

# By-Law No. 2018-091

*A by-law of the City of Ottawa to amend the Riverside Park Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa for the lands known municipally as 3071 Riverside Drive and part of the lands known municipally as 2826 Springland Drive*

## OttWatch.ca By-law Archival Project



OttWatch.ca has begun archiving copies of all by-laws passed by the City of Ottawa. After each City Council meeting we ask for copies of by-laws enacted at the meeting, add this title page, and upload them to ottwatch.ca.

Be aware though that you may not be looking at the most recent version of this by-law. It is very possible that it has been amended by Council by another by-law, or even by the Ontario Municipal Board. So, um, just know that before assuming anything.

This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

When in doubt, visit <https://ottawa.ca/en/residents/laws-licenses-and-permits/laws>

If you end up asking for a copy of a by-law OttWatch doesn't have yet, please ask the Clerk's office to cc: [kevino@kevino.net](mailto:kevino@kevino.net) when they email it to you. You'd be doing the entire community a favour!

**Enacted On:** 2018-03-28

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-091>

This title page generated on 2018-09-11

BY-LAW NO. 2018 - 91

A by-law of the City of Ottawa to amend the Riverside Park Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa for the lands municipally known as 3071 Riverside Drive and part of the lands known municipally as 2826 Springland Drive.

WHEREAS Planning Committee convened a public meeting to consider the adoption of the aforementioned official plan amendment;

AND WHEREAS Planning Committee recommends the adoption of the aforementioned official plan amendment;

AND WHEREAS Council on March 28<sup>th</sup>, 2018, carried the recommendation of Planning Committee;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. The attached document, being Official Plan Amendment 208 to the Official Plan for the City of Ottawa, is hereby adopted.
2. This by-law shall come into force in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

ENACTED AND PASSED this 28<sup>th</sup> day of March, 2018.

CITY CLERK

MAYOR

Official Plan Amendment No. 208 Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 2A - Riverside Park Secondary Plan

**Land use**

**Utilisation du sol**

**INDEX**

**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE**

Purpose

Location

Basis

Rationale

**PART B – THE AMENDMENT**

Introduction

Details of the Amendment

Implementation and Interpretation

Schedule A

## **THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 208 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 208 to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of Amendment No. 208 is to redesignate a 4.0-hectare parcel of land located at 3071 Riverside Drive within the Riverside Park Community from 'Institutional' within the Riverside Park Secondary Plan to 'Mixed-Use Residential Commercial' and 'Park' designations, and add a new 'Low-Rise Residential' designation.

The Official Plan Amendment would provide language within the 'Mixed-Use Residential Commercial' designation (8.5.1 (b)) to allow a second location for this designation at the subject site.

The Official Plan Amendment would also add a site-specific exception to the 'Institutional' designation (8.5.1 (2)) to permit a retirement home, residential care facility, and day care, while limiting building heights to a maximum of six-storeys.

### **2. Location**

The subject lands are approximately 4.0-hectare in size and located within the Riverside Park residential community. The site fronts onto an arterial road (Riverside Drive) and is generally bound by Mooney's Bay Place to the north, Springland Drive to the east, Beachside Private and Walkley Road to the south, and Mooney's Bay Park and Riverside Drive to the west

The lands affected by the amendment are shown on the Lands Affected Map.

### **3. Basis**

The General Urban Area permits a range of low to mid-rise residential uses intended to accommodate people with varying income, life circumstances and housing needs. The General Urban Area also permits commercial, employment, parks and institutional uses that could all contribute to the idea of a complete community.

The Key Principles of the Riverside Park Secondary Plan of reinforcing a residential and parkland character while encouraging safety and family living environment is respected.

### **4. Rationale**

The department is recommending approval of the subject application because the proposed development meets the intent of the General Urban Area (OPA 76), where

institutional, commercial uses and all types of housing and densities are envisioned and evaluated through the context of design and compatibility. Further, the proposal has regard for OPA 150, in that intensification is envisioned along arterial roads and an assessment of compatibility has been undertaken and demonstrated to build upon the housing choices and built form of the community.

The subject application meets The Riverside Secondary Plan vision and policy direction, as demonstrated through the tests of Section 4.11 and 2.5.1.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached location map constitutes Amendment No. 208 to the Official Plan for the City of Ottawa.

### 2. Details

The Official Plan, Volume 2A – Riverside Park Secondary Plan is amended as follows:

- a) by adding the words “ and low-rise” after the words “high density” in the first sentence of Section 8.5.1 a) Residential Areas and adding the following text after the fourth sentence:

*“The ‘Low-Rise Residential Area’ permits a range of low-rise residential buildings of four storeys or less in order to accommodate a variety of housing choices and to increase affordability. Single-detached, semi-detached, duplex dwellings and street townhouses (and other similar ground-oriented multiple dwellings) are permitted within the Low-Rise Residential land use category. Also permitted within the Low Rise Residential land use category are low-rise apartments”*

- b) by deleting the first two sentences of Section 8.5.1 b) Mixed Use Residential Commercial and replacing them with the following:

*“The Mixed Use Residential Commercial areas identified on Schedule R- Riverside Park Land Use shall be:*

- i. developed to provide local amenities, contributing to the diversity and walkability of the community.*
- ii. developed to provide a transition from the Confederation Heights Mixed Use Centre to the north, the residential area to the south and Mooney's Bay Park to the west. Within this area new mixed use residential/commercial uses are encouraged as infill development. In order to maintain the commercial integrity of the area residential uses shall only be permitted in buildings with at-grade commercial uses.*

- c) by adding a new policy after the existing policy in Section 8.5.1 d) Institutional as follows and renumbering accordingly:

*“ii) For the site at 3071 Riverside Drive, Institutional uses also refer to a retirement home, residential care facility, and day care. These uses shall be limited to buildings that do not exceed six-storeys in height.”*

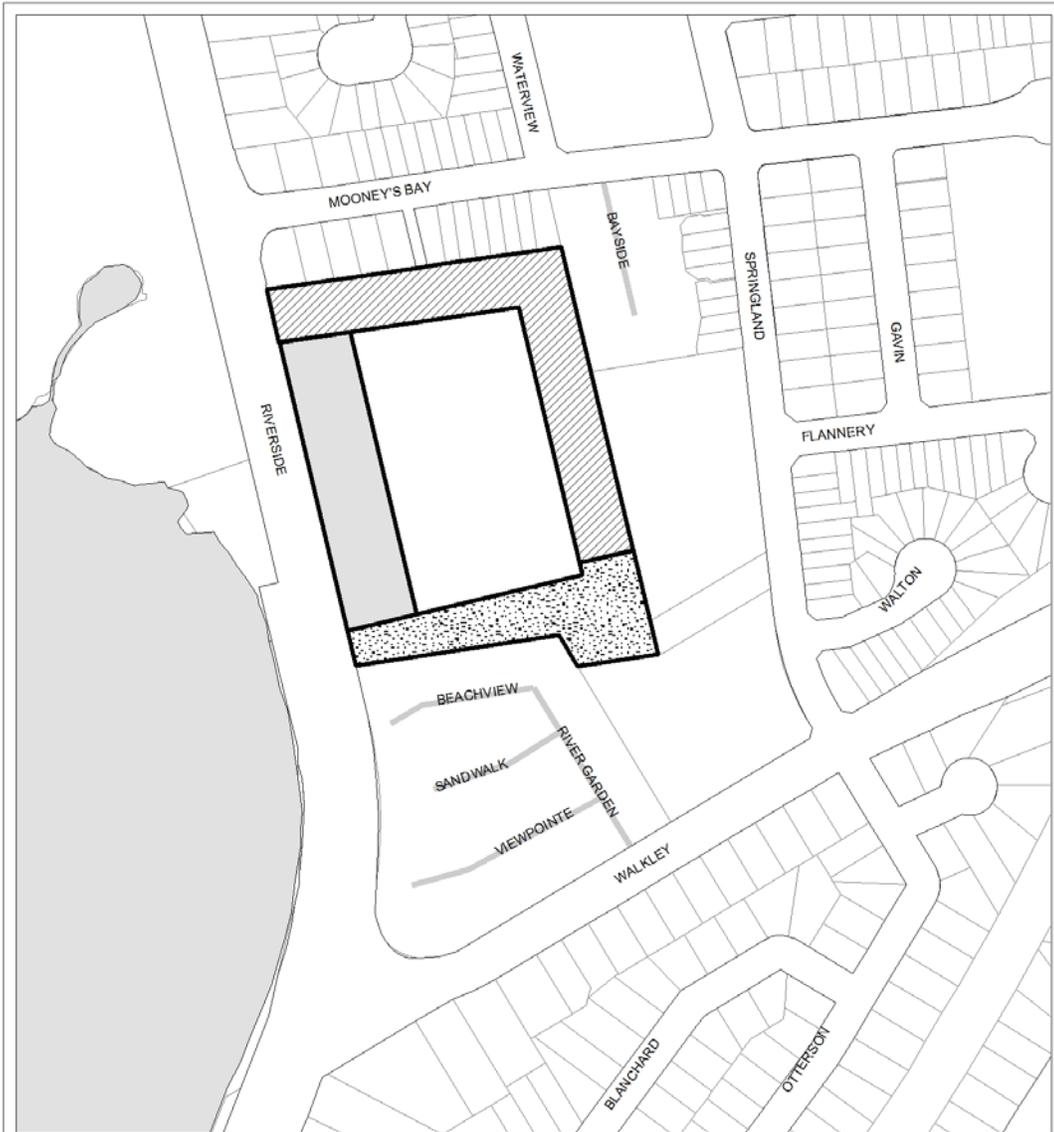
and

- d) by amending Schedule R –Riverside Park Land Use to :

- i) Add the designation “Low-rise Residential” to the Legend; and
- ii) Amend Schedule R to reflect the designation changes Shown on Schedule A to this amendment.

#### 1. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.



Produced by Planning, Transit and the Environment, Planning and Infrastructure Approval Branch, Development Approvals West / Centre Division Mapping and Graphics



Produit par le Service de l'urbanisme, du transport en commun et de l'environnement, Direction de l'approbation des demandes d'aménagement et d'infrastructure, Division de l'approbation des demandes d'aménagement, Ouest-Centre Cartographie et Graphiques

D01-01-17-0008 17-1649-A

I:\AAStaff\Sheila\OPAs\2007-2010\OPAs\2008\RiversideParkSP

15 / 12 / 2017

© Personal data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be reproduced without permission. / Personnels données appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation.

Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE A to AMENDMENT NO.208**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
**Amending Schedule R**  
**Volume 2a - Secondary Plan - Ottawa**  
Riverside Park Land Use

**ANNEXE A de L' AMENDEMENT No.208**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
**Modifiant l'Annexe R**  
**Volume 2a - Plan Secondaire - Ottawa**  
Utilisation du sol Parc Riverside

-  LANDS REDESIGNATED FROM "INSTITUTIONAL" TO "LOW-RISE RESIDENTIAL AREA"  
TERRAINS DONT LA DÉSIGNATION PASSERA DE « INSTITUTIONAL » À « SECTEUR RÉSIDENTIELLE DE FAIBLE HAUTEUR »
-  LANDS REDESIGNATED FROM "INSTITUTIONAL" TO "MIXED USE RESIDENTIAL / COMMERCIAL"  
TERRAINS DONT LA DÉSIGNATION PASSERA DE « INSTITUTIONAL » À « RÉSIDENTIEL / COMMERCIALE MIXTE »
-  LANDS REDESIGNATED FROM "INSTITUTIONAL" TO "PARK"  
TERRAINS DONT LA DÉSIGNATION PASSERA DE « INSTITUTIONAL » À « PARC »

