

Subject: Zoning By-law Amendment – 708, 720 and 750 River Road

File Number: ACS2025-PDB-PS-0066

Report to Planning and Housing Committee on 5 November 2025

and Council 12 November 2025

**Submitted on October 27, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Riverside South-Findlay Creek (22)

Objet : Modification du Règlement de zonage – 708, 720 et 750, chemin River

Dossier : ACS2025-PDB-PS-0066

Rapport au Comité de la planification et du logement

le 5 novembre 2025

et au Conseil le 12 novembre 2025

**Soumis le 27 octobre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes
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Quartier : Riverside-Sud-Findlay Creek (22)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 708, 720 and 750 River Road, as shown in Document 1, to permit single detached, townhouse, and apartment dwelling units to facilitate the development of 246 residential units, as well as parkland, open space, and environmental protection dedications, as detailed in Document 2.
2. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of November 12, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant les 708, 720 et 750, chemin River, des biens-fonds illustrés dans le document 1, afin de permettre la construction d'habitations isolées et en rangée et d'immeubles résidentiels totalisant 246 logements, ainsi que l'aménagement d'un parc, d'un espace ouvert et de zones affectées à la protection de l'environnement, comme l'expose en détail le document 2.
2. Approuve l'intégration de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire* à la réunion du Conseil municipal du 12 novembre, 2025 », à la condition que les observations aient été reçues entre la publication du présent rapport et la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

708, 720 and 750 River Road

Owner

Urbandale Corporation

Applicant

Vincent Denomme

Description of site and surroundings

The subject properties are comprised of two vacant parcels, 708 and 750 River Road, and 720 River Road, which has an existing dwelling. The two vacant parcels, 708 and 720 River Road are separated from 750 River Road by two large residential lots. The property at 708 River Road is 13.36 hectares in area, 720 River Road is 1.49 hectares, and 750 River Road is 7.38 hectares for a total of 22.23 hectares.

The three parcels are located on the west side of River Road, south of Earl Armstrong and next to the Rideau River. To the east of the site, across River Road, is a low-rise residential development consisting of single detached dwellings and townhouses.

Summary of proposed development

The related plan of subdivision (D07-16-19-0014) proposes 246 dwelling units (83 single detached, 51 townhouse dwellings, and 112 apartment dwellings), with five streets, two pathway blocks, one open space block, one stormwater management block, one park block, and two road widening blocks along River Road. The proposal also includes land for environmental protection along the Rideau River. The site will be accessed by three public road connections to River Road. The related plan of subdivision was draft approved under delegated authority June 2, 2025.

Summary of requested Zoning By-law amendment

The lands are currently zoned Development Reserve (DR), which is intended to recognize lands for future urban development. The zoning amendments are proposed to permit single detached, townhouse, and apartment dwelling units by changing a portion of the site to Residential Forth Density, Subzone Z (R4Z).

Urban exception R4Z[xxx1] is proposed to permit the following performance standards:

- For detached dwellings, a maximum of 55 per cent of the area of the front yard may be used for a driveway
- Minimum Rear Yard Setback: 6.0 metres
- Minimum Interior Side Yard Setback: 1.8 total metres, with 1.2 metres on one side and 0.6 metres on the other
- Minimum Front Yard Setback: 3.0 metres.

R4Z[xxx2]-h includes the same performance standards as above, as well as a holding provision to restrict housing from being constructed prior to vehicular access being draft approved.

The Parks and Open Space designation (O1) will be utilized to define pathway blocks, an open space block, a park block, and a stormwater management block.

An Environmental Protection zone (EP) will be implemented to delineate a buffer space between the development area and the Rideau River.

DISCUSSION

Public consultation

The public consultation process included a mailed notice to property owners within proximity of the development and two on-site signs were posted on 708 and 750 River Road facing the street.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

Within the City of Ottawa Official Plan (OP), the site is identified as follows:

On Schedule B6 – Suburban (Southwest) Transect identifies the Neighbourhood designation.

Schedule C3 – Active Transportation Network, a Major Pathway running along the east side of the Rideau River is identified.

Schedule C4 – Urban Road Network, River Road is defined as an Arterial.

Schedule C11-B – Natural Heritage System (South), Urban Natural Features are identified along the east side of the Rideau River.

Schedule 15 – Environmental Constraints, sloping lands adjacent to the Rideau River are identified as unstable slopes.

Other applicable policies and guidelines

Riverside South Secondary Plan – Volume 2 – Low-density residential, multi-use pathway, park space, passive open space are identified for the lands.

Planning rationaleLand Use

The Neighbourhood designation outlined under Section 6.3 in the Official Plan (OP) defines the Neighbourhood as allowing a range of low-rise building forms. The proposal includes a mix of single detached, townhouse, and apartment dwellings consisting of 83 detached dwellings, 51 townhouses, and 112 apartments. There are also existing community retail services on the northeast corner of River Road and Earl Armstrong Road, which includes grocery, restaurants, and retail. Local residential and commercial areas in proximity improves accessibility, supports local economic growth, and enables these functions to complement each other, contributing to the OP's overall objective in creating 15-minute neighbourhoods.

Transportation and Active Transportation

The proposed development will eventually see three access points to River Road, two on 708 River Road and one on 760 River Road. These access points were reviewed through the Transportation Impact Assessment and are not considered to meet traffic warrants for signalization.

Schedule C3 identifies a major pathway route running through these properties, and in-line with that direction, a 10-metre-wide block has been created through 708 and 720 River Road for the creation of a future multi-use pathway between the development and river.

River Road south of Earl Armstrong Road does not have sidewalks, however River Road between Earl Armstrong Road and Solarium Avenue has been identified as a Phase 1 Urbanization project in the 2025 Transportation Master Plan, which is anticipated to be implemented between 2029 and 2037. Road urbanization projects reconfigure existing streets to better accommodate sustainable modes of transportation such as sidewalks.

Site Servicing

The site is serviceable with municipal water, and a connection to a sanitary line adjacent to the site. Stormwater management is provided by directing runoff to an existing stormwater manage pond located south of the site on 750 and 760 River Road. The construction of the pond took into consideration the build out of this area of the Riverside South neighbourhood.

Environment

The Natural Heritage Features Overlay is intended to protect natural heritage features and includes natural heritage system core areas and linkage areas with the goal of enhancing and restoring ecological integrity and biodiversity. The western portion of the property along the Rideau River is identified as Natural Heritage Features Overlay on Schedule C11-A, and Section 5.6.2.1.11) further states that natural heritage features shall be conveyed at no cost to the City.

The development includes a 15-metre separation distance from the top of the slope along the Rideau River as required by the Rideau Valley Conservation Authority. The lands on the subject properties along the Rideau River are defined in Schedule C15 as having unstable slopes, which are unsuitable for residential development. While there are identified unstable slopes in the area, the development and lands defined for a future multi-use pathway are located beyond the area containing unstable slopes. These lands between the development and river will be designated Environmental Protection Zone (EP).

Parkland Dedication

Parkland dedication requirements will be satisfied with the creation of a 0.581-hectare park block located on 750 River Road.

Cultural Heritage

Due to the proximity of the site to the Rideau River, a Cultural Heritage Impact Statement (CHIS) has been submitted as part of the Zoning By-law amendment and companion application for a Plan of Subdivision in accordance with Section 6.6.2.2. It is noted within the CHIS that the proposed development height for the site will not adversely alter the landscape character of the Rideau Canal beyond the 30-metre buffer zone, nor adversely affect the naturalized area within the 30-metre buffer zone along the edge of the canal. As well, the dedication of 5.53 hectares of Environmental Protection lands will help mitigate impacts on the heritage values of the Rideau River.

The exception requested with the R4Z[xxx1] zone includes specific performance standards which are consistent with the existing R4Z parent zone, however these performance standards are requested to ensure they remain in effect after the new zoning by-law is enacted.

- For detached dwellings, a maximum of 55 per cent of the area of the front yard may be used for a driveway.
- Minimum Rear Yard Setback: 6.0 metres
- Minimum Interior Side Yard Setback: 1.8 total metres, with 1.2 metres on one side and 0.6 metres on the other
- Minimum Front Yard Setback: 3.0 metres

Additionally, exception R4Z[xxx2]-h applies to a future phase of residential lands located at 750 River Road that do not have an approved roadway to access the lands from River Road. The development plans for this area identify an access to River Road through 760 River Road at the intersection of Atrium Ridge. The holding provision for these lands may be lifted once the road connection on 760 River Road is draft approved through a plan of subdivision.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications above and beyond the addition of assets required to be managed by the City in the future.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Accessibility for each development within the subject property will be reviewed and achieved through the future Site Plan Control process to ensure buildings are constructed in accordance with the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

The subject property is adjacent to the Rideau River, requiring a number of considerations. Areas adjacent to the river are identified as hazard lands due to slope stability and floodplain areas. No development is proposed within any hazard areas or environmental buffer areas allowing the retention and protection of significant woodlands that have been identified as an Urban Natural Feature. These lands will be zoned as Environmental Protection (EP).

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is green and resilient.
- A city that is more connected with reliable, safe and accessible mobility options.

APPLICATION PROCESS TIMELINE STATUS

The Council approved timeline has not been met. This application (Development Application Number: D07-16-19-0014) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity of the application.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Plan of Subdivision

CONCLUSION

The Planning, Development and Building Services Department recommends approval of the application to rezone the lands shown as in Document 1 from DR to R4Z[xxx1], R4Z[xxx2]-h, O1, and EP to create a mix of single detached, townhouse, and apartment dwelling units, park space, and environmental protection lands. The application aligns with the direction of the Riverside South Secondary Plan, Neighbourhood designation of the Official Plan, and is consistent with the Provincial Planning Statement.

DISPOSITION

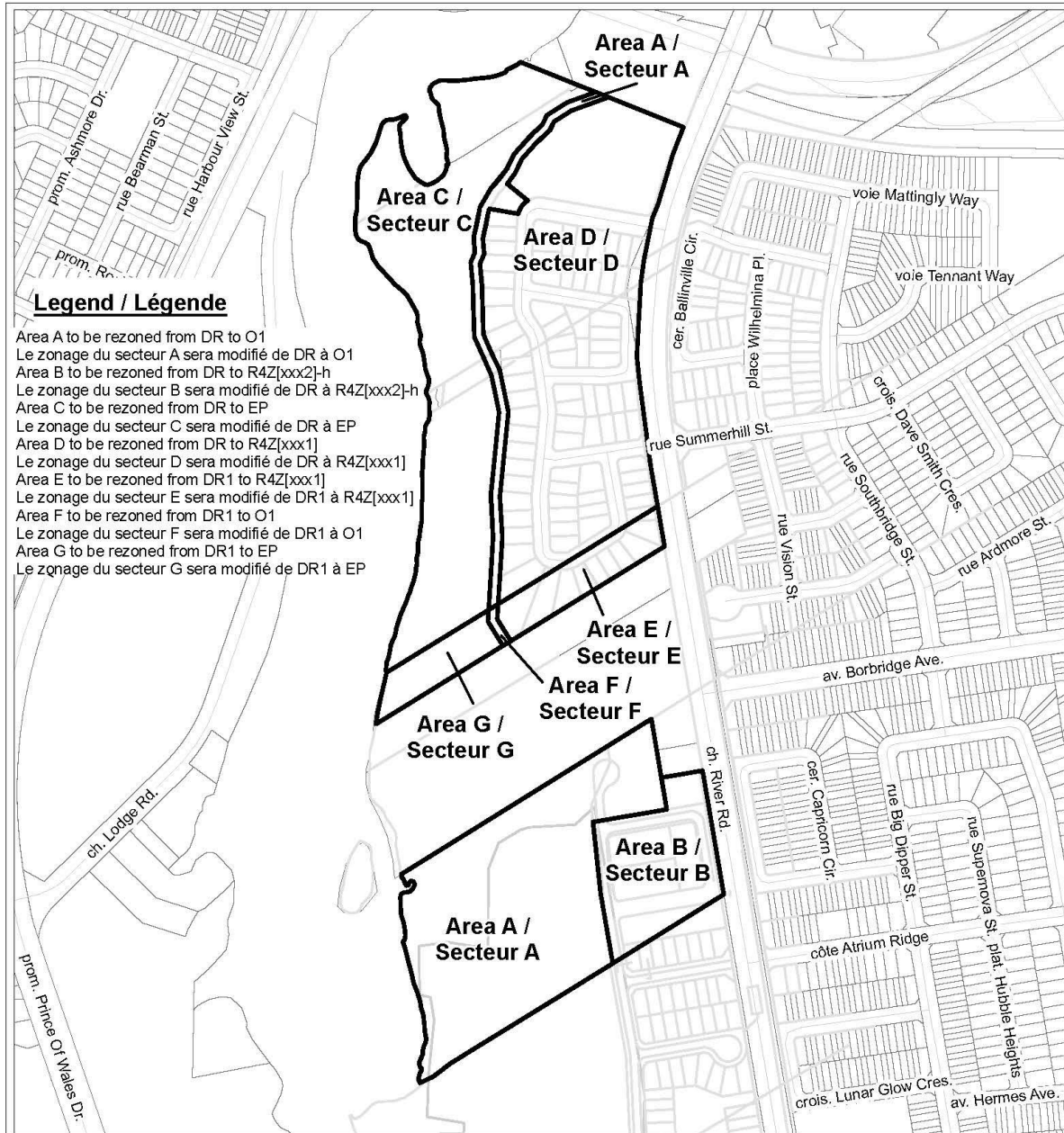
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0046	25-1170-D		708, 720, 750 ch. River Road
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REVISION / RÉVISION - 2025 / 09 / 25			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 708 and 750 River Road:

1. Rezone the lands as shown in Document 1;
2. Add a new exception xxx1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxx1”
 - b) In Column II, Applicable Zones add the text for example, R4Z[xxx1]
 - c) In Column V, Provisions, add the text:
 - For detached dwellings, a maximum of 55 per cent of the area of the front yard may be used for a driveway.
 - Minimum Rear Yard Setback: 6.0 metres
 - Minimum Interior Side Yard Setback: 1.8 total, with 1.2 on one side and 0.6 on the other
 - Minimum Front Yard Setback: 3.0 metres
3. Add a new exception xxx2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxx2”
 - b) In Column II, Applicable Zones add the text for example, R4Z[xxx2]-h
 - c) In Column V, Provisions, add the text:
 - For detached dwellings, a maximum of 55 per cent of the area of the front yard may be used for a driveway.
 - Minimum Rear Yard Setback: 6.0 metres
 - Minimum Interior Side Yard Setback: 1.8 metres total, with 1.2 metres on one side and 0.6 metres on the other
 - Minimum Front Yard Setback: 3.0 metres
 - The holding provision cannot be lifted until 750 River Road has a draft approved vehicle connection to River Road through 760 River Road.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received.

Document 4 – Draft Plan of Subdivision

