

Hunt Club Community Association  
Planning Committee

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## **NCC's Greenspaces: “Development Reserve” Zones**

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Background Document  
January, 2026



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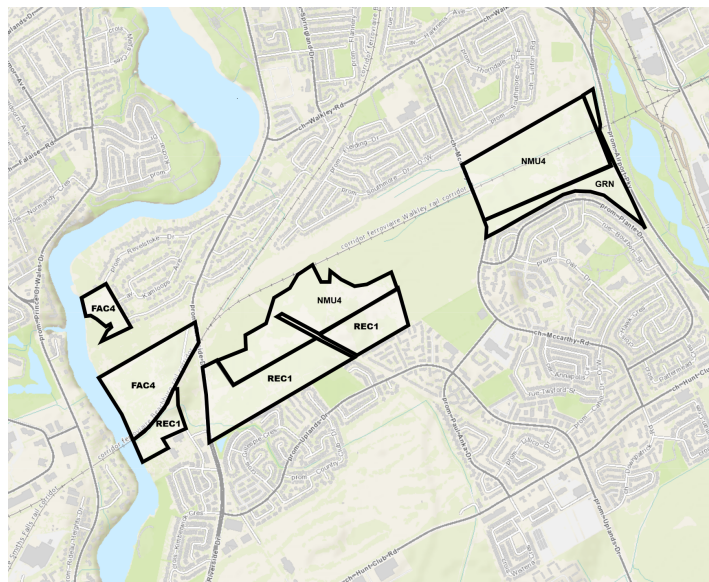


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## Executive Summary

- *The NCC owns two large greenspace corridors in south Ottawa: the “Southern Corridor” between Woodroffe Avenue and Merivale Road, and the “McCarthy Woods” corridor which stretches from the Rideau River to the Airport Parkway.*
- *The City of Ottawa’s current Zoning By-law provides a mix of zones for these well-used greenspace corridors. At the NCC’s request, however, the proposed zoning for most of these parcels was changed to “Development Reserve” in Draft 3 of the new Zoning By-law. This zoning would make development a foregone conclusion.*
- *Local community associations and other stakeholders have expressed deep concern about this proposed change for the following reasons:*
  - *Development Reserve zoning for the McCarthy Woods corridor would directly contradict the NCC’s own strategic plans, which have designated this corridor as a “Regional Interest Land Mass”, worthy of stewardship and conservation.*
  - *In the case of the Southern Corridor, such zoning would pre-empt the conclusions of the Baseline-Merivale Secondary Plan process, which is already the subject of public consultations.*
  - *Development Reserve is not the only – let alone the best – zoning option for the McCarthy Woods corridor. Greenspace, Open Space, Recreation, and Neighbourhood Mixed-Use zones are also fully consistent with a Neighbourhood designation in the Official Plan.*
- *As a result, Councillor Riley Brockington (River Ward), with the support of Councillor Laine Johnson (College Ward), has proposed a motion which would convert the existing zones “like for like” to the new Zoning By-law.*
- *At the Joint Committee meeting on December 12, 2025, twelve delegations spoke in favour of this motion. It was approved by a large majority of committee members (11-4) and has been referred to the full City Council for a final decision on January 28, 2026.*

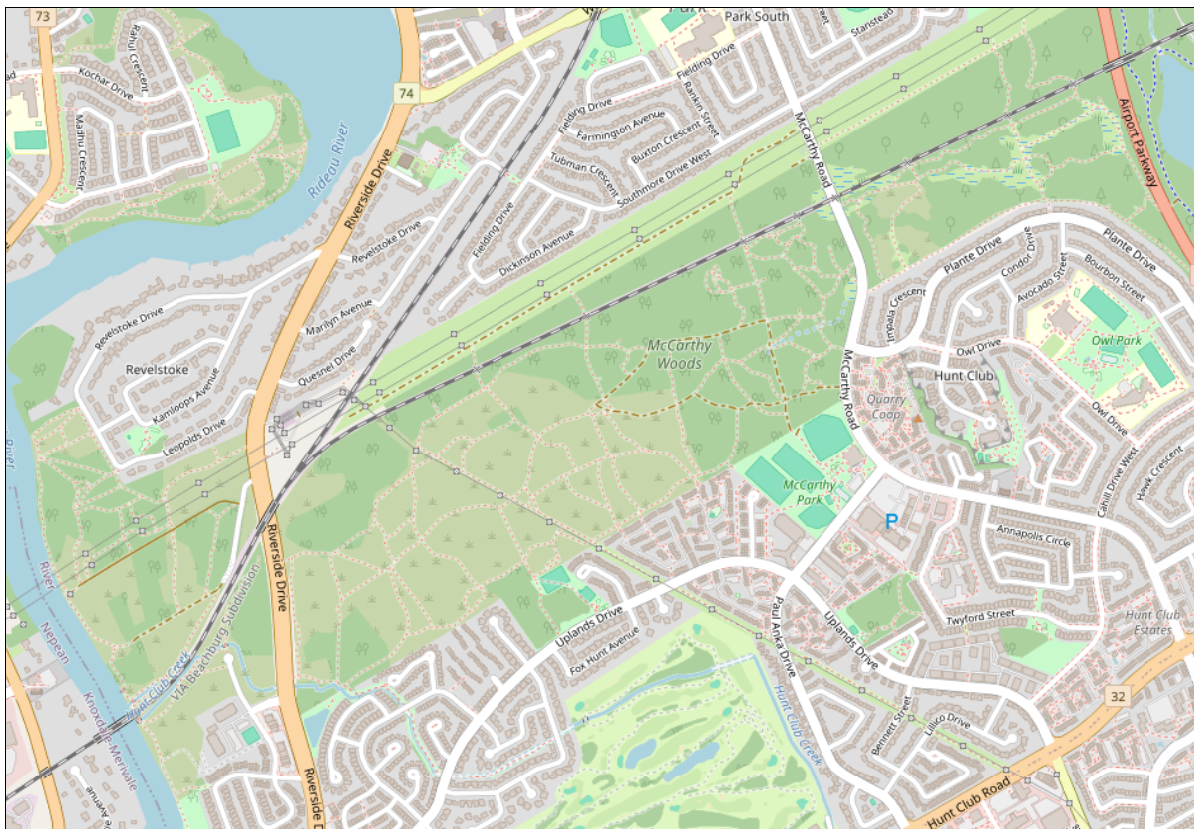
- *This motion is a reasonable compromise. It retains a mix of recreation, greenspace, and open space zones near the Rideau River and the surrounding residential areas, without “downzoning” the NCC’s properties near McCarthy Woods. The existing Light Industrial zones, in particular, will be converted to Neighbourhood Mixed Use zones (see below).*
- *Under this motion, moreover, the NCC’s plans for residential development in the Southern Corridor will not be adversely affected. The Baseline-Merivale Secondary Plan is scheduled for completion in spring 2027 and will propose detailed plans for new zoning based on in-depth public consultations.*
- *With respect to the McCarthy Woods corridor, which is not subject to a secondary plan, the NCC would still be able to apply for zoning changes at a future date through the City’s standard planning process – ensuring meaningful public engagement.*
- *We know that change is coming. All levels of government are working hard to address the housing crisis. The NCC, like other federal agencies, is reviewing its lands for opportunities to build housing as fast as possible.*
- *The local community associations are doing their part. The Hunt Club and Riverside Park Community Associations have publicly supported a number of major housing projects near the McCarthy Woods corridor which are planned or under construction.*
- *At the same time, these community associations have emphasized the need for sustainable development which preserves key greenspaces, expands our tree canopy, and promotes healthy communities.*



# 1. Introduction

- The NCC's greenspace corridor surrounding McCarthy Woods consists of land that was purchased in the 1950s for a ring road around the southern edge of the city. Over time, this corridor has become an urban natural area that is well used by local residents.
- McCarthy Woods, in particular, is one of the largest and most diverse forests in the urban area. The surrounding greenspace stretches from the Rideau River to the Airport Parkway. It includes a mix of riverfront lands, meadows, woodlands, and wetlands. There are many informal recreational trails in this corridor that are well-used by local residents.

**Figure 1.**  
**McCarthy Woods Corridor**



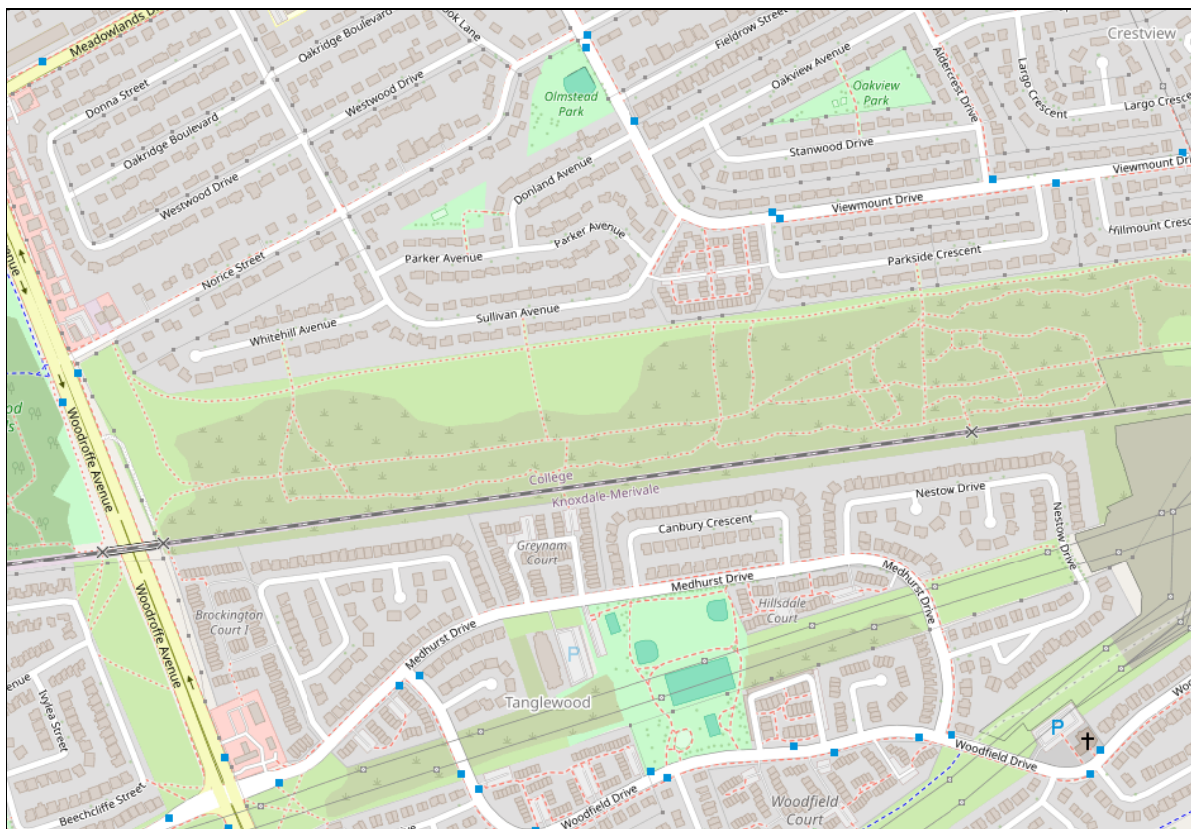
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- The NCC’s “Southern Corridor” is another remnant of the 1950s plan for a ring road. It runs parallel to the Beachburg rail corridor, between Woodroffe Avenue and Merivale Road. Although it is well-used by local residents, this corridor has lower ecological value than the land surrounding McCarthy Woods.
- The western edge of this corridor is close to the planned Tallwood LRT station. The NCC has placed this parcel in the Canada Public Land Bank and intends to use this land for residential development. It is currently co-operating with City staff on consultations for the Baseline-Merivale Secondary Plan.
- Although local residents and stakeholders would like to see as much greenspace as possible preserved in the Secondary Plan, it is recognized that most of this corridor is slated for residential development. The main concern with Development Reserve zoning for this land is that will pre-empt the conclusions of the Secondary Plan.

**Figure 2.**  
**Southern Corridor**



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## 2. City of Ottawa's zoning changes

- The City of Ottawa's current Zoning By-law provides a mix of zoning for the NCC's greenspace corridors (*see below*). The first draft of the new by-law largely reflected this zoning.
- At the NCC's request, however, the proposed zoning for most of these parcels was changed to **Development Reserve (DR)**. This zoning would make development a foregone conclusion.

**Table 1**  
**New Zoning By-law – Proposed DR Zones<sup>1</sup>**

Address	Current By-law	New By-law - Draft 3
<b>SOUTHERN CORRIDOR</b>		
1497 Woodroffe Avenue	Institutional	<b>Development Reserve</b>
1710 Merivale Road	Institutional	<b>Development Reserve</b>
<b>MCCARTHY CORRIDOR</b>		
<b>Riverfront – Rideau River</b>		
3869 Revelstoke Dr (west)	Environmental Protection	Open Space
3869 Revelstoke Dr (east)	Open Space	<b>Development Reserve</b>
3530 Old Riverside Dr	Open Space	<b>Development Reserve</b>
3576 Old Riverside Dr	Leisure	<b>Development Reserve</b>
3575 Old Riverside Dr	Development Reserve	Minor Corridor
3600 Old Riverside Dr	Leisure / Open Space	Recreation / Greenspace
<b>McCarthy Woods &amp; Meadows</b>		
3545 Riverside Dr (woods)	Environmental Protection	Environmental Protection
3545 Riverside Dr (north edge)	Light Industrial	Open Space
3545 Riverside Dr (middle)	Light Industrial	<b>Development Reserve</b>
3545 Riverside Dr (south)	Leisure	<b>Development Reserve</b>
<b>McCarthy Wetlands</b>		
1100 Walkley Road	Light Industrial	<b>Development Reserve</b>
3183 McCarthy Road (north)	Light Industrial	<b>Development Reserve</b>
3183 McCarthy Road (south)	Open Space	<b>Development Reserve</b>
1 Airport Parkway	Open Space	<b>Development Reserve</b>

<sup>1</sup> <https://maps.ottawa.ca/geottawa/>

## Development Reserve Zones

- Development Reserve zoning is a blunt instrument. It is typically used for “under-utilized” or vacant land with no ecological or recreational value. There are very few such zones in the Ottawa urban area and most parcels are relatively small.
- Examples of nearby Development Reserve zones include an NCC-owned woodlot at 3575 Old Riverside Drive<sup>2</sup>, another small NCC property at 1200 Bank Street, and a City-owned lot next to OC Transpo’s Albion Yard maintenance facility.
- In the case of the McCarthy Woods corridor, some nine parcels have been blended together, despite very different topography and facts on the ground. Most of these parcels are well-utilized for recreational purposes and provide an important natural linkage between the Rideau River and Sawmill Creek.
- Taken together, these 103 hectares in the McCarthy Woods corridor constitute by far the largest Development Reserve zone in Ottawa’s urban area. The second largest DR zone is the NCC’s Southern Corridor at 44 hectares.

## Lack of transparency

- Local community groups were not consulted on the decision to make this sudden change in the proposed zoning. There was no public signage or notice to the affected residents, as would be the case in a normal planning process. No environmental studies were carried out. No public meetings were held on these specific changes.
- According to City staff, these changes were only made after repeated private requests from the NCC – the City’s largest property owner:

Following the release of Draft 1 the National Capital Commission (NCC) provided comments regarding the proposed zoning for the lands and requested a Neighbourhood Zone to align with the Neighbourhood designation in the Official Plan. Staff explained that it would not be possible to apply a Neighbourhood Zone, given a lack of information on potential development.

The NCC followed up with further comments to request the lands be zoned DR – Development Reserve. As their request for a DR zone would not be out of alignment with the policies for the Neighbourhood designation in the Official Plan, staff proposed to zone the lands Development Reserve in the new Zoning By-law<sup>3</sup>.

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<sup>2</sup> This parcel abuts Riverside Drive and will be converted to a Minor Corridor (CM2) zone in the new by-law. The Hunt Club Community Association has no objection to this zoning.

<sup>3</sup> E-mail to Paul Johanis (Chair, Greenspace Alliance of Canada’s Capital), November 3, 2025.

## Compliance with Official Plan

- The Official Plan provides a “Neighbourhood” designation for the Southern Corridor between Woodroffe Avenue and Merivale Road. It assigns a “Greenspace” designation to McCarthy Woods and a portion of the lands along the CNR line at the northern edge of the corridor. The remainder of the corridor is assigned a Neighbourhood designation<sup>4</sup>.
- Although the proposed “Development Reserve” zoning complies with the Official Plan, it is not the only – let alone the best – zoning option for a Neighbourhood designation. The new Greenspace, Open Space Facility, Recreation, and Neighbourhood Mixed Use zones are also consistent with the City’s Official Plan<sup>5</sup>.
- Moreover, Draft 3 of the new zoning map includes several examples of other zones in a Neighbourhood designation (see *Annex A*):
  - a small Recreation zone on the site of a former DND marina at 3600 Rivergate Way, near the Rivergate apartment towers;
  - a Greenspace zone where the NCC plans to build a multi-use pathway from Rivergate Way to the Rideau River;
  - a Greenspace zone which covers Hackett Pond and most of Hunt Club Creek east of Riverside Drive.
- As a result, there is no reason why every square metre of the McCarthy Woods corridor would need to be zoned as Development Reserve. A more nuanced approach would better reflect the range of possible permitted uses on this land.

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<sup>4</sup> [https://documents.ottawa.ca/sites/default/files/schedule\\_b3\\_op\\_bil.pdf](https://documents.ottawa.ca/sites/default/files/schedule_b3_op_bil.pdf)

<sup>5</sup> Section 6.3.1, Policy 4 (f) states that within the Neighbourhood designation “the Zoning By-law shall allow...greenspace, including parks, open spaces and natural linkage areas meant to serve as public space”.  
[https://documents.ottawa.ca/sites/default/files/section6\\_op\\_en.pdf](https://documents.ottawa.ca/sites/default/files/section6_op_en.pdf)

### 3. NCC's strategic plans

- The NCC's ***Plan for Canada's Capital*** (2017) is a document that guides the long-term planning of the Nation's Capital. According to the NCC, this strategic plan "serves as the foundation for all NCC planning work". It is "the culmination of a national conversation undertaken over several years" and "the most collaborative planning document in the NCC's history"<sup>6</sup>.
- One of the Plan's three broad goals is "a capital that values public green space and promotes environmental sustainability". To this end, the Plan sets out measures for preserving the Capital's "waterways and shorelines", including the Rideau River and the Rideau Canal waterway.
- With respect to "Capital Urban Green Spaces", the Plan sets out policy directions for the next fifty years. The second item on the list of policy directions refers specifically to the McCarthy Woods corridor (p.56):

*As part of its regional interest land mass, the NCC may hold land under federal ownership that does not serve a Capital function, but supports an essential regional function, either in perpetuity or until an appropriate local steward is found who can maintain the lands as open space.*

- As a result, the NCC's ***Capital Urban Lands Plan*** (2015, rev. 2025) has designated the Rideau River waterfront in the McCarthy Woods corridor as "*Capital Urban Greenspace*". It has also designated most of the land surrounding McCarthy Woods as the NCC's only "*Regional Interest Land Mass*", worthy of stewardship and conservation<sup>7</sup>.
- *In both cases, Development Reserve zoning would directly contradict the NCC's "Plan for Canada's Capital" and its "Capital Urban Lands Plan" designations.*

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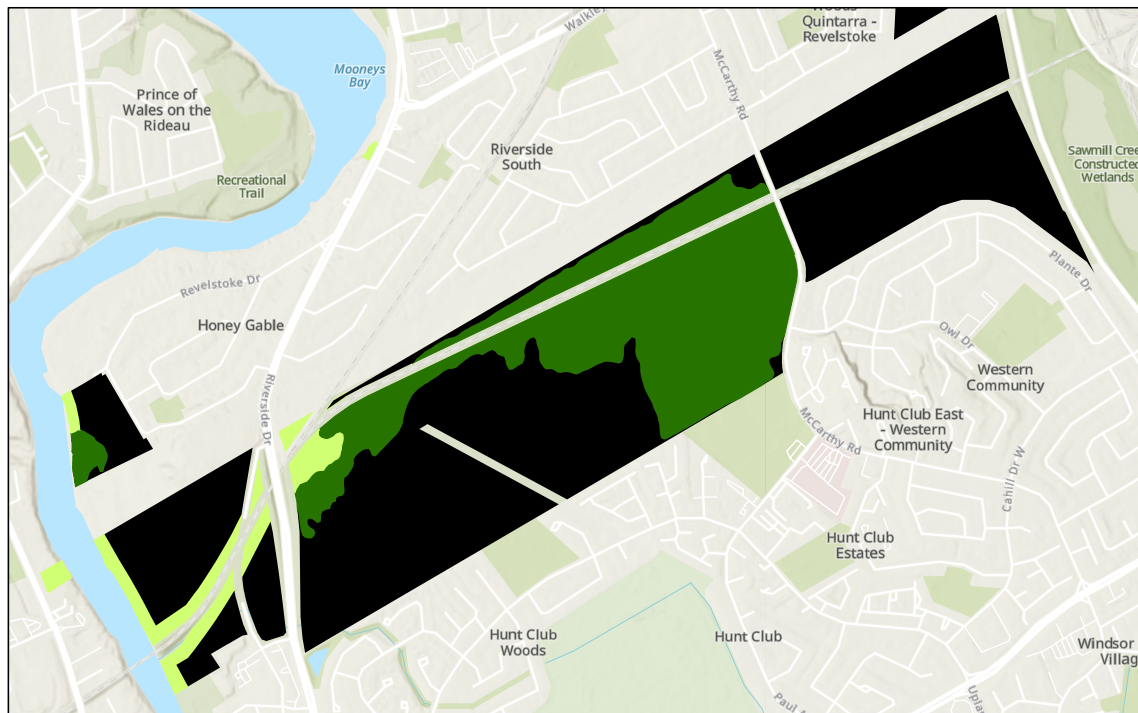
<sup>6</sup> <https://ncc-ccn.gc.ca/our-plans/the-plan-for-canadas-capital-2017-2067>.

<sup>7</sup> <https://www.arcgis.com/apps/mapviewer/index.html?layers=fe50deba90994a0db3766a6e593f03a7;https://ncc-website-2.s3.amazonaws.com/documents/Capital-Urban-Lands-Plan-amended-january-2025.pdf> (pp. 52-53, 58).

- In the NCC map below, McCarthy Woods is designated as **“Valued Natural Habitat”** (dark green). It is zoned as Environment Protection (EP) in the new Zoning By-law.
- Most of the Rideau Canal waterfront between Revelstoke Drive and Rivergate Way is designated as **“Capital Urban Greenspace”** (light green). It is zoned as Development Reserve in Draft 3.
- The remainder of the McCarthy Woods corridor (some 103 hectares) is designated as a **“Regional Interest Land Mass”** (black). It is zoned as Development Reserve in Draft 3 – even though the NCC has declared that these lands require conservation “in perpetuity or until an appropriate local steward is found who can maintain the lands as open space”.

**Figure 3**  
**NCC’s Urban Lands Designations**

Untitled map



2025-11-13

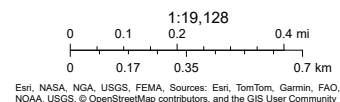
NCC Urban lands Land designations 2015

Valued Natural Habitat

Capital Urban Greenspace

Regional Interest Land Mass

World\_Hillshade



## 4. Councillor's Brockington's motion

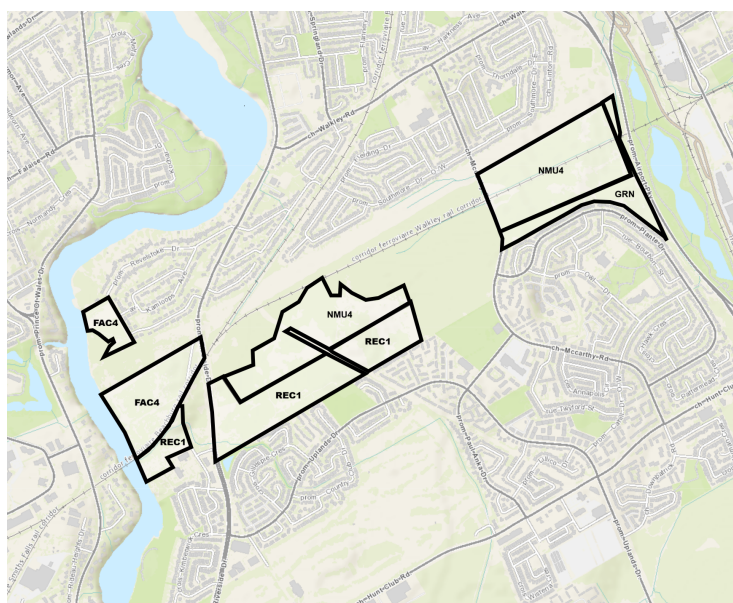
- On December 17, 2025, the latest draft of the new Zoning By-law was approved by members of the Planning and Housing Committee and the Agricultural and Rural Affairs Committee.
- At this meeting, a number of amending motions were approved for consideration by the full City Council on January 28, 2026 – including a motion tabled by Councillor Riley Brockington regarding McCarthy Woods and the Southern Corridor.
- Councillor Brockington's motion would essentially convert the current zoning “like for like” to the new by-law (*see below*). It was approved by a vote of 11-4.

**Table 2**  
**New Zoning By-law – Approved Motion**

Address	Current By-law	Approved Motion
<b>SOUTHERN CORRIDOR</b>		
1497 Woodroffe Avenue	Institutional	Institutional
1710 Merivale Road	Institutional	Institutional
<b>MCCARTHY CORRIDOR</b>		
<b>Riverfront – Rideau River</b>		
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3545 Riverside Dr (woods)	Environmental Protection	Environmental Protection
3545 Riverside Dr (north edge)	Light Industrial	Open Space
3545 Riverside Dr (middle)	<b>Light Industrial</b>	<b>Neighbourhood Mixed Use</b>
3545 Riverside Dr (south)	Leisure	Recreation
<b>Airport Parkway Woods</b>		
1100 Walkley Road	<b>Light Industrial</b>	<b>Neighbourhood Mixed Use</b>
3183 McCarthy Road (north)	<b>Light Industrial</b>	<b>Neighbourhood Mixed Use</b>
3183 McCarthy Road (south)	Open Space	Greenspace
1 Airport Parkway	Open Space	Greenspace

## Benefits of the motion

- Councillor Brockington's motion provides a reasonable compromise (see *Annex B* for full text). It strikes a balance between Draft 1 (preferred by the local community associations) and Draft 3 of the new Zoning By-law (supported by the NCC).
- As a starting point, this motion recognizes the value of these lands to the Nation's Capital and to surrounding communities by restoring Greenspace (GRN), Open Space (FAC4), or Recreational (REC1) zoning for lands along the Rideau River and near the existing housing. It also restores Institutional zoning for the Southern Corridor until the completion of the Baseline-Merivale secondary plan.
- At the same time, it does not “downzone” the NCC's properties. The Light Industrial parcels, in particular, would not be changed to Greenspace, as was the case in the first draft of the new bylaw. Instead, they would be converted to Neighbourhood Mixed Use Subzone 4 (NMU4), which recognizes existing non-residential uses in lands designated as “Neighbourhood” in the Official Plan<sup>8</sup>.
- Under this motion, the NCC would retain the ability to apply for changes to these zones at a future date through the City's streamlined new planning process. At that time, local community groups and other stakeholders would have an opportunity for meaningful public engagement – without development as a foregone conclusion.



<sup>8</sup> <https://ottawa.ca/en/planning-development-and-construction/maps-and-zoning/new-zoning-law-final-draft-law-no-2026-50/part-9-mixed-use-zones/section-908-neighbourhood-mixed-use-zone-nmu>

## 5. Key considerations

### The lack of public scrutiny

- Development Reserve zoning for these greenspace corridors is not consistent with the NCC's own urban land designations and its commitment to collaboration with community associations and other stakeholders<sup>9</sup>.
- Change of this magnitude - across nine parcels and 103 hectares - requires more public scrutiny and engagement than is possible during a zoning by-law review. It would normally require environmental studies, notices to residents, and public meetings.
- In this instance, however, the NCC privately lobbied the City's planning team to "upzone" these lands without regard to the views of the local community. The NCC has declined to meet with local community groups and has provided only cursory explanations for the proposed zoning.
- In a letter to City Councillors, the NCC has even threatened to override the City's zoning decisions if it does not get its way<sup>10</sup>. Such a threat is a massive over-reaction to legitimate concerns expressed by community groups and stakeholders.
- In the case of the Southern Corridor, the concern is simply that the proposed Development Zoning will pre-empt the conclusions of the Baseline-Merivale Secondary Plan. Public consultations on this plan are already well underway and the final report will be completed in Spring 2027<sup>11</sup>.
- There is also concern that this Development Reserve zoning will not provide a "level playing field" in any future planning process. In the case of the McCarthy Woods corridor, in particular, it does not strike the right balance between the need for housing and the need for greenspace.

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<sup>9</sup> *The Plan for Canada's Capital*, pp. 75-76.

<sup>10</sup> <https://www.cbc.ca/news/canada/ottawa/ottawa-zoning-ncc-poets-pathway-greenspace-development-9.7020156>

<sup>11</sup> <https://engage.ottawa.ca/baseline-merivale-secondary-plan>



## The urgent need for housing

- We know that change is coming – all levels of government are working hard to address the housing crisis. The NCC, like other federal agencies, is reviewing its lands for opportunities to build housing as fast as possible.
- The City of Ottawa, for its part, has committed to the goal of becoming the most housing-friendly city in the country. To this end, the new Zoning By-law and the City's Housing Acceleration Plan will increase density, streamline planning approvals, and reduce obstacles to residential development.
- As a result, many large developments are already planned or under way near the Hunt Club and Riverside Park communities. These range from Confederation Heights to South Keys. In addition, the policies of the Official Plan will greatly increase density on Minor Corridors (such as Riverside Drive and Walkley Road) and within the surrounding neighbourhoods.
- The local community associations are doing their part. The Hunt Club and Riverside Park Community Associations have publicly supported a number of major housing projects near the McCarthy Woods corridor which are planned or under construction.
- These projects include:
  - *Taggart's proposed development of over 660 residential units near the Rideau River (3930-3960 Riverside Drive),*
  - *two eleven-storey apartment towers on the site of the former Tudor Hall (3750 North Bowesville Road), and*
  - *the expansion of the Shearwater cooperative housing complex (60 Finch Private)<sup>12</sup>.*
- At the same time, these community associations have emphasized the need for sustainable development which preserves greenspace, expands our tree canopy, and promotes healthy communities.

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<sup>12</sup> In addition, an NCC-owned woodlot adjoining Riverside Drive has been converted from Development Reserve to a Minor Corridor (CM2) zone in the latest draft of the new Zoning By-law. The local community associations do not oppose this zoning change.

## The need for greenspace

- **Access to natural areas.** The meadows, thickets, and woods in the NCC's greenspaces provide valued access to natural areas for local residents. In the case of McCarthy Woods, for example, such areas offer an important amenity for residents of the five housing co-ops located within a short walk of the corridor.
- The City's own studies have shown that McCarthy Woods is a unique urban forest, and that the surrounding meadows provide "prime feeding habitat" for Barred Owls, Cooper's Hawks, and Merlins which live in the woods. Together, the woods and the meadows are an urban natural area of high ecological and recreational value<sup>13</sup>.
- **Climate change, biodiversity, and tree canopy.** McCarthy Woods is one of the largest and most important forests in the urban area – and contains more biodiversity than many natural areas in the NCC's Greenbelt.
- The urban forests in the McCarthy Woods corridor, moreover, are valuable parts of the NCC's "green network". They provide a variety of ecosystem services, such as climate regulation, air quality, and wildlife habitat<sup>14</sup>.
- These urban forests will need continued protection if the City of Ottawa is going to meet its target of 40% tree canopy cover from Ottawa's Official Plan. The tree canopy in River Ward is already well under this target (25% in 2022).
- **Cultural value.** These greenspaces also have unique cultural significance. The Poets' Pathway, a 37-km pathway commemorating Canada's Confederation Poets, traverses most of these lands and has been financially supported by the City of Ottawa for many years<sup>15</sup>.
- The Rideau Canal waterway, which borders on the McCarthy Woods corridor, is a UNESCO World Heritage Site. This section of the NCC's lands provides one of the few public access points to the river in south Ottawa.

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<sup>13</sup> Muncaster Environmental Planning, *Urban Natural Areas Environmental Evaluation Study* (2005).

<sup>14</sup> See the NCC's *Sustainable Development Strategy, 2023-2027* and its *Forest Strategy, 2021-2026*.  
<https://ncc-website-2.s3.amazonaws.com/documents/NCC-Sustainable-Development-Strategy-2023-2027.pdf>

<sup>15</sup> <https://www.poetspathway.ca/pathway.htm>

## 6. Conclusion

- Councillor Brockington's motion regarding McCarthy Woods and the Southern Corridor is a reasonable compromise. It was approved by a large majority at the committee stage and should be supported by the full City Council – and the National Capital Commission.
- This motion addresses the need for more public scrutiny and engagement for zoning changes of this magnitude. It also strikes a balance between the urgent need for housing and the need to preserve key greenspaces.
- In the long term, the livability of the Nation's Capital will depend in part on the ability of residents to easily access greenspace and natural areas. With the inevitable increase in density, these greenspaces will become ever more important.

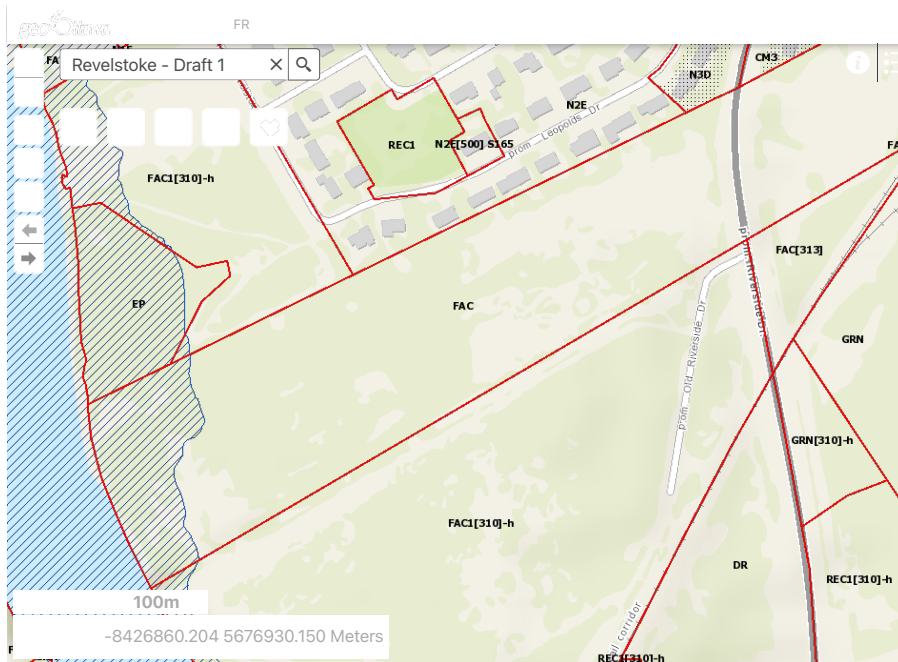


## **Zoning Maps**

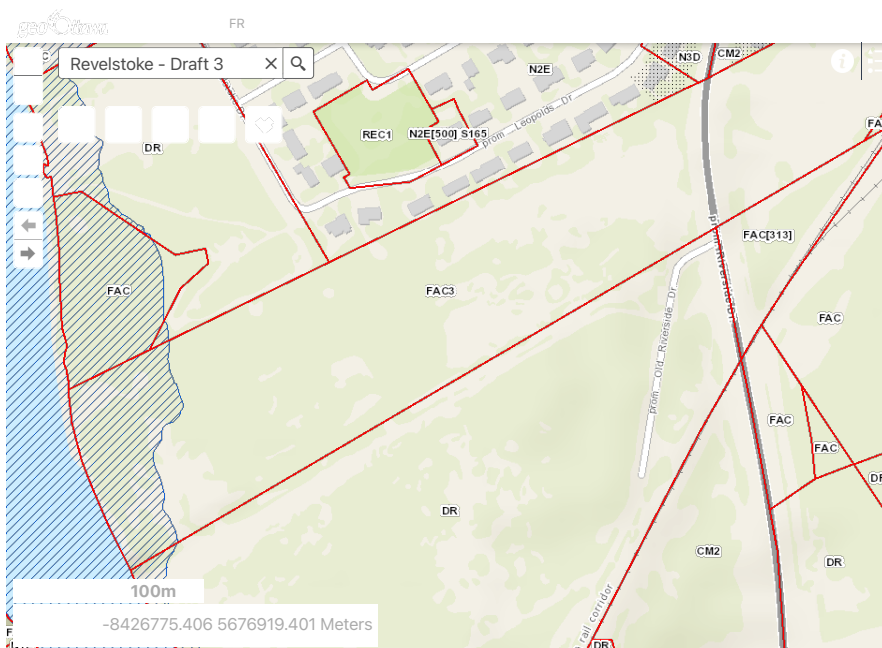
- 1. Revelstoke Drive**
- 2. Rivergate Way**
- 3. McCarthy Meadows (West)**
- 4. McCarthy Meadows (East)**
- 5. McCarthy Wetlands**
- 6. Southern Corridor**

# 1. Revelstoke Drive

## Draft 1 (FAC1 zones)

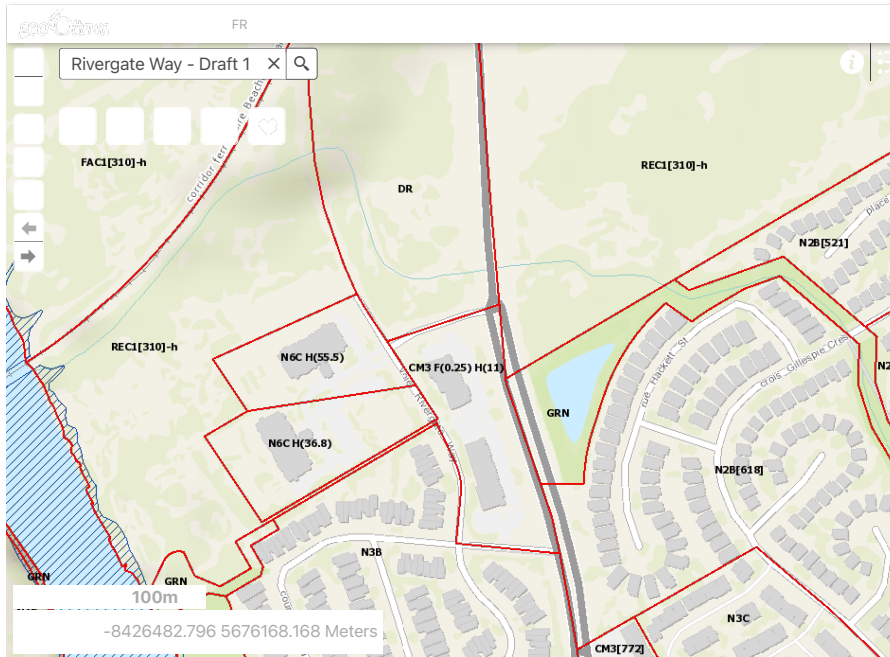


## Draft 3 (DR zones)

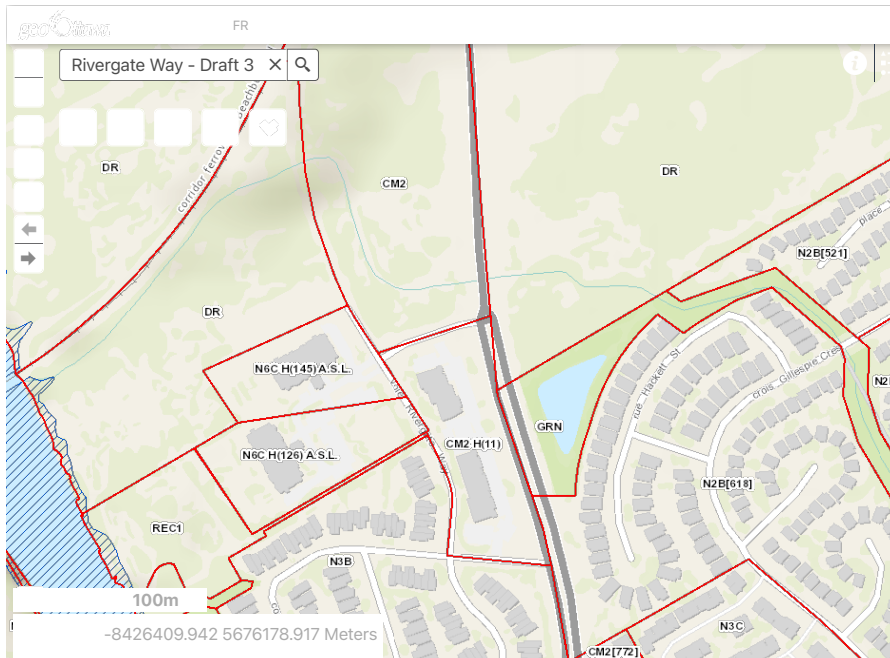


## 2. Rivergate Way

### Draft 1 (FAC1, REC1 zones)



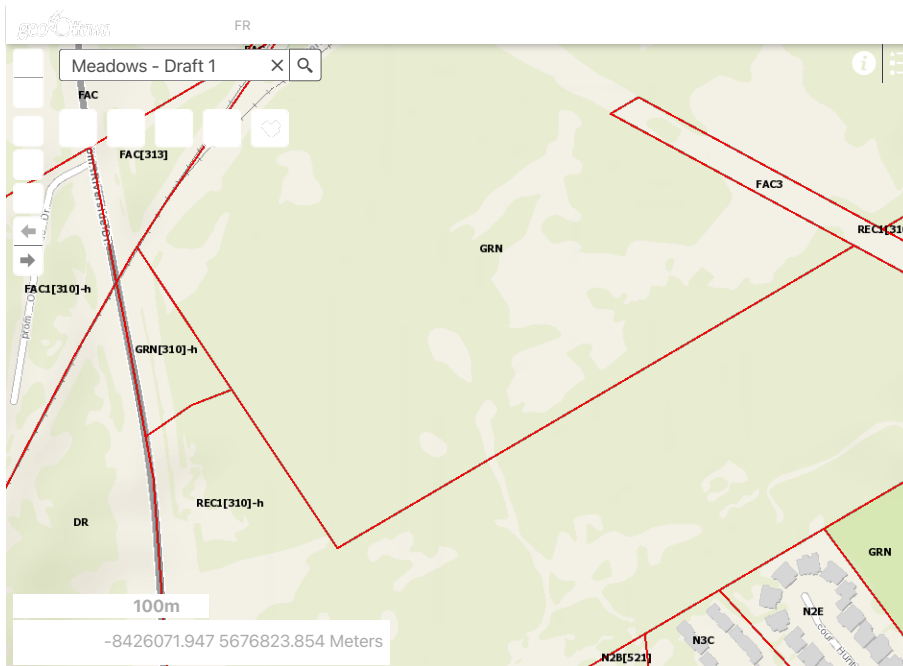
### Draft 3 (DR zones)



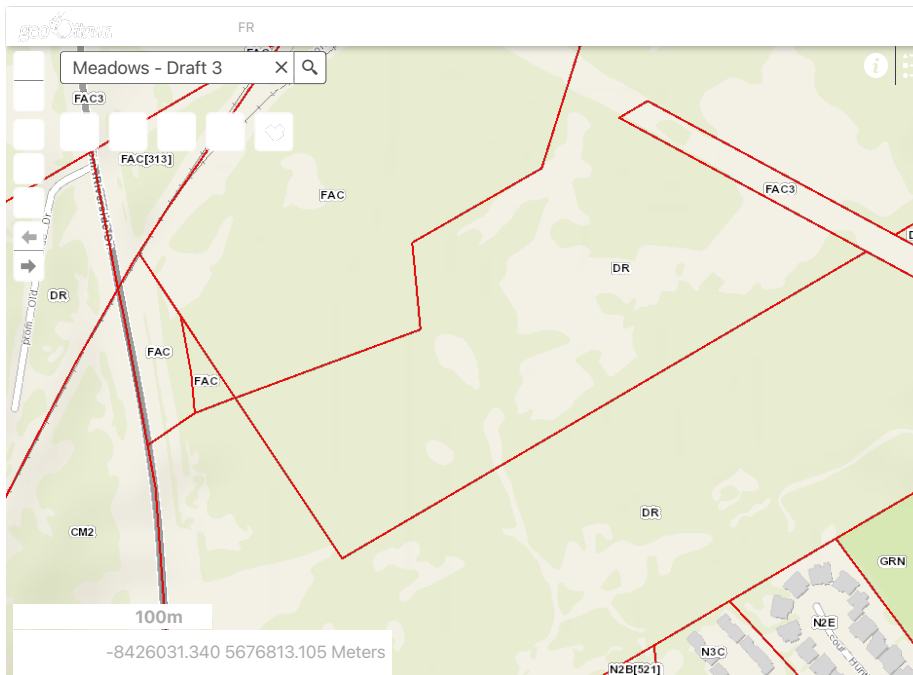


### 3. McCarthy Meadows (West)

#### Draft 1 (GRN, REC1 zones)

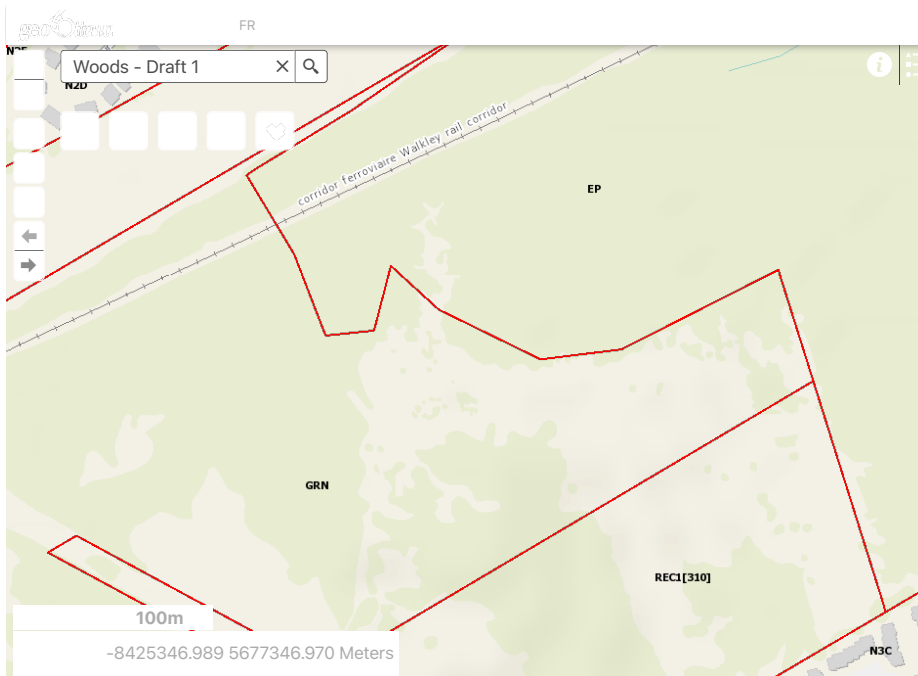


#### Draft 3 (DR zones)

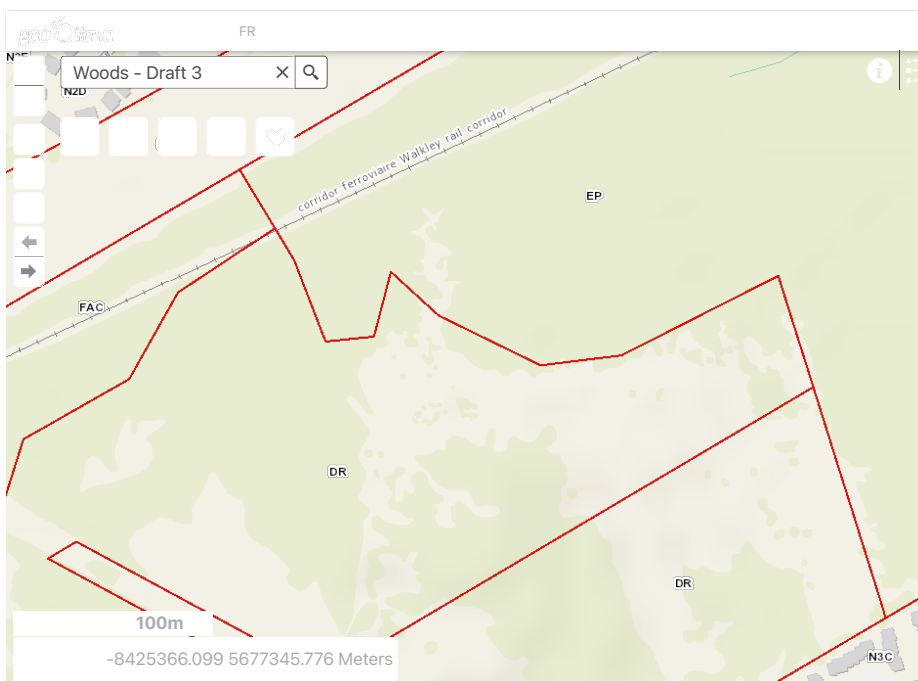


## 4. McCarthy Meadows (East)

### Draft 1 (GRN, REC1 zones)



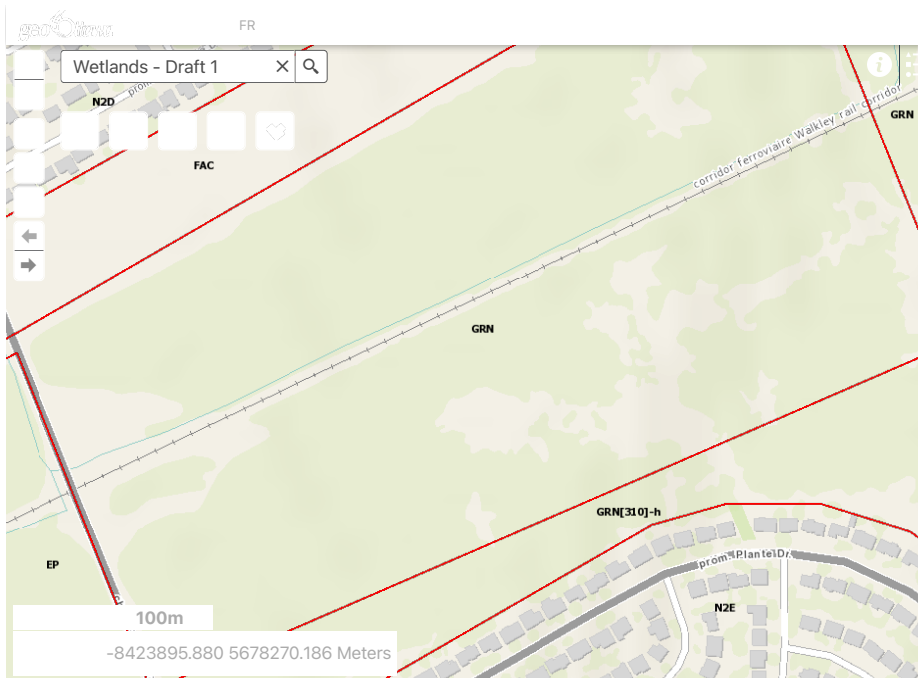
### Draft 3 (DR zones)



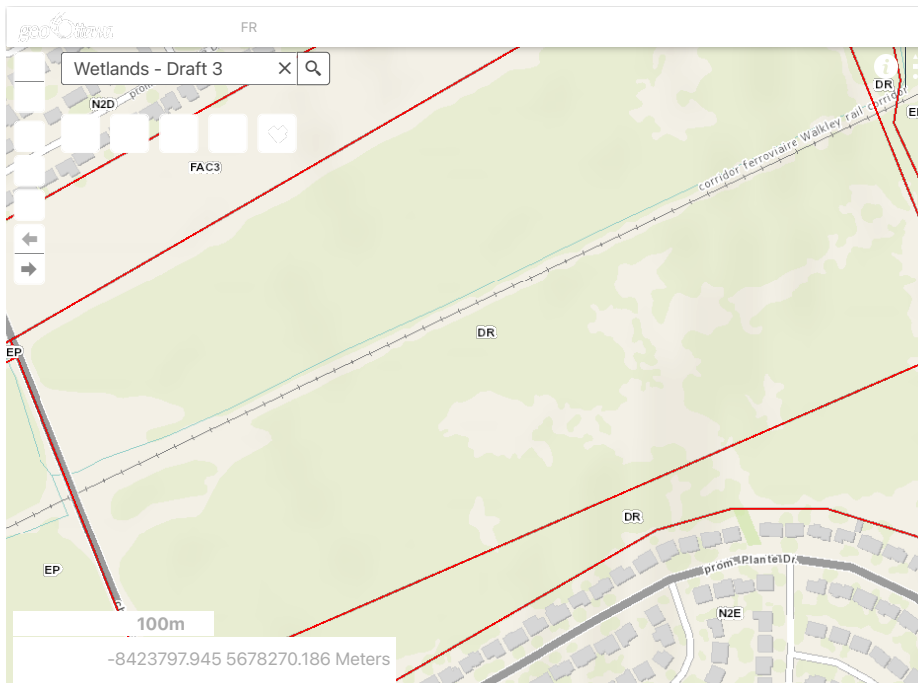


## 5. McCarthy Wetlands

### Draft 1 (GRN zones)

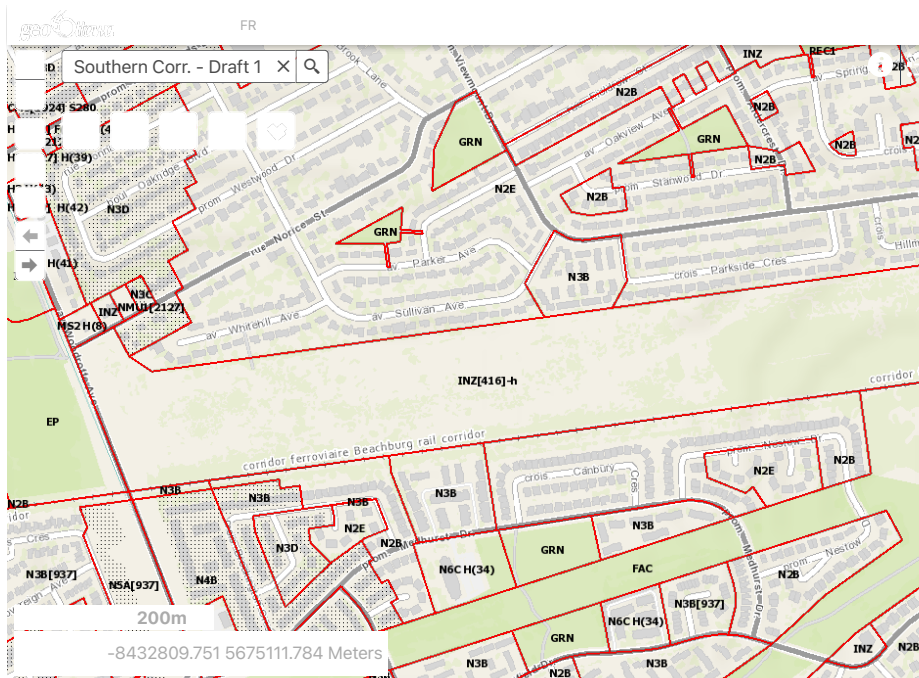


### Draft 3 (DR zones)

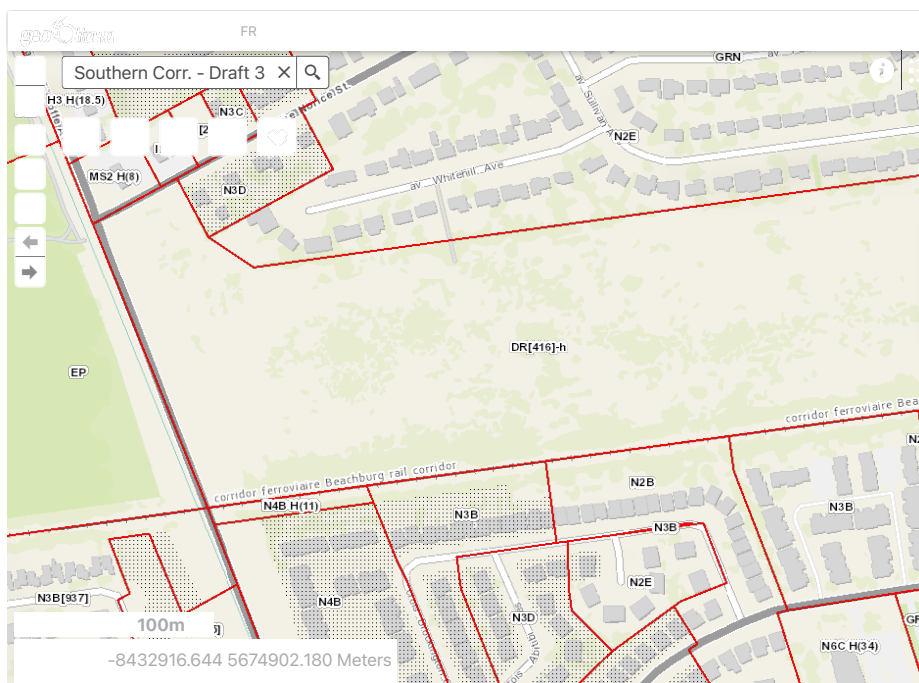


## 6. Southern Corridor

### Draft 1 (INZ zone)



### Draft 3 (DR zone)



## **Approved Motion**

**Motion No. PHC-ARAC2025-07-20<sup>16</sup>**

Moved by R. 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**

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<sup>16</sup> <https://pub-ottawa.escribemeetings.com/Meeting.aspx?Id=97890283-23be-41e9-976a-b0c03954bcd1&Agenda=PostMinutes&lang=English>

**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 re-ceived from both communities requesting that the zoning for their respec-tive 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.**

For (11) M. Luloff, T. Kavanagh, T. Tierney, R. Brockington, C. Kitts, C. Curry, C. Kelly, L. Johnson, A. Troster, D. Brown, and Isabelle Skalski

Against (4) L. Dudas, G. Gower, J. Leiper, and W. Lo

## Document 1

