

July 19, 2018

Laurel McCreight, City Planner

Greg Winters, Novatech

Eva Katic, NCC

Re: Application for Zoning Bylaw amendment, Wesley Clover Park

I am writing to seek clarification and/or confirmation on a number of issues regarding the application to amend the zoning bylaw for parcels on the Wesley Clover Park property on Corkstown Road. I have had a fruitful discussion with Greg Winters, the planner with Novatech who prepared the submission on behalf of the proponent, and would like to confirm that all parties have a common understanding of the scope and nature of the application.

First, my understanding is that the land is leased from the NCC and that all the current uses on the property are explicitly permitted under the terms of the lease. These include the “forest school” currently operating on the campground parcel, the use of the equestrian park parcel for outdoor concerts, and the use of the eastern-most area for the FIFA standard artificial turf sports field and the four newly added natural turf soccer fields. Is this correct?

Assuming that it is, my understanding is that the application does not seek to permit new uses on these premises, but only to add specific uses to the list of permitted uses in the relevant zoning, covering the activities that are currently occurring there. Specifically:

a) that “daycare” be added to the list of uses under the EP (453r) zone for the campground, to cover the current “forest school” activity. My understanding is that the “forest school” is not an actual academic institution but rather a type of day camp activity that is open to families during school breaks and to school boards for day outings during the school year. The approved activity is not to have an actual permanent structure built on the site. The term “daycare” is being used to describe this activity, although it is not a precise descriptor.

b) that “theatre” be added the RU (286r) zoning for the equestrian park, to cover the outdoor concert activity currently allowed under the lease agreement. The approved activity is not to have an actual theatre, i.e. a permanent structure where performances can be staged, built on the site. Rather, the approved activity is for outdoor concerts to be held there using temporary facilities (subject to further event specific approvals by the City). The term “theatre” is being used to describe the activity, although it is not a precise descriptor.

c) that “athletic facility” be added the RU zoning for the eastern-most area of the equestrian park, to cover the sports fields currently allowed under the lease agreement. The approved activity is not to have an actual “athletic facility” i.e. a permanent structure where various athletic activities can be performed, built on the site. Rather, the approved activity is to have outdoor soccer fields available for lease to the community. The term “athletic facility” is being used to describe the activity, although it is not a precise descriptor.

Finally, my understanding is that adding these uses to the list of permitted uses for the subject zoning in no way grants permission to the proponent to introduce new uses, facilities or structures on these

premises and that the introduction of new uses, facilities or structures would require prior approval by the NCC under the terms of the lease.

If this understanding of the scope and purpose of the application is correct, that it is more of a housekeeping amendment to align zoning to existing permitted uses, then the Greenspace Alliance would have no objection in principle as there does not seem to be any adverse effects to greenspace on the premises from allowing it. However, we would strongly advise that more precise terms be found that more accurately reflect the proposed permitted uses. The terms "daycare", "theatre" and "athletic facilities" are much too broad and can easily be misconstrued to mean that a greater range of uses would in fact now be permitted on the site.

We would also recommend that more public consultation be undertaken to make clear what the limited intent of the current application is and, if future expansion is being contemplated, as the application intimates, what the nature, scope, timing and process for such future plans would be.

Paul Johanis
Chair, Greenspace Alliance of Canada's Capital