

## **9.0 Alta Vista/Faircrest Heights/Riverview Park (Key Principles)**

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## **9.1 Location**

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This Chapter applies to Alta Vista/Faircrest/Riverview Park, which corresponds closely to the boundaries formed by the Neighbourhood Monitoring Areas of "Alta Vista", "Riverview Park" and the "Health Sciences Centre". The specific boundaries are Riverside Drive and the CNR line on the northwest; Bank Street on the west; Heron Road on the south; Coronation/Industrial Avenues on the north; with Russell Road, the Ontario Hydro corridor, the east leg of the Greenway System, Kilborn Avenue westerly to and including the Greenway System between Kilborn Avenue and Heron Road forming the easterly boundary.

## **9.2 Existing Area Development and Essential Character**

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Alta Vista/Faircrest Heights/Riverview Park is comprised mostly of detached houses, with some multiple housing located near the northern edge of Riverview Park and along Kilborn Avenue. These residential areas are open and spacious, having well maintained homes that are set back from the street and with many mature trees. Neighbourhood serving uses are part of these residential areas, and are comprised of school sites, formal park sites or open lands now used for a variety of recreational activities. Three small commercial sites (one on Alta Vista Drive and two on Kilborn Avenue) provide neighbourhood shopping services, while the Bank Street edge provides more car-oriented and broader levels of commercial use serving many parts of the city accessible to Bank Street, as well as Alta Vista/Faircrest Heights/Riverview Park. The Health Sciences Centre is an expanding medical campus complex located north of Smyth Road between Riverview Park and Faircrest Heights. Immediately to the east of the Health Sciences Centre, outside of the Alta Vista/Faircrest Heights/Riverview Park boundaries, is the developing Ottawa Life Sciences Technology Park. The Alta Vista/Smyth institutional/office node flanks the Health Sciences Centre on the west at Alta Vista Drive, and the Ottawa Hospital - Riverside Campus occupies a portion of the whole area's western edge south of Smyth Road and west of the CPR line at the foot of the Smyth Road bridge.

### **9.3 Purpose**

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The purpose of this chapter is to guide future growth and change in AltaVista/Faircrest Heights/Riverview Park according to Key Principles which deal with land use, site development and public participation. Reference may be made to the Alta Vista Visioning Report, 1994 to assist in the understanding and intent of these Key Principles.

## 9.4 Objectives

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To maintain the quality of life in the Alta Vista/Faircrest Heights/Riverview Park area. More specifically:

- a) To ensure that residential development complements the scale, density and openness of the existing residential housing stock, which is predominantly detached dwellings.
- b) To promote the retention of the designated Greenway System and open spaces and leisure facilities enjoyed by the Alta Vista/Faircrest Heights/Riverview Park community in accordance with the objectives and policies set out in the Primary Plan.
- c) To ensure that development in the Smyth Road and Alta Vista Drive Major Institutional Area is in compliance with the policies of the Official Plan and compatible with the neighbouring residential areas of AltaVista/Faircrest Heights/Riverview Park.

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## 9.5 Policies

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### 9.5.1 Land Use

#### 9.5.1.1 Residential Areas

- a) Only Minor Residential Development shall be considered along the following arterial, major collector and collector roads:
  - i. Smyth Road (south side) from Lynda Lane to the CPR line.
  - ii. Alta Vista Drive from Dorion Avenue to the Ontario Hydro corridor portion of the Greenway System and from Smyth Road to Heron Road.
  - iii. Pleasant Park Road from Delmar Drive to Riverside Drive.
  - iv. Heron Road from the Greenway System between Kilborn Avenue and Heron Road to Bank Street.
  - v. Kilborn Avenue from Delmar Drive to Blossom Avenue. The above arterial, major collector, and collector roads on which only Minor Residential Development shall be considered are shown on Appendix (attached).
- b) In determining the acceptability of minor residential growth proposals lot sizes in the immediate surrounding blocks of the proposed growth will be considered representative of the typical lot size of the surrounding area.

#### 9.5.1.2 Neighbourhood Serving Uses

- a) Low profile development will also be used as a factor to determine the acceptability of neighbourhood serving uses in the residential areas of Alta Vista/Faircrest Heights/Riverview Park.

#### 9.5.1.3 Leisure Areas

- a) That the physical and ecological attributes of the Greenway System in Alta Vista/Faircrest Heights/Riverview Park be protected.
- b) That City Council provide community, neighbourhood and sub-neighbourhood leisure facilities in Alta Vista/Faircrest Heights/Riverview Park.

#### 9.5.1.4 Health Sciences Centre

- a) That any expansion of Health Sciences Centre development minimize potential conflicts with the adjacent neighbourhoods.
- b) Official Plan Amendments, and other development approvals, including subdivision, zoning and site plan control approval, will be required to accommodate redevelopment of parts of the Health Sciences Centre lands for residential and employment uses as outlined in the Alta Vista Planning Study approved by City Council in 1996.

## 9.6 Site Development

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- a) New development is to be visually and functionally compatible with existing development.
- b) In new development, existing mature vegetation (trees, shrubs) is to be retained or replaced with vegetation of comparable size where possible. Where not possible, there shall be a reinstatement of an appropriate quantity and quality of urban forest on the site of the development.

## **9.7 Public Participation**

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In accordance with Ottawa Official Plan, Section 5.2.3, area residents are to be notified and consulted regarding neighbourhood planning matters, including disposal of any City-owned lands containing community, neighbourhood and sub-neighbourhood level leisure facilities, as outlined in the City's public participation and public notification procedures.