

Coalition to Protect the Central Experimental Farm National Historic Site of Canada

13 September 2017

To: Sean Moore, Planner III, Planning, Infrastructure and Economic Development

Re: Rezoning and OP Amendments for the Site of former Sir John Carling Building, Central Experimental Farm

The Coalition's goal at this point is to mitigate any further negative impacts to the cultural, scientific and greenspace values of the Central Experimental Farm, including the portions of it that have been identified for transfer to the Ottawa Hospital.

Delegation of authority: In this application, the City is both the applicant and the adjudicator of the application. We request that the authorisation of this procedure be spelled out.

With respect to the OP Amendments, it is not entirely clear in the draft OP Amendments if you are talking about the boundary of the CEF as the national historic site, or the boundary of the property owned by Agriculture and Agri-Food Canada. To avoid confusion, the draft OP Amendment should clarify which is which, and which is under discussion in this document. The designated place of the national historic site is determined by the Minister of the Environment upon the recommendation of the Historic Sites and Monuments Board of Canada, and is not subject to revision by any other level of government.

Whether the proposed hospital is placed on the designated place of the national historic site, or whether the designated place is revised to remove this section from the designated place, there are implications for the national historic site going forward. The proposal to build the hospital on (or adjacent to) the CEF National Historic Site conflicts with the existing Official Plan's intent to respect the CEF's cultural heritage integrity and to ensure that development within, or adjacent to the CEF respects its cultural heritage integrity. Section 3.4, (2) states: "The interpretation of land-use designation boundaries within, and the design and interpretation of roads within and adjacent to, the CEF will respect the cultural heritage integrity and minimize fragmentation of the historic landscape features and the open space character of the CEF."

With respect to zoning, we advocate not extending the IL2 (30) zoning right to Maple Dr., but instead keeping a transition 15-meter zoning along the western margin of the area, and perhaps writing in some setback conditions in the IL2 (15) zoning along the southern edge of the area to ensure a gradual transition to greenspace rather than permitting four story buildings right to the edge of the property.

Zoning should examine minimizing surface parking options, acknowledging excellent access to mass public transit for out-patients, staff, visitors and volunteers; and the ready availability of extensive surface parking nearby (already in use by the Hospital for staff).

Future steps

We would like to signal at this point our concerns going forward, and hope they inform the process. We understand that the following comments will apply more pertinently once a site plan is proposed:

- We will be looking for federal and provincial Cultural Heritage Impact Statements and mitigation measures with respect to impacts to the CEF National Historic Site; FHBRO-designated buildings; the Rideau Canal National Historic Site and World Heritage Site; and all other heritage values and resources, including those identified through assessments using Reg. 9/06 of the *Ontario Heritage Act*.
- We will be looking for the appropriate Environmental Studies, parking, traffic studies (such as the Travel Demand Management Plan as required by Action 8-1 in the Transportation Master Plan), etc, as these will all have implications for impact to the Farm.
- We hope to see that greenspace values will be maximized by: requiring sustainable building design principles; minimizing surface parking; supporting mass public transit access for the benefit of out-patients, staff, visitors and volunteers; access in ways that minimize impacts to the Farm: ie, no access on the west.
- Minimize impact through shadow and wind studies once heights are known.

The Coalition to Protect the Central Experimental Farm

Leslie Maitland, Heritage Ottawa

Paul Johanis, Greenspace Alliance of Canada's Capital

Steve Gleddie, Agricultural Research Scientist

Copied to:

The Honourable Catherine McKenna, Minister of the Environment with responsibility for National Historic Sites

The Honourable Yasir Naqvi

Dr. Mark Kristmanson, CEO, National Capital Commission

Ms. Angela Russell, Public Services and Procurement Canada

Mr. Joel Wilkin, Property Management, Agriculture and Agri-food Canada

Councillor Tobi Nussbaum, Chair, Built Heritage Sub-Committee, City of Ottawa

Councillors Catherine McKenney, David Chernushenko, Jeff Leiper, and Riley Brockington