

12. Riverside South Community Design Plan – Amendment

Modification au Plan de conception communautaire de Riverside-Sud

Committee recommendation

That Council approve amendments to the Riverside South Community Design Plan to allow for the relocation of the Community Centre, Library Branch and Core District Park and the French Public secondary school.

Recommandation du Comité

Que le Conseil approuve les modifications apportées au Plan de conception communautaire de Riverside-Sud pour permettre le déménagement du centre communautaire, de la succursale de la bibliothèque et du parc de district prévu dans la zone centrale, de même que de l'école secondaire publique francophone.

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated September 7, 2021 (ACS2021-PIE-EDP-0035)

Rapport du directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 septembre 2021 (ACS2021-PIE-EDP-0035)

2. Extract of draft Minutes, Planning Committee, September 23, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 septembre 2021

**Planning Committee
Report 49
October 13, 2021**

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**Comité de l'urbanisme
Rapport 49
Le 13 octobre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
23 September 2021 / 23 septembre 2021**

**and Council
et au Conseil
13 October 2021 / 13 octobre 2021**

**Submitted on 7 September 2021
Soumis le 7 septembre 2021**

**Submitted by
Soumis par:
Don Herweyer,
Director / Directeur**

**Economic Development and Long Range Planning / Développement économique
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**Ward: GLOUCESTER-SOUTH NEPEAN File Number: ACS2021-PIE-EDP-0035
(22) / GLOUCESTER-NEPEAN
SUD (22)**

SUBJECT: Riverside South Community Design Plan – Amendment

OBJET: Modification au Plan de conception communautaire de Riverside-Sud

REPORT RECOMMENDATION

That Planning Committee recommend Council approve amendments to the Riverside South Community Design Plan to allow for the relocation of the Community Centre, Library Branch and Core District Park and the French Public secondary school.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver les modifications apportées au Plan de conception communautaire de Riverside-Sud pour permettre le déménagement du centre communautaire, de la succursale de la bibliothèque et du parc de district prévu dans la zone centrale, de même que de l'école secondaire publique francophone.

BACKGROUND

The Riverside South Community Design Plan (CDP), approved by [Council in 2016](#), seeks to achieve efficient land use patterns while creating a vibrant community where residents can access a high-quality urban environment.

The CDP was updated in 2018 ([ACS2018-PIE-EDP-0034](#)) in response to the realignment of future Leitrim Road and the extension of the Trillium Line from Bowesville Station to Limebank Road. This update included the relocation of the Community Centre, Library Branch and Core District Park to the southwest quadrant of Main Street and "Transit Street" (subject to naming) within the Riverside South Community Core, as shown in document 1.

The Riverside South Community Core is centred around Limebank Station, the terminus of Line 2 of the O-Train and transfer station to the future Transitway line to Barrhaven. It is intended to be a pedestrian-oriented Town Centre and hub for the larger community of Riverside South and function as a complete community with civic installations such as the Community Centre, Library Branch and Core District Park and the French Public secondary school. This area is generally understood as being bonded by Earl Armstrong Road to the north, Mosquito Creek to the east, a future Collector Road to the south and Portico Drive to the west.

Development is anticipated within the Riverside South Community Core in the near future, and next up for construction in the area is the Riverside South Development Corporation's (RSDC) Phase 7 subdivision. This subdivision is within the Riverside

South Community Core and will include blocks for the Community Centre, Library Branch and Core District Park and the French Public secondary school.

Description of site and surroundings

The site is within the Riverside South Community Core, as described above and shown in documents 1 and 2. Within this area, the property is located on the east side of Limbank Road, south of Earl Armstrong Road.

DISCUSSION

To meet the demand of the growing community, Parks and Facilities Planning Services and the Ottawa Public Library are recommending a new location for the Community Centre, Library Branch and Core District Park, north of "Transit Street" – as shown in document 2. The new recommended location for the Community Centre, Library Branch and Core District Park allows the City to move forward with the intended timeline for designing and constructing the Riverside South Community Centre, Library Branch and Core District Park project and reduce the risks associated with price escalation factors, such as increased cost of materials, labour or land.

This change would place the proposed facility within an area of the Riverside South Development Corporation's (RSDC) Phase 7 area currently serviced by a stormwater management pond. A stormwater management pond doesn't service the existing location shown in document 1, and there is no plan to build one in the near future.

The Community Centre, Library Branch and Core District Park should maintain close proximity with the French Public secondary school to create synergies between the two civic facilities. As such, it is also proposed that the French Public secondary school block be relocated slightly east and north of its current location so that both civic facilities would be across the street from each other. This proposal is consistent with the vision in the Riverside South CDP to create good and inviting civic places.

The recommended CDP update will be followed by an amendment to the approved draft plan of the subdivision application to reflect the revised locations of the Community Centre, Library Branch and Core District Park and the French Public secondary school. At this point, there are no definite timelines for the amendment to the draft plan of subdivision.

Public consultation

In June 2016 Council approved an update to the Riverside South CDP, which included a public consultation component. The realignment of the O-Train's Line 2 within the community has resulted in the need to update the CDP. The CDP update process commenced late in 2017 and is to be completed in 2022 and will include a public consultation process.

RURAL IMPLICATIONS

There are no rural implications with this report

CONSULTATION

Through ongoing discussions with Parks and Facilities Planning Services staff, the Ottawa Public Library, the Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) and Riverside South Development Corporation, an agreement was achieved with the proposed changes to the CDP. The Riverside South Community Association received a copy of the recommended changes and staff didn't received any comments, question or concerns.

COMMENTS BY THE WARD COUNCILLOR

Councillors Meehan is aware of this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendation(s) in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Integrated Transportation
- Thriving Communities
- Sustainable Infrastructure and Thriving Workforce

STAFF RECOMMENDATION

Planning staff recommend approval of the proposed relocations of the Riverside South Community Centre, Library Branch and Core District Park and the French Public secondary school.

Section 8.4 of the approved Riverside South Community Design Plan (CDP), 'Process to amend the Community Design Plan,' requires the approval of Council for 'major changes' to the plan. This amendment to the CDP addresses two adjustments to the approved CDP as described below.

1. Relocation of the Core District Park to the northwest quadrant of the Main Street and Transit Street intersection - within Riverside South Development Corporation's draft approved Phase 7 subdivision.

The northern portion of the Riverside South Development Corporation (RSDC) The proposed location within the Phase 7 subdivision has the advantage of being serviced by an existing stormwater management pond. In contrast, a future stormwater management pond would service the existing Core District Park location shown in the CDP with an undetermined construction date. Parks and Facilities Planning Services staff and the Ottawa Public Library would like to initiate the consultant procurement process for the Riverside South Community Centre, Branch Library and Core District Park project in Fall 2021. Approval of Committee and Council for the new district park located in the CDP would allow the City to proceed promptly with the consultant procurement and design process for the Community Centre, Branch Library and Core District

Park project. The proposed location of this district park is shown in Document 2.

2. Recommended relocation of the French Public secondary school

In keeping with the vision for the Community Core to establish a complete community, it is proposed to relocate the school along the west side of Main Street. The proposed location will maintain the synergies offered by the school and park's close proximity, such as the sharing of facilities. The configuration will allow the creation of a highly accessible civic node and the integration of accessory uses consistent with the Main Street policies. It works toward implementing an urban form that supports transit in the community's best interest.

The current plan and proposed amendment to the land uses noted above are shown in Documents 1 and 2, respectively.

SUPPORTING DOCUMENTATION

Document 1 Approved Land Use Plan

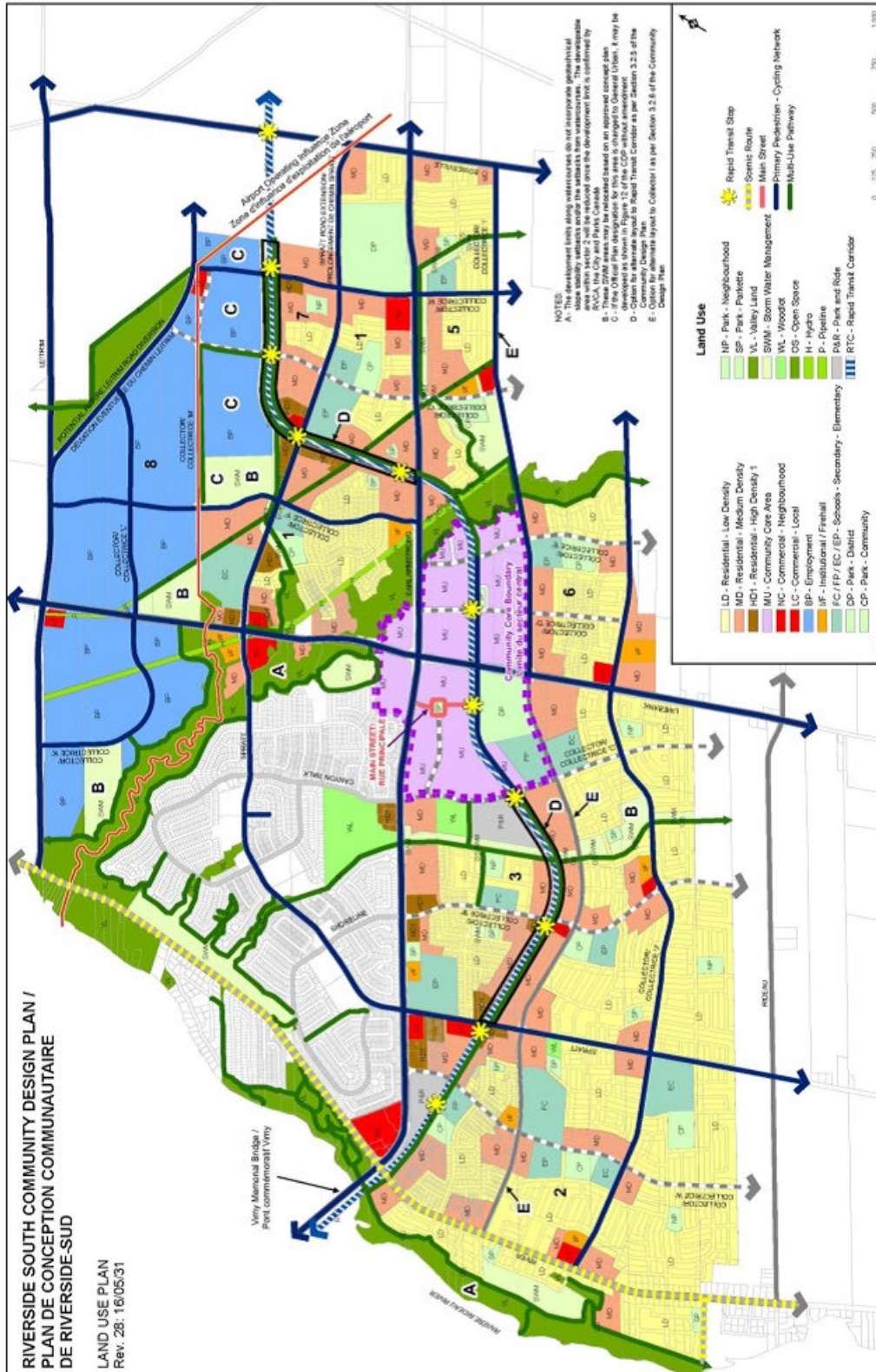
Document 2 Riverside South Community Core Concept Plan

DISPOSITION

Staff request that this report be considered at the October 13, 2021 Council meeting to prevent delays in approval caused by the eight-week delay before the next scheduled Council meeting on November 24, 2021.

Planning, Infrastructure and Economic Development staff to undertake the update to the Riverside South CDP, including the revised land use locations set out in this report, and present recommendations related to the full update to the CDP along with any related Official Plan and Zoning by-law amendments to Planning Committee after the update process.

Document 1 – Approved Land Use Plan



Document 2 – Riverside South Community Core Concept Plan



*Town Centre Boundary = Community Core Boundary