



RIVERSIDE SOUTH COMMUNITY DESIGN PLAN IMPLEMENTATION GUIDELINES



Community Planning and Design
Infrastructure Services and Community Sustainability

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1. INTRODUCTION

1.1 Riverside South Community Description

The Riverside South Community encompasses a ±1,800 hectare (4,500 acre) area located south of the Ottawa Macdonald-Cartier International Airport and east of the Rideau River (see Figure 1). The community was within the former City of Gloucester, which became part of the City of Ottawa through amalgamation in 2001.

The area enjoys significant natural features, such as the Rideau River, Mosquito Creek and large woodlots, which will give the community an identity and offer open space amenities.

Existing roads provide connections from the community to surrounding areas. These roads include Earl Armstrong Road, Leitrim Road, Rideau Road, River Road, Spratt Road, Limebank Road and Bowesville Road.

The northwest quadrant of the community (325 hectares), generally bounded by the Rideau River, Earl Armstrong Road, Limebank Road and the Mosquito Creek valley, is substantially developed and, therefore, does not form part of the Land Use Plan or these Implementation Guidelines.

The most significant elements of the Community Design Plan are:

- a rapid transit corridor and associated stations (ultimate technology to be determined through an environmental assessment);
- an open space system that includes parks, linkages and natural features;

- higher densities concentrated around the rapid transit corridor;
- residential areas organized around public spaces and community features; and,
- an employment area that acts as a transition area between the airport lands and the residential areas, as well as providing employment opportunities.

These elements are described in detail in Section 2 of these Guidelines.

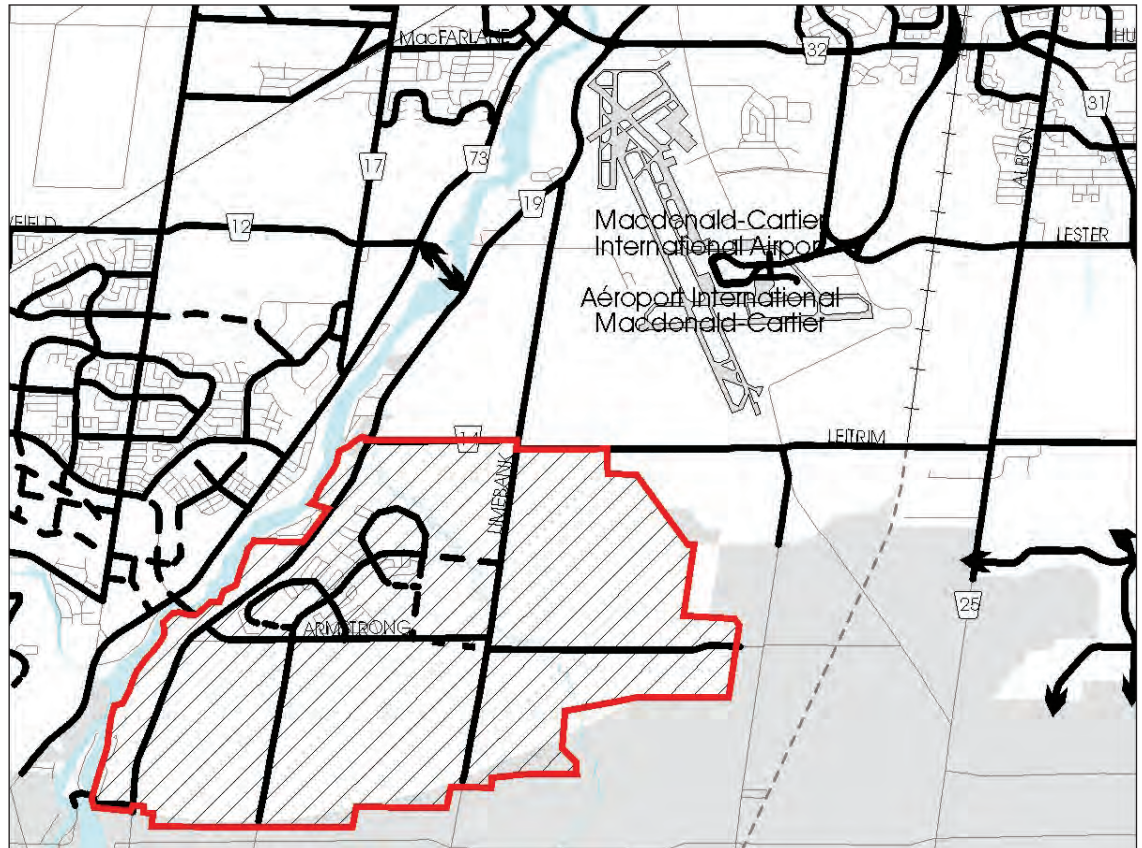


Figure 1. Key Map

1.2 Preparation of the Community Design Plan

In accordance with the City’s Official Plan policies, preparation of a Community Design Plan (CDP) is required before development proceeds in areas designated “Developing Community”.

The Land Use Plan, which forms the basis for the CDP, has evolved from the previous Plan prepared in 1992. The current Land Use Plan reflects, among other matters, the build-out of the initial phases of development within the northwest quadrant, more detailed plans for the rapid transit corridor, revised alignments for Earl Armstrong Road and Limebank Road resulting from Class Environmental Assessments, and new policies for “Developing Communities” in the City of Ottawa Official Plan.

Various stakeholders’ groups have been involved in the preparation of the CDP, through a consultative process that has taken place in the form of meetings and open house presentations.

Participants in this process have included:

- The landowners’ group
- Area residents
- The Ottawa-Carleton English Public and Catholic, and French Public and Catholic, District School Boards
- Ottawa Forests Advisory Committee
- Ottawa Pedestrian and Transit Advisory Committee
- Ottawa Parks and Recreation Advisory Committee
- Ottawa Environmental Advisory Committee
- Local Architectural Conservation Advisory Committee (LACAC)
- Ottawa Airport Authority

- National Capital Commission
- Parks Canada
- Rideau Valley Conservation Authority
- Riverside South Community Association.

A technical advisory committee, comprised of staff from various City departments and consultants, was also set up to guide the CDP process.

1.3 Policy Context

The Riverside South Community is part of the former City of Gloucester. The original concept plan for the Community, dated September 1992, served as the basis for Gloucester OPA 3 and Regional OPA 35.

OPA 3 redesignated the lands in the area from “Special Study” to various urban designations. It also designated a roadway network and a transitway corridor. OPA 35 redesignated the lands to “Urban Area”.

The new City of Ottawa Official Plan, as adopted by Council, designates the area as “General Urban Area” and “Employment Area”, with a “Major Open Space” designation applying to the Mosquito Creek valley and to valleyland along the Rideau River, and a “Natural Features” designation applying to two large woodlots. A small area of “Greenbelt Rural” applies to the northwesterly portion of the study area. A “Developing Community” overlay designation applies to the undeveloped easterly and southerly portions of the community within the General Urban designation (i.e. excluding the northwest quadrant of the community). The Official Plan requires that a CDP be prepared for lands affected by the Developing Community designation.

Although the Developing Community designation does not apply to lands designated Employment Area, the CDP includes the Employment Area lands to ensure that the land use relationships, and the transportation and servicing infrastructure, are planned comprehensively. They are also included to illustrate the employment and residential land use relationships, which are required to achieve a ratio of 1.3 jobs per household within the South Urban Area as set out in the Official Plan.

The southerly boundary for the Land Use Plan generally follows the “arc” boundary established in the new Ottawa Official Plan, with minor adjustments in order to follow property lines, natural features (e.g. farm fields, swales, hedgerows), or existing or planned roads. These minor adjustments have been made so that generally there is no net gain or loss in the land area included within the urban/rural boundary.

The resulting Land Use Plan has truncated boundaries for the residential neighbourhoods located south of Earl Armstrong Road. Accordingly, the community boundaries may be expanded in this area through a future amendment to the Ottawa Official Plan and revision to the CDP.

1.4 Purpose

The CDP for Riverside South comprises the text included in these Implementation Guidelines, the geographical description of land uses on the Land Use Plan, and supporting engineering, transportation, market demand and environmental studies.

The CDP has been prepared in accordance with the policies of the Ottawa Official Plan respecting “Developing Communities”. The Land Use Plan, in conjunction with these guidelines, will assist to: identify how the land use mix contributes to the balance of jobs and households for the area; establish a modified grid system of roads; and identify and illustrate how the development pattern will achieve a distinct identity and variety of built form and façade treatments.

The CDP will provide guidance in the review of applications for development such as for subdivision and site plan and in the preparation and review of zoning by-law amendments. It is recognized that the build-out of Riverside South will occur over many years and it is to be expected that adjustments to the CDP (and, in particular, the Land Use Plan, Figure 39) will need to be made to reflect more detailed information, changes in market preferences, and external policy decisions, among other matters. Such adjustments should be consistent with the Vision and Objectives set forth in Section 2.1 of these Guidelines. Guidelines regarding adjustments and revisions to the CDP are set out in Section 8 (“Implementation”).

1.5 Housing and Employment Targets

The Ottawa Official Plan provides the vision and policy framework for the City’s growth over the next 20 years. Most of the growth will take place within three “urban communities” outside the Greenbelt. One of these communities is the South Urban Area (consisting of Riverside South, Leitrim and the Nepean South urban area), of which Riverside South forms part. The projected number of households for the South Urban Area by the year 2021 is 61,000. Given that 13,000 households existed in 2001, an additional 48,000 housing units are expected to be built over the period of the Official Plan. To meet this target, the Official Plan encourages a compact form of development, and requires that the average density for detached, semi-detached and townhouse units be 29 units per net hectare.

In terms of employment, the Official Plan projects 70,000 jobs by the year 2021 for the South Urban Area. To achieve this number and to seek a balance between housing and employment opportunities, the Official Plan establishes a jobs per household ratio of 1.3 for each of the three urban communities outside the Greenbelt.

1.6 Guideline Chapters

- Chapter 2: Overview
- Chapter 3: Community Design and Streetscape Guidelines
- Chapter 4: Open Space Guidelines
- Chapter 5: Community Core Guidelines
- Chapter 6: Site and Built Form Guidelines
- Chapter 7: Background Studies
- Chapter 8: Implementation



Markham, Ontario



Valencia, California



Bolder, Colorado

(Photo by Dan Burden for www.pedbikeimages.org)