

Riverview Park Community Association (RPCA) Planning & Development Report for 2025-26

The RPCA Planning and Development (P&D) focus this past year has been on proposed developments and changes which might affect the Riverview Park community. While we have continued to provide input on issues outside our ward that may have direct or indirect impact on our community much of the focus has involved more local issues including changes to Riverview Alternative School, high-rise residential units planned within the RPCA boundaries, and promoting enhanced active transportation infrastructure within the neighbourhood for pedestrians and cyclists. Articles on P & D issues of interest appear in the community newspaper (Riverview Park Review) – and on the RPCA website.

We have seen some positive changes in response to requests including a long awaited and much needed replacement of the old sidewalk along Dorion and other sidewalks are scheduled to be rebuilt within the next couple of years. This Fall, the City **converted the far-right hand lane at Industrial/Riverside** (restricted to buses only during LRT construction) to regular traffic which makes it easier for vehicles to make right turn onto Tremblay and the Eastbound HWY 417 ramp. Riverview Park welcomed the new **Matthew House Furniture Bank Warehouse** at 700 Industrial and also saw the completion of the **Perley Health Intergenerational Child Care Centre**, a partnership between Perley Health and the Andrew Fleck Children's Services

The RPCA continues to push for safer pedestrian and cyclist infrastructure and has shared suggestions for filling in some of the sidewalk gaps along Industrial Avenue. Riverview Park residents serve on the **Active Transportation Roundtable** that Councillor Carr created in early 2026 that meets to provide input on potential improvements to local pedestrian and cyclist infrastructure (including traffic studies and filling in gaps). Studies are underway for improving the **Crossing at Industrial and Riverside and enhanced cycling safety on Alta Vista Drive (North of Roland)** and the intersection of Industrial at Alta Vista/Sandford Fleming

Regarding the entrance to Tim Horton's on Dorion, unfortunately, the RPCA and community have not been able to convince City officials to reposition the sign so it is more visible to drivers and to allow the painting of **a yellow crosswalk so that cars turning into the Tim Horton's from Dorion do not block vehicular traffic** on the street and obstruct pedestrians who are trying to use the sidewalk path to cross the entrance.

Riverview Alternative School (RAS)

The RPCA intervened and along with parent representatives from local schools met with senior Ottawa Carleton District School Board (OCDSB) officials (including the Acting Superintendent) to successful press the OCDSB to reverse its decision to end Kindergarten intake at all four Ottawa Alternative Schools (including RAS). The relatively late OCDSB announcement to allow Kindergarten to continue at RAS is believed to have contributed to lower enrolment at the school.

The OCDSB has been carrying out a "West Central Accommodation Review" for the schools around Churchill Alternative. A similar review process for RAS and other Alta Vista elementary schools will likely begin by 2027. Meanwhile, the RPCA and parent groups still await a response to a request for a follow-up meeting with the OCDSB to discuss ways of addressing the imbalance in school enrollment and to ask that the Board continue to allow Kindergarten enrollment at RAS. The RPCA has also offered to work with the OCDSB to enhance and optimize the value and use of RAS.

Over the summer, a fence was constructed around the school yard designed to prevent students from running off school grounds. Local residents had expressed concern over the lack of advance notice to fence in a well-used community area which had been open since the 1950s. The OCDSB did agree to provide gates to allow the public to use the space after hours.

Other Developments

In terms of other developments with potential impacts on Riverview Park residents that we are following include:

- 1) The construction of a **minimum of 220 affordable residential housing** units at 1460 Riverside Drive - the 0.89-hectare empty lot directly across from the Cancer Survivors' Park that is owned by the National Capital Commission (NCC). The first opportunity for public comments will be after the federal government disposes of the land and has negotiated with the proponent, and a planning application is filed with the City.
- 2) The 6-storey **Advanced Medical Research** Facility at the University of Ottawa at the north-west corner of the **451 Smyth Road** site, adjacent to Roger Guindon Hall and the Ring Road. The facility is substantially complete with move-in scheduled to begin in early 2027. After several Riverview Park residents raised concerns about high noise levels from the exhaust facilities in the building, Councillor Carr arranged for a September walk through for the RPCA and local residents with officials from the University of Ottawa and the construction company. The officials agreed to investigate potential ways of mitigating the noise levels, especially as there had been no advance consultation with local residents prior to construction.
- 3) **A Potential Nine-Story Residential Housing Project at 1867 Alta Vista Drive** (across the street from the Canadian Blood Services headquarters and MD Financial offices), featuring 379 units (ranging from studio to three bedrooms) and a privately owned public space on the vacant lot at 1867 Alta Vista Drive. The comment period has ended for this project, currently scheduled for completion in 2028. The RPCA requested a public information session on the project, but the date for this planned meeting has not yet been set.
- 4) Increased height for **planned high-rise complex for 1740, 1754, 1760 St. Laurent Boulevard and 700 Mountaineer Private** (adjacent to and behind St. Hubert, south of Industrial). Representatives from Elmvale Acres CA and the RPCA met with the consultant, the developer and the Councillor's office to discuss and provide impact on an amendment that will see the height of high-rises increase – the amendment will double the parcel at 1760 St Laurent to the maximum permissible height of 100 metres from the previously approved 50 metre height. The only request for an increase in height is for the other parcels fronting St. Laurent (1740 and 1754 St Laurent)– and only for the portion that fronts onto the road.
- 5) **Proposed Tremblay Multi-Use Connection (Terminal Avenue to Tremblay LRT Station).** **project remains on hold** following the February 2025 federal government announcement it was now planning to build a High-Speed Rail (HSR) between Montreal and Toronto. RPCA members took part in the consultations held by ALTO, the Crown Corporation created to construct HSR.
- 6) **Disposition of the National Defence Medical Centre (NDMC)** is on hold. It is one of 14 surplus National Defence buildings to be put up for sale and for possible conversion into affordable housing.

In 2026-27 we will also keep monitoring local developments and the City efforts to implement measures to respond to climate change following Ottawa City Council's 2019 declaration of a Climate Emergency. We welcome further input from local residents and from anyone who wishes to join the P & D Committee.

Respectfully submitted, Kris Nanda, Chair, RPCA, Planning and Development Committee