



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

Amendment to the 2013 Greenbelt Master Plan

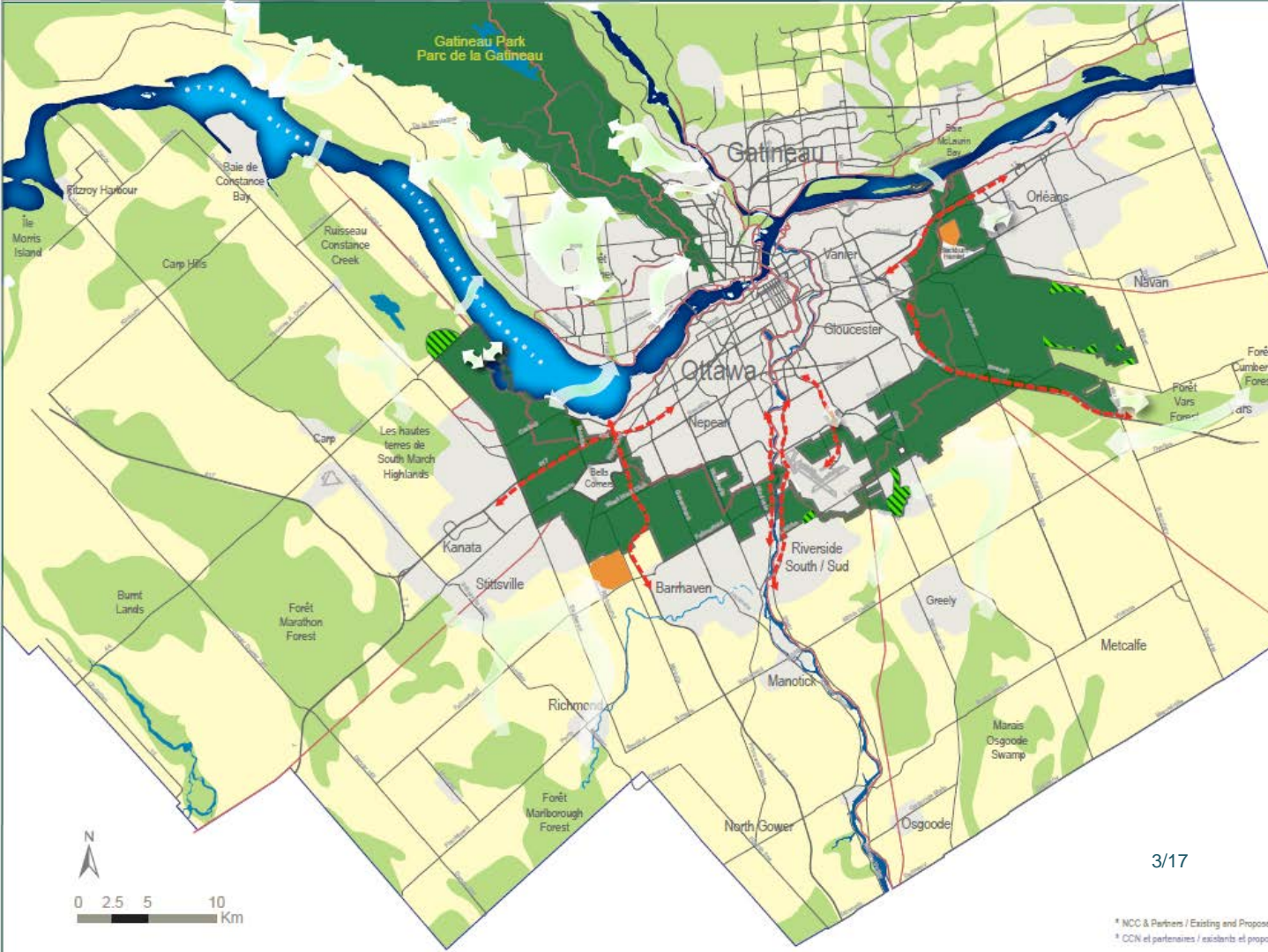
Board of Directors
November 22-23, 2018



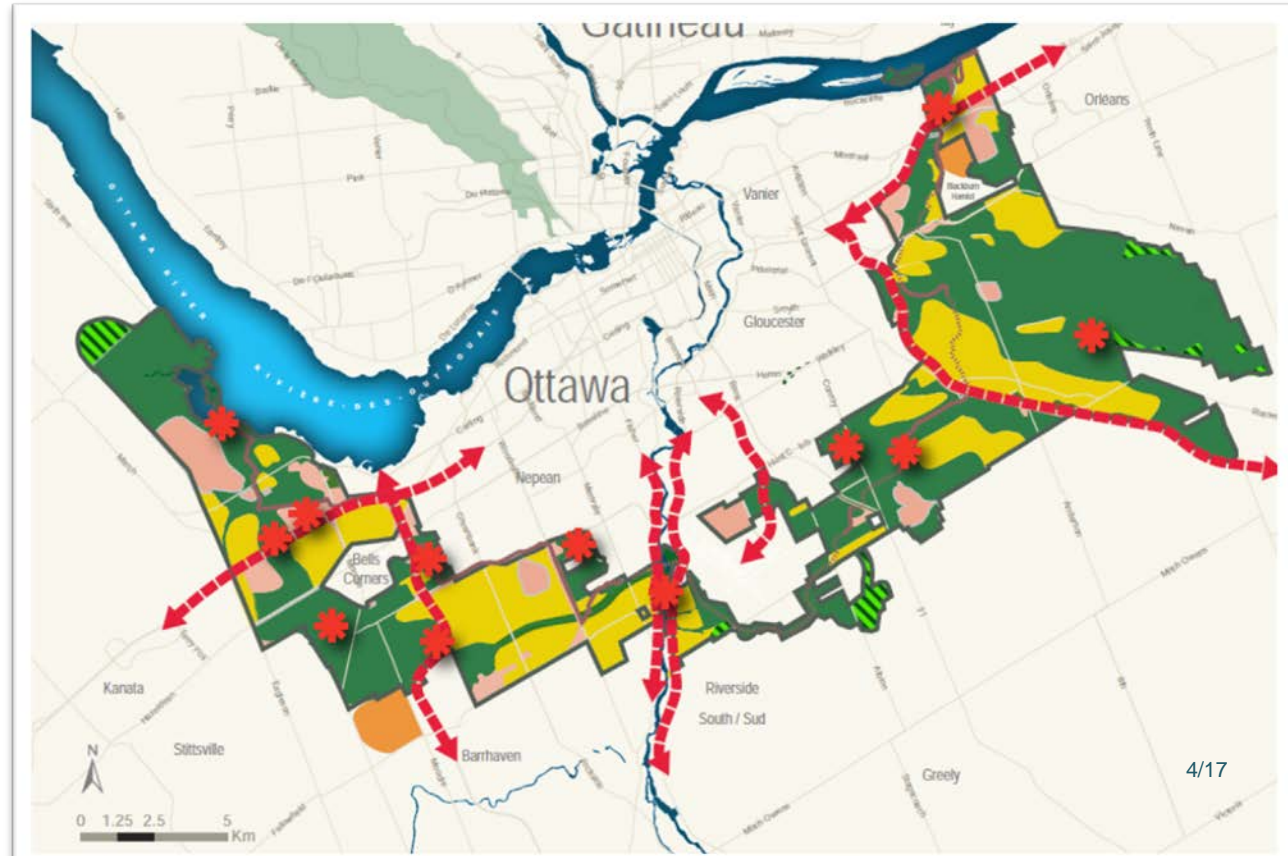
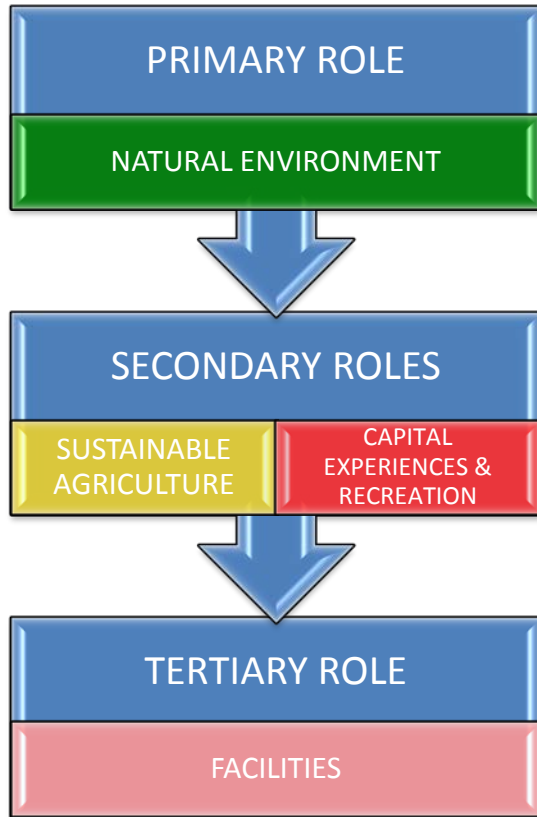
Purpose

- To obtain Board's approval for an amendment to the Greenbelt Master Plan (2013) to:
 - Permit a film and television production studio with a sound stage campus in a portion of the Greenbelt Research Farm (1740 Woodroffe Avenue) and;
 - Re-designate the Capital Golf Course for natural and recreational uses (3798 Bank Street).

Regional Context



« The Greenbelt will forever protect natural systems, agriculture and opportunities for outdoor recreation and education that will inspire Canadians and contribute to the sustainable and quality of life in Canada's Capital Region. »

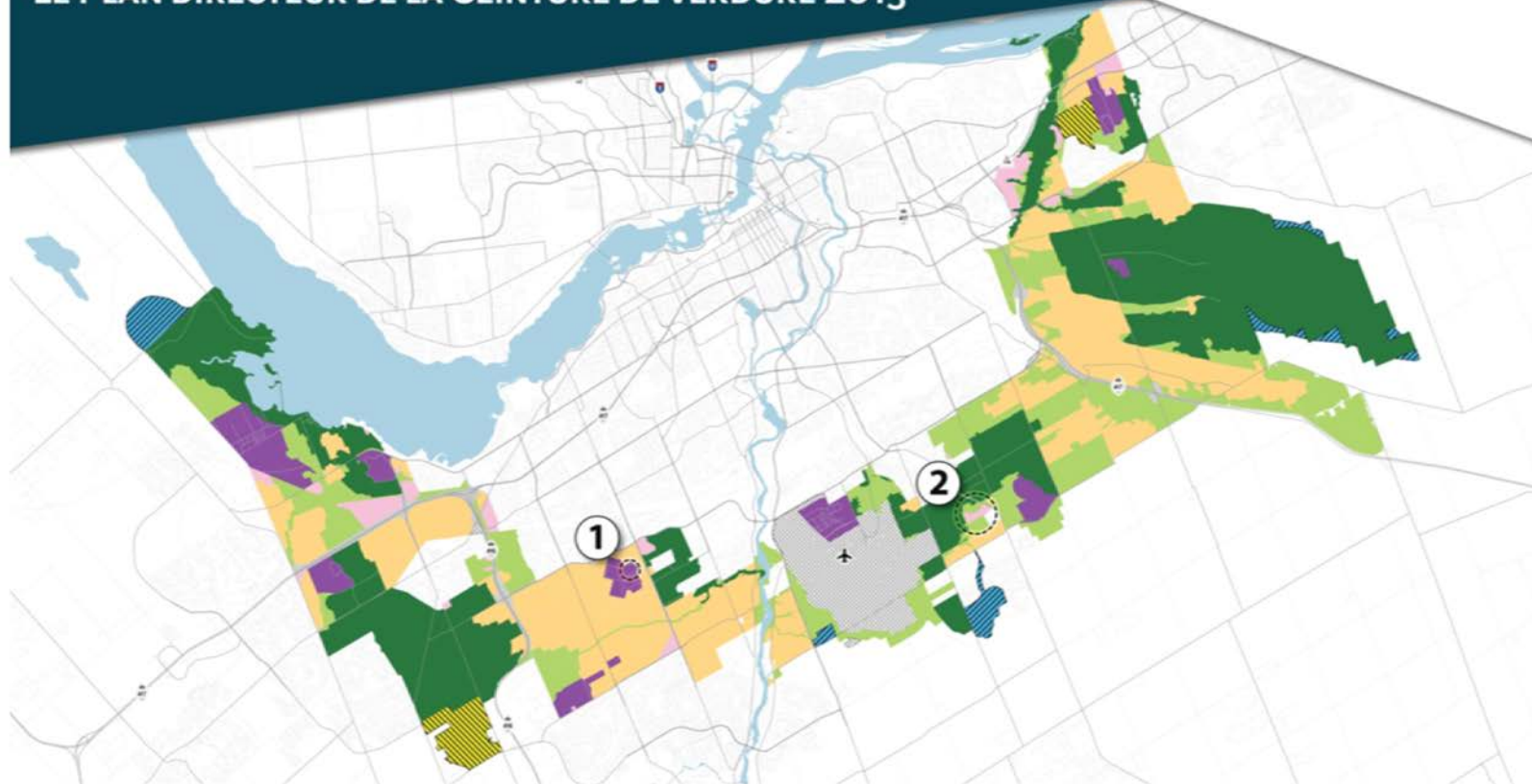


GREENBELT MASTER PLAN 2013

LE PLAN DIRECTEUR DE LA CEINTURE DE VERDURE 2013



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- ① Greenbelt Research Farm
Ferme de recherche de la Ceinture de verdure
- ② Capital Golf
Terrain de golf de la capitale

Core Natural Area
Aire naturelle principale

Natural Link
Lien naturel

Agriculture
Agriculture

Federal Facility and Operations
Installation et opérations fédérales

Non-Federal Facility and Operations
Installation et opérations non-fédérales

Transportation Route
Voie de transport

Addition
Ajout

Removal
Retrait

Special Study Area
Zone d'étude spéciale

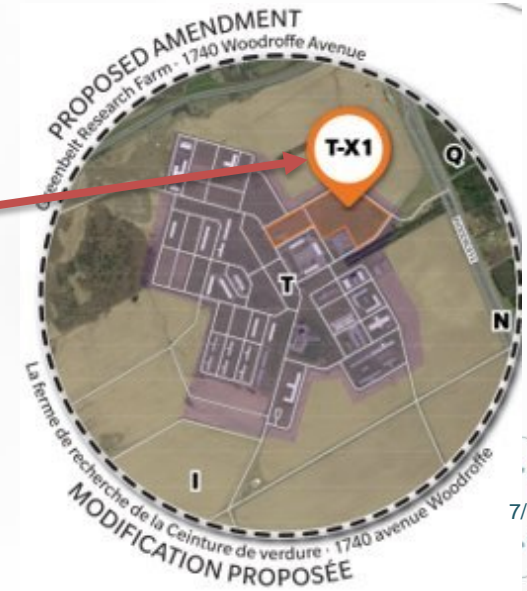
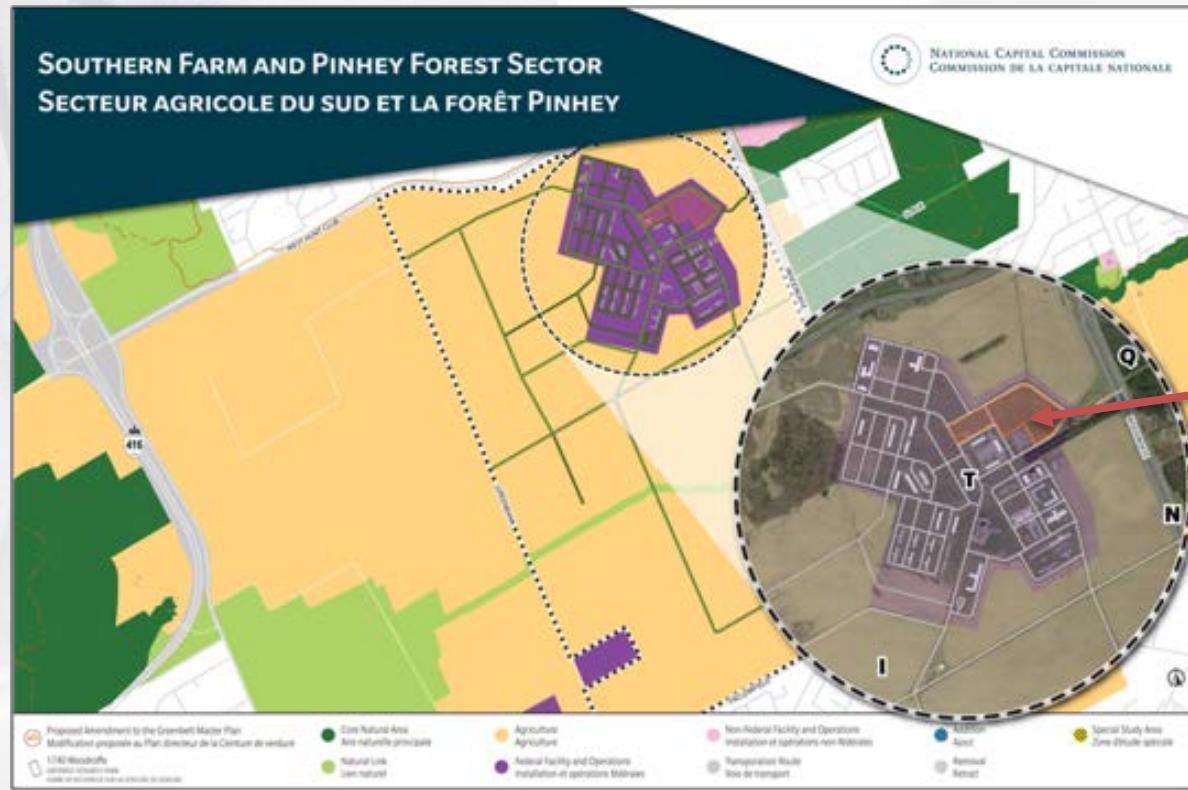
Background

- The Greenbelt Research Farm (GRF) is a former Animal Research Centre, a 1960s-era facility.
- Being designated as National Interest Land Mass (NILM), the NCC acquired this 822 hectare property in 2000.
- The various buildings have been mostly vacant including Building 801.



Greenbelt Research Farm –Amendment

Add an exception within the “T” area to permit the film and television studio on a 9.6 hectare parcel designated “Federal Facilities and Operations”



Amendment T-X1 –Greenbelt Research Farm

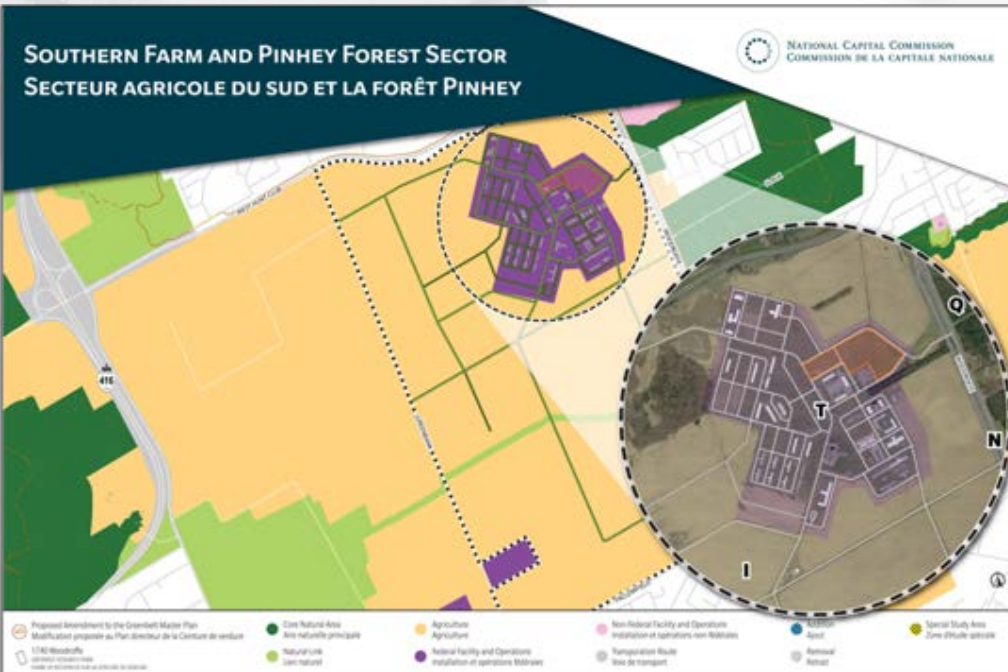
The proposal includes 4 new buildings with the following functions:

- Four sound stages;
- Workshops;
- Production office space;
- An integrated back-lot filming location;
- Long term tenant office space; and

The retrofit of the existing building 801 for creative industries co-working space.



Compensation Measures – Greenbelt Research Farm

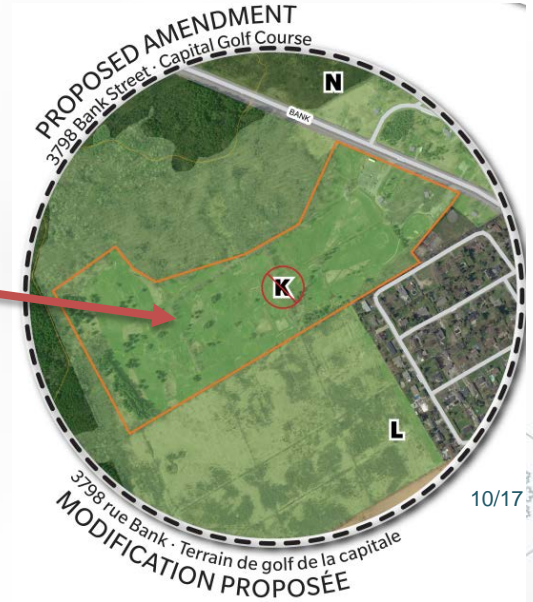


- Renaturalization along Black Rapids Creek (7 ha)
- Offering trail connectivity west of the Rideau River
- Net gain of natural capital with reduced built area footprint
- Improving the quality of the built and natural assets
- New buildings will respect the NCC Sustainable Development Strategy

Capital Golf Course –Amendment



- Remove specific guidelines identified as “K”
- Change land designation from “Non-Federal Facility and Operations” to “Natural Link”



Compensation Measures – Capital Golf Course

- Renaturalization of the Capital Golf Course (net gain of 21.5 ha) which enhance the ecological connection
- Offering a new destination for the public with trailhead, parking and expanded trails
- Connecting to the Greenbelt Pathway Network
- Improving the Greenbelt visibility and awareness

Greenbelt Master Plan Policies

- Does not impact the agricultural lands
- Protect and enhance the natural environment
- Strengthen ecological connections
- Support low impact outdoor recreation and nature interpretation
- Provide meaningful experience for visitors
- Re-naturalize site when non-federal facilities are no longer required



Amendment

This amendment will come into effect only when all the following conditions are fulfilled:

- Approval of the lease;
- NCC Federal Land Use and Design approval of the Ottawa Film Office detailed proposal; and
- Approval by the City of Ottawa of Zoning and Site Plan.



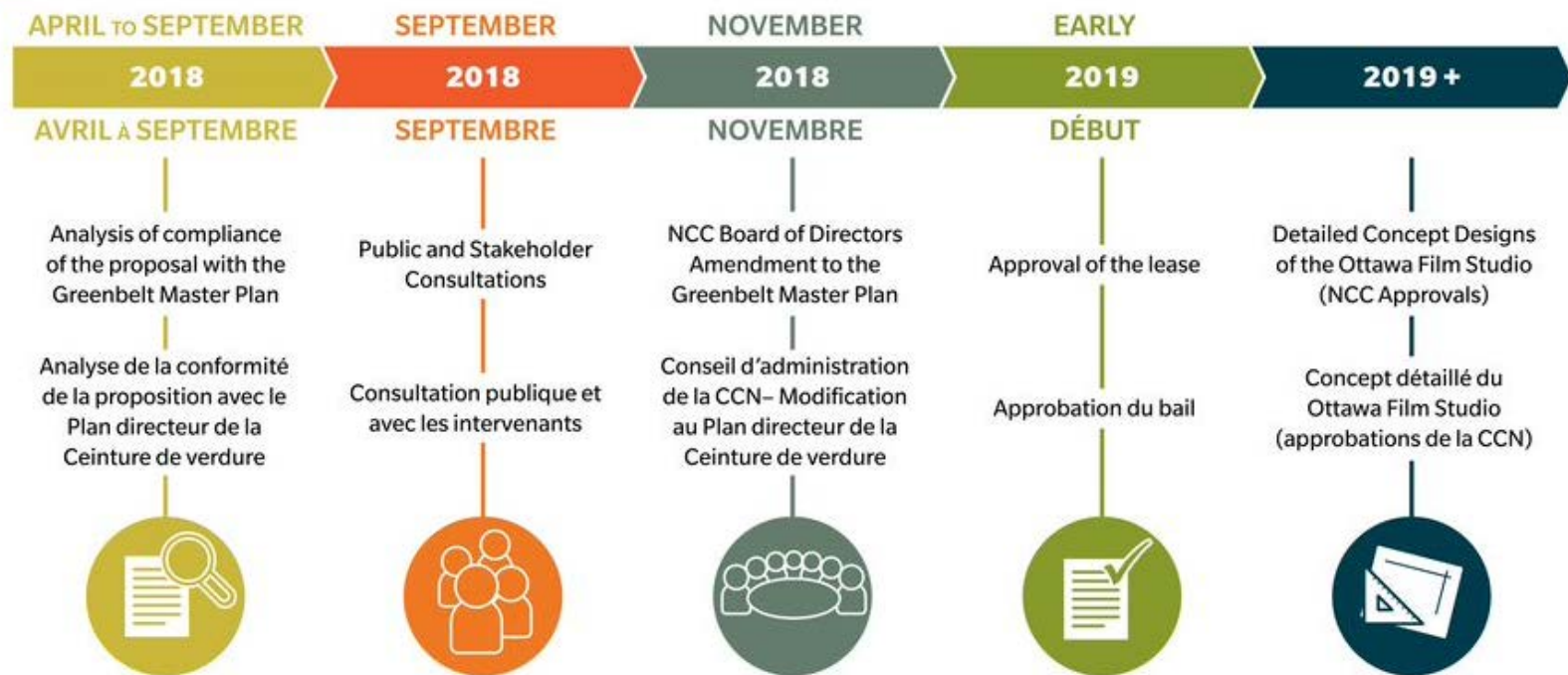
Consultation

- More than 200 people attended
- Open House Format and Online
- Bus tour
- Positive feedback and input generally favorable
- Few concerns raised (precedent, possible future expansion, parking needs and traffic generation)



PLANNING PROCESS AND NEXT STEPS

PROCESSUS DE PLANIFICATION ET PROCHAINES ÉTAPES



Recommendations

- THAT the Board of Directors grant Federal Land Use Approval for the amendment #1 to the Greenbelt Master Plan as it appears in Appendix A:
 1. To permit a film studio on a portion of the Greenbelt Research Farm (1740 Woodroffe Avenue) as an exception on a Federal Facility and Operation site;
 2. To re-designate the Capital Golf Course from Non Federal Facility and Operations to Natural Link (3798 Bank Street);

Recommendations (cont' d)

3. This amendment will come into effect only when all the following conditions are fulfilled:
 - a. Approval of the lease;
 - b. NCC Federal Land Use and Design approval of the Ottawa Film Office detailed proposal; and
 - c. Approval by the City of Ottawa of Zoning and Site Plans for the Ottawa Film Office proposal.
- THAT the finalization and signature of the Federal Land Use Approval associated with this submission appended in draft form (Appendix A) be delegated to the Executive Director, Capital Planning Branch.

