



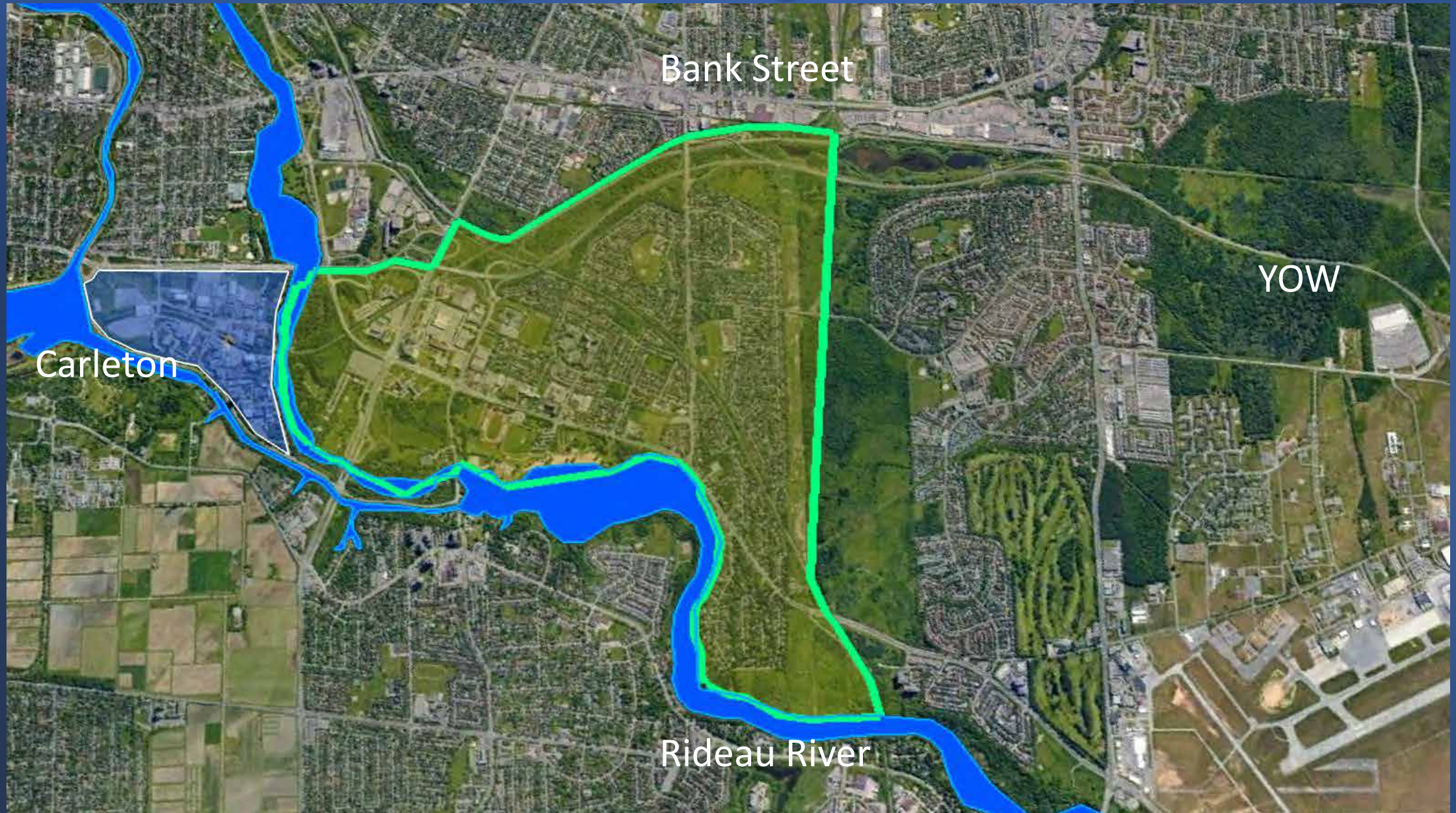
# Riverside Park Planning and Housing

RIVERSIDE PARK COMMUNITY ASSOCIATION

Dave Coyle, President. October 4, 2023

Reference: 4.3 Zoning By-law Amendment – Aligning Zoning By-law 2008-250 with Bill 23 concerning Additional Dwelling Units

# Riverside Park Planning and Housing – 60% Green Space



# Riverside Park Planning and Housing

For Strategy of 3 homes per lot – we can promote alignment

For Tactics recommended:

We are requesting community engagement time to measure and model the implications on our 5 neighborhoods built as a bedroom community during the 60's of:

7,700 Residents

3,200 Residences

74% Private (drive)

15% Public

60% Green Spaces

Implications of tripling = OP / TMP rubric working

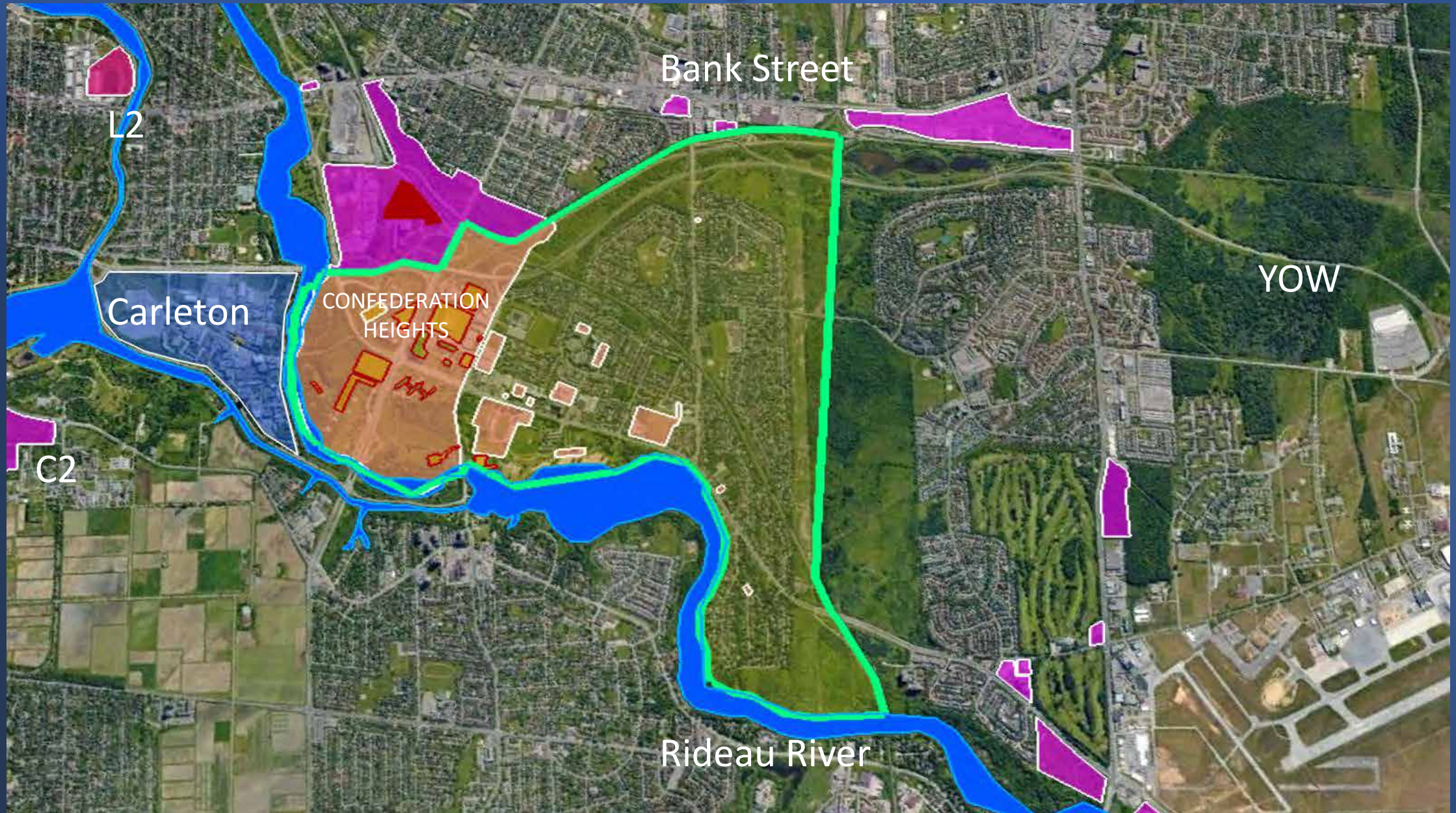
# Riverside Park Membership



Carleton

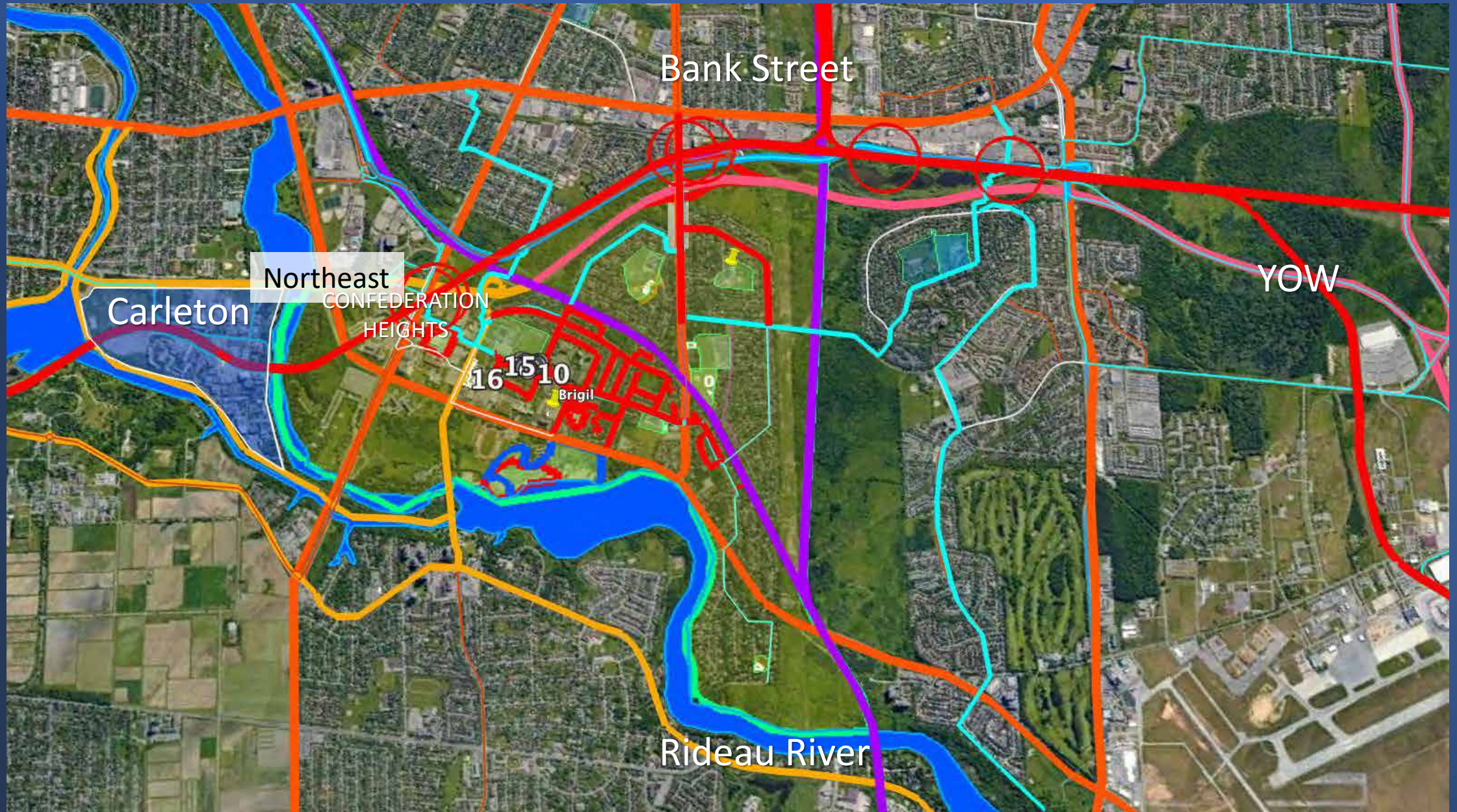
YOW

# Riverside Park Planning and Housing – Pink Under Development



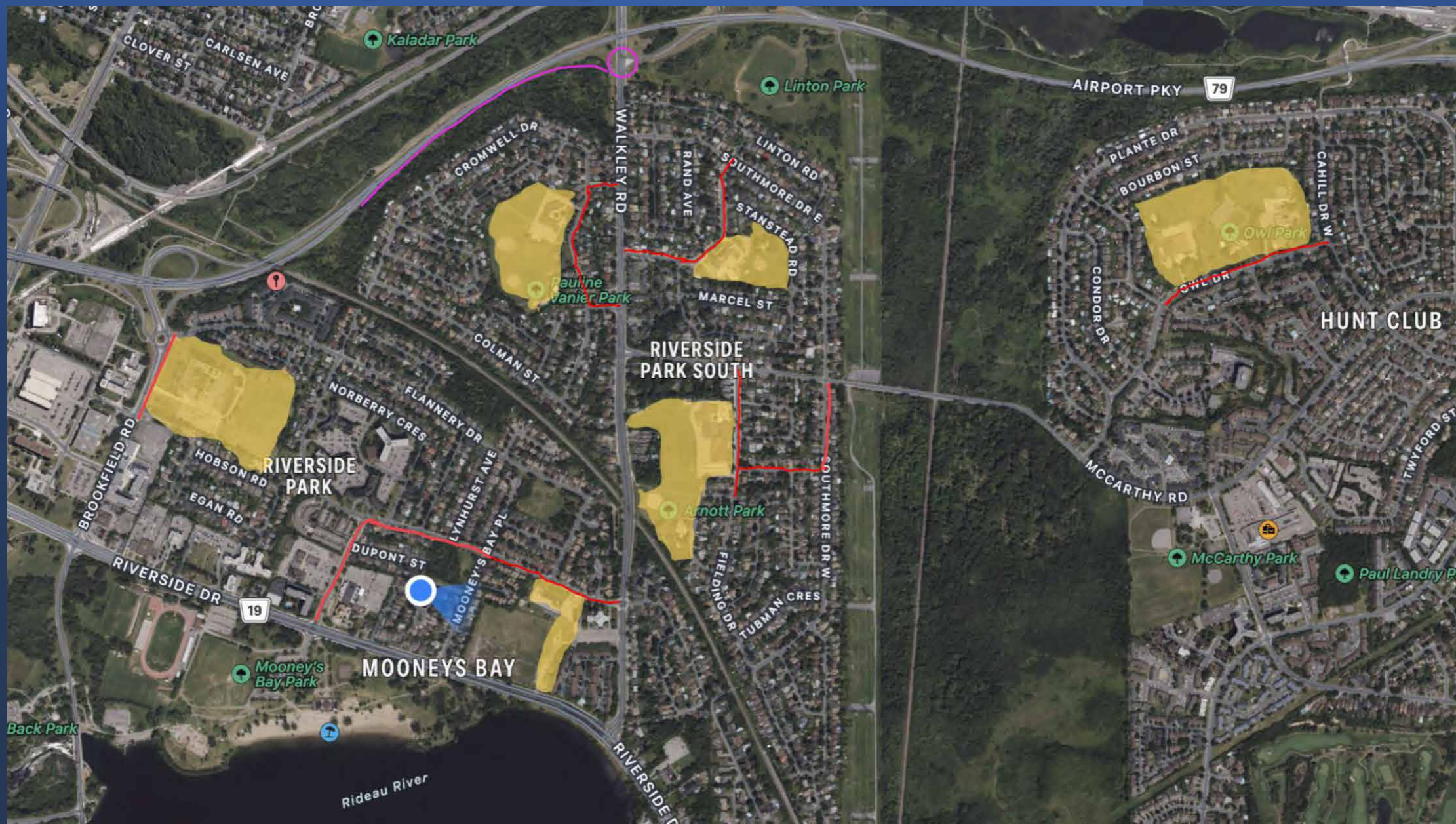
Confederation Heights bedroom community now under redevelopment

Riverside Park Planning and Housing – 74% private (drive) 15% public traveling to the northeast



We have: LRT, HRT, BRT, HFR, PKY, RDS, BUS, SBUS, PATHS, RIVER, PARKS, BEACH, GARDENS...

# Riverside Park Planning and Housing – Education, Work in place, Mobility, Life Quality







Focus on community children 'travel comfort': CSZ, Radar, No Parking, Gardens, ROW, Trees

# Let's talk lot tripling! Be part of the Riverside Park New Zoning discussion.








## Pre Bill 23

	R1 - Up to 2 units - 91760 lots - 5738 ha
	R2+R3 - Up to 4 units - 116340 lots - 5306 ha
	R4 - More than 4 units - 21475 lots - 1194 ha
	R5 - High Rise - 3870 lots - 684 ha



## Post Bill 23

	R1 - Up to 2 units - Unserviced - 1512 lots - 259 ha
	R1 - Up to 3 units - Serviced - 90248 lots - 5479 ha
	R2+R3 - Up to 6 units - 116340 lots - 5306 ha
	R4 - More than 6 units - 21475 lots - 1194 ha
	R5 - High Rise - 3870 lots - 684 ha



# Riverside Park Planning and Housing

STRATEGY OF: 3 homes per lot alignment

Engagement time:

- to measure and model implications on neighborhoods of
  - 70% hard top with 3 stoops – more private less public traveling
  - More concrete, pavement
  - Mixed message: to low cost, faster travel modes within neighborhoods
  - Life quality for residents
  - Affordability
- Planning success of OP land use and TMP rubric – their inverse implications
- Storm flooding
- Life quality
- Education, Play, Work in place amenities, Micro Goods and Services, Recreation and Entertainment in lieu of mega site emitters of highspeed traffic

# Riverside Park CBM Community Business Network DK2

K – What you know

KK – Didn't know you knew it

DK2 – Don't know what you don't know

NOP2

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CBN

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TMP