

**Subject: Area-Specific Stormwater Development Charges Amendment -
Riverside South**

File Number: ACS2026-FCS-FIN-0003

**Report to Planning and Housing Committee on 4 March 2026
and Council 11 March 2026**

**Submitted on February 23, 2026 by Isabelle Jasmin, Deputy City Treasurer,
Corporate Finance, Finance and Corporate Services Department**

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Wards: Riverside South-Findlay Creek (22)

**Objet : Modifications des redevances d'aménagement pour les
infrastructures de gestion des eaux pluviales – Riverside-Sud**

Numéro de dossier : ACS2026-FCS-FIN 0003

**Rapport présenté au Comité de la planification et du logement le 4 mars 2026
et au Conseil le 11 mars 2026**

**Soumis le 23 février 2026 par Isabelle Jasmin, Trésorière municipale adjointe,
Finances municipales, Département des finances et des services
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Quartier : Riverside-Sud-Findlay Creek (22)

REPORT RECOMMENDATIONS

That the Planning and Housing Committee recommend that Council approve:

1. **The 2025 Amendment to the Stormwater Management Development Charges Background Study: Riverside – South Urban Centre (SWM Area S-1) attached as Document 1.**
2. **An amendment to the area-specific development charge stormwater management rates listed within By-law 2024-228 for Riverside -South Urban Centre (Area S-1) attached as Document 2.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement recommande au Conseil d'approuver :

1. **la modification de 2025 de l'Étude préliminaire sur les redevances d'aménagement pour les infrastructures de gestion des eaux pluviales : centre urbain de Riverside-Sud (GEP – secteur S-1), ci-jointe en document 1.**
2. **une modification des taux de redevances d'aménagement pour les infrastructures de gestion des eaux pluviales précisés dans le Règlement 2024-228 pour le centre urbain de Riverside-Sud (secteur S-1), ci-jointe en document 2.**

BACKGROUND

In 2004, the City implemented an area-specific approach for recovering the costs of stormwater management facilities where the costs are more localized and do not provide a benefit external to the drainage area. The site-specific stormwater drainage system framework continues to be used on a limited basis. The existing area-specific charges recover outstanding costs for capital projects undertaken, in most cases, through agreements with various landowners. In addition to aligning benefits and costs, this approach supports cost recovery arrangements since the facilities are highly localized, easily identifiable, and the direct responsibility of the developer to provide.

The area-specific stormwater drainage areas are based on Council-approved master servicing studies that recommend stormwater infrastructure to support growth within the defined area. For each drainage area, stormwater management infrastructure projects

and related costs have been summarized in the [Development Charge Background Study](#) that provides the information to establish the development charge rates for residential and non-residential land use.

The existing committed eligible costs required to accommodate future development as well as the revised calculated rates will continue to be applied within the benefiting area. This approach is still considered equitable since the charges will apply only against a geographic area that will benefit from the various stormwater facilities.

DISCUSSION

The City passed and enacted the current [Riverside-South Urban Centre \(SWM Area S-1\) area-specific by-law 2024-228](#) on May 15th, 2024, based on a previously approved Master Drainage Plan and Infrastructure Servicing Study dated September 2008. This allowed the landowners to construct the stormwater works that permitted development to proceed in the area and subsequently supported the payback from all benefitting owners when they developed their land holdings.

The purpose for amending the current area-specific by-law at this time is to revise the estimated costs for the uncompleted capital projects and to revise the list of remaining works based on the recently completed and approved Master Drainage Plan and Infrastructure Serviceability Study. The proposed amendment reflects the addition and deletion of stormwater management works approved by the 2021 Master Drainage Plan and the 2023 Infrastructure Serviceability Study Update.

[A new secondary plan](#) was subsequently approved in June 2024 to reflect the changes contained within the [Official Plan \(OP\)](#) approved on November 22, 2022, including the revised alignment of the Trillium Line south of Earl Armstrong. The impact of the new secondary plan with the revised alignment resulted in a higher density and unit count (an additional 5,000 units) from the previously approved Community Design Plan required to support high order transit and fulfill the OP density targets. The Phase 2 construction of the Trillium Line opened in January 2025 with a new station east of Limebank Road in the core of the future Riverside South Town Center. The new light rail line going north connects the Riverside South community to the downtown core via the Confederation Line at the Bayview Station.

The recalculation of the SWM Area S-1 rates is based on the following updates and adjustments to the estimated on-going development-related capital requirements. The City will continue collection of the various rates from all properties, excluding the various school boards, within the benefitting area to ensure the costs associated with these

capital investments are fully funded by development charge revenues when future growth occurs.

The SWM Area S-1 rates are then calculated on a per development area basis, taking into consideration the benefitting area, the future land use, and the run-off co-efficient applicable to that land use. Based on these revised assumptions and updated growth projections for the planning period within the stormwater area, the draft by-law established a maximum development charge, as permitted under the *Development Charges Act, 1997*, of \$6,620 per single detached dwelling unit and \$5.79 per square foot of gross floor area for non-residential space, increased from \$5,382 per single detached dwelling unit and \$5.17 per square foot respectively. These rates were designed to recover the \$136 million in remaining costs within SWM Area S-1 benefitting area. Costs associated with these stormwater management works are to be fully recovered from development charges.

FINANCIAL IMPLICATIONS

The proposed amendment revises the estimated costs for the uncompleted projects and to revise the list of remaining works based on a recently completed and approved Master Drainage Plan and Infrastructure Serviceability Study.

Costs included in the Development Charge Background Study amendment total \$136 million, including \$38 million related to recovery of a committed negative reserve balance, which are to be fully recoverable from the associated increased development charge rates. The amendment increases the single detached dwelling unit rate by \$1,238 and non-residential rate by \$.62 cents per square foot.

The proposed capital projects are subject to Council approval through the annual budget processes or through front ending reports in accordance with the Front Ending Policy.

There will be a long-term operating cost implications as the assets are constructed and in operation. The operating costs are not known at this time. Operating budgets are reviewed on an annual basis and any increase in operating costs to the City would be funded by stormwater fees.

LEGAL IMPLICATIONS

There is no legal impediment to adopting the recommendations in this report. The Development Charges Act provides that by-laws adopted under the Act can be appealed to the Ontario Land Tribunal.

COMMENTS BY THE WARD COUNCILLOR(S)

Ward Councillor Steve Desroches was provided a briefing on this report and raised no concerns.

CONSULTATION

Early in the process in 2023, a Development Charges By-law Sponsors Group was established by Planning and Housing Committee. An Industry Working Group was also established, consisting of representatives from the Greater Ottawa Home Builders Association and the Building Owners and Managers Association.

The Development Charges Act, 1997, requires Council to hold at least one public meeting prior to adopting a new Development Charges By-law, and to provide public notice of this meeting at least 20 days in advance. The public meeting was held on May 8, 2024 at the Planning and Housing Committee and public notice of the meeting was posted in newspapers. In addition, the proposed Development Charges By-law and supporting background studies were made available to the public prior to the meeting, following statutory requirements.

ACCESSIBILITY IMPACTS

Finance and Corporate Services adheres to the requirements of the *Accessibility for Ontarians with Disabilities Act, (2005) in its operations, programs and initiatives. This report is administrative in nature and has no associated accessibility impacts.*

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives. The implementation of the CAM Program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to residents. This is done in a socially, culturally, environmentally and economically conscious manner.

When the City commits to the construction or acquisition of new assets, consideration must also be given to the City's commitment to fund future operations, maintenance, and renewal costs. It must also account for future depreciation when reviewing long-term financial sustainability. When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative value and lifecycle costing of the acquired assets being taken on by the City.

This report includes recommendations that will impact the City's inventory of stormwater assets to be managed. Constructing these new assets will require upfront capital investments and will introduce ongoing operations and maintenance costs to ensure they deliver their intended levels of service. Once constructed, the new stormwater infrastructure will be incorporated into the analysis and financial forecasts in future updates of the Stormwater Services Asset Management Plan.

ENVIRONMENTAL IMPLICATIONS

The report supports the City's approach to stormwater management, ensuring growth is supported by infrastructure tailored to each drainage area. The proposed amendment to the ASDC SWM listed within By-law 2024-228 for Riverside South – Urban Centre (Area S-1) reflects updated infrastructure needs tied to higher planned densities, revised transit alignments, and evolving development patterns, helping ensure that stormwater systems remain capable of mitigating flooding, erosion, and water quality concerns as the community grows. By recovering costs directly from the benefitting area, the approach supports environmentally responsible growth and ensures stormwater infrastructure continues to mitigate flooding, erosion, and water quality impacts as the community intensifies.

TERM OF COUNCIL PRIORITIES

This report supports the City's ongoing commitments the current 2023 - 2026 Term of Council Priorities of: a city that has affordable housing and is more livable for all; a city that is more connected with reliable, safe and accessible mobility options; a city that is green and resilient; and a city with a diversified and prosperous economy. The report also promotes the City's commitment to financial sustainability and transparency.

SUPPORTING DOCUMENTATION

Document 1 – Draft 2025 Amendment to Stormwater Management Development Charges Background Study Riverside – South Urban Centre (SWM Area S-1)

Document 2 - By-law 2024-228 for Riverside -South Urban Centre (Area S-1)

DISPOSITION

Legal Services will prepare the required by-laws and submit them to Council.