



# Community Update

November/December 2016

## 3071 Riverside Drive - Former Bayview School

Dear Residents of Riverside Park North,

This public notice is intended to provide you with an update on the property located at 3071 Riverside Drive, commonly referred to as the former location of Bayview PS. My last communiqué that was mailed via Canada Post was in September 2015. From that mailing, an email list was developed and four community updates were provided in 2016 to local residents and organizations. Given the recent advancements of this property development, another update to the entire community is warranted. If you are not already on my mailing list for this matter, please contact my office to receive more regular updates.

In the summer of 2016, the Ottawa Community Lands Development Corporation (OCLDC), an arm's length development corporation of the City of Ottawa, released a public Request for Offers to receive formal bids for the 10+ acre parcel of land. According to the OCLDC, many bids were received. In August, the bids were assessed and a preferred developer was identified. The Board of Directors of the OCLDC met in early September, and they authorized real estate staff to meet with the preferred developer to review their submission.

On November 1, the Finance and Economic Development Committee of the City of Ottawa was asked to receive a staff report that described the proposed purchaser's development concept. The report included the 2009 Council approved concept plan that, with community input and consultation, arrived at a compromise to accept that the parcel could be developed with low and medium density residential housing, as well as greenspace/parkland for a potential field-house and recreational opportunities, including a soccer pitch. At this meeting, the Committee reviewed the revised 2016 concept plan, as submitted by the preferred developer. As illustrated in this notice, the developer's submitted plan for the site, deviates from the 2009 concept plan in a number of ways as follows:

- The proposed greenspace, which was originally north-south, along Riverside Drive, is now proposed to be east-west, with Riverside Drive to the west and abutting all of the residences on Beachview Private to the immediate south.
- The size of the park has been reduced from approximately 2 acres to no less than 1.5 acres
- Instead of a soccer pitch, the park will now be developed through community consultation to meet a greater demographic cross-section of residents.
- The fieldhouse has been removed from the plan
- A new component fronting Riverside Drive, described as mixed-use, commercial-residential is proposed
- A medium density parcel in the south-east corner is proposed
- The buffer zone between existing residential dwellings and the proposed new development is retained and there will be low density development in the north-end, as originally planned

Document 1—2009 Concept Plan



Document 2—2016 Concept Plan



On November 9, 2016, City Council reviewed and then received the report and took no additional actions. The Ottawa Community Lands Development Corporation (OCLDC) is permitted to proceed with additional discussions to finalize the sale of the property. **This does not mean the developer's plan has been approved by City Council.** As the current parcel is zoned institutional, the new owner will be required to apply for the necessary planning approvals. All of these steps will trigger public consultations and some matters must receive the approval of the Planning Committee and City Council.

The identity of the preferred developer cannot be made public while negotiations between the OCLDC and developer continue towards completion of a purchase and sale agreement. It is my intention once I become aware of who the developer is, to meet with them right away to discuss their vision for the parcel of land, their timelines, and willingness to meet the community and share their vision to allow for immediate public feedback. I don't want to wait until a formal application is received by the City to engage in discussions. Community consultations and public sessions will need to be more than the basic minimum. My understanding is the developer is indeed very eager and positive about meeting with both myself and the community in the new year.

On a personal level, as stated over one year ago, I believe the \$1 million+ that would have been spent on the fieldhouse can be best used on other local, urgent items, including upgrades to the Mooney's Bay Pavilion. The pavilion is showing its age, is at capacity and requires renovated washroom facilities. As part of the 2016 City budget, \$150,000 was secured to commence a needs assessment of the facility. It is likely this will commence in 2017 and public consultations and feedback will be critical in shaping the future look and components of a renovated and potentially expanded Pavilion. Depending on the outcomes of the study, a report to Council will follow with recommendations on how to move forward with funding opportunities for redevelopment of the pavilion into a potentially expanded facility and additional program use.

The new mixed use, commercial-residential component fronting Riverside Drive drew a sharp rebuke from some in the community, particularly since this was not part of the community-led, Council endorsed 2009 concept plan. It is my understanding that many ideas were circulated in 2009. Even today, many in the community pitch new ideas to me for this parcel of land, but my marching orders are clear: in 2009, the community and Council endorsed low and medium density housing and greenspace/park. When public consultations are held for both the preliminary development plans as well as the more formal plans, members of the community will have multiple opportunities to provide input on the proposals which will be used by the proponent to refine their submission and the Planning Committee when reviewing and debating the application.

During the five week period when the preferred developer had been selected, to the time when staff publicly released their report destined to the Nov 1 FEDCO meeting, no specific public updates about the development proposal were possible, as the two sides had to meet to discuss the terms of offer to purchase and arrive at a tentative agreement. I have kept the community informed to date via email updates to a dedicated list of residents, written newspaper updates in the Ottawa South News, encouraged the Ottawa South News to write articles on this matter, met with local groups and organizations, whether it be religious, school, or homeowners groups, and with the Riverside Park Community and Recreation Association (RPCRA).

I attempted to get the entire matter deferred to February 2017 to allow for greater community input and time to read, digest, ask questions and submit feedback, but members of the Finance and Economic Development Committee were unwilling to grant the request. In speaking with a number of members of Council, there was little to no desire to do anything with this file, other than receive the staff report and address this matter in a comprehensive way when formal development application(s) are submitted and come before the Planning Committee.

2017 is gearing up to be a busy year. I have reached out to a handful of local residents to join a working group I have organized that will assist me as this file progresses. More heads and sets of eyes are better than my own and given the high level of interest of this development project and upcoming planning applications, there will be plenty of opportunities to discuss the proposals together. It is expected by year's end that the OCLDC and the preferred developer will come to a formal agreement to sell the land. It is my on-going commitment to the community to work with you as this file progresses. If you have any questions, concerns or comments, please do not hesitate to contact me.

Sincerely yours,

Riley

**Riley**  
**Brockington**

**City Councillor (River Ward)**  
**Conseiller municipal (quartier Rivière)**

If I can be of assistance, please contact my office.  
Si je peux vous être utile, n'hésitez pas à  
communiquer avec mon bureau.

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