

19 – Wateridge Village Secondary Plan

Section 1: Introduction

The purpose of this secondary plan is to guide future growth and development on the former Canadian Forces Base (CFB) Rockcliffe lands, a neighbourhood now called Wateridge Village. This secondary plan provides the policy direction on land use, densities, building heights, open space and mobility.

This secondary plan is Council’s policy direction for municipal actions, particularly in the review of subdivision, zoning and site plan applications, applications to the Committee of Adjustment and the undertaking of public works.

This secondary plan is based on the Former CFB Rockcliffe Community Design Plan (CDP) and translates the key aspects of the CDP into statutory policy. The CDP includes detailed land use descriptions and design guidelines that must be referred to in the review of development applications.

The secondary plan contains the following schedules that must be read in conjunction with the policy direction:

- Schedule A – Designation Plan
- Schedule B – Maximum Building Heights
- Schedule C – Minimum Residential Density
- Schedule D – Mobility Network
- Schedule E – Public Rights of Way

The vision for the planning area is of a contemporary mixed-use community that is walkable, cycling-supportive, transit-oriented and built at a human scale. The site development will connect to the history of the Algonquin Anishinabe Nation, celebrate its military heritage and demonstrate urban design and landscape excellence.

Section 2: Land Designation and Key Urban Design Direction

This secondary plan includes a range of land uses that together will enable the creation of a complete community. While a wide range of uses are to be permitted, there are certain uses that are not in accord with the overall direction and vision for the new community for the Former CFB Rockcliffe lands. These uses are: car-oriented uses such as drive-through businesses; gas bars; automobile repair garages and rental establishments; car washes; or dealerships, as well as individual retail spaces with floorplates of over 3000 square metres. To ensure that the community will develop as a compact mixed-use complete community that is focused on high quality urban design with an emphasis on pedestrian and cycling movement within the community, uses such as those noted above will not be permitted.

2.1 Neighbourhood

Lands designated Neighbourhood will permit the development of a wide range of housing types in order to accommodate the needs of a diversity of future residents and households.

Low-Rise to Mid-Rise Neighbourhood

The intent of the Low-Rise to Mid-Rise Neighbourhood designation is to permit a limited area of lower-density neighbourhood development and a larger area of medium-density neighbourhood development. The designation also acts as a transition between existing adjacent low-density neighbourhoods and the future higher-density neighbourhoods.

- 1) All types of residential uses are permitted, with the exception of high-rise apartments.

Special Design Area - Mid-Rise Neighbourhood

The area around and defined by the Special Design Area - Mid-Rise Neighbourhood designation has a significant number of mature trees. The intent for this area is to allow for development that aims to protect and assure the long-term health of these existing trees.

- 2) Low-rise and mid-rise buildings are permitted.
- 3) The Special Design Area - Mid-Rise Neighbourhood will be zoned with the “-h” holding symbol. The symbol will not be removed until the development applicant meets the following conditions:
 - a) Provision of a master concept plan covering the entire land area of the “-h” zoned lands; and
 - b) Provision of a detailed site study that examines the water drainage regime supporting the surrounding individual trees and tree stands, assesses the impacts of development on these trees and recommends mitigation measures in building design; and
 - c) Provision of a site-specific ecological study that considers the natural drainage patterns, proposes appropriate ecological transitions between uses and establishes development setbacks from all individual trees and tree stands; and
 - d) Provision of a tree preservation and protection plan which includes measures to protect trees during site preparation and all phases of the construction process; and
 - e) Subdivision and/or site plan approval is given that includes conditions that reflect and achieve implementation of the master concept plan.

2.2 Mixed-Use

The intent of the Mixed-Use designation is to allow for the complementary development of a variety of residential, commercial and employment uses, at a range of medium- to high-densities to establish a vibrant, compact and pedestrian focussed urban environment. The following policies apply to all of the Mixed-Use designations:

- 4) Hemlock Street will be developed as the core of the community and shall be framed by active, street-level pedestrian-friendly uses such as retail and other street oriented commercial uses and street related entrances to residential and mixed-use buildings.
- 5) With the exception of Block 22 on Schedule A – Designation Plan, the minimum building height is two fully functional storeys.
- 6) In Blocks 20 – 22 and Blocks 27, 29, 32 and 33 on either side of Hemlock Core Street, non-residential active retail type uses are required at grade.
- 7) Where the main / primary building façade(s) is required to face the public realm, as shown on Schedule A – Designation Plan, the ground floor level will be developed to have active retail-type frontages with clear windows and functional entrances across the majority of the building façade.

Low-Rise to Mid-Rise Mixed-Use

The intent of the Low-Rise to Mid-Rise Mixed-Use area is to permit the development of low- and mid-rise mixed-use buildings that offer the opportunity for a variety of uses, with neighbourhood-serving convenience and retail type uses located at grade.

- 8) Mixed-use buildings and stand-alone residential uses in an apartment form are permitted. Stacked townhouses will not be permitted.

High-Rise Mixed-Use

The intent of the High-Rise Mixed-Use area is to permit the development of high-rise apartment buildings that accommodate significant residential density, in defined locations within the planning area. As the High-Rise Mixed-Use areas are located in close proximity to adjacent existing uses, a wide variety of non-residential uses that serve both the planning area and the surrounding communities are encouraged.

- 9) Mixed-use buildings and stand-alone residential uses in an apartment form are permitted. Stacked townhouses will not be permitted.
- 10) Stand-alone retail is not permitted. Retail uses are only permitted once 2,500 square metres of non-retail employment has been developed.
- 11) High-rise tower floor plates and separation distances must comply with applicable Official Plan policies.



High-Rise Employment

The intent of the High-Rise Employment designation is to allow for a variety of employment uses that are compatible with both the existing uses on the National Research Council site and the residential and mixed-use neighbourhoods in the planning area.

- 12) Residential uses are not permitted.
- 13) Stand-alone retail is not permitted. Retail employment uses are only permitted once 8,000 square metres of non-retail employment has been developed.
- 14) Buildings are to be integrated into the fabric of the new community; buildings are to be located close to the street with main entrance doors facing onto and linking to the public sidewalk and street network. Main facades are to have significant amounts of clear glazing in order to create a visual link between interior uses and the public realm. First floor commercial, retail and institutional uses that cater to the general public are to be provided.
- 15) The minimum building height is two fully functional storeys.
- 16) Where the main / primary building façade(s) are required to face the public realm, as shown by the Building Frontages on Schedule A – Designation Plan, the ground floor level will be designed to have active frontages with clear windows and functional entrances across the majority of the building façade.
- 17) Surface parking areas shall not be located between the building front and the public right of way.
- 18) Above-grade parking structures located adjacent to Burma Road, must be fronted with office or commercial uses.
- 19) Uses may not be enclosed by security fences and/or separated with security gates.

2.3 School

The intent of the School designation is to define the land area and location of future public schools which have been conceptually shown on Schedule A – Designation Plan. These school blocks can accommodate schools and community facilities as determined at the time of subdivision application.

If within the seven-year period following the date of subdivision registration, a school board has confirmed that it will not exercise its right to purchase a school block, then the land identified as a school block can be developed with low-rise buildings in accordance with Neighbourhood policies without amendment to Schedule A – Designation Plan. In such cases, the maximum building height will be 16 metres and the required density will be 91 units per net hectare. Development of the land is required to follow the policies of



this secondary plan and residential building frontages are required to follow the pattern of Building Frontages shown on Schedule A – Designation Plan.

2.4 Public Parks and Urban Plazas

The network of public parks and open spaces in the area serves to link neighbourhoods and land uses together, provides focal areas for gathering and helps to preserve areas of existing mature vegetation.

The new community will provide a range of public parks consistent with the classifications set out in the City's Park Development Manual. The locations for these public parks are conceptually shown on Schedule A – Designation Plan and will be secured through the subdivision approval process. The parks to be provided include two Community Parks, two Neighbourhood Parks, five Parkettes and an Urban Plaza. The following policies apply to all Community Parks, Neighbourhood Parks, Parkettes and the Urban Plaza:

- 20) Public parks and community facilities are permitted for the park blocks shown on Schedule A – Designation Plan.
- 21) The Urban Plaza will be not less than 0.3 hectares in size and will have a minimum of two public frontages.
- 22) All parks will be developed in accordance with the CDP's Parks Master Plan and with regard to the City's Park Development Manual.
- 23) The following land will not be accepted as satisfying required parkland dedication:
 - a) Lands utilized for stormwater management facilities such as, but not limited to: storm detention ponds, infiltration ponds, vegetated swales, streams and naturalized wet treatment areas; and
 - b) Driveways and access ways to utility installations; and
 - c) Utility installations; and
 - d) Mid-block connections.

Section 3: Design Directions for Parking and Driveways

To ensure that the overall community will provide for a high-quality public realm that is focused on ensuring pedestrian and cycling friendly streets, the following design directions specific to parking and driveways will be advanced through the development review and approvals process:

- 1) Private driveways that serve single or pairs of residential units are not permitted where the driveways would cross a cycle-track, a multi-use pathway, a surface

drainage swale, or would access onto streets with a right of way of 24 metres or greater.

- 2) Surface parking areas are to be located within the interior of development blocks and separated on a minimum of three sides from public rights of way, parks and open spaces with built form.
- 3) Entrances to above and below grade parking garages are to be directed to minor roads or private driveways, wherever feasible, to foster a pedestrian-oriented streetscape environment.
- 4) Above grade parking garages or parking structures are not permitted along active Building Frontages as identified in Schedule A – Designation Plan.
- 5) The walls of above grade parking garages are to be screened and integrated with the built form of the block; blank walls are not permitted. Active uses at grade are to be provided in accordance with applicable policies in each designation.

Section 4: Mobility

The mobility network is to be organized around a regular grid of blocks that facilitates convenient pedestrian and cyclist connectivity within the area and to surrounding neighbourhoods.

4.1 Street Network

- 1) Schedule F - Public Rights of Way identifies the network of collector and local streets and the conceptual location of streets to be provided through the subdivision approval process. Minor adjustments to the locations and alignments for streets shown on Schedule F will not require an amendment to the secondary plan.
- 2) Public streets will be constructed in accordance with approved City standards.
- 3) Public street right of way cross-sections will be designed in accordance with the cross-sections identified in the CDP or approved City cross-sections.
- 4) The development area does not include public lanes. Private lanes will be privately owned, managed, operated and maintained.

4.2 Cycling and Walking

- 5) Schedule D – Mobility Network identifies the network of cycle tracks and pathways.
- 6) The City will implement the development of the pedestrian network with guidance from the CDP and in accordance with the Ottawa Pedestrian Plan.



4.3 Public Transportation

- 7) The City will establish public transit service through the planning area. During the early stages of development, the City will seek to establish early service agreements with community developers to ensure transit service is provided in advance of when service would typically meet City financial performance levels.
- 8) Transit facilities, such as shelters and benches, may be required through the site plan or plan of subdivision approval processes.

Section 5: Water Supply, Wastewater Infrastructure and Stormwater Management

- 1) All development will be undertaken in accordance with the City's Infrastructure Master Plan, the Former CFB Rockcliffe Master Servicing Study and City standards for wastewater and water supply servicing.
- 2) Through the plan of subdivision process, the City will protect a sub-surface easement for the interceptor outfall sewer. The City will also establish the necessary sub-surface easements to protect for the possibility of a second tunnel running under the development area. These easements will not prevent above-grade development in accordance with the policies of the CDP and this secondary plan.
- 3) The design of the stormwater drainage system must satisfy the City, in consultation with the Rideau Valley Conservation Authority, the Ministry of Natural Resources and Forestry and the Ministry of the Environment, Conservation and Parks, as required.

Section 6: Implementation

The following describes the principal tools and actions that will apply for implementation of this secondary plan.

6.1 Development Approvals

- 1) The proponent will submit a plan of subdivision for the entire secondary plan area. The plan of subdivision will establish all of the public streets, blocks, areas for stormwater management infrastructure, public parkland and open space areas generally in accordance with the road, block and open space configuration depicted in the schedules that are part of this secondary plan. Public streets and park and open space areas will be dedicated to the City as a condition of the subdivision approval. Following the plan of subdivision, development of the land will occur in phases as the serviced blocks are sold to builders and developers. Proponents will be required to submit and obtain approvals through part-lot control, site plan, or



further plans of subdivision applications for development of the individual blocks to be created.

- 2) Within the High-rise and Mixed-Use designation the following applications will be subject to review by the City's Urban Design Review Panel:
 - a) change in density or height;
 - b) Site Plan control;
 - c) Plan of Subdivision.

6.2 Master Concept Plan

- 3) With the exception of the initial plan of subdivision for the entire planning area and the school and park Blocks numbered 2, 6, 13, 16, 19, 23, 28, 30, 38, 41, 46, 48 and 51 as shown on Schedule A – Designation Plan, provision of a master concept plan is required for all other numbered blocks being brought forward for development shown on Schedule A.
- 4) Master concept plans must be submitted with any part-lot control, site plan, or plans of subdivision applications. The master concept plan must reflect the direction of the CDP and secondary plan. Any changes in the direction from the secondary plan will require an Official Plan Amendment. Master concept plans shall show all building footprints, pedestrian and vehicular circulation networks, parking arrangements, building heights, residential and/or employment density of the block, separation distances between buildings and the locations of trees and groups of trees to be protected.
- 5) Each neighbourhood and mixed-use designation have a minimum density requirement. Master concept plans will illustrate how the required minimum density will be achieved. Within the area described by the master concept plan, certain individual buildings may have densities lower than the minimum required, however, the overall average density for the area covered by the master concept plan must meet the minimums identified in this secondary plan.
- 6) Job yields will apply on a designation base and will be assessed on the basis of the equivalent floor-space for the type of employment use identified. The job equivalent floor-space indexes will be set out in the implementing Zoning By-law.
- 7) Any agreements related to plan of subdivision and site plan control approvals will include conditions to reflect and achieve the implementation of master concept plans.



6.3 Other Implementation Requirements

- 8) Through the development review process, the City may secure public access easements over internal circulation networks.
- 9) Site alternations, grade changes, temporary or permanent storage of materials, construction staging and development are not permitted within the critical root zone, as defined within the Tree Protection By-law (or any successor by-law), of all trees and groups of trees planned for retention in any Environmental, Open Space and Leisure zones.
- 10) An environmental impact statement must be completed for any development on land within 30 metres of the Natural Research Council Woods, Airbase Woods and Montfort Hospital Woods.
- 11) Despite the areas shown on Schedule A – Designation Plan, additional open space and parkland may be identified and secured through the site plan control process, either as public parkland or publicly-accessible private land.

Amendments to the Secondary Plan

- 12) Minor adjustments to the locations of roads and to block sizes are possible through the plan of subdivision process and an Official Plan Amendment is not required.
- 13) Any modifications to land uses, minimum densities and maximum heights, as noted in this secondary plan and shown on Schedules A – C, will require an Official Plan Amendment.

Section 7: Interpretation

- 1) The land use boundaries shown on Schedule A – Designation Plan – are intended to illustrate certain aspects of the plan, such as road locations and block dimensions, and shall be considered as approximate rather than absolute.
- 2) Where the policies of this secondary plan conflict with those of the Official Plan with respect to Building Height and Density, the policies of this secondary plan shall prevail.

Schedules

Schedule A – Designation Plan

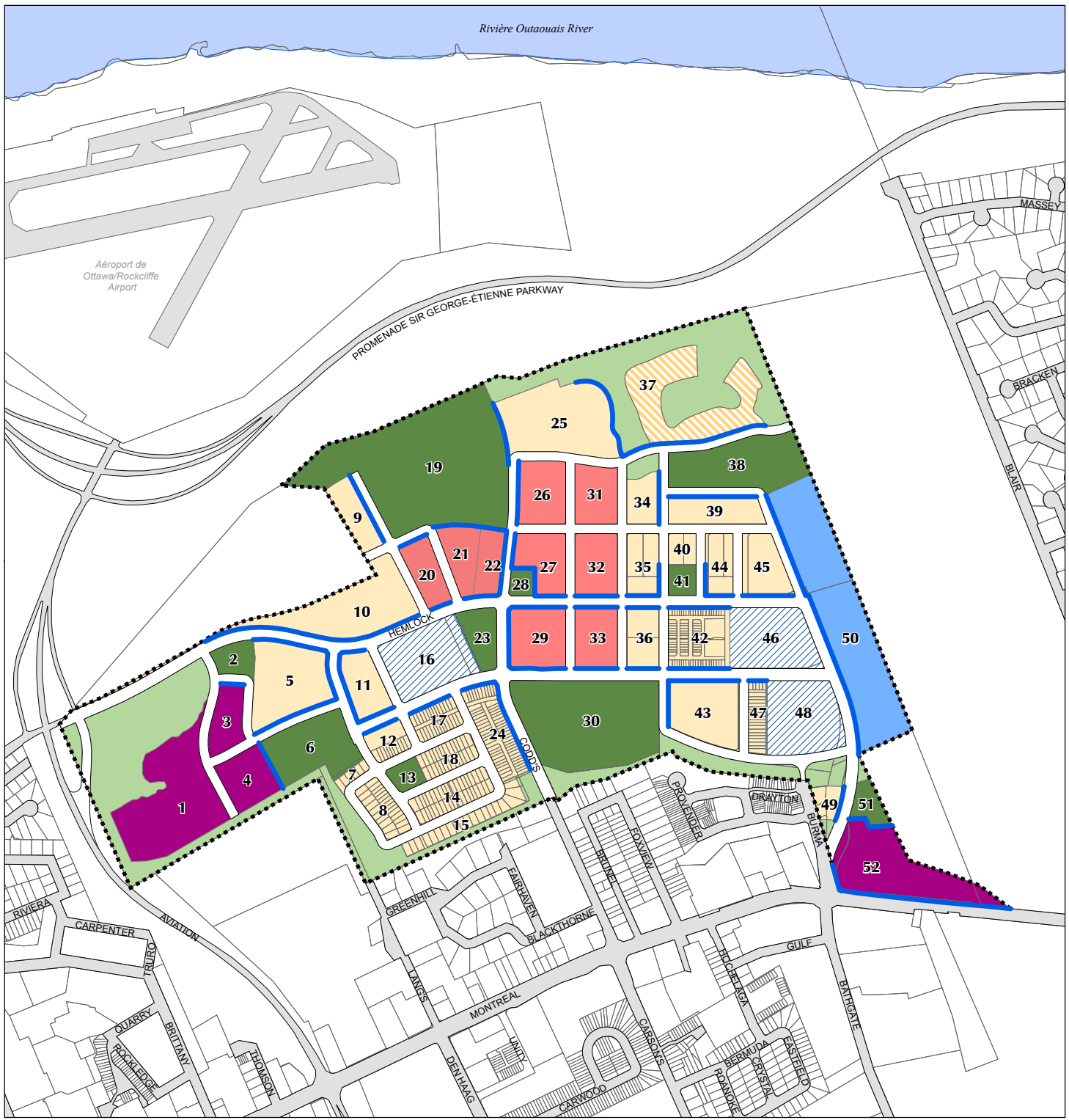
Schedule B – Maximum Building Heights

Schedule C – Minimum Residential Density

Schedule D – Mobility Network

Schedule E – Public Rights of Way





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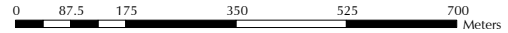
SECONDARY PLAN - Volume 2
Schedule A - Designation Plan

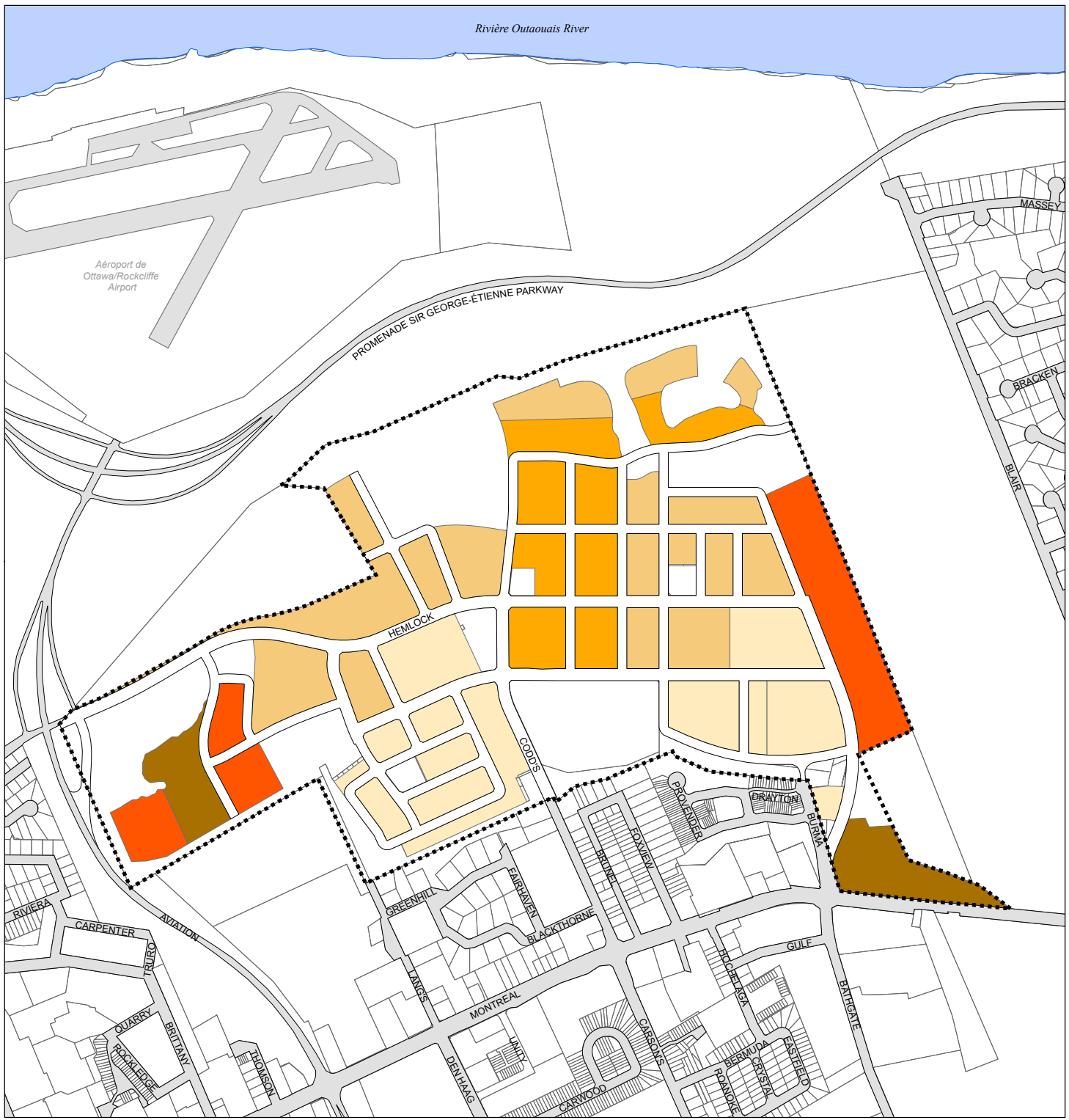
PLAN SECONDAIRE - Volume 2
Annexe A - Plan de désignation

Secondary Plan Boundary /
Limite du Plan secondaire

- Low-Rise to Mid-Rise Neighbourhood /
Quartier de faible ou moyenne hauteur
- Special Design Area - Mid-Rise Neighbourhood /
Zone spécial - Immeuble d'habitation de hauteur moyenne
- Low-Rise to Mid-Rise Mixed-Use /
Zone à usage mixte de faible ou de moyenne hauteur
- High-Rise Mixed-Use /
Zone à usage mixte de grande hauteur
- High-Rise Employment /
Pôle d'emploi de grande hauteur
- School /
École
- Parks and Urban Plazas /
Parcs et places urbaines
- Natural Area and Stormwater Management Infrastructure /
Espace naturel et infrastructure de gestion des eaux pluviales
- #
Block /
Îlot
- Building Frontages /
Façades des bâtiments

Consolidation and Amendments /
Consolidation et amendements






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SECONDARY PLAN - Volume 2
Schedule B - Maximum Building Heights

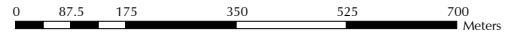
PLAN SECONDAIRE - Volume 2
Annexe B - Hauteurs Maximales des immeubles

 Secondary Plan Boundary /
Limite du Plan secondaire

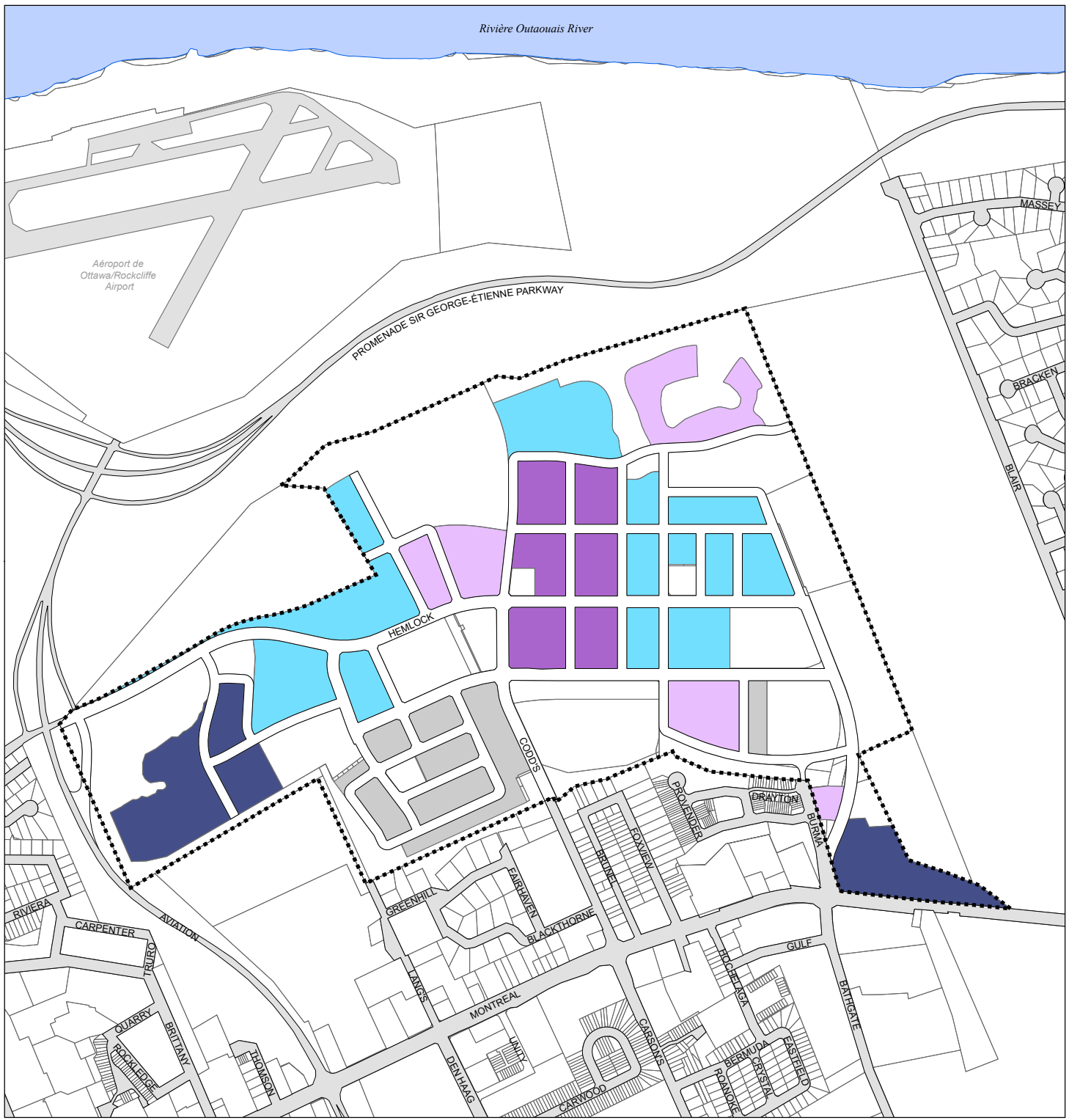
MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

-  16m
-  20m
-  30m
-  50m
-  70m

Consolidation and Amendments /
Consolidation et amendements



Planning, Infrastructure and Economic Development Department,
Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions



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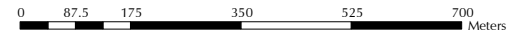
SECONDARY PLAN - Volume 2
Schedule C - Minimum Residential Density
 PLAN SECONDAIRE - Volume 2
Annexe C - Densité résidentielle minimale

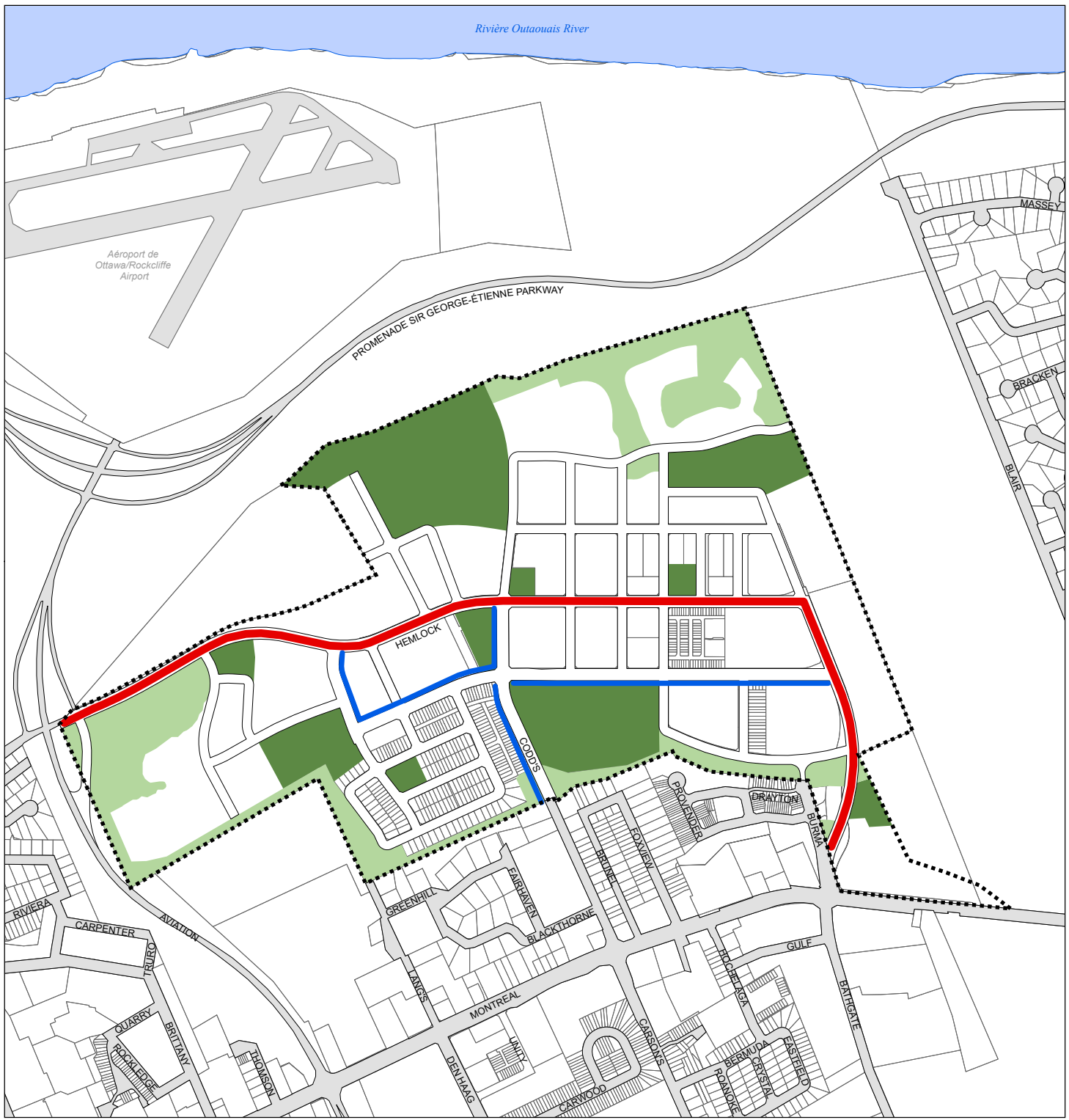
Secondary Plan Boundary /
Limite du Plan secondaire

MINIMUM DENSITY / DENSITÉ MINIMALE

- 32 units per net hectare (residential)
32 unités par hectare net (résidentiel)
- 91 units per net hectare (residential)
91 unités par hectare net (résidentiel)
- 105 units per net hectare (residential)
105 unités par hectare net (résidentiel)
- 143 units per net hectare (residential)
143 unités par hectare net (résidentiel)
- 170 units per net hectare (residential)
170 unités par hectare net (résidentiel)

Consolidation and Amendments /
Consolidation et amendements






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SECONDARY PLAN - Volume 2
Schedule D - Mobility Network

PLAN SECONDAIRE - Volume 2
Annexe D - Réseau de mobilité

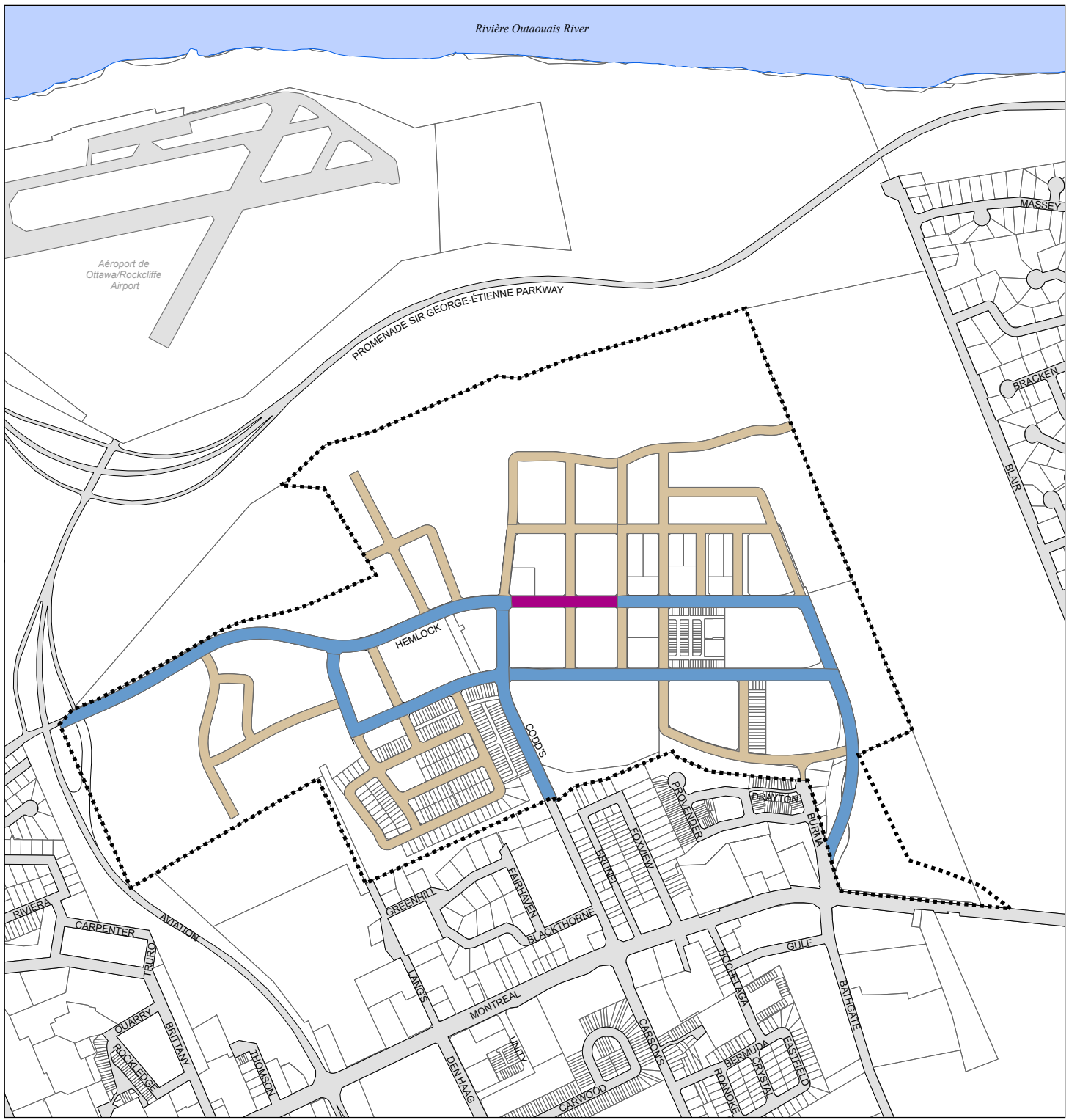
 Secondary Plan Boundary /
Limite du Plan secondaire

 Cycle Tracks / Pistes cyclables

 Multi-use Pathways / Sentiers polyvalents

Consolidation and Amendments /
Consolidation et amendements






Wateridge Village / Village des Riverains






SECONDARY PLAN - Volume 2
Schedule E - Public Rights-of-Way

PLAN SECONDAIRE - Volume 2
Annexe E - Emprises publiques

 Secondary Plan Boundary /
Limite du Plan secondaire

PUBLIC RIGHTS-OF-WAY / EMPRISES PUBLIQUES

-  20m R.O.W / D.D.P.
-  24m R.O.W / D.D.P.
-  26m R.O.W / D.D.P.

Consolidation and Amendments /
Consolidation et amendements

