



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 708 & 750 River Road

File No.: D07-16-19-0014

Date of Application: April 26, 2019

This application submitted Marcel Denomme on behalf of Urbandale Corporation is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

June 2, 2025

Date

Lily Xu,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-19-0014

SITE LOCATION

708 & 750 River Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is comprised of two parcels (708 and 750 River Road), which is separated by 3 large residential lots. Both parcels are located on the west side of River Road, south of Earl Armstrong and next to the Rideau River. The site is located in the southwest portion of the Riverside South Community Design Plan, identified in the CDP as Sector 2. The two parcels are vacant, and the majority of the lands were previously used for agricultural purposes. There are three large residential lots located between the two parcels that extend between River Road and the Rideau River. There are also two other small lots which front on River Road located just south of the other lots. The lands to the south, east, and southeast of the property are developing residential communities.

The applicant has made an application for a subdivision consisting of 83 Residential Lots, 5 streets, 7 residential blocks, 2 pathway blocks, 4 parks and open space blocks, 1 stormwater management block, and 2 road widening blocks. The applicant has made an application to rezone the lands to Residential Form Density, Subzone Z (R4Z) and Open Space (O1, O1C and O1R) from Development Reserve (DR). The requested zones will accommodate the proposed development intended for the site. The proposed subdivision will be constructed on the table lands above the top of bank. All the lands below the bank will be conveyed to the City. The lands next to the river in the north parcel (708 River Road) will be zoned open space reserve to be protected (Block 86 and 89). The western part of the southern parcel (750 River Road) adjacent to the Rideau River is for a stormwater management pond (Pond 5) and is to be zoned O1. There are two accesses from River Road to the north parcel at 708 River Road. These access points will be full movement, controlled by stop sign for those exiting 708 River Road.

The south parcel at 750 River Road will gain access to River Road through an adjacent subdivision to the south (760 River Road, File No. D07-16-20-0003). Development at 750 will need to be coordinated to create a vehicular access to the lands at 750 River Road. Until this vehicular access is constructed, an Inhibiting Order will be placed on the 750 River Road lands prohibiting development.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	112
Townhouse	51
Detached	83

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-19-0046

DISCUSSION AND ANALYSIS

It is recommended that the application be approved.

- The subject application is consistent with the Provincial Planning Statement. The application conforms with the Official Plan, Riverside South Secondary Plan, and the Suburban (southwest) Transect and Neighbourhood policies.
- The conditions of approval are supported by the applicant and the Ward Councillor.
- The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Steve Desroches has concurred with the proposed conditions of Draft Approval.

Public Comments

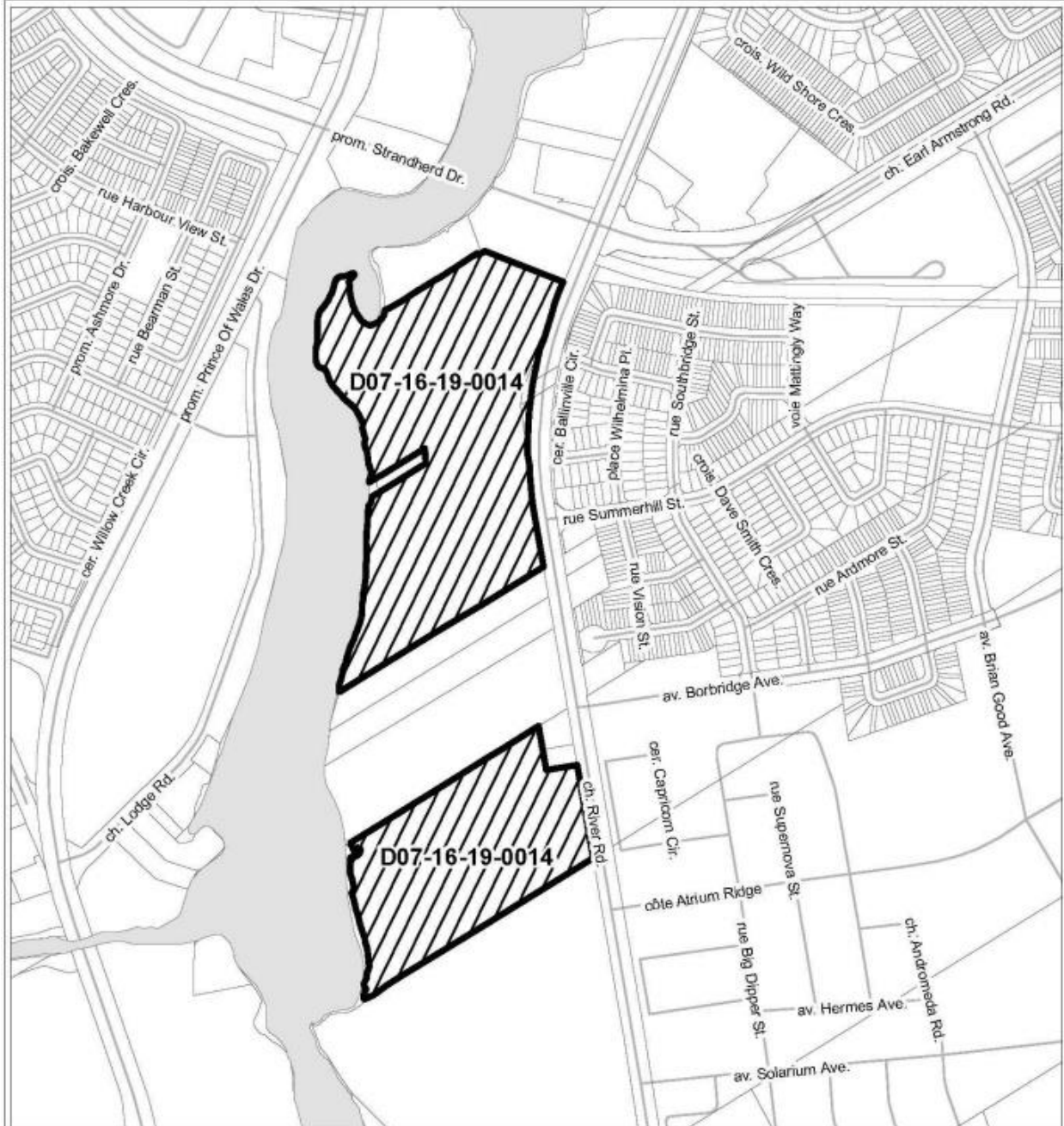
This application was subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to complexity of issues associated with the application.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, extension 12852 or e-mail: Kelby.LodoenUnseth@ottawa.ca.

Document 1 – Location Map



D07-16-19-0014

19-0624-X

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REVISION / RÉVISION - 2019 / 10 / 23

LOCATION MAP / PLAN DE LOCALISATION
PLANS OF SUBDIVISION / PLANS DES LOTISSEMENT



708, 750 ch. River Road



NOT TO SCALE