop the facility, and has estimated that it will generate approximately 40 million dollars in new economic activity within the first few years of operation, and create approximately 500 jobs during construction and more than 500 new full-time jobs in Ottawa.

Adequacy of Infrastructure

There is existing City water, sewer and stormwater infrastructure within the surrounding City streets. The GRF also has private water and sewer infrastructure on federal lands. City staff do not have records of their condition. These pipes are older and may need upgrades. The adequacy of the private servicing and impacts to the public system will be reviewed through the federal approvals and the application for site plan control.

The NCC owns the private roads on the GRF. The front door of the soundstage campus and creative hub may be located as far as 800 metres walking distance from the nearest transit stop. The proponent, City staff, and NCC staff will work together to improve the private road and gateway design, as well as other transportation alternatives, so that access to the development site is safe and convenient for pedestrians, cyclists, and large and small vehicles. A more direct connection for pedestrians and cyclists to the transit stop will be considered as part of this development.

Any costs associated with upgrading the water, sewer and stormwater infrastructure or private road network on the GRF will be the responsibility of the land owner or lessee.

Details of Proposed Zoning

The details of the recommended zoning can be found in Documents 2 and 3. Staff recommend rezoning the lands shown in Document 1 to “Rural Commercial Subzone 10”, subject to an exception (RC10[XXXX]). The exception would permit a production studio as an additional permitted use with office and training uses included. The boundary of the lands subject to the zoning change corresponds with the NCC’s lease and amendment. The proposed RC10[XXXX] zoned lands are bounded on all sides by existing private roads, as shown within Document 3.

As the proponent and NCC have not yet developed the detailed design for the proposal, City staff have not been able to assess the adequacy of servicing or transportation infrastructure of the development. This will be addressed through the federal approvals and the application for Site Plan Control, when the proponents will provide plans and studies describing the detailed design. Staff will review the water, sewer and storm water servicing and transportation impacts and the provision of a “short cut” to transit at that time.

Other Federal Approvals Required

The facility will be subject to a separate Federal Approval review prior to the initiation of any works on federal property. This review will include site planning, site servicing, as well as building architecture and landscape design. The NCC intends that the new buildings will adhere to sustainability standards outlined in the NCC’s Sustainable Development Strategy. City staff will coordinate the municipal approvals (e.g. site plan approval and building permit issuance) with the federal approvals process.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Egli provided the following comment:

“I am very pleased to support this exciting proposal and look forward to moving the project along to completion.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

Any costs associated with upgrading the water, sewer and stormwater infrastructure or private road network on the GRF will be the responsibility of the land owner or lessee.

ACCESSIBILITY IMPACTS

Site works will be required to meet federal and provincial accessibility criteria. The buildings will be required to meet the accessibility criteria contained with the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This proposal addresses the following 2015-2018 Term of Council Priorities:

- Economic Prosperity;
- Healthy and Caring Communities
- Governance, Planning and Decision-Making.

Supporting creative and cultural industries also forms part of the City's economic development strategy.

APPLICATION PROCESS TIMELINE STATUS

This rezoning was City initiated and was therefore not subject to the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The

rezoning has however been processed within the time frame associated with the processing of rezoning applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Key Plan

Document 4 Consultation Details

Document 5 Comparison of Planning Documents

CONCLUSION

The Planning, Infrastructure and Economic Development Department is satisfied that the proposed Zoning By-law amendment conforms to the policies of the City's Official Plan. The requested zoning change to permit a production studio supports new opportunities for growth within the City's film, television and animation industry. Additional design and construction details will be provided with the federal approval process and site plan control application. In conclusion, planning staff recommend that this Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa.ca).



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REVISION / RÉVISION - 2019 /01 /08

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE



Part of / partie de 1740 avenue Woodroffe Avenue

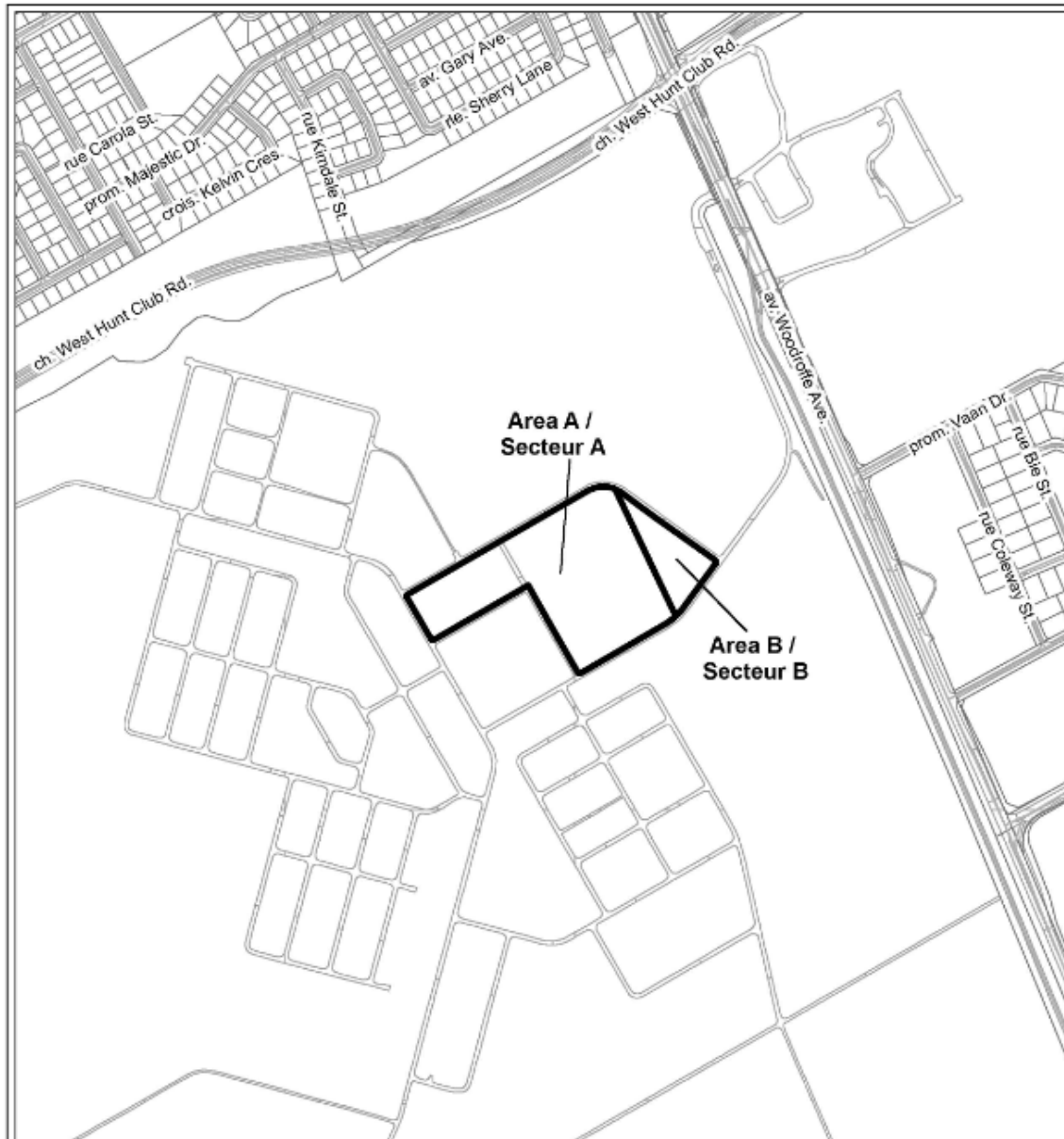





Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1740 Woodroffe Avenue:

1. Rezone the lands shown in Document 1 from:
 - a. Area A: RC10 to RC10 [XXXX]
 - b. Area B: AG to RC10 [XXXX]
2. Add a new exception to Section 239-Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column III add:
 - i. Production studio

Document 3 – Zoning Key Plan



	<p>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE</p>
<p>D02-02-18-0104 18-2050-X</p>	<p> Part of / partie de 1740 avenue Woodroffe Avenue</p>
<p>I:\CO\2018\Zoning\Woodroffe_1740\...rezone</p>	<p>Area A to be rezoned from RC10 to RC10[xxxx] Le zonage du secteur A sera modifié de RC10 à RC10[xxxx]</p>
<p><small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.</small></p> <p><small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'AMÉNAGEMENT.</small></p>	<p>Area B to be rezoned from AG to RC10[xxxx] Le zonage du secteur B sera modifié de AG à RC10[xxxx]</p>
<p>REVISION / RÉVISION - 2019 / 01 / 11</p>	<p> 1:10,000 SCALE</p>

Document 4 – Consultation Details

Notification and Consultation Process

National Capital Commission Public Consultation

In September 2018, the National Capital Commission (NCC) held an Open House session and online consultation to seek public and stakeholder feedback on their proposed amendment. Over 200 persons attended the NCC's public session (September 5, 2018). Forty-two of these participants filled out a short survey, and provided feedback on the project. A total of 196 persons responded to the NCC's online consultation (between September 5 and 19, 2018), and 12 sent emails.

Ninety-five percent of all comments were positive, four percent were negative and one percent of comments were neutral. The NCC reported that the arguments most frequently made in favour of the amendment focused on the stimulus it would provide to the Ottawa film industry and, more generally, to the local economy, particularly in terms of job growth. Respondents also frequently referenced the opportunities it would create for local film students. They also mentioned the gains for the Greenbelt through re-naturalization and sustainable practices on the proposed site.

The NCC found that the concerns expressed by respondents demonstrated varying degrees of skepticism that the amendment would yield results that are ultimately in the best interest of the Greenbelt. Some outright opposed any commercial development in the Greenbelt, while others worried about a perceived lack of clarity in the project plans, the loss of agricultural land, and the potential for future development in the Greenbelt beyond the scope of the project in question.

The one comment classified as "neutral" inquired about a potential expansion of Greenbank Road and the availability of access to the site from Hunt Club Road.

City of Ottawa Public Consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Four residents provided comments and/or their contact information to the City by telephone, by filling in comment sheets or by sending an email. One was in support. Two had questions about the proposal as they found the application summary unclear.

Another person expressed concern about this proposal leading to development of greenspace within the Greenbelt.

Public Comments and Responses

Comment: The map and rendering do not clearly show what is being proposed.

Response: This is the information that is available at this time. There will be more information provided within the application for site plan control.

Comment: Concern that this development could be the first step in developing all the greenspace in the area.

Response: The film production studio is proposed on approximately 8.4 hectares of leased federal lands within the Greenbelt but these lands are not classified as greenspace. The whole property with the address 1740 Woodroffe Avenue, as shown in the location map in Document 1, measures 765 hectares (almost 2000 acres) and is mostly intended for agricultural purposes. The area known as the Greenbelt Research Farm (GRF) measures 102 hectares (about 255 acres) and has existing roads and buildings. The GRF is already developed but underused. The GRF was an Animal Research Centre, from the 1960s until 1998, when it closed. The NCC acquired the site in 2000 and since that time has sought a federal department to use the land and existing buildings. No department came forward, but the Ottawa Film Office (OFO) and TriBro Studios were interested in using the lands for a film and television production studio. The NCC amended the Greenbelt Master Plan in November 2018 to allow an exception for this use.

To improve of the overall balance of greenspace within the Greenbelt, the NCC amended the master plan at the same time to remove permission for a golf course at 3798 Bank Street, as they plan to re-naturalize this property to enhance natural linkages and public access to the Greenbelt for recreation.

Comment: Please tell me this will be accompanied by an expansion of Greenbank to four lanes and access to the site off Hunt Club.

Response: The 2013 Transportation Master Plan does not identify Greenbank Road for widening within the planning horizon (up to 2031). The development does not propose access from Greenbank or West Hunt Club. Access to the site is proposed from the signalized intersection at Woodroffe Avenue. A Transportation Impact Assessment evaluating the adequacy of the existing road network and access will be submitted with the application for site plan control.

Document 5 - Comparison of Planning Documents

