

**Zoning By-law Amendment – 2865 Riverside Drive**

**Modification du Règlement de zonage – 2865, promenade Riverside**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 2865 Riverside Drive to permit a seven-storey apartment building, with reduced tenant parking, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 2865, promenade Riverside, afin de permettre l'aménagement d'un bâtiment résidentiel de sept étages, avec un nombre réduit de places de stationnement pour les locataires, comme le précise le document 2.**

**Documentation/Documentation**

1. Report from the Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 14, 2021 (ACS2021-PIE-PS-0046)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 14 octobre 2021 (ACS2021-PIE-PS-0046)

2. Extract of draft Minutes, Planning Committee, October 28, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 28 octobre 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
28 October 2021 / 28 octobre 2021**

**and Council  
et au Conseil  
10 November 2021 / 10 novembre 2021**

**Submitted on 14 October 2021  
Soumis le 14 octobre 2021**

**Submitted by  
Soumis par:  
Lily Xu,  
Acting Director / Directrice par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: RIVER (16) / RIVIÈRE (16)**

**File Number: ACS2021-PIE-PS-0046**

**SUBJECT: Zoning By-law Amendment – 2865 Riverside Drive**

**OBJET: Modification du Règlement de zonage – 2865, promenade Riverside**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2865 Riverside Drive to permit a seven-storey apartment building, with reduced tenant parking, as detailed in Document 2.**

2. That Planning Committee 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 10, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 2865, promenade Riverside, afin de permettre l'aménagement d'un bâtiment résidentiel de sept étages, avec un nombre réduit de places de stationnement pour les locataires, comme le précise le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier 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 prévue le 10 novembre, 2021 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de 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

2865 Riverside Drive

**Owner**

Catholic Congregational Legacy Charity

**Applicant**

Novatech Engineering

**Architect**

Hobin Architecture Incorporated

**Description of site and surroundings**

The subject property is 2.43 hectares in area and located on the east side of Riverside Drive in the Riverside Park neighbourhood. The site is developed with St Patrick's Home, a five-storey, 18-metre high, long term care facility on the southern portion of the site and a surface parking lot, green space and mature trees on the northern portion. Two existing driveways access the site and connect to the existing parking lot.

To the north of the site is a vacant single storey dwelling and a three-storey office building with surface parking. To the east is a low-rise residential neighbourhood, accessed from Egan Road. To the south is the Youth Services Bureau, which includes a four storey primarily residential building and a former two storey dwelling as the office. To the west, across Riverside Drive, is the Terry Fox Athletic Facility within Mooney's Bay Park, and the Rideau River.

**Summary of requested Zoning By-law amendment proposal**

The subject property is currently zoned Residential Fourth Density, Subzone N with Exception [1768], (R4N [1768]) with a sliver of land that is zoned Residential Fourth Density, Subzone N (R4N). This zone permits a wide mix of residential building forms up to four storeys in height. The Exception relates to the existing St Patrick's Home, and permits a residential care facility and a retail store limited to a pharmacy as uses on the site. The existing five-storey, mid-rise apartment building use received approval through the Committee of Adjustment in 2009 (D08-02-09/A-00108) for the increased height and would become further regularized through this rezoning application.

The Zoning By-law amendment application seeks to rezone the site to Residential Fifth Density, Subzone A with exceptions and a height limit of 24 metres (R5A [xxxx] H(24)) to permit the proposed seven-storey apartment building use, to reduce the ratio of required vehicular parking for tenants from 1.2 spaces/dwelling unit to 0.9

spaces/dwelling unit, and to regularize and bring forward the zoning for the existing St. Patrick's Home. The proposed apartment building is to be located on the north side of the site between the existing parking lot and the trees. The trees are not proposed to be removed or negatively impacted.

## **DISCUSSION**

### **Public consultation**

Public consultation was carried out as per City of Ottawa policies. Eight comments were received from the Public.

For this proposal's consultation details, see Document 4 of this report.

### **Official Plan designation**

According to Schedule B of the Official Plan, the property is designated as General Urban Area. The General Urban Area permits a wide range of housing types to facilitate the development of complete and sustainable communities, including the proposed development. Riverside Drive is identified as a cycling spine route on Schedule C, a transit priority corridor on Schedule D, an arterial road on Schedule E, and a scenic entry route to the City on Schedule I.

### **Other applicable policies and guidelines**

The property is within the boundaries of the Riverside Park Secondary Plan, adopted in 1999. The subject property is designated medium density residential in the Land Use Plan component of this Secondary Plan. The vision for residential areas includes a mixture of housing types and densities to accommodate a variety of household sizes, incomes, ages, and lifestyles.

The property is also within the boundaries of the Confederation Heights Secondary Plan, adopted in 1997. The Secondary Plan's vision is for the area to evolve into a compact urban environment that is transit orientated and pedestrian and bicycle friendly. The subject property is designated Mixed-use Area in the Land Use Plan component of this Secondary Plan.

### **Planning rationale**

The subject property is designated General Urban Area in the Official Plan. The General Urban area permits a variety of residential densities and encourages new taller buildings, such as the proposed seven-storey apartment building, to be located on sites

fronting on an arterial road (i.e., Riverside Drive), and that are within 800 metres of a bus rapid transit (BRT) station (i.e., BRT station at intersection of Riverside Drive and Heron Drive).

The subject lands are located within the land use schedules of two Secondary Plans. The Riverside Park Secondary Plan (1999) designates the subject property as Medium Density Residential while the Confederation Heights Secondary Plan (1997) designates the site as a Mixed-use Area. Since the Riverside Park Secondary Plan refers to and is aware of the conflicting designations with the earlier Confederation Heights Secondary Plan, there is flexibility in how these plans can be applied. Staff has the ability to focus on the policies of the latter plan which designate the lands as Medium Density Residential, which supports the proposed seven-storey apartment building.

The requested R5A H(24) parent zone is regarded appropriate for the proposed seven-storey apartment. The request to reduce the tenant vehicular parking from 1.2 spaces per unit as required by the Zoning By-law to 0.9 spaces per unit is considered acceptable. The City's Origin-Destination Survey from 2011 found that Apartment Dwellers in Ward 16, have on average 0.8 vehicles per household, which is less than the 0.9 parking spaces that are being requested. Residents of affordable housing buildings may also be less-likely to own a car than residents of a market-rent building. The applicant will disclose the parking situation in each lease agreement so that tenants are aware. The Applicant is also proposing a Transportation Demand Management Measure (TDM) via a car-share service. Staff have reviewed the proposal according to applicable policies and have no concerns with the reduced tenant vehicular parking ratio.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Brockington provided the following comment:

"I am aware of the proposal for 2865 Riverside Drive.

I welcome the opportunity to facilitate Phase 2 of the St Patrick's Home development.

On July 13, 2021, I hosted a public meeting that yielded a number of positive comments about the proposal. Some issues were mentioned that relate to the site plan and I will work on those during that process.

The Riverside Park Community Association executive received a special briefing and are supportive of this proposal.

In particular, I appreciate that the proposed location is centred on the property and not pushed to the rear east side, abutting residential properties. This provides sufficient setbacks.

I would also like to mention the strong support for the congregated living model and that there will be some two-bedroom units, allowing couples to live together.

The Riverside Park community and I look forward to welcoming our new neighbours."

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposal has not yet reached this level of detail, as the Applicant is only requesting a Zoning By-law amendment. However, the building will be geared to seniors, and as such, is likely to be designed with their needs in mind. The building will also be required to meet all Ontario Building Code Accessibility Criteria when they submit for the building permit.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications to the approval of this file.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0053) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Preliminary Site Plan, subject to future Site Plan Control Application

Document 4 Consultation Details

## **CONCLUSION**

Planning, Infrastructure, and Economic Development (PIED) Department supports this proposal as it meets the policies of the Official Plan and Secondary Plan to provide medium density residential uses along an arterial road, in close vicinity to transit services and within 800 metres of a bus rapid transit station. The building location and site design will be further refined during the future site plan control stage.

## **DISPOSITION**

Committee and Council Services, Office of the City Clerk, notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

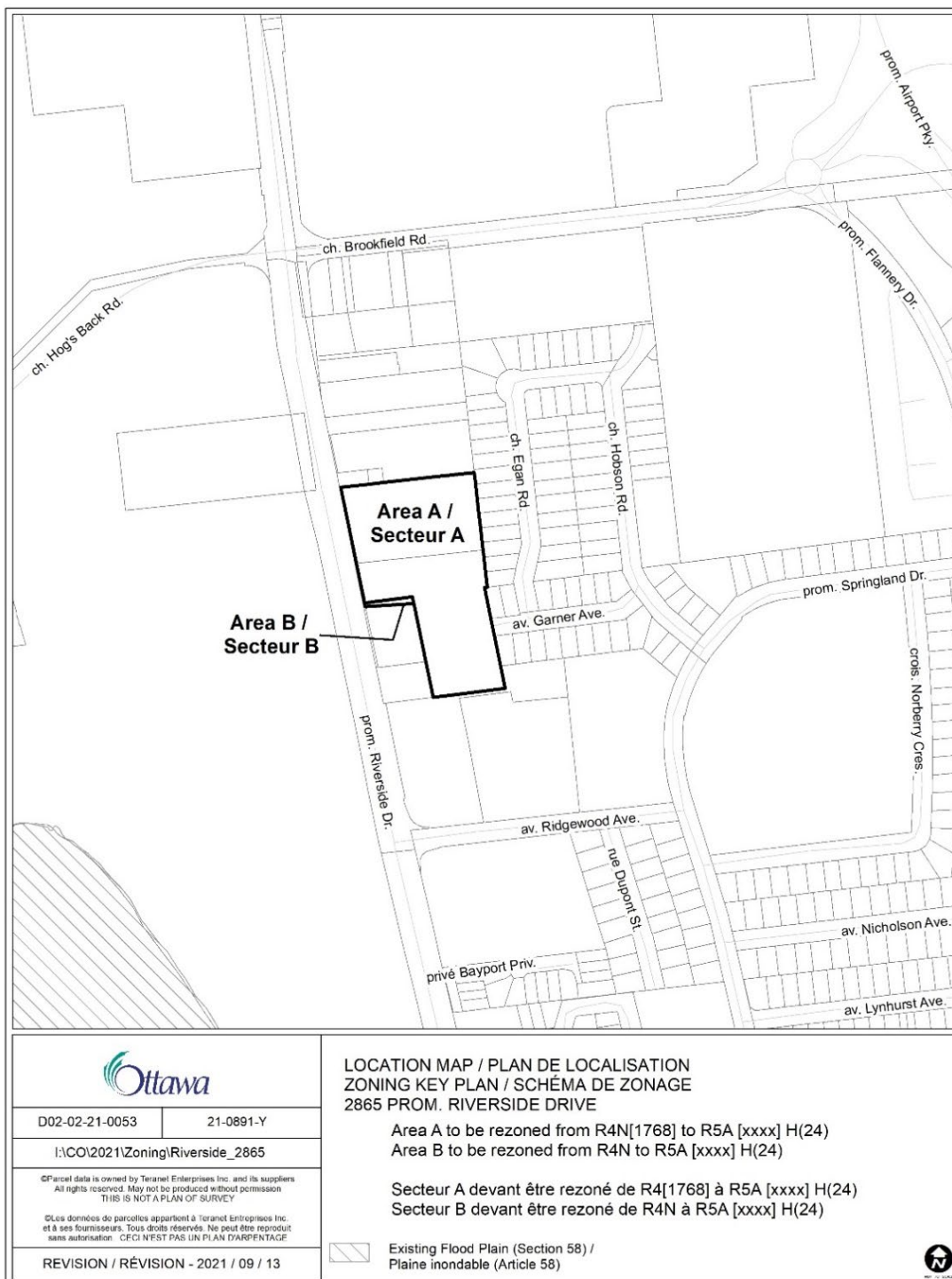


Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).

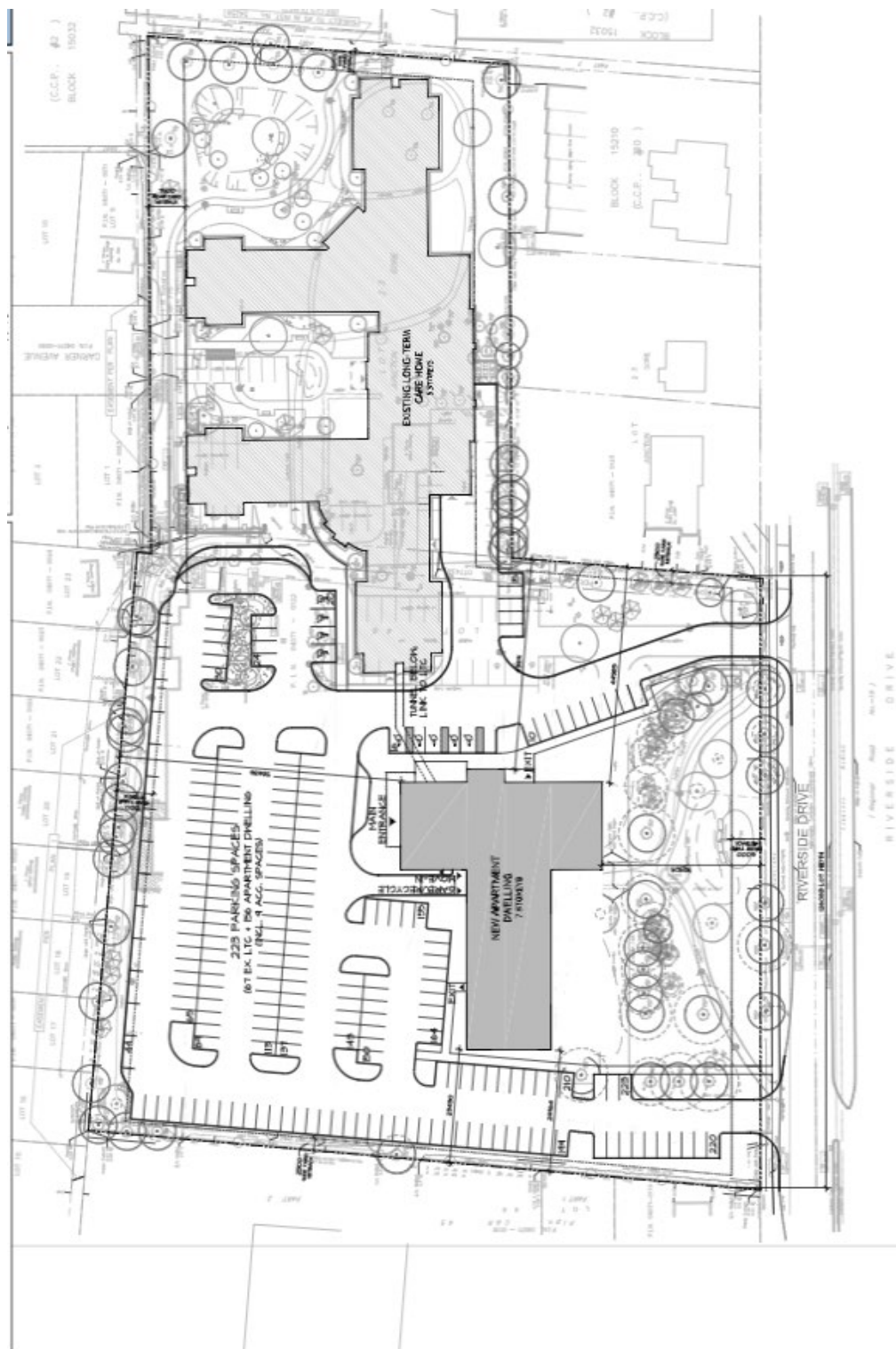


## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2865 Riverside Drive:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception, XXXX, with provisions similar in effect to the following:
  - a. In Column II add the text, "R5A[XXXX] H(24)"
  - b. In Column III add the following:
    - "-residential care facility
    - retail store limited to a pharmacy"
  - c. In column V, add the following:
    - "The minimum number of vehicular parking spaces for a dwelling unit in a mid-rise apartment building: 0.9 parking spaces/dwelling unit.
    - The lands with exception XXXX, are considered one lot for zoning purposes.
    - The use 'residential care facility' is subject to the zoning provisions of an 'apartment dwelling, low-rise' in the R4N subzone.
    - Despite Section 109 (3)(a), five parking spaces are permitted within the provided front yard
    - The following applies to a retail store limited to a pharmacy as a principal use:
      - i. Maximum gross floor area: 200m<sup>2</sup>
      - ii. Must be located in the same building as a residential care facility
      - iii. May not include the sale of non-pharmaceutical products
      - iv. May not include a display area"
      - v. Must be located below the ground floor.

**Document 3 – Preliminary Site Plan, subject to future Site Plan Control Application**



## Document 4 – Consultation Details

### Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Eight residents provided written comments, as summarized below:

1. Two residents are not in favour of the proposed seven-storey building

**Staff Response:** The proposed seven-storey building meets the intent of the Official Plan and Secondary Plan by providing medium density residential uses along an Arterial Road and within 800 metres of a transit station.

2. One resident appreciates the setbacks shown on the conceptual site plan dated April 2021 showing 58 metres setback along east side and that the proposed balconies and terrasses shown on the conceptual architectural drawings that are located away from the east side, which eliminates potential privacy concerns.

**Staff Response:** Noted.

3. One resident is concerned with noise from ventilation and request that the HVAC system be placed far away from the eastern property line as possible to reduce the noise for residents on Egan Street.

**Staff Response:** This issue will be dealt with through a future site plan control application.

4. One resident is opposed to the reduction in parking, since the nearby streets are currently used as overflow parking in the evenings and weekends.

**Staff Response:** The overflow parking that residents are seeing on the local streets could be from many sources and is not necessarily all from visitors to the existing St. Patrick's Home. The proposal for the new seven-storey building is not reducing the required amount of visitor parking.

5. One resident requested that the commercial kitchen vent be directed away from the Egan Street residents.

**Staff Response:** City staff have been advised that there will not be a commercial kitchen in the proposed building. However, if this changes once a site plan

control application is submitted, the location and direction of any vents will be reviewed to reduce impact on the nearby residents.

6. One resident is pleased to see a project to provide acceptable housing for the increasing number of seniors.

**Staff Response:** Noted

7. Two residents are interested in being notified of the meetings and decision.

**Staff Response:** Noted.

8. Two residents are concerned with increased noise since the re-location and construction of the existing St. Patrick's home and are concerned that the new building will cause an even greater amplification. The residents also felt that their privacy and sunlight had been diminished due to the existing St. Patrick's Home. The noise from the garbage truck that services the existing St. Patricks Home is also an annoyance, as it goes by at 6 AM.

**Staff Response:** The City will request that the applicant provide noise studies that take into account the new building and how it affects the road and other noise in the area. The City will also inquire as to the hours of garbage collection, since garbage collection vehicles are not permitted prior to 7 AM on weekdays – as per the City of Ottawa Noise By-law 2017-255.

9. One resident expressed concern with the construction noise that occasionally went beyond permitted hours, and with the significant amount of dust that blew into their yards and soiled their outdoor furniture, windows and doors during the construction of the existing St. Patrick's Home.

**Staff Response:** Staff will remind the Applicant at the time they obtain a building permit, that construction projects are subject to the City's Noise By-law 2017-255 which does not permit construction to start prior to 6 AM. Applicants are also required to prepare and abide by sediment control plans which require them to ensure proper dust control and to keep roadways swept.

10. One resident is upset that the St. Patrick's Home had been permitted in its current location.

**Staff Response:** Noted.

11. One resident has concerns with the information available to the public and believe that it is incomplete, and that the application should not move forward. The Resident has requested to see previous iterations of the site and elevation plans, shadow studies, more detailed explanation for the increased height beyond the permitted four-storeys as well as the location and noise levels of the proposed HVAC systems.

**Staff Response:** At this time, the Applicant has only submitted for a re-zoning application which does not require the detailed plans and studies that the Resident is requesting. The additional plans and studies will be received and circulated for public input at a future date when the Applicant submits their site plan control application.

### **Community Organization Comments and Responses**

No comments were received from the local community association.