



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1967 Riverside Drive

File No.: D07-12-25-0006

Date of Application: January 24 , 2025

This SITE PLAN CONTROL application submitted by Ivan Ho, Parsons Inc., on behalf of The Ottawa Hospital, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Parking Lot C – Site Plan**, SP-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
2. **Parking Lot C Removals Plan**, C101-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
3. **Parking Lot C Site Servicing Plan**, C102-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
4. **Parking Lot C Grading Plan**, C103-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
5. **Parking Lot C Details**, C104-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
6. **Parking Lot C Pre Development Drainage Areas**, C105-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
7. **Parking Lot C Post Development Drainage Areas**, C106-C, prepared by Parsons, dated 2024/11/08, revision 6 dated 2025/07/07.
8. **Parking Lot C Landscape Plan**, L-1, prepared by StudioRed, dated 2024/10/17, revision 7 dated 2025/05/21.
9. **Parking Lot C 40 Year Canopy Projection + Soil Volume**, L-2, prepared by StudioRed, dated 2024/10/17, revision 7 dated 2025/05/21.
10. **Parking Lot D Site Plan**, SP-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
11. **Parking Lot D Removals Plan**, C101-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
12. **Parking Lot D Site Servicing Plan**, C102-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
13. **Parking Lot D Grading Plan**, C103-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.

14. **Parking Lot D Details**, C104-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
15. **Parking Lot D Pre Development Drainage Areas**, C105-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
16. **Parking Lot D Post Development Drainage Areas**, C106-D, prepared by Parsons, dated 2024/11/08, revision 4 dated 2025/05/15.
17. **Parking Lot D 40 Year Canopy Projection + Soil Volume**, L-4, prepared by studioRed, dated 2024/10/25, revision 4 dated 2025/03/18.
18. **Parking Lot D Landscape Plan**, L-3, prepared by studioRed, dated 2024/10/25, revision 5 dated 2025/03/18.

And as detailed in the following report(s):

1. **Stage 1-2 Archaeological Assessment: Riverside Campus, Parking Lot C and Parking Lot D, Part of Lots 16, Gore, former Township of Gloucester, Carleton County, now 1967 Riverside Drive, City of Ottawa, Ontario**, prepared by WSP E & I Canada Limited, dated January 2025.
2. **The Ottawa Hospital Riverside Campus – Transportation Review Memo**, prepared by Parsons, dated May 21, 2025.
3. **Geotechnical Investigation: Proposed New Employee Parking Lots “C” and C1”: The Ottawa Hospital: Riverside Campus: Ottawa, Ontario**, prepared by Gemtec, dated March 13, 2025
4. **Geotechnical Investigation: Proposed Alternate Parking Lot D: The Ottawa Hospital: Riverside Campus: 1967 Riverside Drive, Ottawa, Ontario**, prepared by Gemtec, dated March 13, 2025
5. **Site Servicing & Stormwater Management Report: The Ottawa Hospital – Riverside Campus: Parking Lots C & D: 1967 Riverside Drive, Ottawa, Ontario**, prepared by Parsons, dated March 2025.
6. **Tree Conservation Report: The Ottawa Hospital – Riverside Campus Staff Parking Lot: Revision 02**, prepared by Parsons, dated March 2025.
7. **Due-Diligence Human Health and Ecological Risk Evaluation: Future Parking Lot D, The Ottawa Hospital – Riverside Campus: 1967 Riverside Drive, Ottawa, Ontario**, prepared by Parsons, dated April 14, 2025.
8. **Level 1B O-Train Network Proximity Study: The Ottawa Hospital – Riverside Campus: 1967 Riverside Drive: Site Plan Control Application: The Ottawa Hospital**, prepared by Parsons, dated December 2024.
9. **Phase One Environmental Site Assessment: The Ottawa Hospital, Riverside Campus: 1967 Riverside Drive, Ottawa, Ontario**, prepared by Parsons, dated November 7, 2024.
10. **Phase Two Environmental Site Assessment: The Ottawa Hospital, Riverside Campus: 1967 Riverside Drive, Ottawa, Ontario**, prepared by Parsons, dated February 26, 2025.

And subject to the following Requirements:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an

endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

And subject to the following General and Special Conditions, through a Scoped Site Plan Agreement:

Scoped Site Plan Agreement Conditions:

General Conditions

1. **Lapsing of Approval**

The Owner shall enter into this Scoped Site Plan Control Agreement and Letter of Undertaking, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between The Board of Trustees of the Riverside Hospital of Ottawa and The Corporation of The City of Ottawa, registered as Instrument No. N516236 on November 6, 1989, the Site Plan Agreement between The Board of Trustees of the Riverside Hospital of Ottawa and The Corporation of The City of Ottawa, registered as Instrument No. N540417 on May 24, 1990, and the Site Plan Agreement between The Ottawa Hospital/L'Hopital d'Ottawa and City of Ottawa, registered as Instrument No. OC685750 on August 16, 2006, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

Special Conditions

3. **Off-Site Contamination Management Agreement**

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

4. **Multi-use Pathway (MUP)**

- (a) The Owner shall construct, at its expense, a 3-metre-wide multi-use pathway (MUP) to City standards connecting the Hospital Access Road and the existing multi-use pathway to the southeast of the property, as shown on the approved Site Plan referenced in Schedule "E". All work shall proceed in accordance with the applicable regulations and according to the current (at time of work) approved City details and specifications.
- (b) The Owner shall submit a cost estimate, any necessary plans for the MUP and shall submit, as set out in Schedule "B" herein, securities in the amount of 50% of the estimated cost of the MUP pathway construction, all to the satisfaction of the General Manager, Planning, Development and Building Services Department.
- (c) The construction of the MUP shall be completed within six months of registration to the satisfaction of the General Manager, Planning, Development and Building Services Department.

5. **Multi-Use Pathway Easement**

Within six months of registration, the Owner shall grant to the City, at no cost to the City, an unencumbered 3-metre-wide easement for a public multi-use pathway along the Hospital Access Road and the southeastern property line, as shown on the approved Site Plan referenced in Schedule "E" hereto, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the public multi-use pathway easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to registration of the easement. All costs shall be borne by the Owner.

And subject to the following General and Special Conditions, through a Letter of Undertaking:

Letter of Undertaking Conditions:

General Conditions

6. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

7. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between The Board of Trustees of the Riverside Hospital of Ottawa and

The Corporation of The City of Ottawa, registered as Instrument No. N516236 on November 6, 1989, the Site Plan Agreement between The Board of Trustees of the Riverside Hospital of Ottawa and The Corporation of The City of Ottawa, registered as Instrument No. N540417 on May 24, 1990, and the Site Plan Agreement between The Ottawa Hospital/L'Hopital d'Ottawa and City of Ottawa, registered as Instrument No. OC685750 on August 16, 2006, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

8. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

9. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

10. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

11. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

12. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the

General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

13. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

Special Conditions

14. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

15. **Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

16. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation - Proposed New Employees Parking Lots C and C1 dated March 13, 2025 & Geotechnical Investigation -

Proposed New Employees Parking Lots D dated March 13, 2025 (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

17. **Retaining Wall – Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for Parking lot D and as shown on the approved Parking Lot D – Grading Plan, prepared by Parsons Inc., Consultant project No. 479008, Rev #4, dated 15 May 2025, both referenced in Schedule “E” hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for Parking lot D. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

18. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City’s Sewer Use By-Law, being By-law No. 2003-514, as amended.

19. **Protection of City Sewers**

- (a) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:

- (i) obtain a video inspection of the existing City Sewer System within Transitway (South of Riverside Drive and East of Sarah Billings PI), Riverside Drive (North of Proposed Parking Lot D) and Transitway (South of Proposed Parking Lot D) to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
- (ii) assume all liability for any damages caused to the City Sewer System within Transitway (South of Riverside Drive and East of Sarah Billings PI), Riverside Drive (North of Proposed Parking Lot D) and Transitway (South of Proposed Parking Lot D) and compensate the City for the full amount of any required repairs to the City Sewer System.

20. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

21. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

22. **Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

23. **Due-Diligence Human Health and Ecological Risk Evaluation Report Recommendations**

The Owner acknowledges and agrees to implement the recommendations from the Due-Diligence Human Health and Ecological Risk Evaluation Report to the satisfaction of the General Manager, Planning, Development and Building Services Department. These recommendations include but are not limited to implementing fill cap barriers, hard cap barriers, having a competent person prepare a Site-Specific Health and Safety Plan to ensure worker safety from potential exposure to soil contaminants while working at the site (specifically planned construction activities), and temporarily increasing gas monitoring data reviews from monthly to weekly immediately following the completion of construction until data confirms gas has stabilized.

24. **VIA Compliance Report**

The Owner acknowledges and agrees to comply with the requirements as noted in the compliance report titled “Technical Note: Development of TOH Parking Lots C & D: Rail Proximity Assessment Review” that was approved by VIA on April 14, 2025.

25. **Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

26. **Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

27. **Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

28. **Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

29. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

July 29, 2025

Date



Geraldine Wildman
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0006

SITE LOCATION

1967 Riverside Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- 1967 Riverside Drive is home to The Ottawa Hospital Riverside Campus and is located off Riverside Drive, south of Smyth Road, west of Via Rail's Beachburg track, north of Sarah Billings Place, and east of the Ottawa River and Riverside Drive. Low rise residential lies to the east of the VIA Rail track and south of Sarah Billings Place.
- This application proposes two new parking lots for staff. Parking Lot C will be located on the southeast corner of the campus between the Hospital Access Road, the Transitway, and the Via Rail track. Parking Lot D will be located on the northwest corner of the campus between the Transitway, the Smyth Road on-ramp, and Riverside Drive.
- Parking Lot C is currently being used for 20 temporary parking spaces and is 0.22 hectares. Parking Lot D is currently vacant and is 0.63 hectares with approximately 94 metre frontage along Riverside Drive.
- There are two former landfills on 1967 Riverside Drive, Riverside Drive landfill and Billings Street Dump. A small portion of Parking Lot D will be built over the Riverside Drive landfill. The owner will be taking measures as outlined in the approved Due-Diligence Human Health and Ecological Risk Evaluation to improve the site with the proposed development.
- The two parking lots for staff will consist of 170 new parking spaces, 44 parking spaces in Parking Lot C and 126 parking spaces in Parking Lot D. Two-way access to Parking Lot C will be off the Hospital Access Road. Five of the parking spaces in Parking Lot C will be small car parking spaces. The public multi-use pathway that connects to Rodney Crescent will be redirected to run alongside the railway. Two pocket forest areas and trees are proposed within the Parking Lot C area. Two-way access to Parking Lot D will be off Riverside Drive (right in and right out). 60 of the parking spaces in Parking Lot D will be small car parking spaces. Trees and other soft landscaping are proposed along Riverside Drive to screen Parking Lot D from view.

- The stormwater management system for Parking Lots C and D is designed to collect runoff through a series of catch basins that manage drainage and provide on-site stormwater retention. The catch basins are connected to an underground Stormceptor system, which provides both storage and primary treatment of stormwater. To enhance water quality, an oil grit separator (OGS) will be installed before discharging to the City's trunk sewer. The OGS provides additional quality control, while inlet control devices (ICDs) offer quantity control—an important consideration given the site's proximity to the Rideau River.

Related Applications

The following applications are related to this proposed development:

- Site Plan Control - D07-12-21-0170, Schlegel Seniors Village Development

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan states that the City will take a more deliberate approach to the allocation of space for automobiles. Due to the nature of the use, a hospital typically requires additional parking, even if located near rapid transit, to meet the needs of its users and staff. Approximately 398 parking spaces were removed to accommodate the Schlegel Seniors Village Development (file no. D07-12-21-0170). The proposed parking lots will reintroduce 170 parking spaces. Even with the added parking, there will be less parking at The Ottawa Hospital Riverside Campus than there was prior to the Schlegel Seniors Village Development.
- The two surface parking lots are designed following policies in the Official Plan for surface parking lots and areas along scenic routes (Riverside Drive is a scenic route). The parking lots will be screened from Riverside Drive using large canopy native trees and additional trees have been incorporated along Riverside Drive outside of the immediate parking lot areas. Within the parking lots there will be large canopy native trees and two pocket forest areas.
- The Alta Vista/Faircrest Heights/Riverview Park Secondary Plan prohibits new surface parking lots as a main use of land on minor corridors (Riverside Drive is a minor corridor); however, the proposed parking lots are not a main use but rather an accessory use to the hospital. Through the construction of the proposed parking lots, safe pedestrian connections will be maintained to the hospital and to the rapid transit station. The multi-use-pathway will be realigned and repaved to continue to provide an important connection for cyclists and pedestrians.
- The subject lands are zoned major institutional (I2 F(1.0)) which permits a parking lot. The addition of the parking lots will not cause the site to surpass the maximum parking rate near rapid transit. The proposal is in conformity with the Zoning By-law.
- The proposed development represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

Councillor Marty Carr was aware of the application related to this report. Councillor Shawn Menard, adjacent ward councillor, was also made aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy; however, registered community associations and the councillor were given heads up. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Land Use:

Concerns with the proposed land use (parking lots) and the vehicular traffic and pollution it will generate. Some comments highlighted the need for better transit instead of additional parking lots.

Response: The parking lot is a permitted use for the Ottawa hospital (Riverside Campus) in the Zoning By-law. The requirement for a full Transportation Impact Assessment was not triggered for this Site Plan application since the Transportation Impact Assessment for the approved Schlegel Seniors Village development already assessed the impacts of redirecting hospital traffic to the Riverside Drive connection. However, a technical memorandum in support of the application was required. The technical memorandum concluded that the proposed layout and associated traffic queues anticipated are acceptable and that no major deviations from the conclusions of the Schlegel Seniors Village development Transportation Impact Assessment are expected.

Greenspace:

Concerns with trees and landscaping, parkland and green space, and environmental preservation related to the destruction of additional greenspace and trees.

Response: The applicant worked with the City regarding tree replacements. Large canopy native trees are proposed along Riverside Drive and within the parking lots, as well as two pocket forest areas.

Active Transportation:

Concerns with pedestrian and cycling safety. Concerns with the buffer between the

parking and the path and the condition of the path surface connecting to Rodney Crescent. Further concerns highlighted the grading of the multi-use pathway (MUP) and ensuring the MUP does not erode due to the grade change with the adjacent rail property.

Response: The proposed development is compliant with the zoning by-law. The applicant indicated that the 0.6 metres between the MUP and the parking spaces in Parking Lot C would provide adequate space to accommodate any potential vehicle overhang. If there are occurrences of overhang in this area, the owner will consider pincurbs/pre-cast concrete curbs to act as wheel stops. Repaving the path surface connecting to Rodney Crescent is outside the scope of this project since The Ottawa Hospitals property does not extend to Rodney Crescent.

The terracing located south of the MUP and north of the railroad will help manage runoff. Terracing reduces steep slopes by creating more gradual ones, which slows down the runoff and helps reduce erosion. A series of catch basins will be installed in Parking Lot C to capture the runoff on site. This ensures that no excess drainage from the parking area will flow toward the private properties to the south.

Technical Agency/Public Body Comments

Summary of Comments –Technical

VIA Rail provided a list of requirements to ensure the proposed development does not interfere with VIA's operations, infrastructure or property.

Response to Comments –Technical

The Applicant worked with VIA to produce a compliance report that was signed off by VIA that noted no further action is required. A condition of approval is included to ensure continued compliance.

Advisory Committee Comments

Summary of Comments – Advisory Committees

Comments recognized that the hospital has a lot of patients and health professionals working in the hospital, medical offices, labs and health clinics that expect and require access to parking spaces.

There are concerns that there are not enough existing accessible parking spaces to meet the demand and needs of people with disabilities as well as older adults with limited mobility.

Response to Comments – Advisory Committees

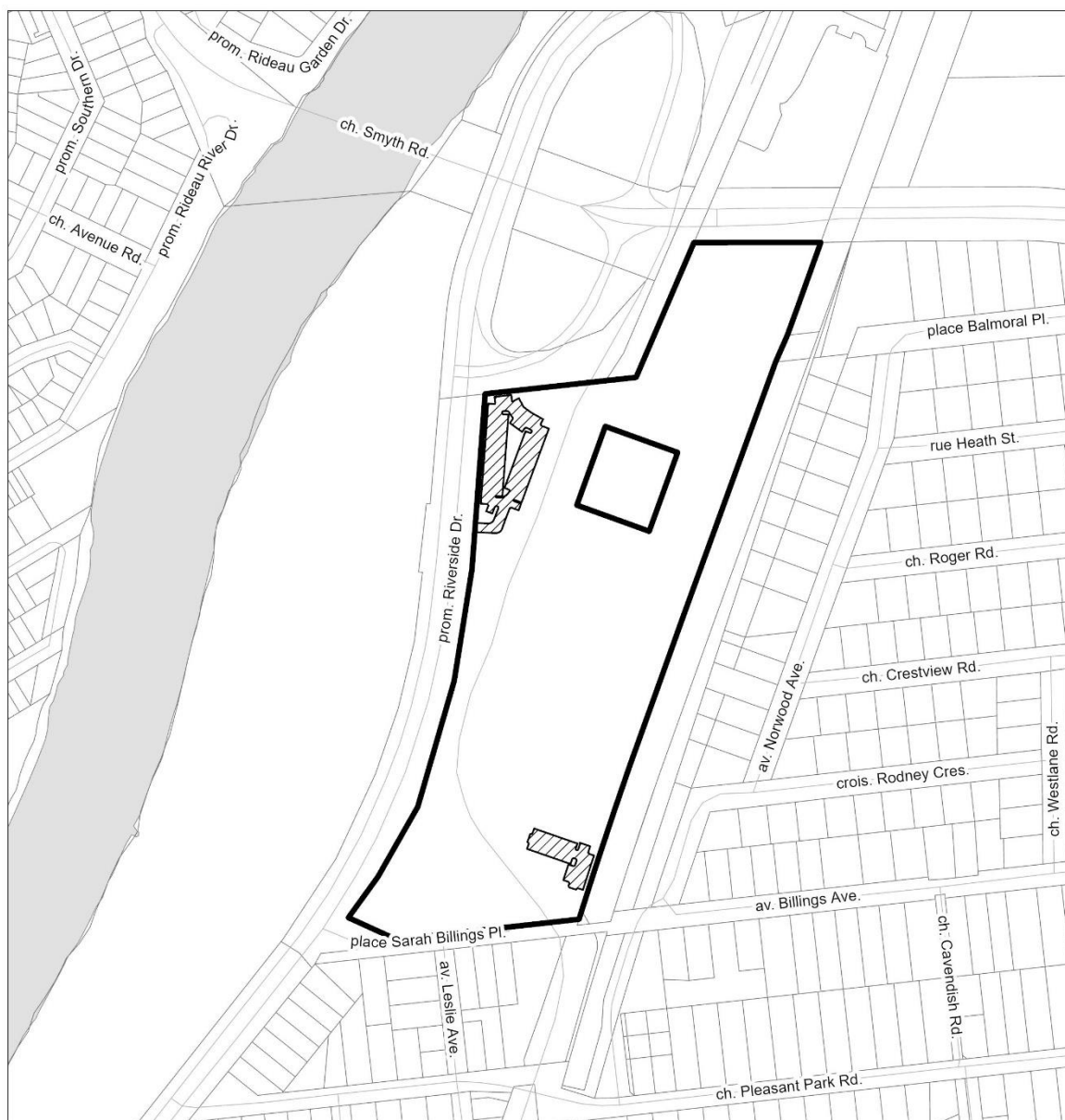
The two proposed parking lots are in addition to the already existing parking onsite. Onsite there is a total of 26 accessible parking spaces available which meets the AODA requirement of 14 accessible spaces for the site as a whole.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Tess Peterman Tel: 613-580-2424, ext. 23578 or e-mail:
tess.peterman@ottawa.ca

Document 1 – Location Map



D07-12-25-0006

25-0332-E

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REVISION / RÉVISION - 2025 / 03 / 26

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



1967 prom. Riverside Dr.



Parking Lots C and D / Terrains de stationnement C et D

