

Submitted on behalf of CAFES (Community Action for Environmental Sustainability)

Angela Keller-Herzog

**CONCERN:** The NCC has moved to sell 1100 Canal Woods Terrace for residential development — a mature urban forest parcel partially within the Rideau flood plain — and has requested zoning changes to the City of Ottawa that would significantly alter the ecological corridor comprising Leopold Woods, McCarthy Woods, and Meadows. Both actions raise questions about how the NCC is balancing its long-term environmental stewardship mandate against the urgent need for affordable housing.

**WHY THIS IS A CONCERN:** CAFES fully supports the use of appropriate public lands for affordable housing, and we recognize the NCC's contribution to building a compact, livable, healthy city where people have access to quality greenspace. These goals are not in conflict — but the process matters. The Canal Woods site sits on a flood plain, contains irreplaceable 140-year-old oak trees in a ward already well below the city's 40% canopy target, and was offered for sale without the community consultation required under FLUDTA. The Leopold/McCarthy corridor was designated ecologically significant under NCC's own 2015 Urban Lands Plan. Ottawa has substantial grey space available for affordable housing development. Razing mature urban forests and eroding ecological corridors are not necessary trade-offs.

**QUESTION:** What framework does the NCC use to determine whether a specific parcel of land is appropriate for development versus conservation — and how does the NCC ensure this process includes meaningful public consultation, is consistent with its own conservation plans, and is made transparent and accountable to the communities these lands serve?

Lynne Patenaude

Question: Submitted on behalf of the Riverview Park Community Association in Ottawa:

The NCC's process for development of its lands near Hurdman station in Ottawa is of concern to the Riverview Park Community Association.

Several areas are listed as "Open for Feedback". but with no site info available to inform community input.

- The process used at the affordable housing project at 1460 Riverside Drive is farthest along. While the project chosen is a positive use of this land, the process is of great concern to us and to other local and regional community groups. <https://ncc-ccn.gc.ca/business/1460-riverside-drive>
- The current process has made decisions on changes to land-use in the Ottawa area at many sites with no public consultation, no community input on current uses, and non-transparent assessments of the impacts on the public and on the environment.
- The process used at 1460 Riverside also provided no proactive notification to the local community or municipal councillors, no opportunity to sign up for project notifications, no posting of updates on significant status changes on the project web-page.
- The project web-page provided no link to the Impact Assessment Agency of Canada project page announcing the 30-day public consultation period for the environmental impact assessment.
- This clearly was an ineffective consultation approach, as there were no public comments nor community knowledge shared for 1460 Riverside Drive.
- Finally, responses to enquiries to NCC have been too slow for public engagement (two months instead of the three weeks of your service standard), and neglected to share relevant public documents.
- The Riverview Park Community Association is requesting that NCC change their public consultation process around land use changes and development to address our concerns and to improve transparency.
- Will NCC commit to working with community groups and other non-governmental organizations to do so?

ANDREI GRUSHMAN

My question asked for the Lands for Homes work plan over the coming year and the NCC's plans for the McCarthy corridor in particular.

I also asked the NCC to clarify the boundaries of what it calls the "Lower Rivergate Corridor".

Mireille Trent

Question:

The McCarthy Woods and Corridor is an important urban greenspace stretching from the Rideau river to the airport parkway which the NCC Real Estate arm is eyeing for development despite its well documented high ecological, recreational, cultural, and eco-services value. The tens of thousands of people living in close proximity to this ecological corridor and people across Ottawa benefit from the clean air, water filtration and retention, heating and cooling services provided by this expansive wildlife corridor with hundreds of thousands of trees and millions of native plants. Our community and environment leaders would like to discuss NCC's development plans for this area but are unable to get staff to the table. My ATIP request from November of last year is way past due, and none of the data or research I requested over 3 months ago has been provided. While providing extremely limited feed-back on their development plans for this area, and no background information, the NCC has also refused in writing to grant permission to professors, researchers and students from Ottawa University, Carleton University, Algonquin College, and the Museum of Nature.

Question 1: Can we count on the NCC to be an open and transparent federal partner in our community who will meaningfully engage with us, and share information with us, on your conservation and development plans for McCarthy Woods and Corridor?

Question 2: Will you please urge NCC staff to work with the Hunt Club Community, higher learning intuitions and others to advance research and conservation efforts of the McCarthy Woods and Corridor?

Question 3: Will you please expedite the McCarthy Woods and Corridor ATIP request which I submitted in November 2025, and quickly share all relevant data, research and studies which I requested by email in early spring of this year?

Thank you, Mireille Trent Active Member of Ottawa South Eco-Action Network and the Hunt Club Community Association

Dave Coyle  
Christine Johnson

Question:

Topic: Prioritization of Vacant “Grey Top” Land Over Greenspace in the NCC Capital Urban Lands Plan 2026

There are several recent examples within the Riverside Park–Hunt Club communities where the National Capital Commission (NCC) has proposed or pursued the development of greenspace, despite the apparent availability of vacant “grey top” lands.

The rationale for prioritizing greenspace development in these cases is not clear to our communities.

We respectfully request that the Board engage with affected communities and undertake a review of these concerns. The issues involved are complex and would benefit from a collaborative approach that prioritizes integrating nature into development, rather than extending development into existing natural areas.

The area of concern encompasses the pyramid-shaped lands bounded by Confederation Heights at the apex and the Uplands Airport at the base, with the Rideau River and Sawmill Creek forming its western and eastern boundaries.

We believe that meaningful community consultation and a commitment to sustainable land-use planning can lead to outcomes that balance development needs with the protection of valuable greenspaces.

Thank you for your consideration.

Dave Coyle President Riverside Park Community Association  
Christine Johnson President Hunt Club Community Association