

September 29, 2017

Mr. Sean Moore, Planner III

Planning Infrastructure and Economic Development Department
City of Ottawa

**RE: 3071 Riverside Drive
Site Plan Control Application**

Dear Mr. Moore,

Please accept this Cover Letter as our application for Site Plan Control to permit the development proposed at 3071 Riverside Drive in the River Ward of the City of Ottawa. This application follows the ongoing Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications submitted in April of this year. The supporting materials listed below are provided with this application and in response to the circulation comments received for the applications for Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.

- / 15 copies of the Site Plan, RLA, Rev. 1, August 31, 2017;
- / 2 copies of the Surveyor's Real Property Report, AOV, December 2016;
- / 3 copies of the revised Draft Plan of Subdivision, AOV, September 2017;
- / 15 copies of the Landscape Plan, Fotenn, Rev. 5, September 29, 2017;
- / 15 copies of the Grading Plan, DSEL, Rev. 1, September 19, 2017;
- / 15 copies of the Site Servicing Plan, DSEL, Rev. 1, September 19, 2017;
- / 5 copies of the Building Elevations, RLA, August 15, 2017;
- / 5 copies of the Erosion and Sediment Control Plan, Rev. 1, September 19, 2017;
- / 5 copies of the Parking Garage Plans, RLA, August 15th, 2017;
- / 6 copies of the Servicing and Stormwater Management Study, DSEL, September 2017;
- / 9 copies of the Transportation Impact Study Addendum #1, Parsons, August 15, 2017
- / 3 copies of the Traffic Noise Study, Gradient Wind Engineering Inc., August 23, 2017;
- / 3 copies of the Stationary Noise Study, Gradient Wind Engineering Inc., August 23, 2017;
- / 4 copies of the Geotechnical Investigation, Paterson Group, March 14, 2017;
- / 5 copies of the Phase 1 Environmental Site Assessment, Paterson Group, April 17, 2017; and
- / 5 copies of the Tree Conservation Report, Fotenn, September 12, 2017.

The Planning Rationale Addendum is attached to this Cover Letter. A CD with all materials has been provided. Should you have any questions, please contact the undersigned.

Sincerely,

Stephanie Morris-Rashidpour, MCIP RPP
Planner

CC: Gary Harper, Justin Chubaty, Jim Fullarton

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1.0 INTRODUCTION

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1.1 Revisions to the Site Plan

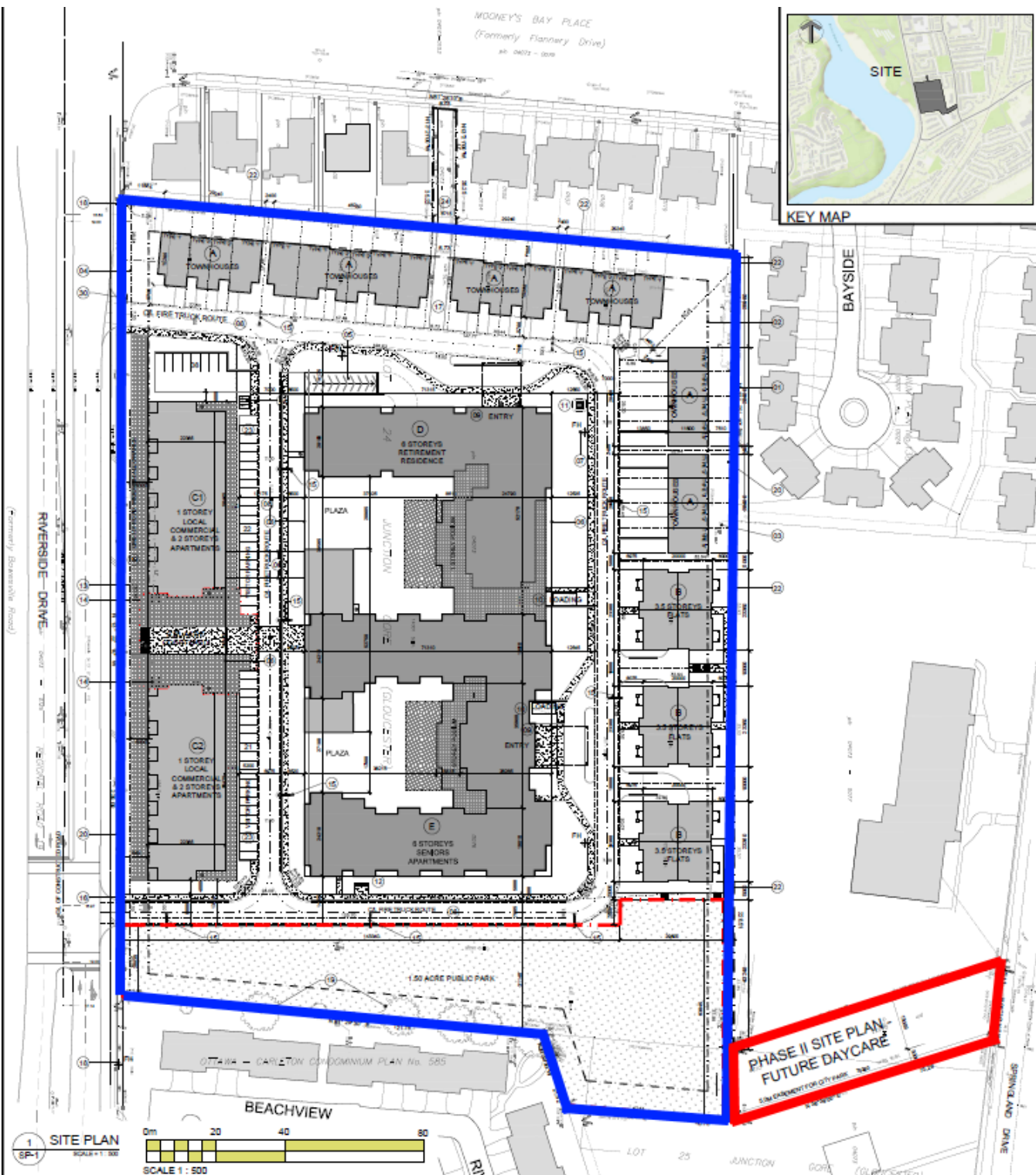


Figure 1: Site Plan Phasing

The Site Plan has generally evolved since the submission of the original planning applications as follows:

- / The 1.5 acre park has been reconfigured to provide more space within the more uniform, programmable portion of the park and less space adjacent to Riverside Drive.
- / The middle vehicular access to the underground parking from Riverside Drive has been removed. Access and egress from underground parking will now occur from within the site.
- / A row of surface parking directly south of Building C2 has been removed.
- / The parking previously located north of Building C1 has been modified to minimize conflicts with the northerly access from Riverside Drive.
- / The number of parking spaces in total has been increased from 422 spaces to 460 spaces.
- / The number of residential units in total has been decreased from 626 units to 617 units.
- / The commercial gross floor area has increased from 1,800 square metres to 2,190 square metres.

The Site Plan submitted is similar to the original concept provided through the applications for Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment. It has evolved per the above list in accordance with comments from city staff, technical agencies, and the public as well as the transition from concept to detailed design.

It is proposed that the Site Plan Control Application will be phased. The boundaries of Phase 1 are shown on Figure 1 above in blue. Phase 2, shown in Figure 1 above in red, will consist of the proposed daycare property and walkway (to be conveyed to the City for connection to the park) at 2826 Springland Drive, as shown on the Site Plan.

1.2 Revised Gross Floor Area Table

The revised unit numbers and gross floor areas are summarized in the table below. The gross floor areas provided are in accordance with the Zoning By-law definition of gross floor area. The gross floor area proposed represents a 10% increase in density over what is currently permitted by the as-of-right institutional zoning.

Building	Number of Units	Gross Floor Area
Townhouses (Buildings A)	26	3,049 m ²
Flats (Buildings B)	36	3,509 m ²
Mixed Use Building (Buildings C1 & C2)	40	5,211 m ²
Retirement Complex (Buildings D & E)	270 (D) and 245 (E)	23,685 m ²
Day Care (Building F)	0	TBD (approx. 445 m ²)
Total	617	35,899 m ²

2.0 OFFICIAL PLAN AMENDMENT

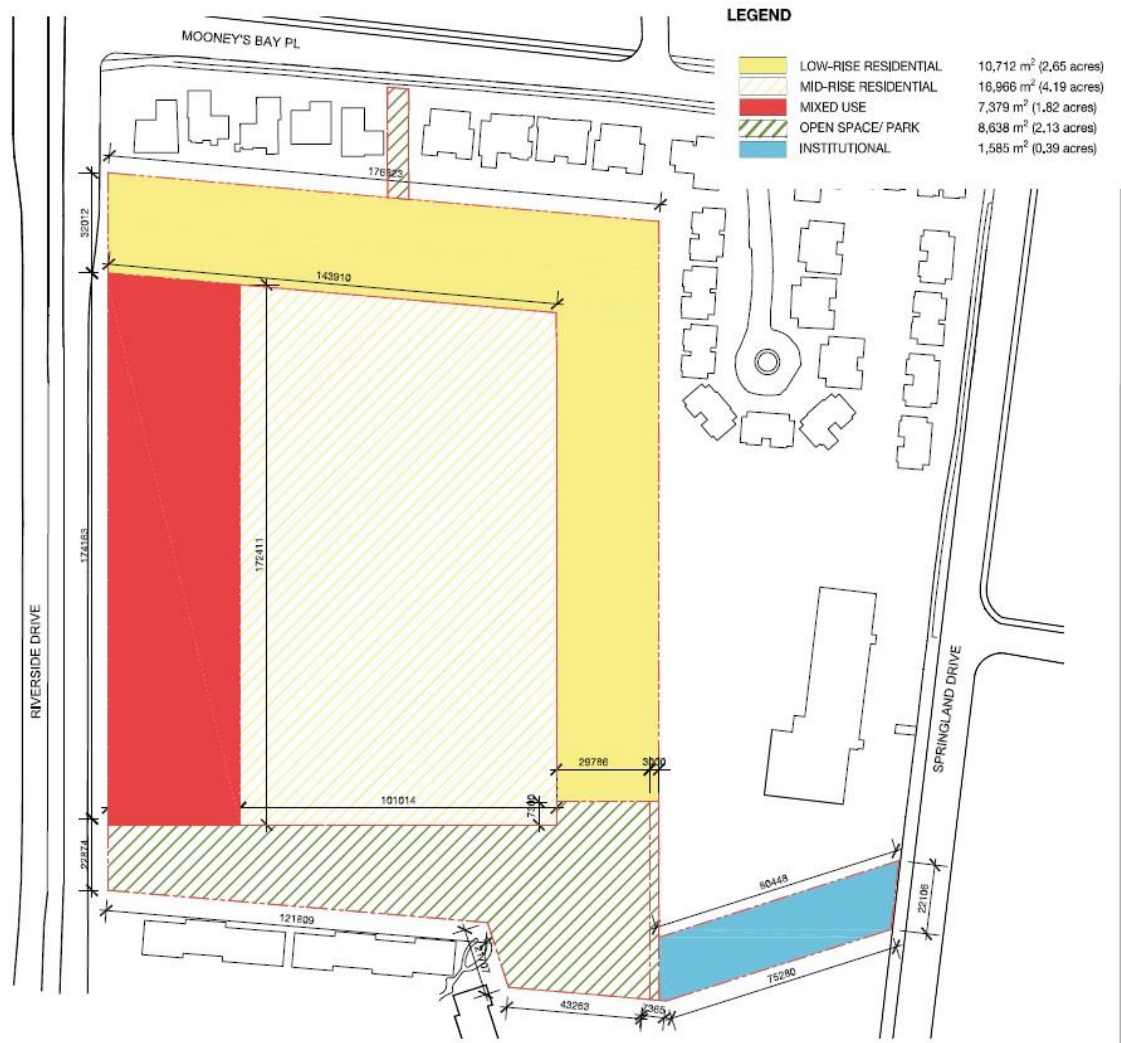


Figure 2: Riverside Park Secondary Plan - Proposed Special Policy Area

As described in the original Planning Rationale, an amendment to the Riverside Park Secondary Plan is required as the site is designated Institutional – Elementary School. The proposed amendment has been further refined per Figure 2 above in order to amend the current institutional land use designation to the land uses specified. Given that the Riverside Park Secondary Plan was last updated in 2017, it is suggested that a Special Policy Area be adopted with designations that are more consistent with the Official Plan. The suggested amendment is outlined below.

3071 Riverside – Special Policy Area

Notwithstanding the policies of the Riverside Park Secondary Plan, 3071 Riverside shown in Schedule [X] will be subject to the land use designations and policies below:

/ **Mixed-Use Area**

The Mixed-Use Area designation permits residential and commercial uses, either mixed in individual buildings or occurring side by side in separate buildings. Low-rise buildings, being four (4) storeys or less, are permitted within this designation.

/ **Mid-Rise Residential Area**

The Mid-Rise Residential Area designation permits a mix of residential uses. Mid-rise buildings, being six (6) storeys or less, are permitted within this designation.

/ **Low-Rise Residential Areas**

The Low-Rise Residential Area designation permits a mix of residential building forms ranging from detached to low-rise apartment dwellings. Low-rise buildings, being four (4) storeys or less, are permitted within this designation.

/ **Institutional Area**

The Institutional Area designation permits a range of neighbourhood-serving institutional uses, including schools, places of worship, community facilities and daycares.

/ **Open Space**

The Open Space designation provides key pedestrian connections as well as a public park. The park will be conveyed to the City as a municipal park to serve the local community with active and passive recreational facilities. Surface parking is permitted.

3.0 ZONING BY-LAW AMENDMENT

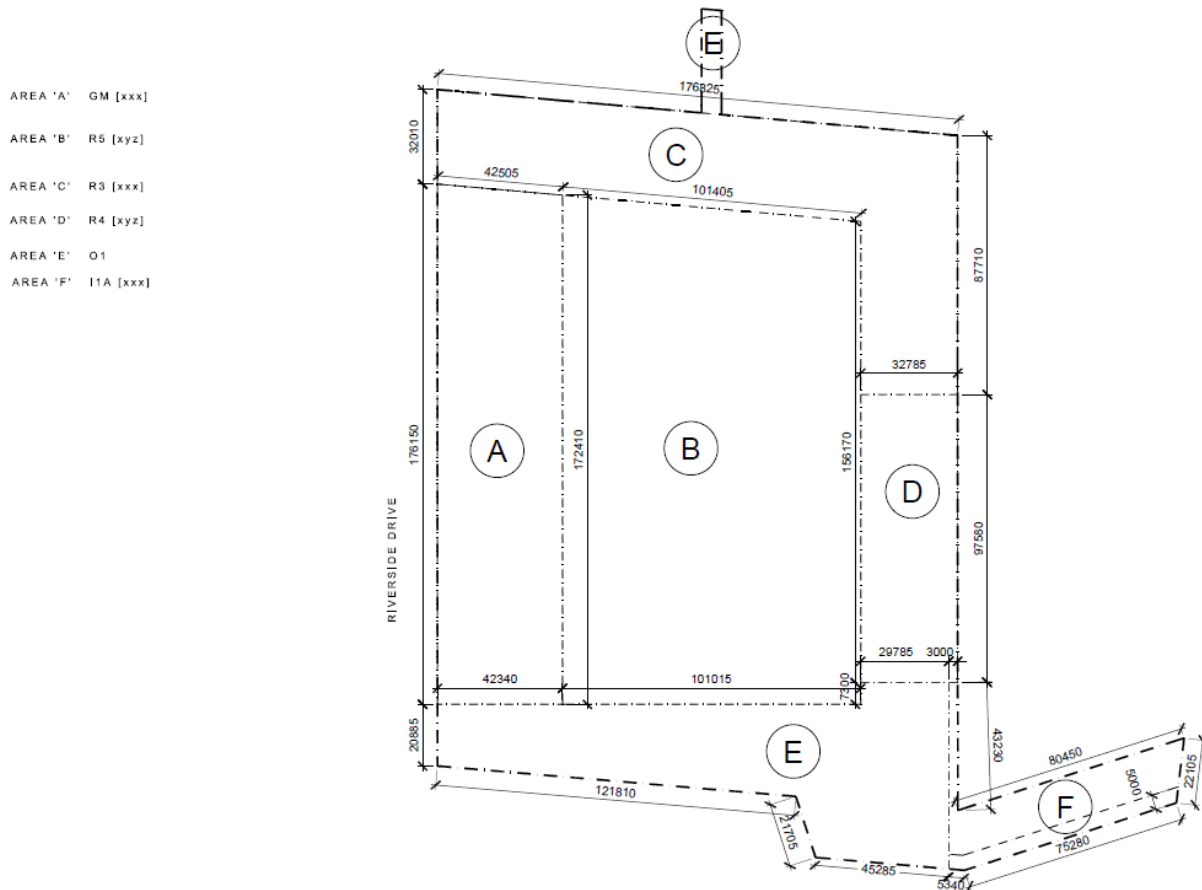


Figure 3: Zoning Plan

As noted in the original Planning Rationale, the property is presently zoned Minor Institutional Subzone A (I1A). A proposed zoning schedule was previously submitted. It is proposed to further refine the zoning schedule as shown in Figure 3 above.

The proposed amendment for each area shown in Figure 3 is described below. It is suggested that the amendment specify that the lot be considered as one lot for zoning purposes with the front lot line being Riverside Drive for the purposes of compliance with all zoning provisions, including parking, landscaping, etc.

- / Area A: General Mixed Use (GM) Zone
 - Maximum building height: 15 metres
 - Minimum parking space rate of 3.4 spaces per 100 m² of GFA for all non-residential uses
 - No loading space required
 - A minimum of 14% of the area of any parking lot must be provided as perimeter or interior landscaped area.
 - Maximum setback from Riverside Drive: 5 metres
 - Minimum setback from Riverside Drive: 0 metres
 - Minimum setback from private streets: 4 metres
 - Land uses prohibited:
 - Animal hospital
 - Click and collect facility

- Diplomatic mission
- Drive-through facility
- Funeral home
- Research and development centre
- Shelter
- Technology industry
- Stacked townhouse

/ Area B: Residential Fifth Density (R5) Zone:

- Maximum building height: 23 metres
- All land uses prohibited, with the exception of the following:
 - Retirement Home
 - Residential Care Facility
 - Dwelling Unit
 - Rooming Unit
 - Recreational and athletic facility, limited to a fitness centre within a retirement home and/or residential care facility
- Minimum setback from private streets: 5 metres

/ Area C: Residential Third Density (R3) Zone:

- Maximum building height: 8 metres
- Minimum lot width: 6 metres
- Minimum lot area: 170 square metres
- Minimum setback from the northern property line: 7.5 metres
- Minimum setback from the private street: 4.5 metres
- Minimum setback from adjacent townhouse blocks: 1.2 metres
- Minimum setback from Riverside Drive: 8 metres

/ Area D: Residential Fourth Density (R4) Zone:

- Maximum building height: 16 metres
- Minimum lot width: 30 metres
- Minimum lot area: 750 square metres
- Minimum setback from the eastern property line: 6 metres
- Minimum setback from the private street: 6.5 metres
- Minimum interior side yard setback: 2.5 metres
- No visitor parking required

/ Area D: Parks and Open Space (O1) Zone:

- Additional permitted use: parking lot
- No setbacks are required

As the unit counts and gross floor areas have changed, a revised parking space table is provided below. As the lot is considered one lot for zoning purposes, there is a surplus of parking provided and the minimum required by the Zoning By-law is met. Most of the surplus parking is accommodated in the underground parking, which will be available for use by any of the proposed uses.

Use	Parking Space Rate	Required Parking Spaces	Provided Parking Spaces
Townhouse (Building A)	Residential: 1/unit Visitor Parking: 0	26	26
Low-Rise Apartment Buildings (Building B)	Residential: 1.2/unit Visitor: 0.2/unit	Residential: 43 Visitor: 7	36

		Total: 50	
Dwelling Units in a Mixed-Use Building (Building C)	Residential: 1/unit Visitor Parking: 0.2/unit	Residential: 40 Visitor: 8 Total: 48	48
2,190 m ² Retail (Building C)	3.4 spaces per 100 m ² GFA	75	103
Residential Care Facility and Retirement Home (Building D & E)	Residential: 0.25 per unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services Visitor: 0	Residential: 129 Visitor: 0 Personal Service: 30 Total: 159	240
Daycare (Building F)	2 spaces per 100m ² of gross floor area	TBD	TBD – to be located on individual property
TOTAL		358	453

4.0 CONCLUSION

The above Addendum has been prepared in order to address Site Plan revisions that have occurred as a result of feedback from city staff, the ward councillor and the public as well as the evolution of the Site Plan from the originally submitted concept plan.

The conclusions of the original Planning Rationale remain valid as the proposed development constitutes good planning that is in the public interest.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Morris'.

Stephanie Morris-Rashidpour, MCIP RPP
Planner