

Greenspace Alliance submission on Draft 3 of the new Zoning Bylaw

Hello Carol. Thanks for keeping the door a crack open. It has taken longer than expected for our review as in the end it was done through manual inspection using the interactive zoning map posted online.

Our focus was on the conversion of Open spaces and other greenspace adjacent zones under the current zoning bylaw to the new zoning bylaw draft 3. By and large we found that the vast majority of conversions were like for like either with EP to Ep for example or various O codes to new FAC. There are a few instances where we have questions (for example if an EP is converted to FAC, does it affect its protection status?) but we can follow these up with the Natural Systems team for explanation.

But two cases stand out, which are unique in the entire urban area, and these are conversions from various O and greenspace adjacent zones to Development Reserve. These parcels are in the Southern corridor east and west of the Rideau River. In the west, it is the Woodroffe-Merivale corridor, in the east, it is the McCarthy meadow/woods corridor.

These are greenspaces prized and actively used by local residents. They are also part of the Poets' Pathway, a 37 km walking and biking trail that girds the urban area from Britannia in the west to Beechwood cemetery in the east.

We were recently awarded a city grant to update and revitalize this green infrastructure and are hoping that zoning in these areas will support the preservation of their natural character.

These are NCC lands and we are engaging with them on their plans and aims for both parcels. Neither parcel seems to be actively marketed by the Canada Lands Corporation, as confirmed to us by CLC staff very recently.

The Woodroffe-Merivale corridor is in scope of the Baseline-Merivale secondary plan and we are engaging with the planning team. Given the status of this land, would it not make sense to convert it like for like in the new zoning bylaw, and update the zoning later in accordance with the secondary plan? We realize that this corridor was designated as Neighbourhood in the new OP but this was as an extension of the existing adjoining neighbourhood. It is clearly just open space now.

There is no current study or plan associated with the eastern parcel. Similarly, should it not be converted like for like now, and its zoning later changed according to whatever planning process is eventually initiated, whether a development application or other process that is subject to standard scrutiny and public engagement?

We would be grateful if these concerns could be taken into account in the final draft. We will also be briefing Councillors and local communities ahead of the committee and Council meetings where the new bylaw will be considered.

Paul Johanis
Chair, Greenspace Alliance of Canada's Capital

October 23, 2025