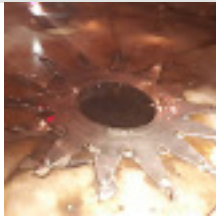


Councillor Brockington Update - Southern Corridor Lands

Inbox



Brockington, Riley

Wed, Dec 24, 12:31 PM (5 days ago)

Good afternoon,

May I take this opportunity to wish you a Merry Christmas and a safe and happy holiday season to everyone.

Thank you for your recent correspondence with my office about the December 17 meeting of the joint Planning & Housing, as well as the Agricultural and Rural Affairs Committee of the City of Ottawa. The meeting was to discuss and debate the City staff recommendations related to the Comprehensive Zoning Bylaw Review, an extensive and lengthy bylaw review, encompassing the entire City, following the 2022 provincial government approval of the refreshed City of Ottawa Official Plan.

City staff presented three versions of the bylaw over two+ years, which engaged the public in virtual and in-person sessions. On May 31, 2025, I hosted a standing room only Saturday session at the Jim Durrell Recreation Complex that provided a detailed overview of the Zoning Review, what it meant for River Ward and provided an extensive Q&A session. This has also been a near-monthly discussion point on the agendas of the Hunt Club Community Association and Riverside Park Community Association and recently, I appreciated the engagement and support from the Greenspace Alliance, OSEAN and local residents. I also booked a public session in October that was just going to focus on the Southern Corridor, but City staff backed out of the session and I had to cancel it.

Approximately ten separate parcels of lands abut the McCarthy Woods, on the east, north and west sides. The lands in question, owned by the NCC, are locally referred to as the Southern Corridor and run from the Rideau River to the Airport Parkway. These lands do not include the land directly under the Hydro One transmission lines.

After Version 1 of the draft Bylaw was released, the NCC approached the City of Ottawa and requested that the lands in question receive a new zoning classification, DR, Development Reserve, as the NCC claimed would make the lands' zoning designation more aligned with the Official Plan. The NCC used a City of Ottawa process to amend its lands' designation, without any conversation, consultation or discussion with the community. The sheer volume of land, public benefit from the land and ecological value deserves a public, transparent process, led by the NCC.

At the December 17 joint-Committee meeting, I proposed a motion that reads as follows:

Re: New Zoning By-law – NCC Parcels in McCarthy Woods and the Southern Corridor

Moved by / Motion de: Councillor Brockington

WHEREAS the National Capital Commission (NCC) owns properties in Ward 16 along the Walkley rail corridor between the Rideau River and Airport Parkway, commonly referred to as the **Southern Corridor and** McCarthy Woods, and in Ward 8 along the Beachburg rail corridor between Woodroffe Avenue and Merivale Road, commonly referred to as the Southern corridor; and

WHEREAS the Official Plan designation for the NCC-owned McCarthy Woods is a mix of Neighbourhood and Greenspace; and, the designation for the NCC-owned Southern corridor is Neighbourhood; and

WHEREAS the current zoning in Zoning By-law 2008-250 for the **Southern Corridor and** McCarthy Woods is Parks and Open Space, Community Leisure Facility, and Light Industrial; and, the current zoning for the Southern corridor is Minor Institutional; and

WHEREAS the first draft of the new zoning by-law proposed for McCarthy Woods Open Space Facility, Recreation, and Greenspace; and, for the Southern corridor Institutional; and

WHEREAS the NCC expressed a desire for the lands within both corridors to be designated in the new Zoning By-law as Development Reserve; and

WHEREAS a zoning designation of Development Reserve in the final draft of the new Zoning By-law in both areas are consistent with the Official Plan designation of Neighbourhood; and

WHEREAS the proposed zoning in the first draft of the new Zoning By-law in both areas are consistent with the Neighbourhood designation of the Official Plan; and

WHEREAS a significant number of public submissions have been received from both communities requesting that the zoning for their respective areas revert to zoning designations aligned with what was proposed in Draft 1; and

WHEREAS the Baseline-Merivale Secondary Plan is currently underway and includes the Southern corridor; and

WHEREAS following the conclusion of the Baseline-Merivale Secondary Plan process, the City will initiate a Zoning By-Law amendment to implement the intent of the Secondary Plan.

THEREFORE BE IT RESOLVED that the zoning for the lands designated Neighbourhood in the Official Plan along the Walkley rail corridor for the Southern Corridor and McCarthy Woods in the new Zoning By-law revert to the zoning in line with what was shown that was proposed in the first draft of the new Zoning By-law, except for the following changes:

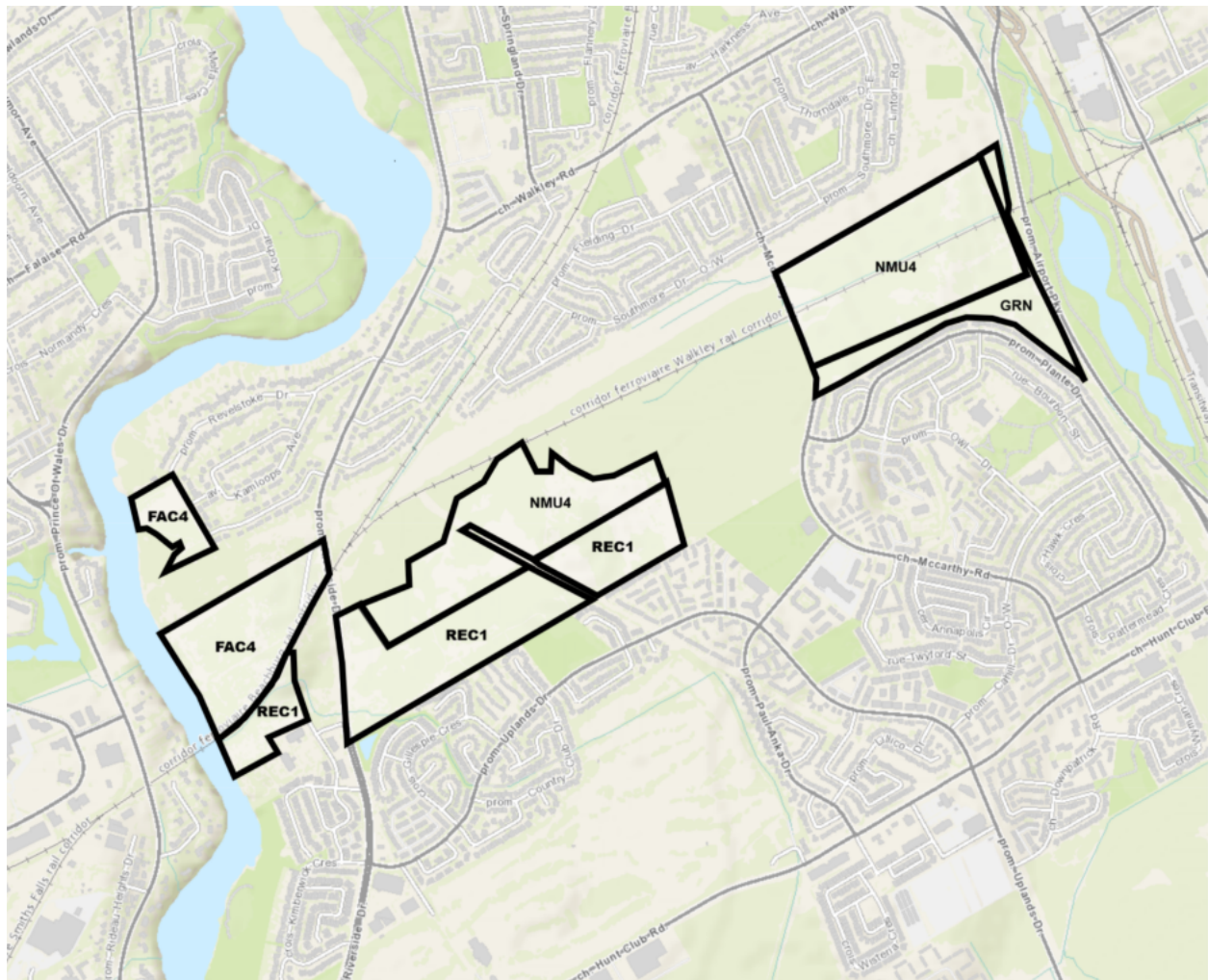
- lands currently zoned IL – Light Industrial in Zoning By-law 2008-250 will be zoned NMU4 – Neighbourhood Mixed-Use subzone 4 instead of GRN – Greenspace;
- the lands zoned FAC-1 – Open Space Facility Subzone 1 in the first draft of the new Zoning By-law will be zoned FAC4 – Open Space Facility Subzone 4; and
- exception [310] and the holding symbol -h will not be included in the zone codes,

as shown on the map in Document 1, attached to this motion and on file with the City Clerk; and

BE IT FURTHER RESOLVED that the zoning for the lands designated Neighbourhood in the Official Plan for the Southern corridor revert to the INZ[416]-h zone, as was shown in the first draft of the new Zoning By-law, as shown in Document 2, until such time that the Baseline-Merivale Secondary Plan has been completed and the zoning is amended to implement the secondary plan; and

BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Document 1 McCarthy Woods Zoning at the December 17 joint Committee meeting.



As you can see in the map, the various parcels have different zoning classifications (this is what was approved at Committee and must be approved by City Council at the end of January 2026.)

FAC4 zoning classification **Open Space (environmental preserve and education area)**.

REC 1 zoning classification is **Recreation Zone**.

NMU4 zoning classification is **Neighbourhood Mixed-Use Zone**.

GRN zoning classification is **Greenspace**. For those who live on the north side of Plante Drive, the minimum distance between your rear property line and the NMU4 zone is 40 metres (minimum).

The McCarthy Woods are zoned Environmentally Protected and are not subject to rezoning.

The current zoning as of today (before the Committee decision and Council ratification) of all the parcels is a mixture of Environmentally Protected, Parks and Open Space, Community Leisure Facility Zone and Light Industrial Zone.

At the joint Committee meeting of December 17, my motion was approved on a vote of 11-4. Councillor Jeff Leiper, Chair of the Planning and Housing Committee not only voted against the motion, but spoke passionately against. Implying, we should step aside and allow the NCC to develop these lands. Please see this CBC Ottawa story that summarizes the final

decision: www.cbc.ca/news/canada/ottawa/ottawa-zoning-ncc-poets-pathway-greenspace-development-9.7020156

The Committee's decision must be ratified by Ottawa City Council at their meeting on January 28, 2026.

How can you help me...

Contact your Member of Parliament, either MP Yasir Naqvi or MP David McGuinty. In addition to sharing your personal views on why these lands are so valuable and must be retained, consider asking your MP to contact the NCC as well to back down from their plan to dispose of these lands, facilitating their eventual development. I need additional support at the federal level to push the NCC.

Before the City Council meeting, I will touch base with you again and provide an update and suggest which Councillors to reach out to. Given that we are now in the Christmas-Kwanzaa-New Year holiday period, I suggest that the outreach can wait until early January.

My very best to you all.

Have a safe and Merry Christmas, happy holidays.

Riley Brockington
City Councillor, River Ward
613-580-2486