

<p>6. Riverside South Secondary Plan</p> <p>Le Plan secondaire de Riverside Sud</p>

Committee recommendation(s) as amended

That recommend Council approve:

- 1. an amendment to Volume 2A of the Official Plan to add the Riverside South Secondary Plan, including Schedule A – Designation Plan, and Schedule B – Maximum Building Heights, as detailed in Documents 1, (as amended by Motions PHC 2024-26-02, PHC 2024-26-04 and PHC 2024-26-05), 2 and 3, and repeal the Riverside South Community Design Plan.**
- 2. an amendment to Volume 1 of the Official Plan to change the Minimum Area-wide Density Requirement, People and Jobs per Gross Hectare for the Riverside South TC in Table 3a from “100” to “160”.**
- 3. amendments to Zoning By-law 2008-250 to:**
 - a. Create a new MC17 Subzone for the Riverside South Town Centre that modifies performance standards of the MC Zone related to building heights, tower step backs, active frontage requirements, prohibiting drive-through facilities, and creating eight urban exceptions, as detailed in Document 4.**
 - b. Rezone Areas A – G and J – P for the Riverside South Town Centre to the MC17, O1, or I1A subzones, and apply their respective urban exceptions, and Areas H and I to the L2[XXX4] subzone for a new 10.7-hectare District Park, as detailed in Document 5, as amended by Motion PHC 2024-26-06.**
 - c. Rezone Area A from DR to L2[XXX8] to allow for an 18.5-hectare District Park and permit a Recreation Complex with a maximum building height of 15 metres, and Area B from L2 to DR to accommodate the re-location of the District Park, as**

detailed in Document 6.

- d. Change the lands identified as Area A from Area C to Area Z on Schedule 1A – Minimum Parking Space Requirements of Zoning By-law 2008-250 to adjust minimum parking requirements for the Town Centre, as detailed in Document 7.
- e. Replace Schedule 269 to Zoning By-law 2008-250 with an updated minimum and maximum height schedule, as detailed in Document 8.
- f. Amending Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan to reflect the boundary of the Industrial and Logistics designation found on Schedule A – Designation Plan of the Riverside South Secondary Plan, and to update the legends accordingly;
- g. Creating a new area-specific policy in Volume 2C (Area-Specific Policies) for the unaddressed property identified as PIN 043310309 with the following language:
 - i. “## PIN 04331-0309 – Industrial and Logistics in the Riverside South Secondary Plan
 - ii. ##.1 Notwithstanding the location of the lands within the Greenbelt Transect on Schedule B4, the policies of the Greenbelt Transect do not apply to the portion of the property identified as PIN 04331-0309, east of Limebank Road, that is designated as Industrial and Logistics within the Riverside South Secondary Plan in Volume 2A.
 - iii. ##.2 At the time of a Municipal Comprehensive Review, the City will consider changing the Greenbelt Transect boundary to exclude the portion of the property at PIN 04331-0309 from the Greenbelt Transect, in consultation with the National Capital Commission.”

Recommandation(s) du Comité, tel que modifiée

Qu'il soit recommandé au Conseil municipal :

- 1. d'approuver la modification à apporter au volume 2A du Plan officiel pour y ajouter le Plan secondaire de Riverside-Sud, dont l'annexe A (Plan de désignation) et l'annexe B (Hauteurs maximales des immeubles), selon les modalités précisées dans la pièce 1 (dans sa version modifiée par les motions n^{os} PHC 2024-26-02, PHC 2024-26-04 et PHC 2024-26-05) et les pièces 2 et 3, et d'abroger le Plan de conception communautaire de Riverside-Sud;**
- 2. d'approuver la modification à apporter au volume 1 du Plan officiel afin de changer les impératifs minimums de densité pour le nombre de résidents et d'emplois par hectare brut dans l'ensemble du secteur du centre-ville de Riverside-Sud dans le tableau 3a pour passer de « 100 » à « 160 »;**
- 3. d'approuver les modifications à apporter au *Règlement de zonage* (n^o 2008-250) pour :**
 - a. créer, pour le centre-ville de Riverside-Sud, une nouvelle sous-zone MC17 modifiant les normes de rendement de la zone MC relativement à la hauteur des bâtiments, aux marges de retrait des tours, aux exigences relatives à la façade active, à l'interdiction des infrastructures de service au volant et à la création de huit exceptions urbaines, selon les modalités précisées dans la pièce 4;**
 - b. rezoner les secteurs A à G et J à P du centre-ville de Riverside-Sud pour leur attribuer la désignation de sous-zone MC17, O1 ou I1A et appliquer les exceptions urbaines correspondantes, ainsi que les secteurs H et I pour leur attribuer la désignation de sous-zone L2[XXX4] pour un nouveau parc de quartier de 10,7 hectares, selon les modalités précisées dans la pièce 5, dans sa version modifiée par la motion n^o PHC 2024-26-06;**
 - c. rezoner le secteur A pour passer de la zone DR à la**

zone L2[XXX8] afin d'autoriser l'aménagement d'un parc de quartier de 18,5 hectares et d'un complexe récréatif dont la hauteur sera d'au plus 15 mètres, ainsi que le secteur B pour passer de la zone L2 à la zone DR afin de permettre de réinstaller le parc de quartier, selon les modalités précisées dans la pièce 6;

- d. modifier, dans le secteur C, la désignation de terrains du secteur A pour la remplacer par la désignation Z dans l'annexe 1A (Exigences minimales de places de stationnement) du *Règlement de zonage* (n° 2008-250) afin de rajuster le nombre minimum de places de stationnement obligatoire pour le centre-ville, conformément aux modalités précisées dans la pièce 7;
- e. remplacer l'annexe 269 du *Règlement de zonage* (n° 2008-250) par la version à jour d'une annexe sur les hauteurs minimums et maximums, conformément aux modalités précisées dans la pièce 8;
- f. modifier les annexes B4 (Transect Ceinture de verdure) et B6 (Transect Secteur suburbain (sud-ouest)) du volume 1 du Plan officiel pour tenir compte des limites de la désignation industrielle et logistique figurant à l'annexe A – Plan de désignation du Plan secondaire de Riverside-Sud, et mettre à jour la légende en conséquence;
- g. créer une nouvelle politique propre au secteur dans le volume 2C (Politiques propres aux secteurs) pour la propriété sans adresse portant la cote foncière 043310309, selon le libellé suivant :
 - i. « ## Cote foncière 04331-0309 – Désignation industrielle et logistique dans le Plan secondaire de Riverside Sud.
 - ii. ##.1 Nonobstant l'emplacement des terrains dans le transect de la Ceinture de verdure à l'annexe B4, les politiques du transect de la Ceinture de verdure ne s'appliquent pas à la partie de la propriété 04331-0309, à

l'est du chemin Limebank, portant la désignation industrielle et logistique dans le Plan secondaire de Riverside-Sud dans le volume 2A.

- iii. **##.2 Au moment d'un examen municipal complet, la Ville envisagera de modifier la périphérie du transect de la Ceinture de verdure pour exclure la partie de la propriété 04331-0309 du transect de la Ceinture de verdure, en consultation avec la Commission de la capitale nationale. »**

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development Department dated, April 15, 2024 (ACS2024-PRE-EDP-0038) **(as amended)**

Rapport du Directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique, daté le 15 avril 2024 (ACS2024-PRE-EDP-0038) **(tel que modifiée)**
2. Extract of draft Minutes, Planning and Housing Committee, April 24, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 24 avril 2024

Riverside South Secondary Plan

File No. ACS2024-PRE-EDP-0038 - Riverside South-Findlay Creek (22

Jocelyn Cadieux, Planner II, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also Present and responded to questions:

PDBS:

- Royce Fu, Manager, Policy Planning
- Deborah Lightman, Program Manager, Transportation Policy & Networks
- Peter Giles, Planner III

Parks, Recreation and Facility Services

- Kevin Wherry, Manager, Parks and Facilities Planning

The following delegations were present and expressed support for the report recommendations:

- James Ireland and Greg Winters, Novatech
- Marcel Denomme, Urbandale
- Paul Black, Fotenn

S. Desroches, Ward Councillor for the area, was present and participated in the discussion and questions of the delegations and Staff.

Following discussion and questions of staff, the Committee carried as amended by the following motions:

Report Recommendation(s)

That Planning and Housing Committee recommend Council:

1. **Approve an amendment to Volume 2A of the Official Plan to add the Riverside South Secondary Plan, including Schedule A – Designation Plan, and Schedule B – Maximum Building Heights, as detailed in Documents 1, 2, and 3, and repeal the Riverside South Community Design Plan.**
2. **Approve an amendment to Volume 1 of the Official Plan to change the Minimum Area-wide Density Requirement, People and Jobs per Gross Hectare for the Riverside South TC in Table 3a from “100” to “160”.**
3. **Approve amendments to Zoning By-law 2008-250 to:**
 - a. **Create a new MC17 Subzone for the Riverside South Town Centre that modifies performance standards of the MC Zone related to building heights, tower step backs, active frontage requirements, prohibiting drive-through facilities, and creating eight urban exceptions, as detailed in Document 4.**
 - b. **Rezone Areas A – G and J – P for the Riverside South Town Centre to the MC17, O1, or I1A subzones, and apply their respective urban exceptions, and Areas H and I to the L2[XXX4] subzone for a new 10.7-hectare District Park, as detailed in Document 5.**
 - c. **Rezone Area A from DR to L2[XXX8] to allow for an 18.5-hectare District Park and permit a Recreation Complex with a maximum building height of 15 metres, and Area B from L2 to DR to accommodate the re-location of the District Park, as detailed in Document 6.**
 - d. **Change the lands identified as Area A from Area C to Area Z on Schedule 1A – Minimum Parking Space Requirements of Zoning By law 2008-250 to adjust minimum parking requirements for the Town Centre, as detailed in Document 7.**
 - e. **Replace Schedule 269 to Zoning By-law 2008-250 with an updated minimum and maximum height schedule, as detailed in Document 8.**

Carried as amended

Amendment:

Motion No. PHC 2024-26-02

Moved by G. Gower

WHEREAS the Riverside South Secondary Plan includes area-specific policies that allow for uses that would otherwise be non-compliant for development applications that were initiated prior to the adoption of the Plan; and

WHEREAS the Riverside South Secondary Plan already includes an area-specific policy for the in-progress Plan of Subdivision application for 708, 720, and 750 River Road to reduce the minimum density requirements; and

WHEREAS the proposed development application described above includes new lots that would rear onto River Road, which would otherwise not be permitted by the Riverside South Secondary Plan;

THEREFORE BE IT RESOLVED THAT section 2.1 (Neighbourhood designation), policy (2)(a) of the Riverside South Secondary Plan be removed and replaced with a new and expanded policy (6) in section 2.1 (Neighbourhood designation) under the Residential Uses – West of River Road subtitle, with the following language:

“6) For the lands within the Plan of Subdivision application addressed 708, 720, and 750 River Road:

- a) Notwithstanding Table 2 – Neighbourhood Density Category, for the lands designated low-density, the minimum density requirements may be lowered to no less than 20 units per hectare;**
- b) Notwithstanding the policies in section 3.2 of this Plan, dwelling units may rear or side onto River Road. Surface parking will be located away from River Road; and**
- c) Notwithstanding the policies in section 3.2 of this Plan, where the City has determined that noise levels exceed standards for acceptable noise, noise barriers may be permitted along River Road, provided appropriate landscaping**

is provided to mitigate visual impacts, to the satisfaction of the General Manager, Planning, Development and Building Services.”

And re-number policies and cross-references accordingly.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:

Motion No. PHC 2024-26-03

Moved by G. Gower

WHEREAS the Riverside South Secondary Plan has the most up-to-date boundary for the lands designated Industrial and Logistics within Riverside South; and

WHEREAS Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan have a different boundary for the Industrial and Logistics designation, and incorrectly designate a portion of the unaddressed property identified as PIN 043310309; and

WHEREAS the National Capital Commission’s Greenbelt Master Plan does not include the portion of the unaddressed property identified as PIN 043310309 to be within the Greenbelt on the Greenbelt Master Plan; and

WHEREAS the City cannot change the Greenbelt Transect boundary outside of a Municipal Comprehensive Review;

THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve that Schedule B4 (Greenbelt Transect) and Schedule B6 (Suburban Southwest Transect) in Volume 1 of the Official Plan be amended to reflect the boundary of the Industrial and Logistics designation found on Schedule A – Designation Plan of the Riverside South Secondary Plan, and to update the legends accordingly;

BE IT FURTHER RESOLVED that a new area-specific policy in Volume 2C (Area-Specific Policies) be created for the unaddressed property identified as PIN 043310309 with the following language:

“## PIN 04331-0309 – Industrial and Logistics in the Riverside South Secondary Plan

##.1 Notwithstanding the location of the lands within the Greenbelt Transect on Schedule B4, the policies of the Greenbelt Transect do not apply to the portion of the property identified as PIN 04331-0309, east of Limebank Road, that is designated as Industrial and Logistics within the Riverside South Secondary Plan in Volume 2A.

##.2 At the time of a Municipal Comprehensive Review, the City will consider changing the Greenbelt Transect boundary to exclude the portion of the property at PIN 04331-0309 from the Greenbelt Transect, in consultation with the National Capital Commission.”

Carried

Amendment:

Motion No. PHC 2024-26-04

Moved by G. Gower

WHEREAS cost-sharing agreements are legal agreements between landowners who develop in an area to ensure that they collaborate and agree on how the costs for key infrastructure, and the necessary land, will be shared; and

WHEREAS cost-sharing agreements are necessary for the provision of key services and infrastructure in greenfield areas; and

WHEREAS a non-participant in a landowners' group is expected to pay its fair portion of the costs for land and services as outlined in private cost-sharing agreements. Similarly, a non-participant is expected to receive their share of land costs for a value outlined in a private cost-sharing agreement; and

WHEREAS the proposed policy for cost-sharing agreement in the Riverside South Secondary Plan is missing a reference to the value of land needed for infrastructure projects and specifies a single landowners' group;

THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee recommend Council approve the cost-sharing agreement for services policy (policy (8)), in section 4.2 (Greenspace System, Stormwater Management, and Services) of the Riverside South Secondary Plan be replaced with the following language:

“Landowners within the Riverside South Secondary Plan boundary shall enter into private agreements to share the costs of the major infrastructure projects and the value of land needed for such projects, together with associated studies and plans (including but not limited to Infrastructure Planning, Environmental Assessments and Restoration Plans) required for the development of Riverside South, so that the costs and land dedication shall be distributed fairly among the benefiting landowners. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City shall include a condition of draft approval for all Plan of Subdivision, Plan of Condominium, and Consent to Sever applications, and as a condition of approval for Site Plan in Riverside South, requiring notification from the Trustee of the landowners that each owner is party to the agreements and has paid its share of any costs pursuant to the agreements”.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

**Amendment:
Motion No. PHC 2024-26-05**

Moved by G. Gower

WHEREAS Annex 2 – Mobility Concept Plan for the lands located east of Mosquito Creek identified a street network that was no longer consistent with the policies of the Plan and was removed from the Riverside South Secondary Plan as a result of feedback received during the March 2024 circulation period; and

WHEREAS policy (2)(d) of the Riverside South Secondary Plan contains an outdated reference to Annex 2 – Mobility Concept Plan, and staff have no intention of replacing the Annex.

THEREFORE BE IT RESOLVED THAT Planning and Housing Committee recommend Council approve that policy (2)(d) in section 3.2 (Street Network) be removed;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:

Motion No. PHC 2024-26-06

Moved by G. Gower

WHEREAS the street network surrounding the District Park in the Town Centre has been revised in the Plan of Subdivision application, the parcel configuration and size of the District Park in the Town Centre has been adjusted slightly, specifically the western boundary along Portico Way, and the northern boundary along a future collector street; and

WHEREAS the proposed zoning boundary for the District Park in the Town Centre (Areas H and I in Location Map 1) does not reflect this updated parcel boundary; and

WHEREAS Area C in the updated Zoning Height Schedule 269 (Document 8) shows the correct configuration for the District Park;

THEREFORE BE IT RESOLVED THAT the Planning and Housing Committee recommend Council approve that Location Map 1 (Document 5) be replaced with the following updated version:

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried