

Hunt Club Community Association  
Affordable Housing Committee

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## **River Ward: Major Developments**

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Background Paper  
February 2025



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# 1. Introduction

## Purpose

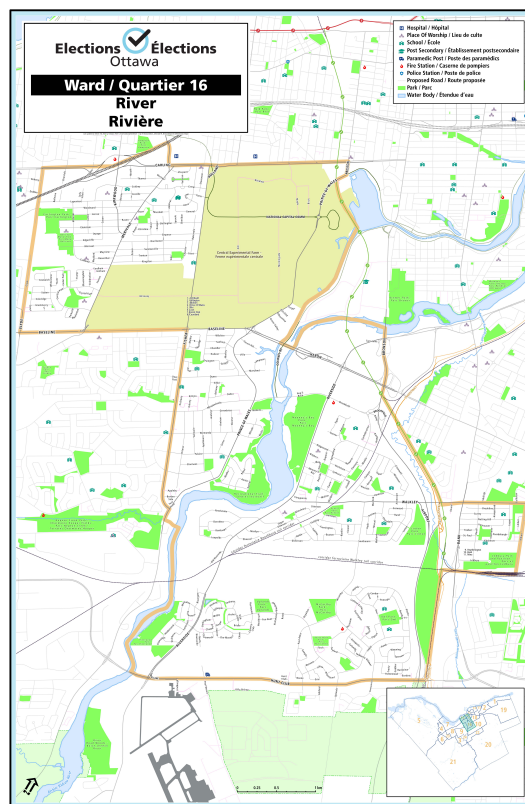
- The purpose of this paper is to provide an overview of major residential developments in River Ward, including those which will directly impact the Hunt Club and Riverside Park communities.
- This information will help members of the Hunt Club Community Association (HCCA) to better understand the planning context for the New Zoning By-law review and to prepare for a community workshop on the draft by-law in spring 2025.

## Background

- The “major developments” described in this paper refer to projects containing more than 100 residential units – generally in high-rise apartment buildings which are between 9 and 40 storeys in height.
- Most of these projects are subjects of development applications that have been filed or approved under the *current* Zoning By-law. They reflect trends in residential construction which have been under way for some time and will be accelerated by the new Official Plan and proposed Zoning By-law.
- The intent of the Official Plan, as implemented by the new Zoning By-law, is to intensify development near Hubs, Corridors, and rapid transit stations. Many of the larger projects in River Ward are located on Hubs or Mainstreet Corridors such as Carling Avenue, Baseline Road, and Bank Street. Others are located along Minor Corridors such as Riverside Drive.
- Only a few of these projects, however, are currently under construction - most are at various stages of the pre-consultation or planning approval processes. Of those which have been approved recently, some - such as the owners of Tudor Hall - are awaiting an improvement in economic conditions before seeking a building permit.
- Most of these projects, moreover, will adopt a phased approach to implementation, with multiple changes in direction along the way. Nevertheless, it is important for residents to consider the potential impact of these developments as they review the provisions of the new Zoning By-law.

## 2. River Ward - Overview

- River Ward contains six communities: Carlington, Central Park, Carleton Heights, Riverside Park, Hunt Club, and Ellwood (east of Bank Street).
- The *northern section* of River Ward includes large residential developments along two proposed Bus Rapid Transit (BRT) routes on Mainstreet Corridors: Baseline Road and Carling Avenue.
- The *southern section* contains significant developments along the Minor Corridors on Riverside Drive and Walkley Road. It also borders on major projects in nearby Hub zones (Confederation Heights, South Keys) and on Mainstreet Corridors (Bank Street).



[https://documents.ottawa.ca/sites/default/files/map\\_ward\\_16\\_2022\\_en.pdf](https://documents.ottawa.ca/sites/default/files/map_ward_16_2022_en.pdf)

- The table below provides a summary of the major projects which are currently planned in the northern and southern sections of River Ward, as well as other developments which are near the Hunt Club and Riverside Park communities.
- This table includes the total number of residential units planned for each project, the Official Plan designation for the site, and the status of the project in terms of the planning process. Further details are provided in the next section of this paper.

**Table 1**  
**River Ward – Major Projects**

<b>Project</b>	<b>Units</b>	<b>Official Plan</b>	<b>Application Status</b>
Canadian Tire	1,715	Mainstreet	Inactive – Zoning Approved
Lone Star Plaza	1,089	Mainstreet	Active – Site Plan Control
Scouts Canada	952	Mainstreet	Pending – Zoning Amendment
Laurentian Plaza	402	Mainstreet	Construction (re-activated)
Westgate Mall	TBD	Mainstreet	Planning for next phase
<b>Total - North</b>	<b>4,158</b>		
The Revalie	827	Neighbourhood	Construction (Phase 2)
St. Mary’s	668	Minor Corridor	Pending – Zoning Amendment
The Docks <sup>1</sup>	624	Minor Corridor	Construction (Phase 1)
Ridgewood	444	Neighbourhood	Active – Site Plan Control
Tudor Hall	392	Neighbourhood	Inactive – Zoning Approved
<b>Total - South</b>	<b>2,955</b>		
South Keys	1,554	Hub	Pending – Zoning Amendment
Bank/Walkley	1,172	Mainstreet	Pre-consultation
Confed. Heights	10,000	Hub	Draft Master Plan – Spring 2025 <sup>2</sup>
<b>Total - Other</b>	<b>12,726</b>		
<b>Grand Total</b>	<b>19,839</b>		

<sup>1</sup> Phase I (2025): 110 units.

<sup>2</sup> Initial concepts envisioned 6-10,000 units.

### 3. River Ward - North

- In the northern section of River Ward, only one major development is currently under construction:
  - **Laurentian Plaza (1405 Baseline).** Smart Centres originally planned a retirement home consisting of two 15-storey towers, for a total of 402 units, at the corner of Clyde and Merivale. The concrete structure was completed in 2024, but further construction was paused for financing reasons. This project is now planned as an apartment building, and construction is likely to resume in early 2025<sup>3</sup>.
- Two major development applications are still “active” or “pending”:
  - **Lone Star Plaza (780 Baseline).** This small plaza at the corner of Fisher Avenue and Baseline Road is slated for three towers, ranging from 24 to 32 storeys, for a total of 1,089 units. As of August 2024, zoning amendments have been approved and the site plan control process is proceeding for Phase 1 – a 24-storey building with 320 units on Fisher Avenue<sup>4</sup>.
  - **Scouts Canada headquarters (1345 Baseline).** In July 2022, Scouts Canada proposed zoning amendments to permit three towers, ranging from 26 to 30 storeys, for a total of 952 units. The Scouts noted that the growth of online shopping and post-Covid work arrangements had reduced the need for space in their national headquarters. This file is pending<sup>5</sup>.
- Other development proposals are “inactive” or under review:
  - **Former Canadian Tire store (1640-1660 Carling).** At the corner of Carling and Clyde, RioCan is proposing to build six towers ranging from 18 to 40 storeys, for a total of some 1,754 units<sup>6</sup>. Although zoning amendments have been approved, the developer has not yet proceeded to site plan control. For now, this is the largest proposed development in River Ward.
  - **Westgate Mall (1295 Carling).** The first apartment tower at Carling and Merivale was completed a few years ago. According to Councillor Brockington, RioCan is “now re-assessing its vision for Phase 2 and the entire project”<sup>7</sup>.

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<sup>3</sup><https://devapps.ottawa.ca/en/applications/D07-12-20-0005/details>

<sup>4</sup><https://devapps.ottawa.ca/en/applications/D07-12-23-0076/details>

<sup>5</sup><https://devapps.ottawa.ca/en/applications/D02-02-22-0062/details>

<sup>6</sup><https://devapps.ottawa.ca/en/applications/D02-02-22-0126/details>;

<sup>7</sup> Riley Brockington, *Community Bulletin*, (Autumn 2024).

## 4. River Ward - South

- In the southern section of River Ward, two major projects are currently under construction:
  - **The Revalie (770 Brookfield Road).** This complex is largely aimed at university students – it is not far from Carleton University and the Mooney’s Bay LRT line. The lack of space for passenger and courier drop-offs, however, has caused traffic problems on Brookfield Road. Construction of Phase 2 is now under way. When this second phase is completed, the complex will have a total of 827 units (comprising 1,410 bedrooms)<sup>8</sup>.
  - **The Docks at Mooney’s Bay (3071 Riverside Drive).** In the initial phase, some 110 units are under construction, including 84 condos and 26 townhouses. Further phases are expected to include two 6-storey apartments, for a total of some 624 units when completed. In 2025, a new traffic light will be installed on Riverside Drive at the south end of this complex<sup>9</sup>.
- Three other projects are either in process or inactive:
  - **Riverside Mall (729-735 Ridgewood Avenue).** This Brigil development comprises four buildings, ranging from 4 to 15 storeys, for a total of 444 units. During the zoning amendment process, the developer responded to the community’s concerns and made multiple adjustments to its proposal. This application is currently at the “site plan control” stage<sup>10</sup>.
  - **St. Mary’s (3930-60 Riverside Drive).** Taggart is proposing to build some 668 units, including 589 apartments (in four towers), 53 townhouses, and 26 single-family homes. The developer met with HCCA members in the summer of 2024 and is reviewing options for increased density. The plan of subdivision is “active”, but the zoning amendment file is still pending<sup>11</sup>.
  - **Tudor Hall (3750 North Bowesville Road).** The developer is proposing two 11-storey towers, for a total of 392 units. Although zoning amendments were approved in early 2024, the developer has stated that no construction will take place until economic conditions improve<sup>12</sup>.

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<sup>8</sup> <https://revalieottawa.ca>; <https://devapps.ottawa.ca/en/applications/D07-12-22-0109/details>

<sup>9</sup> <https://www.thedocksmb.ca>

<sup>10</sup> <https://devapps.ottawa.ca/en/applications/D07-12-21-0089/details>

<sup>11</sup> <https://devapps.ottawa.ca/en/applications/D07-16-23-0001/details>

<sup>12</sup> <https://devapps.ottawa.ca/en/applications/D02-02-22-0032/details>



## 5. Neighbouring Areas

- The southern portion of River Ward will also be affected by major developments in neighbouring areas. Of these projects, two applications are pending or at the planning stage:
  - **South Keys (2200 Bank Street).** In October 2023, the Smart Centres group applied for a revised zoning amendment to enable the construction of a 20-storey tower with 290 rental units next to the South Keys LRT station. This building would represent the first of four phases, for an eventual total of 7 towers and 1,554 units. This zoning amendment is still pending<sup>13</sup>.
  - **Bank/Walkley Plaza (1822 Bank Street).** The BGO group is planning five residential buildings on the current Value Village site, ranging from 22 to 39 storeys, for a total of some 1,172 units. This site is very close to the Walkley LRT station and will be rezoned as Mainstreet. The developer will work with an affordable housing provider and is now consulting with community associations. It plans to submit a formal proposal to the City in 2025<sup>14</sup>.
- Two other residential developments will impact the Hunt Club and Riverside Park communities in the long term:
  - **Confederation Heights.** The federal government’s Canada Lands Company is preparing a Master Plan, for release in early 2025, which will propose a “complete community” on this 188-hectare complex between Hog’s Back and the Billings Bridge plaza. Three buildings have already been declared surplus – the former CBC building, the Tupper building, and the CRA headquarters<sup>15</sup>.
  - **Riverside South.** The continuing growth of this suburban community contributes to traffic flows through the Hunt Club and Riverside Park neighbourhoods. It is not yet clear whether the recent extension of the Trillium line to the Limebank LRT station will mitigate these flows in the foreseeable future.

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<sup>13</sup> <http://www.bettersouthkeys.ca/2024/02/09/qa-about-the-proposed-2200-bank-st-development/>;  
<https://devapps.ottawa.ca/en/applications/D02-02-21-0139/details>

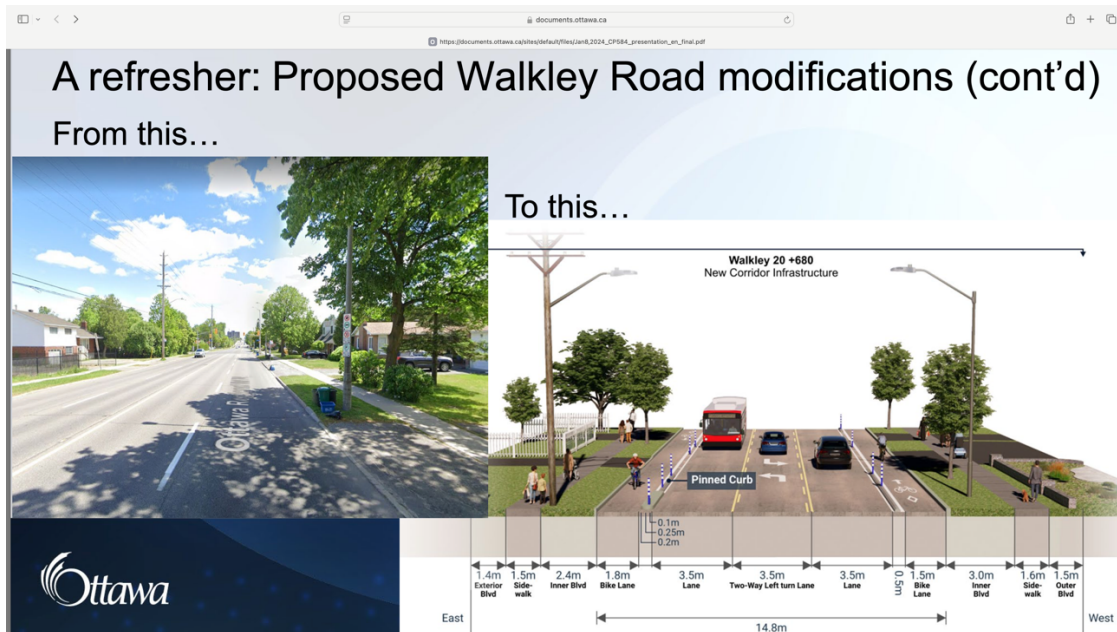
<sup>14</sup> Notes from meeting with local community associations (12 December 2024). BGO is one of the largest real estate investment firms in North America, with assets worth \$85 billion (US) under management.

<https://en.wikipedia.org/wiki/BentallGreenOak#References>

<sup>15</sup> <https://www.clc-sic.ca/real-estate/confederation-heights>

## 6. Transportation Issues

- In the *northern* section of River Ward, the proposed Bus Rapid Transitways on Baseline Road and Carling Avenue are not likely to be built for many years – but are already the basis for planned intensification.
- The Baseline BRT, in particular, will extend some 14km from the Heron station to Bayshore, with bus lanes running down the middle of Baseline Road. Work has been completed on the design of the transitway, but funding has not yet been secured<sup>16</sup>.
- In the *southern* section, there are plans to expand the Airport Parkway and to provide a southbound off-ramp at Walkley Road<sup>17</sup>. Phase I of this project - the construction of the off-ramp and the narrowing of Walkley Road to two lanes - will begin in 2025. These changes, along with the proposed development at the Bank/Walkley plaza, will significantly affect traffic flows on Walkley Road.



<sup>16</sup> <https://ourchara.ca/wp-content/uploads/Baseline-BRT-Update-18-October-2023-River-Ward-Community-Assoc.pdf>

<sup>17</sup> [https://documents.ottawa.ca/sites/default/files/Jan8,2024\\_CP584\\_presentation\\_en\\_final.pdf](https://documents.ottawa.ca/sites/default/files/Jan8,2024_CP584_presentation_en_final.pdf)

- In addition, most of the southern section of River Ward is not located close to an LRT station and bus service is limited or unreliable. The Hunt Club neighbourhoods, in particular, are largely cut off from the Trillium line (“Line 2”) by the Airport Parkway.
- On Riverside Drive, the intersection with Hunt Club Road is among the most accident-prone in the City of Ottawa. The proposed Taggart subdivision at the St. Mary’s site, which will require a new stoplight, will likely contribute to this congestion – as will the other developments along the Riverside corridor.
- Active transportation networks are also lacking in this section of River Ward. In 2025, however, City Council will be asked to approve funding for selected infrastructure projects identified by the Transportation Master Plan. In River Ward, the Councillor’s top priority among these projects is a protected bike lane along Riverside Drive from Walkley Road to Rivergate Way.

### **Implications of new zoning**

- Although the zoning by-law does not directly address transportation infrastructure, there are a number of questions which could be posed to City planners, including:
  - *The proposed “Minor Corridor” zoning on Riverside Drive and Walkley Road is intended to increase density. What impact will this increase have on traffic flows?*
  - *How will the reduction of Walkley Road to two lanes (plus a turning lane) affect its ability to support commercial activity?*
  - *What is the City’s overall vision for transportation infrastructure in this area, given that many of the Hunt Club and Riverside Park neighbourhoods are far from the LRT and BRT routes?*

# 7. Conclusion

## Considerations

- This background paper has provided an overview of major developments which are currently planned or under construction in River Ward. Depending on economic conditions, it remains to be seen how many of these projects will be completed in the foreseeable future.
- Nevertheless, the provisions of the Official Plan and the new Zoning By-law are intended to help the City of Ottawa to meet ambitious targets for residential construction over the next 25 years. The need to accommodate thousands of new residents by 2047 will continue to provide incentives for intensification across the city.
- In addition to encouraging high-rise construction along Hubs and Corridors, the new Zoning By-law will also promote increased density at both the edges and interior of Neighbourhood zones. A separate HCCA discussion paper will provide “case studies” of specific areas affected by the new by-law.

## Next Steps

- In light of the housing crisis, the HCCA has expressed its support for increasing the density of the St. Mary’s project - provided that the developer is able to address concerns about liveability and environmental protection. A revised application for zoning amendments is expected in 2025.
- In addition, the following events will be of interest to the Hunt Club and Riverside Park communities in 2025:
  - New Zoning Bylaw – Draft 2 consultations
  - Confederation Heights – Master Plan consultations
  - Transportation Master Plan – funding decision for bike lane on Riverside
  - Walkley Road – construction of off-ramp and narrowing to two lanes
- The Affordable Housing Committee will continue to monitor these developments and will report to the HCCA monthly meetings as required.