



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2020-P204
To	Board of Directors
Date	2020-04-23

For DECISION

Subject/Title

Federal Land Use and Design Approval (FLUDA) – TriBro Studios Ottawa at the Greenbelt Research Farm - Site Plan Concept & Phase I 100% Schematic Design

Purpose of the Submission

- To seek a FLUDA for the Site Plan Concept & Phase I 100% Schematic Design for the proposed TriBro Studios Ottawa at the Greenbelt Research Farm.

Recommendation

- That the Site Plan Concept and Phase I 100% Schematic Design for the proposed TriBro Studios Ottawa at the Greenbelt Research Farm be approved, pursuant to Section 12 of the *National Capital Act*, subject to the following conditions:
 - That the parking design be revised to the satisfaction of the NCC's FLUDTA staff;
 - That the Developed Design be subject to separate federal review and approval as a level 2 project;
 - That all subsequent phases of the Site Plan Concept be subject to a separate federal review and approval as a level 2 project.
- That the preparation and signature of the FLUDA documents for the Site Plan Concept and all phases of development of the TriBro Studios project be delegated to the Vice President, Capital Planning Branch.

Submitted by:

Pierre Vaillancourt, Acting Vice President, Capital Planning Branch
Name

Signature

1. Authority

National Capital Act, section 12. This project requires the granting of a Federal Land Use and Design Approval by the National Capital Commission, as the site is located in Canada's Capital Greenbelt on NCC property. The project is subject to the signing of a long-term ground lease agreement.

2. Project Description

Project Context

- TriBro Studios is proposing to build a new film production facility at the Greenbelt Research Farm at 1740 Woodroffe Avenue. The new facility would occupy an area of 8.4 hectares in the northeastern quadrant of the farm's built area. The site is part of the Greenbelt's Southern Farm and Pinhey Forest Sector.
- The Greenbelt Research Farm is a former animal research facility that was officially closed in 1998. Although the NCC leases some buildings and lands on the site of the Greenbelt Research Farm, most buildings on site remain vacant.
- The site will be leased by the NCC to the Ottawa Film Office and sublet to Tribro Studios.

Approved Plan Amendment and Compensation Measures

- In late 2018, the NCC Board of Directors approved an amendment to the Greenbelt Master Plan to permit the proposed land-use as an exception to the Plan. The amendment maintains the Federal Facility and Operations land designation as well as existing sector specific guidelines and actions (Section 7.3).
- The amendment established compensation measures as an approval condition to offset the environmental impacts of the proposed new facility and to meet the NCC's "no net loss" policy for the Greenbelt. The identified compensation measures include the re-naturalization of 21.5 hectares of land located at 3798 Bank Street (former Capital Golf Centre); the removal of existing built area at the Greenbelt Research Farm equivalent to the footprint of the new film studios; and the establishment of a naturalized riparian zone along Black Rapids Creek from Woodroffe Avenue to Greenbank Road.
- Additionally, the amendment requires that the Proponent:
 - Obtain NCC Federal Land Use and Design Approval for the developed design of the new film studios;
 - Enter into a ground lease agreement with the NCC; and
 - Obtain the City of Ottawa's approval for a Zoning By-Law Amendment and Site Plan. The City of Ottawa approved the required Zoning By-Law Amendment in March 2019. The proponent is expected to submit an application for municipal Site Plan Approval concurrently with the NCC's Federal Approval review.
- The uses approved under the Greenbelt Master Plan amendment include the following:
 - Four (4) 20,000 square feet (sq. ft.) sound stages;
 - 25,000 sq. ft. of workshops;
 - 25,000 – 50,000 sq. ft. of production office space;

- An integrated back-lot filming location utilizing façades on the building exteriors;
- 50,000 – 100,000 sq. ft. of long-term tenant office space including animation companies, local production companies, a film & TV training facility, the Canadian Film Centre, and an immersive reality/animation post-graduate training centre;
- The retrofit of the existing building on the site as a 10,000 sq. ft. creative industries co-working space.

Project Scope

- The Project Vision is to create the most sustainable film studio in Canada with dynamic and creative co-working spaces where film professionals and students can develop and exchange ideas. The unique location in the Greenbelt and in proximity to the airport is expected to attract high-profile film and television production companies.
- Phase I (on the eastern portion of the site) is the first phase of a three-phased Site Plan Concept. It includes four (4) 20,000 sq. ft. sound stages, 25,000 sq. ft. of workshop space and 50,000 sq. ft. of tenant and production office space (see drawings attached in Appendix B).
- The proposal includes surface parking for 523, vehicles which is more than double the minimum number of parking spaces established through municipal zoning (252), as well as an exterior integrated back-lot filming location.
- Maximum occupancy for the office and workshop components is 583 occupants. Once the sound stages are included, it is anticipated that approximately 600 employees will be on site during full production.
- It is anticipated that a shuttle will provide a direct transportation link from the airport to the site.
- The site has controlled access and is not accessible to the general public. There is no dedicated link for pedestrian and cyclist access to the site from Woodroffe Avenue. The nearest public transit station on Woodroffe is located approximately 700 m away. Any potential works to improve pedestrian and cycling access to the site will be developed, as required, by the NCC.
- Subsequent phases included in the Site Plan Concept include additional production and tenant office space, the re-use of the existing building for creative industries co-working space and additional sound stages. Subsequent phases would be subject to a separate NCC review for Federal Approval.
- The Proposal includes sustainable design strategies such as the use of renewable construction materials, such as mass timber structure, low-flow plumbing fixtures, high performance building envelope, and energy efficient HVAC and lighting systems. Landscape design features include the use of bioswales and retention ponds for stormwater management, proposing native and water-saving vegetation, dark sky compliant lighting, clearly demarcated access for pedestrians with barrier-free outdoor furnishing, bicycle parking facilities and electrical vehicle charging stations.
- The architecture of the proposed film studios seeks to evoke the agricultural vernacular of neighbouring structures by employing barn-like structures for the sound stages and low-pitched roof structures for the production offices. The materials proposed include a standing seam metal roof, corrugated sheets and weathered Cedar finish exterior cladding with bird-friendly glazing for the exterior walls.

- The Proposal is subject to review and determination under section 67 of the *Canadian Environmental Assessment Act, 2012*. The proposal is not expected to have any impacts on existing heritage or archaeological resources.

3. NCC Staff Analysis / Risks and Mitigations Measures

ACPDR comments:

- The Site Plan Concept and Phase I 100% Schematic Design was presented to ACPDR for comment in February 2020 (see Appendix A for draft excerpt of the meeting minutes).
- Generally, ACPDR comments relate to sustainability objectives, the provision of additional landscaped area and the location of stormwater swales, the layout of on-site parking and back-lot areas as well architectural materials and details.
- Generally, all the comments have been addressed or will be addressed at the Developed Design phase except for parking.

NCC Staff proposed mitigation related to parking:

- The Proponent would be responsible for:
 - a) Reducing the paved parking area to target the minimum municipal zoning requirement while considering other planning constraints (circulation and stormwater management);
 - b) Identifying the contingency/overflow parking area to supplement the paved parking area. The contingency/overflow parking area is to be designed to be porous (gravel, grass, porous pavers, reinforced turf, or sustainable alternative to asphalt);
 - c) Implementing green parking options, such as tree canopy cover and high solar reflectance;
 - d) Undertaking, within twelve (12) months of the opening date, a Transportation Demand Management Study with the purpose of identifying measures to achieve 25% shared trips via shuttles, transit and active modes of transportation, to the extent possible, over the next 10 years. Implement the identified measures;
 - e) Reassess parking requirement needs upon completion of the Transportation Demand Management Study and propose changes, if applicable, to the NCC for review and approval.

4. Strategic Links

- NCC 2019-2024 Corporate Plan:
 - Corporate Priority 3: Pursue an asset management and financial sustainability strategy.
 - Corporate Priority 4: Initiate, renew and communicate land use plans, and provide timely and effective coordination of federal land use and design in the National Capital Region.

- Corporate Priority 5: Provide exemplary leadership in achieving an environmentally sustainable and resilient National Capital Region and continue to be recognized as the steward of federal lands and assets.
- NCC Plans:
 - Plan for Canada's Capital (2017 to 2067)
 - Canada's Capital Greenbelt Master Plan (2013) and approved Plan Amendment (2018)
 - Sustainable Development Strategy (2018-2023)

5. Consultations and Communications

- An Open House was held in September 2018, within the context of the Greenbelt's Master Plan amendment. It was attended by approximately 260 people and results have shown a positive reaction and the input was generally favorable to the Proposal.
- The proposal was presented to the ACPDR in February 2020.
- The public raised the following comments for consideration:
 - Future expansion of the Proposal beyond the intended site;
 - Responsibility for environmental compensation measures; and
 - Traffic generation beyond the capacity of the existing roads.

6. Next Steps

- April 2020: Preparation of Approval Letter for Schematic Design (subject to approval of staff recommendations).
- Spring-Summer 2020: Proponent to refine proposal in line with ACPDR feedback and conditions of Approval Letter. Proponent to submit Developed Design proposal for NCC review. Completion of City of Ottawa Site Plan review.
- Fall 2020: Expected commencement of construction.

7. List of Appendices

Appendix A – Excerpt of the minutes of February 2020 ACPDR meeting

Appendix B – Drawings – Site Plan and Renderings

8. Authors of the Submission

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Appendix B – Drawings - Site Plan and Renderings





