

PLANNING RATIONALE ADDENDUM #2

3071 RIVERSIDE DRIVE

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January 5, 2018

Mr. Sean Moore
Planner III
Planning Infrastructure and Economic Development Department
City of Ottawa

Via email: sean.moore@ottawa.ca

**RE: 3071 Riverside Drive
Official Plan Amendment and Zoning By-law Amendment Applications**

Dear Mr. Moore,

This addendum has been prepared in order to address proposed revisions to the Secondary Plan and Zoning details that have arisen through feedback from city staff, the ward councillor and the public as well as the evolution of the Site Plan from concept to detailed design.

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

Sincerely,



Stephanie Morris-Rashidpour, MCIP RPP
Planner

CC: Gary Harper, Justin Chubaty, Jim Fullarton

1.0 Official Plan Amendment

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 1 below in order to amend the current institutional land use designation to the land uses specified.



Figure 1: Proposed Secondary Plan Designations

The suggested wording of the amendment to each of the land uses is outlined below:

Institutional Area

The Institutional Area shown on Figure 1 above as well as the property at 2826 Springland Drive will retain the institutional designation, subject to the following amendment to the Secondary Plan.

For the purposes of this Plan, Institutional uses refer to schools, places of worship, and community facilities. The policies governing neighbourhood serving uses in Ottawa Official Plan Section 3.6.1 apply to institutional uses in Riverside Park.

Notwithstanding the policies above regarding permitted uses in Institutional Areas, for the properties located at 3071 Riverside Drive and 2826 Springland Drive, Institutional uses also refer to retirement home, residential care facility, day care and associated ancillary uses.

Mixed Use Residential Commercial

The Mixed Use Residential Commercial designation will be applied along the Riverside Drive frontage where the mixed-use buildings are proposed to be located. The existing designation is proposed to be modified as follows:

The Mixed Use Residential Commercial Areas identified on Schedule R – Riverside Park Land Use shall be:

- a. developed to provide local amenities, contributing to the diversity and walkability of the community; and/or,*
- b. 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.*

The following guidelines are to be considered in the approval of any mixed commercial/residential development application subject to (b) above:

- Parking required for the commercial and residential uses should be functionally separate;*
- Private amenity space should be buffered and oriented away from the commercial entrances and parking, circulation and service areas;*
- Residential building entrances should be highly visible, promote a residential identity and be separate from commercial entrances;*
- Building and site design should minimize any potential effects on the residential uses of noise, lighting and odours from the commercial uses;*
- Planting of trees, shrubs and other vegetation should be used to enhance the quality of the residential environment.*

Low-Rise Residential Areas

The Low-Rise Residential Area designation will be applied to the areas proposed to be developed with townhouses and flats. The proposed wording of the amendment is summarized below:

The Low-Rise Residential Area permits a range of low-rise residential buildings of 4 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.

Open Space

The Open Space designation is to be applied to the area proposed as a public park. No modifications to the wording of the existing Open Space policies are proposed.

2.0 Zoning By-law Amendment

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 proposed zoning as shown in Figure 2 below.

- AREA 'A' GM [xxx]
- AREA 'B' I1A [xyz]
- AREA 'C' R3 [xxx]
- AREA 'D' R4 [xyz]
- AREA 'E' O1

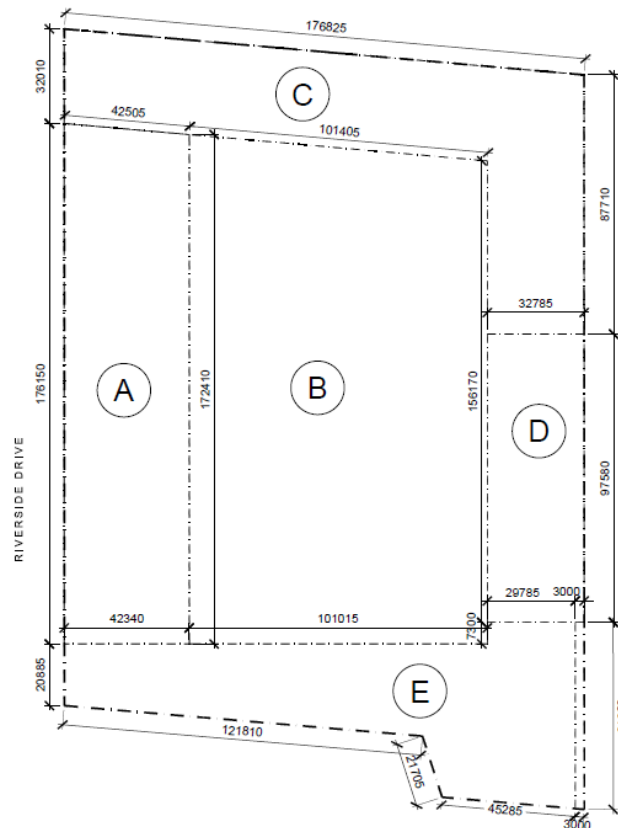


Figure 2: Proposed Zones

In order to specify the required setbacks and maximum building height, a site-specific zoning schedule is proposed as shown in Figure 3 below. The schedule specifies the maximum building height permitted for various areas throughout the site as well as the setbacks required along Riverside Drive, the northerly property line and the westerly property line.

- AREA 'A' NO BUILDINGS PERMITTED
 AREA 'B' 13.5M - 3 STOREYS
 AREA 'C' 23.0M - 6 STOREYS
 AREA 'D' 8.0M - 2 STOREYS
 AREA 'E' 14.0M - 3.5 STOREYS

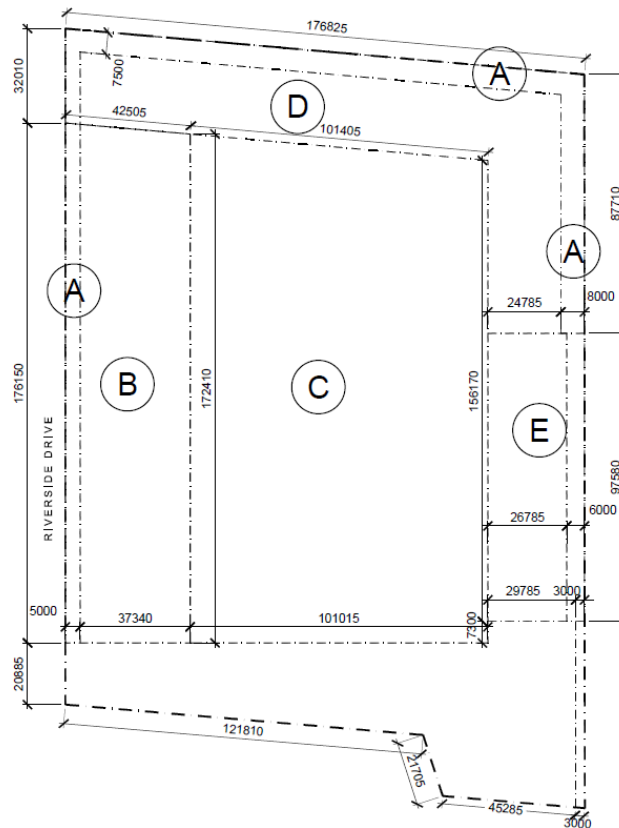


Figure 3: Proposed Building Height and Setbacks

It is suggested that the amendment specify that the lot be considered as one lot for zoning purposes for the purposes of compliance with all zoning provisions, including parking, landscaping, etc.

The site-specific exceptions proposed, in addition to the proposed building height and setbacks in Figure 3 above, are outlined for each zone below.

/ **General Mixed Use (GM) Zone**

- Land uses prohibited:
 - Animal hospital
 - Apartment Dwelling, Mid-Rise
 - Click and collect facility
 - Diplomatic mission
 - Drive-through facility
 - Funeral home
 - Research and development centre
 - Shelter
 - Technology industry
 - Stacked townhouse
- Two loading spaces required in accordance with the following site-specific provisions:

- No oversized loading spaces required.
- Minimum width in metres of aisle accessing loading space – 7 metres.
- No screening required for loading spaces.

/ **Minor Institutional (I1A) Zone**

- Additional Permitted Land Uses
- Planned Unit Development

/ **Residential Third Density (R3) Zone**

- Minimum lot width: 6 metres
- Minimum lot area: 170 square metres

/ **Residential Fourth Density (R4) Zone**

- Minimum lot width: 30 metres
- Minimum lot area: 750 square metres

/ **Parks and Open Space (O1) Zone**

- No minimum setbacks are required

Parking

A row of ten (10) additional surface parking spaces will be provided on the north-east side of Building D for additional visitor parking. The number of underground parking spaces has also been reduced as the parking garage plans progress to detailed design. The provided parking, as revised, is captured in the Table below.

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 Total: 50	36 + 10 (surface visitor parking) = 46
Dwelling Units in a Mixed-Use Building (Building C)	Residential: 1/unit Visitor Parking: 0.2/unit	Residential: 48 Visitor: 10 Total: 58	58 (underground)
2,025 m ² Retail (Building C)	3.6 spaces per 100 m ² GFA (Shopping Centre Rate)	73	22 underground + 51 surface = 73
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: 128 Visitor: 0 Personal Service: 30 Total: 158	192
TOTAL		365	395

Based on the above table, there is sufficient parking to accommodate the uses proposed. Although the resident parking for the low-rise apartment buildings is deficient, there is sufficient space in the underground parking garage to accommodate the required parking. In total, there is a surplus of 30 parking spaces provided

throughout the site. The additional number of spaces in the underground parking garage can be used to accommodate visitor parking and extra parking for the flats.