

Hunt Club Community Association
August 10, 2026

Planning Report

1. NCC Appeal

- The NCC has appealed the new Zoning By-law to the Ontario Land Tribunal with respect to 14 of its properties, including the McCarthy Woods corridor. This appeal argues that the zones approved by City Council were:
 1. *Not supported by the City's planners;*
 2. *Not consistent with the NCC's planning documents;*
 3. *Not consistent with the Official Plan.*
- In our view, the first two points are irrelevant or wrong and the third is debatable. It is not clear, however, whether the HCCA should seek “participant” or “party” status in this appeal. We will continue to consult and seek advice on this point in the leadup to the next hearing event on October 27, 2026.

2. Lobbying Efforts

- The municipal election provides an opportunity to lobby the Mayoral and Councillor candidates regarding the McCarthy Woods corridor and other issues of interest. We are considering a survey of the candidates and an open letter signed by our partner groups.
- In addition, we are supporting efforts by CAFES Ottawa (*“Community Action for Environmental Sustainability”*) to organize a community forum with the Mayoral candidates in late August and a more formal “Mayoral Eco-Debate” in mid-September.
- CAFES Ottawa and its partners, including the Greenspace Alliance and Ecology Ottawa, have been strong supporters of the HCCA’s campaign to conserve the McCarthy Woods nature corridor. They held four successful Mayoral debates in 2022.

- The two events planned for the 2026 election will require funding to pay for room rentals, audiovisual equipment, security, and advertising. Community groups have been invited by CAFES to become sponsors of these events and to make financial contributions.
- As a result, the following **motion** is proposed:
 - *Resolved: That the HCCA agrees to join the list of sponsors for CAFES Ottawa's Mayoral debates and to contribute a donation of \$100 for this purpose.*

3. Access to Information (ATIP)

- Mireille Trent, our former Environment Director, filed an ATIP request over six months ago for information about the NCC's proposed zoning for the McCarthy Woods corridor.
- In response, the NCC recently released almost 600 pages of documents relating to the "Lands for Homes" program, the effort to secure Development Reserve zoning, and Councillor Brockington's motion to restore the status quo.
- An initial review of these documents shows that the McCarthy corridor was clearly destined for inclusion in the NCC's Lands for Homes program and that the priority for development would be in the "Lower Rivergate Corridor" (3530, 3575, and 3576 Old Riverside Drive).
- We are analyzing these documents and will report back in the coming weeks. It may be worthwhile to file a further request for documents from January – July 2026.

4. Former CFB Uplands Marina

- Lorraine England, a resident of Quinterra Court, sent a request to MP David McGuinty two months ago regarding the status of the Department of National Defence's land along the Rideau River (3600 Rivergate Way). This parcel is just north of Riverwood Park and adjacent to NCC lands surrounding the Rivergate towers (as noted above).
- Mr. McGuinty has now confirmed that the future disposition of this land is under review by the federal government and that stakeholders will be consulted before a final decision is made. Councillor Brockington has undertaken to keep the HCCA informed if and when such consultations take place.

5. Tudor Hall – Minor Zoning Amendment

- The City of Ottawa has received an application for a Minor Zoning Amendment for the site of the former Tudor Hall (3750 North Bowesville Road). The deadline for comments is August 19.
- A proposal for two 14-storey towers on this site was previously approved in 2024. Although the HCCA generally supported the proposal, we did express concern about a 30% reduction in the number of required parking spaces for vehicles.
- Construction on the south tower (Phase 1) is scheduled to begin in 2027, with the north tower to follow at some future date. Most of the proposed zoning changes apply to both towers and appear to be minor technical revisions.
- One change, however, requires some discussion. The developer is seeking an exception to the Zoning By-law that would permit a reduced bicycle parking rate for the future north tower (0.5 per unit) rather than the required rate under the new Zoning By-Law (0.75 per unit).
- If approved, this amendment would save an estimated 40 bicycle parking spaces in Phase 2 of the project. In effect, the developer is asking the City to waive the provisions of the three-year “transition period” for the new Zoning By-Law.
- There is another issue of interest to the HCCA which is outside the scope of the zoning amendment. In 2024, the proponent undertook to consider including affordable housing units in this development. Since the HCCA has strongly supported the inclusion of affordable housing, we would be interested in any updates on this issue.