



# Stewardship Plan For Ottawa's Great Forest

**South March Highlands – Carp River Conservation Inc.**

*[All photos in this presentation were taken in or of the South March Highlands]*

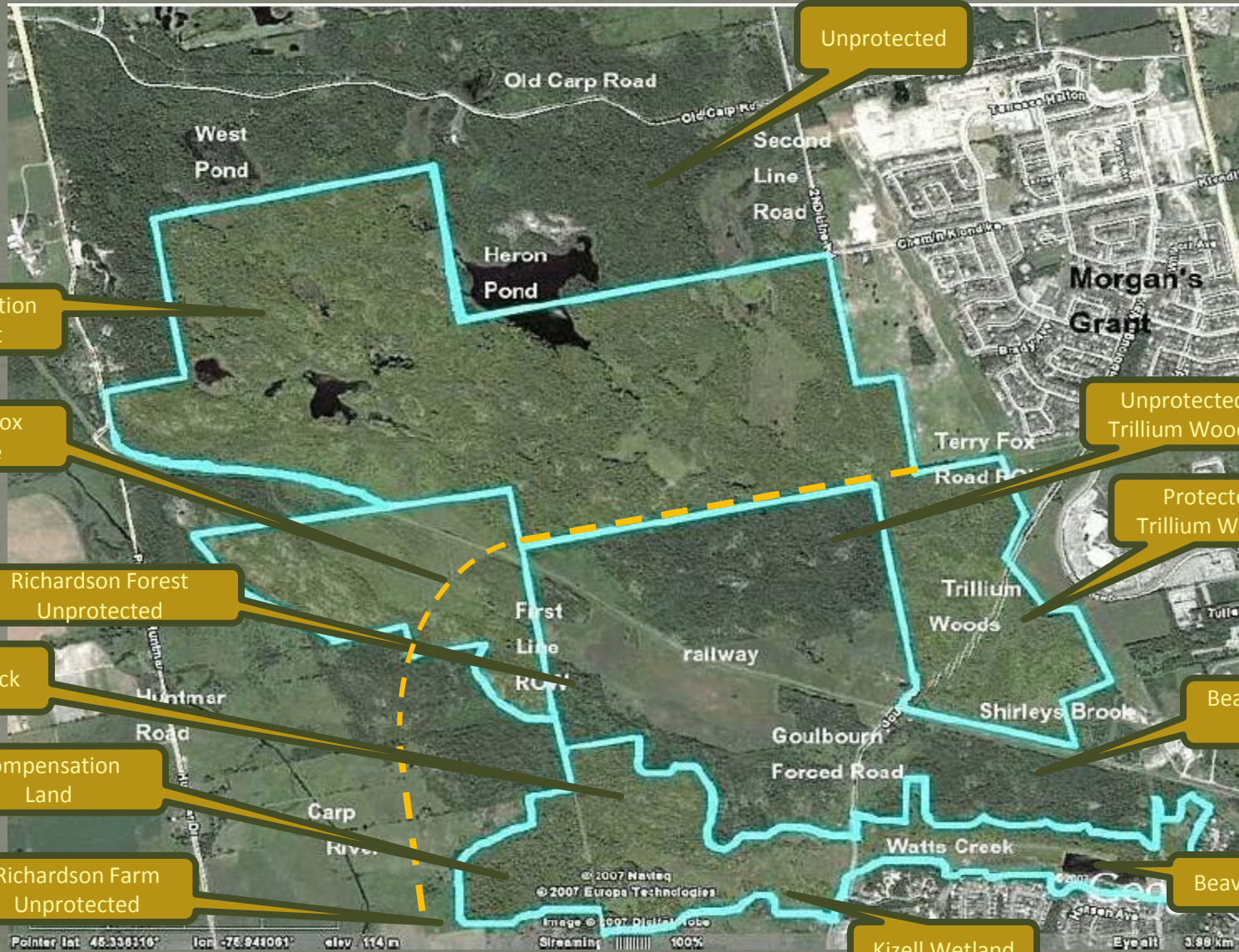
# Consider a Proposal:

- Total Investment \$142 M
  - Initial One-Time Investment \$15 M
  - Subsequent Investment \$127 M
- Annual Return: > \$27.8 M
  - Time to Initial Benefit: Zero
  - Payback Period: 5 Years
  - Benefit Horizon: Perpetual
- Would you consider it?





# South March Highlands



Areas shown in Blue are City of Ottawa owned



# Beaver Pond Forest



Areas shown in Blue are City of Ottawa owned



# Beaver Pond Forest

- Currently owned by Urbandale / Richcraft consortium: KNL
- Beaver Pond Forest is 110 acres subject to 40% Agreement
  - Developable portion is only 73.63 acres (29.81 ha)
  - Urbandale paid \$0 for the remaining 36 acres that it could not develop, these lands have a zero \$ market value under the 40% agreement
  - Urbandale property tax appraisal for entire area is \$6 M
  - City of Ottawa staff estimate for unserviced developable land inside the urban boundary = \$210 K / acre
  - Land swap agreement reached for 12 acres, leaving  $74 - 12 = 62$  acres to be acquired
  - Fair market price for acquisition  
 $62 \times \$210 \text{ K} = \$13.02\text{M}$



# Ontario Expropriation Act (1990)

## Compensation

**13. (1)** Where land is expropriated, the expropriating authority shall pay the owner such compensation as is determined in accordance with this Act. R.S.O. 1990, c. E.26, s. 13 (1).

**(2)** Where the land of an owner is expropriated, the compensation payable to the owner shall be based upon,

- (a) the market value of the land;
- (b) the damages attributable to disturbance;
- (c) damages for injurious affection; and
- (d) any special difficulties in relocation,

but, where the market value is based upon a use of the land other than the existing use, no compensation shall be paid under clause (b) for damages attributable to disturbance that would have been incurred by the owner in using the land for such other use.

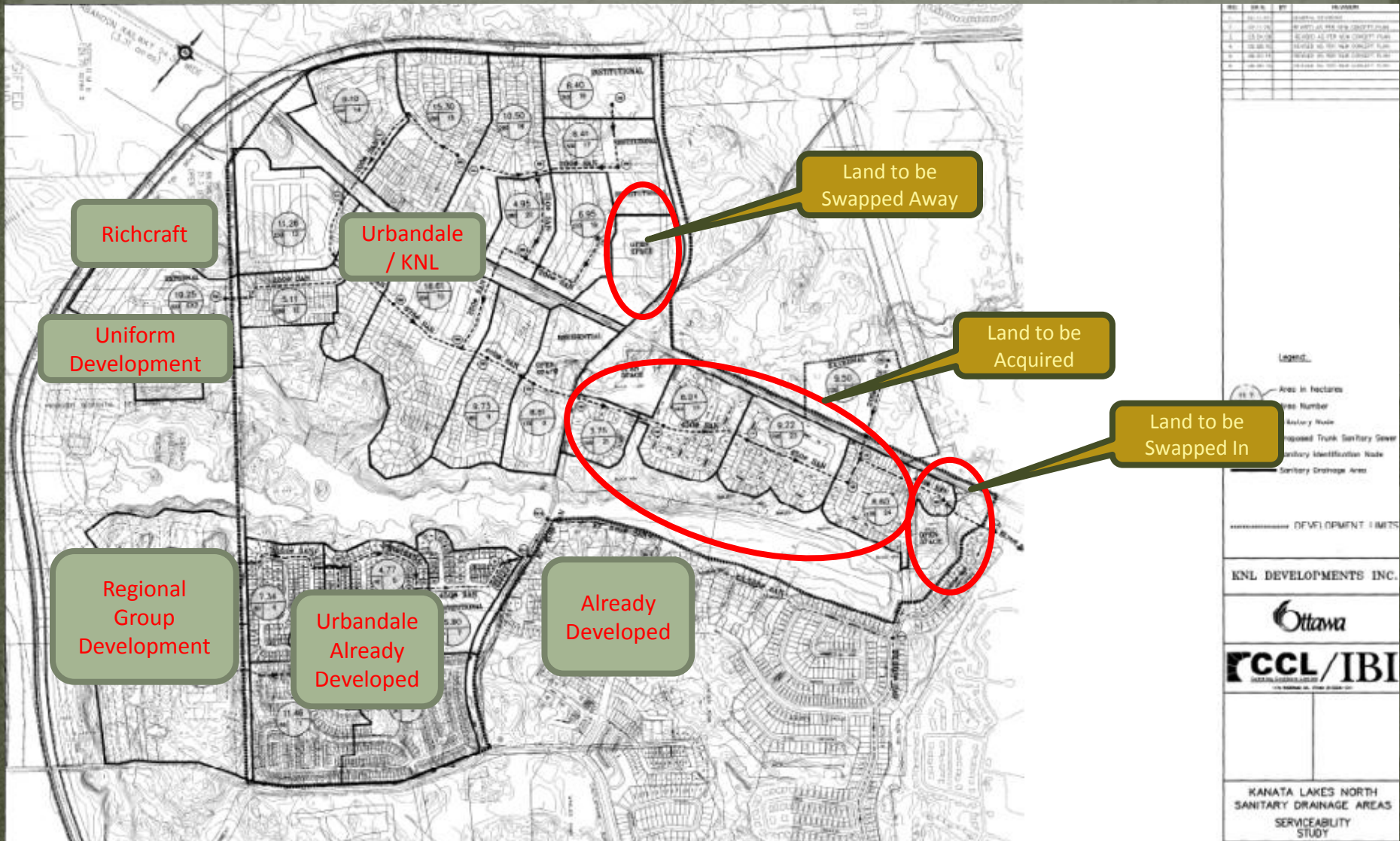
## Market value

**14. (1)** The market value of land expropriated is the amount that the land might be expected to realize if sold in the open market by a willing seller to a willing buyer.

***Urbandale cannot expect compensation for lost profit  
because it will be paid fairly and  
can re-invest the funds to earn that profit elsewhere!***



# Beaver Pond Acquisition Is 1<sup>st</sup> Step To Protecting All The South March Highlands



# Stewardship for Ottawa's Great Forest

- South March Highlands = most accessible of Ottawa's major forests
  - Accessible by OC Transpo: Routes 60, 68, 101, 160, 169, 660, 661, 674
  - Stoney Swamp, Malborough & Larose Forests are larger but not accessible
- SMH has significant value as Green Infrastructure
  - Natural Habitat functions
  - Storm Water Retention
  - Removal of Air Pollution
  - Groundwater Filtration
- Requires active stewardship to:
  - Manage responsible use
  - Protect sensitive areas
  - Maximize educational value
  - Maximize recreational value
  - Celebrate eco-tourism value





# Stewardship Proposal

- Acquire SMH from Developers
  - City of Ottawa acquires Beaver Pond Forest
  - NCC acquires remaining areas as part of Greenbelt Master Plan
- South March Highlands Carp River Conservation will manage
  - Area maintenance & upkeep at no cost to the City using volunteers
  - Education programs in partnership with Ottawa School Boards
  - Recreation programs in partnership with Kanata North Recreation Centre
  - Eco-tourism in partnership with Ottawa Tourism Bureau





# Public – Public Partnership



- Expropriates or negotiates purchase from KNL
  - Finances Purchase via Municipal Capital Facility
  - Transfers Title to OGF Land Trust exempt from property & school taxes
  - Pays any excess over fair market value via Urban Natural Feature Acquisition Fund
- Pays \$946 K / year annual cost of financing \$13 M of fair market value over 30 years at 6% paid annually
  - Financed 100% by charitable donations
  - Transfers admin costs to SMH-CRC so that every \$1 contributed is applied to land purchase
- Non-Profit Corporation whose sole interest is protection of the SMH via advocacy & conservation
  - Financed 100% by corporate donations and SMH collateral (calendars, cards, maps, etc.)
  - Pays all Legal / Accounting / Admin costs for the charity
  - Organizes and manages proactive aspects of the Stewardship Plan



# Financing the Acquisition

- Individual Contributions (recurring)
  - Individuals will pledge to pay an annual voluntary tax
  - Charity will provide tax receipts for individual contributions
  - To-date over 5,200 people have pledged to donate funds

Estimated Population	Net Worth	Proportion Contributing	Estimated Annual Contributors	\$\$ Per Individual @ 0.1%	\$\$ Per Category			
20	100,000,000	10%	2	100,000	200,000			
400	10,000,000	12%	48	10,000	480,000			
1000	1,000,000	15%	150	1,000	150,000			
5000	100,000	24%	1,200	100	120,000			
			1,400		950,000	Annual Individual Donations		

- City of Ottawa must take responsibly for financing any amount paid over fair market value
  - City is responsible for acquiring natural heritage (Greenspace Master Plan)
  - City is responsible for funding such acquisitions



# Financing Stewardship Operations

- Volunteer resources provide labour at no-cost
- Corporate contributions used to fund costs of the non-profit
  - Corporate donations do not require charitable tax receipts
  - Many corporations will not contribute to a municipality
  - Example initiatives:
    - Corporate donations matching funds donated by employees
    - Voluntary contribution of 1% of retail sales during 1 month
    - Services in-kind used to offset costs (e.g. printing, advertising)
- Funding sources for specific projects
  - Example sources depending on program:
    - Ottawa Stewardship Council
    - Friends of the Environment Foundation
    - Service Clubs (Kiwanis, Rotary, etc.)
    - Etc.



# Operational Care

- Access & Connectivity

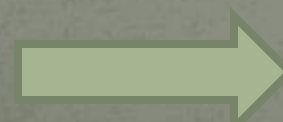
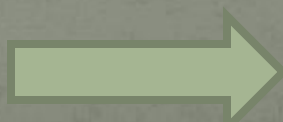
- Trail Mapping & Maintenance
- Wildlife Corridor Protection
- Restricted & Controlled Areas

- Patrols

- Appropriate Usage
- Safety / Lost Persons
- Lost & Found

- Forest, Trail & Stream Maintenance

- Erosion Management
- Litter Control
- Invasive Species Control





# World Class Educational Centre

- Natural Heritage

- Geology & Geomorphology
- Forest Function & Vegetation
- Wildlife Education

- Cultural Heritage

- Archaeological Resources
- Aboriginal Culture & Medicine

- Physical Education & Recreation

- Sports & Fitness
- Therapeutic Health
- Well-Being

- Language & Visual Arts



- Outreach

- Home Schools
- JK – 12
- University & College
- Community Education
- Online Education

- Living Lab

- Biology, Zoology, Ecology
- Environmental Planning, Management
- Management of Natural Resources

# Intangible Educational Benefits

- Positive correlation between “Time Spent in Nature” & Youth development
- Experiential Learning can be applied to all subjects – not just science
  - We have a commitment from retired teachers who will develop lesson plans for ALL grade school subjects and grades





# Appropriate Use Management

- Ecotourism

- Events & Ceremonies
- Destination Marketing
- Self Guided Tours
- Retained Tourism



- Recreational Usage

- Centered on Beaver Pond Forest which is closest to population area
- Designated Use Trails within the urban boundary

- Reserved Areas

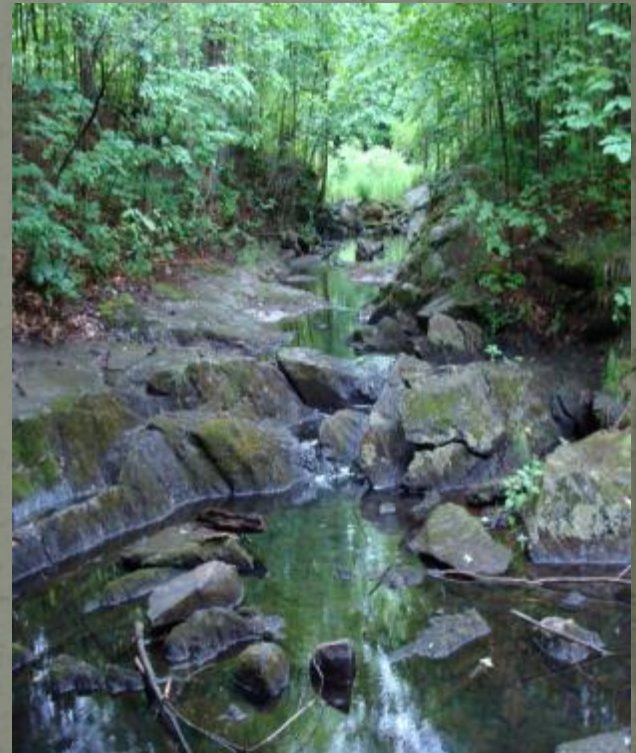
- Primarily on trails beyond the urban boundary
- Lower volume of use to promote wilderness value
- Rotating usage where appropriate

- Research Approval Process

- Ethical & Non-Destructive Research
- Public access to results

# Value of Green Infrastructure

- Value of replenishing Natural Resources
  - \$2 M / year for cleaning Air & Water, pollination, resisting invasive species  
[Suzuki Foundation estimate]
- Educational Value
  - \$0.3 M / year ongoing reduced travel cost for school field trips based on 2 hour travel time reduction
- Recreational Value
  - \$0.5 M / year user fees for outdoor recreation programs managed by the Kanata North Recreation Centre (KNRC) based on \$5 / person / day
- Eco-Tourism Value
  - \$25 M / year increased economic value from 1% of 7.8 M visitors staying 1 extra day to explore Ottawa's Great Forest





# Advantage of Green Infrastructure

- Black Infrastructure must be rebuilt / repaired periodically
  - Roads, Bridges, Subdivisions
- Green Infrastructure is perpetually replenished by nature
  - Forests, Wetlands, Streams & Ponds
- Requires NO concrete to be poured
  - Eco-tourism creates permanent jobs – not temporary construction jobs
  - Artisans are provided with opportunities to create/market arts, crafts & services
  - Green Infrastructure continues to deliver clean Air and Water that would otherwise be lost by “development”





# The Emerald Necklace: 11 Eco-Corridors Linking 7 Eco-Reservoirs

