RIVER ROAD SECONDARY PLAN

COUNCIL PRESENTATION

JULY 27, 2021

OVERVIEW
Study Area and Purpose

To develop a Secondary Plan and Servicing Strategy to facilitate development of the Study Area, update the City's Official Plan and Zoning, land use mapping and policies, and zoning regulations to guide development.
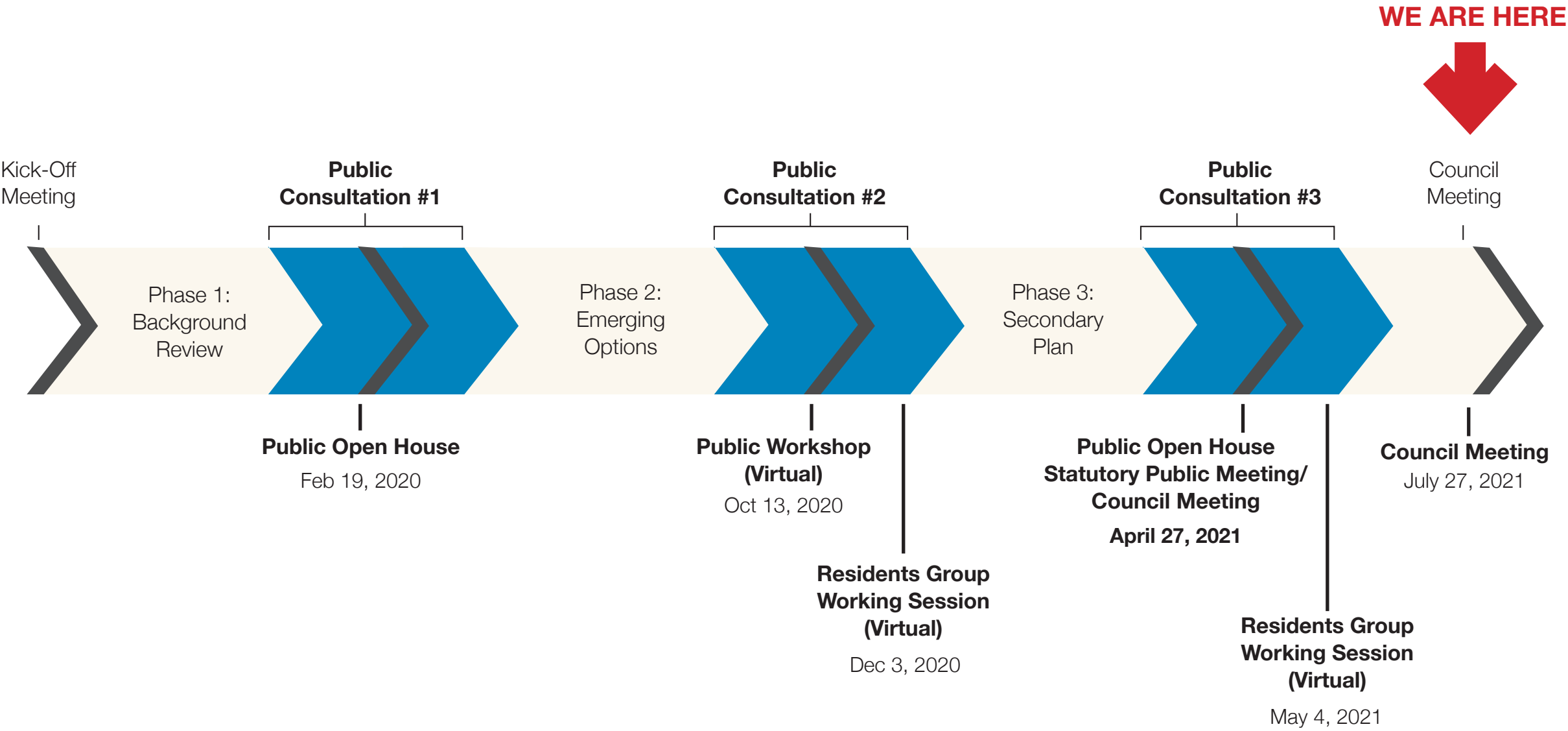
This also includes assessment of:
/ Sanitary and Water Servicing
/ Stormwater Management
/ Transportation
/ Natural and Built Environment
/ Built Heritage and Cultural Heritage Landscapes Assessment

OVERVIEW
Study Process and Consultation

WE ARE HERE

Kick-Off Meeting	Public Consultation #1		Public Consultation #2		Public Consultation #3		Council Meeting

Phase 1: Background Review

Phase 2: Emerging Options

Phase 3: Secondary Plan

Public Open House

Feb 19, 2020

Public Workshop (Virtual)

Oct 13, 2020

Residents Group Working Session (Virtual)

Dec 3, 2020

Public Open House Statutory Public Meeting/ Council Meeting

April 27, 2021

Residents Group Working Session (Virtual)

May 4, 2021

Council Meeting

July 27, 2021

CONTEXT
Cultural Heritage Assessment Findings

Legend:
- Study Area
- Cultural Heritage Landscape (CHL)
- Designated - Part IV
- Identified in field review
- Canadian Heritage River
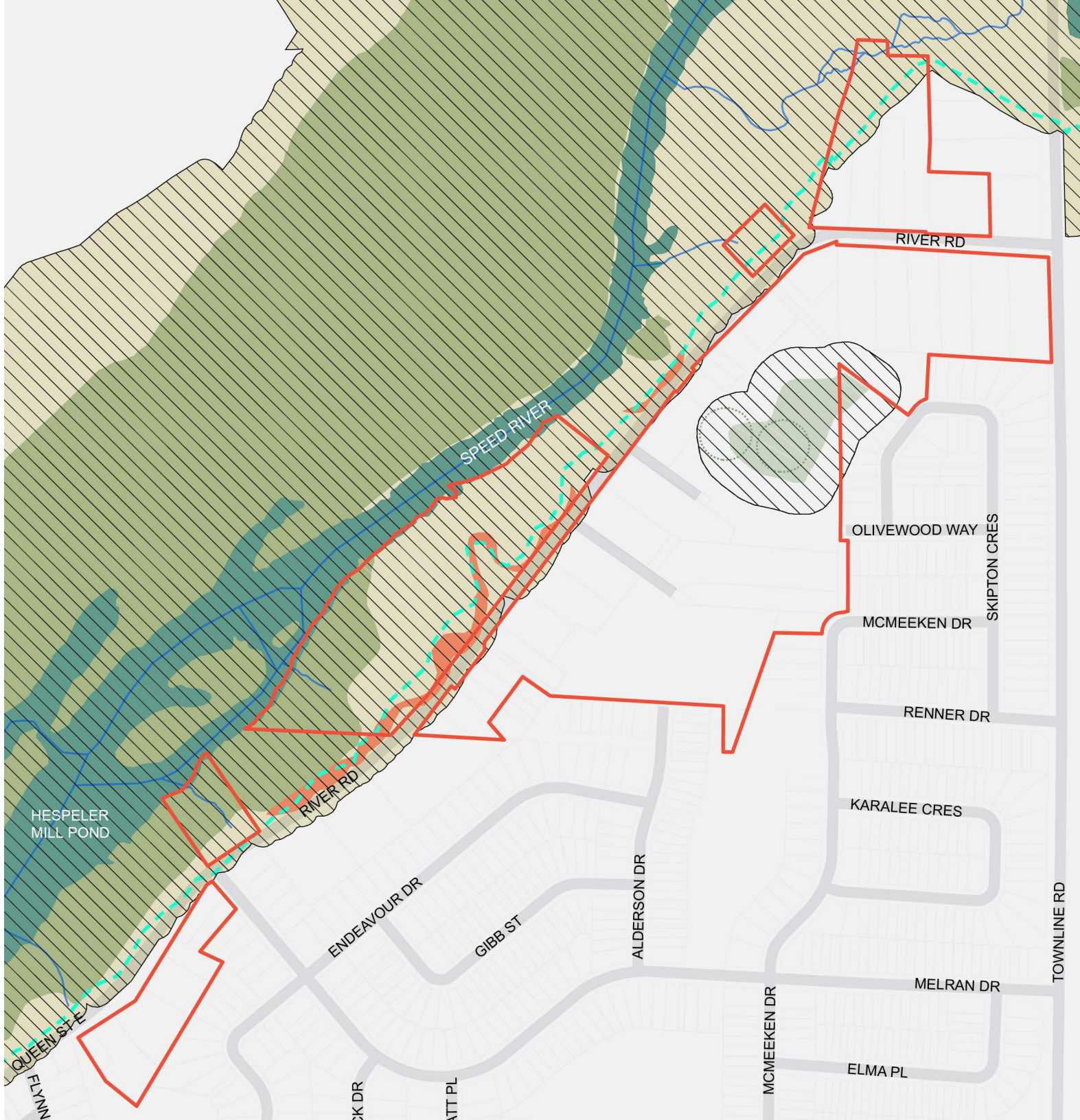- Proposed River Road CHL Boundary

CONTEXT
Environmental Context

Legend:

- Regulated Watercourse (GRCA)
- Significant Valley Lands (ROP)
- River Road Secondary Plan Boundary
- Watercourse (GRCA)
- Regulation Limit (GRCA)
- Slope Erosion Hazards (GRCA)
- Floodplain (GRCA)

RIVER RD

SPEED RIVER

OLIVEWOOD WAY

SKIPTON CRES

MCMEEKEN DR

RENNER DR

KARALEE CRES

RIVER RD

HESPELER MILL POND

ALDERSON DR

ENDEAVOUR DR

GIBB ST

MCMEEKEN DR

MELRAN DR

TOWNLINE RD

ELMA PL

QUEEN ST E

FLYNN

PREFERRED PLAN
Vision

"To develop a community that supports and emphasizes River Road's unique rural character and built heritage features.

The community is envisioned as a sustainable and accessible neighbourhood with a range of housing, a pedestrian friendly environment, and connections to parks and open spaces."

PREFERRED PLAN
Key Principles

Land Use and Built Form

Promote high-quality urban design

Transportation and Mobility

Promote an active transportation network

Parks and Open Space
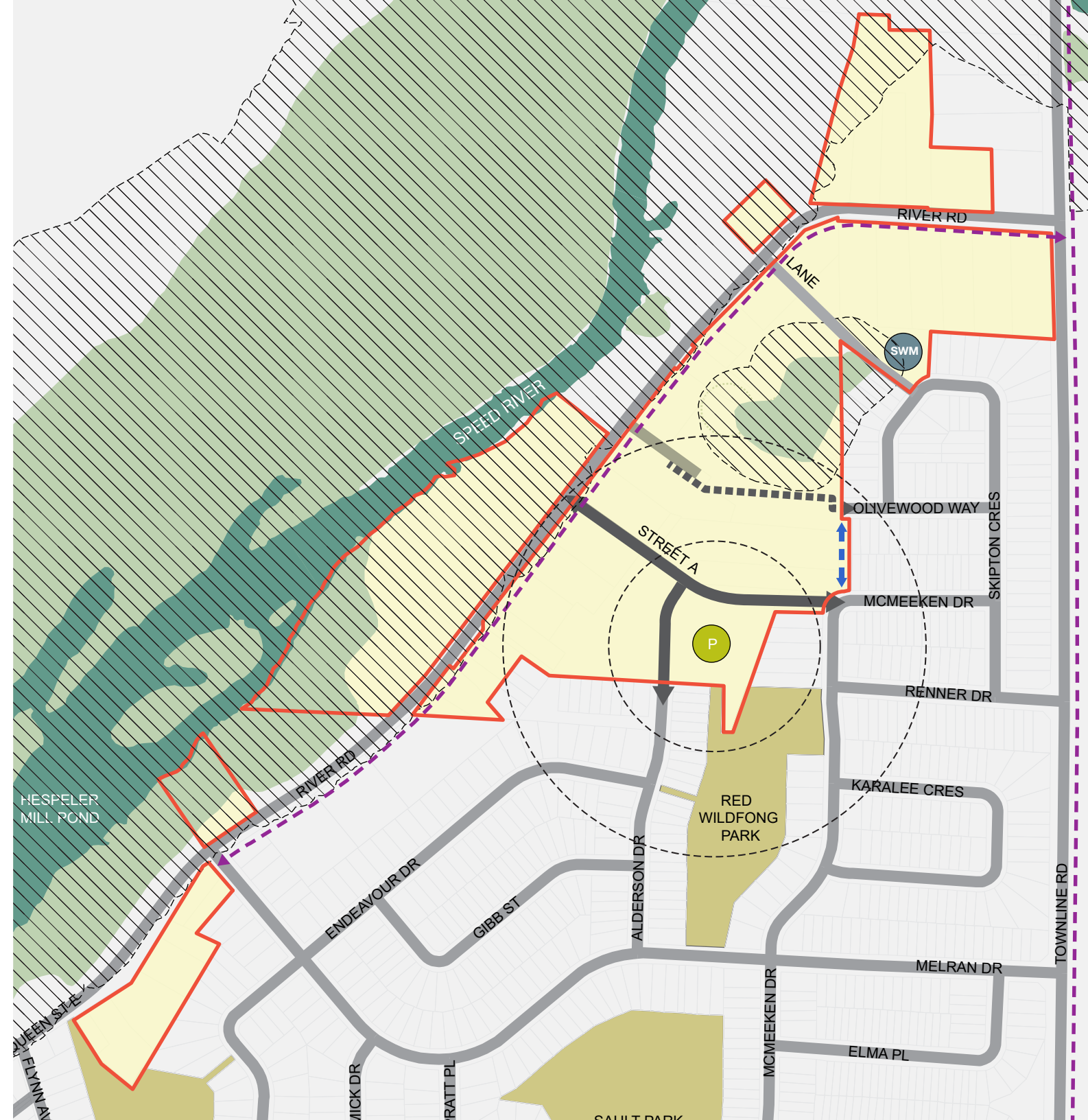
Promote a sense of community and local destination

Natural Heritage

Ensure the conservation and integration of local natural features

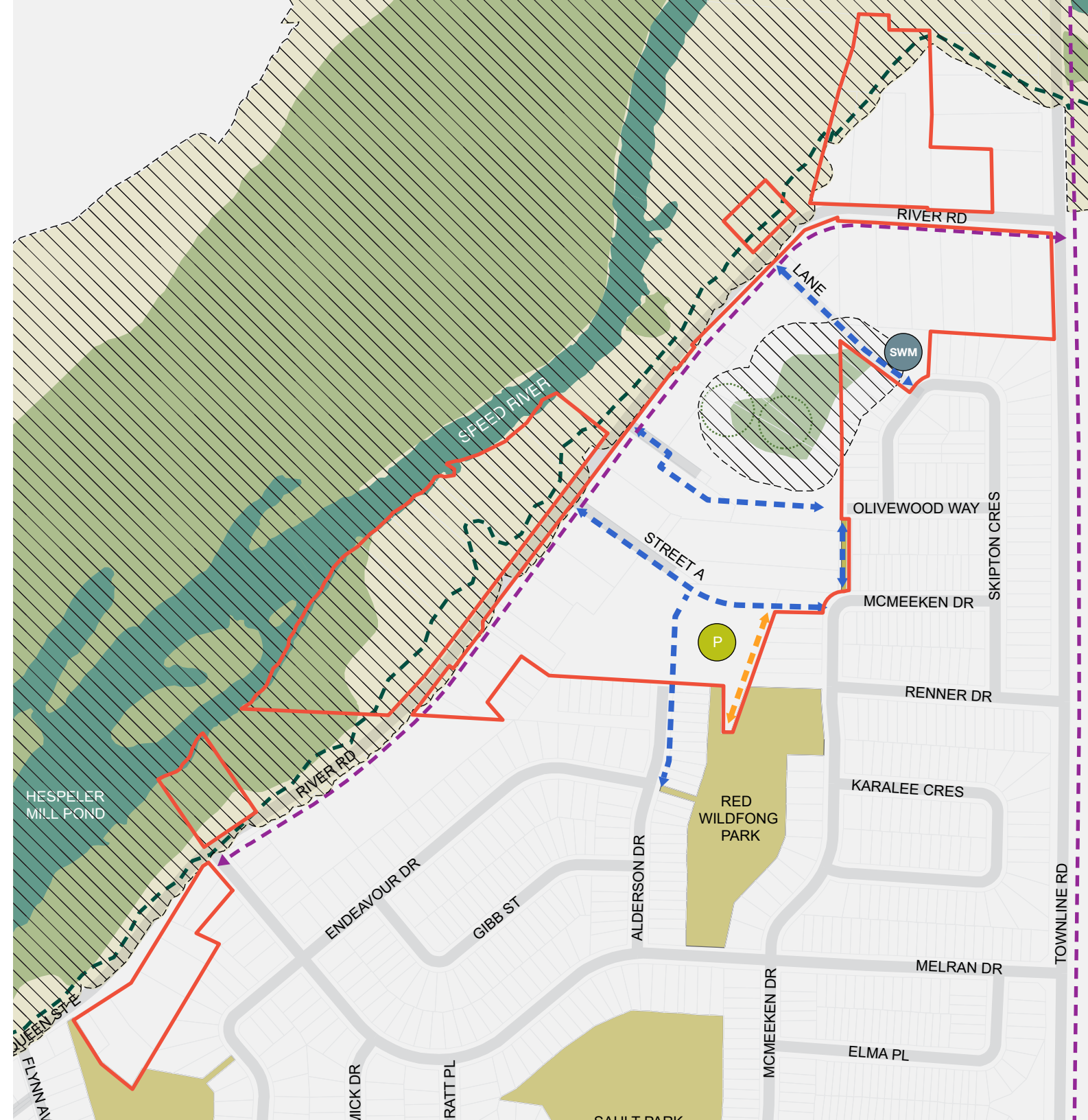# PREFERRED PLAN
Neighbourhood Structure

Legend:

- Residential Neighbourhoods
- Existing Natural Open Space System
- Existing Recreational, Parks/Open Space
- Proposed Open Space/Park
- Stormwater Management
- Proposed Multi-Use Trail Network
- Existing Roads
- Proposed Local Municipal Road
- Proposed Private Road
- Pedestrian Connection
- Walking Radius (200-400m)
- River Road Secondary Plan Boundary
- Special Policy Area

RIVER RD

LANE

SWM

SPEED RIVER

OLIVEWOOD WAY

STREET A

SKIPTON CRES

MCMEEKEN DR

P

RENNER DR

KARALEE CRES

RED WILDFONG PARK

HESPELER MILL POND

RIVER RD

ENDEAVOUR DR

GIBB ST

ALDERSON DR

MCMEEKEN DR

MELRAN DR

ELMA PL

TOWNLINE RD

QUEEN ST E

FLYNN AV

MICK DR

PRATT PL

SAULT PARK

PREFERRED PLAN
Open Space Structure

Legend:

- Regulated Wetland/Environmental Feature(s)
- Regulatory Storm Floodplain (GRCA)
- Regulated Watercourse (GRCA)
- Special Policy Area Overlay
- Butternut Tree Buffer (25.0m buffer)
- Proposed Multi-Use Trail Network
- Existing Open Space/Parkette
- Proposed Open Space/Park
- Pedestrian Connection
- Trail Connection
- Stormwater Management
- Significant Valley Lands (ROP)
- River Road Secondary Plan Boundary

Map labels: RIVER RD, LANE, SWM, SPEED RIVER, OLIVEWOOD WAY, SKIPTON CRES, STREET A, MCMEEKEN DR, RENNER DR, P, KARALEE CRES, HESPELER MILL POND, RED WILDFONG PARK, RIVER RD, ALDERSON DR, ENDEAVOUR DR, GIBB ST, MELRAN DR, TOWNLINE RD, ELMA PL, QUEEN ST E, FLYNN AV, MICK DR, RATT PL, MCMEEKEN DR, SAULT PARK

PREFERRED PLAN
Open Space Precedent

Wilmot Parkette, Cornell, Markham

Mid-block Connection, Niagara-on-the-Lake, ON

Cemetery Lane Trail, Aspen, CO

Open Space, Niagara-on-the-Lake, ON

Humber Bay Shores Trail, Toronto

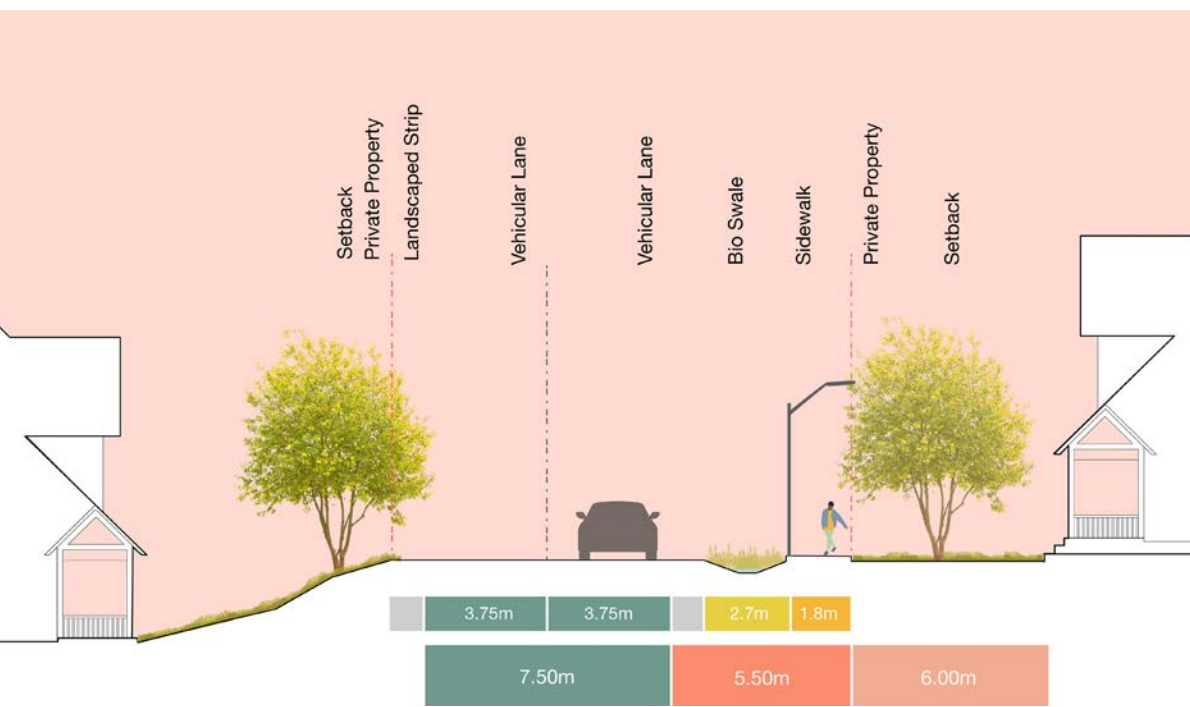# PREFERRED PLAN
Road Structure

Legend:

- Collector Road
- Local Road
- Proposed Local Municipal Road
- Proposed Private Road
- Proposed Bikeway Network
- Proposed Open Space/Park
- Proposed Multi-Use Trail Network
- Proposed Pedestrian Connections
- Special Policy Area
- Butternut Tree Buffer (25.0m buffer)
- Regulated Wetland/Environmental Feature
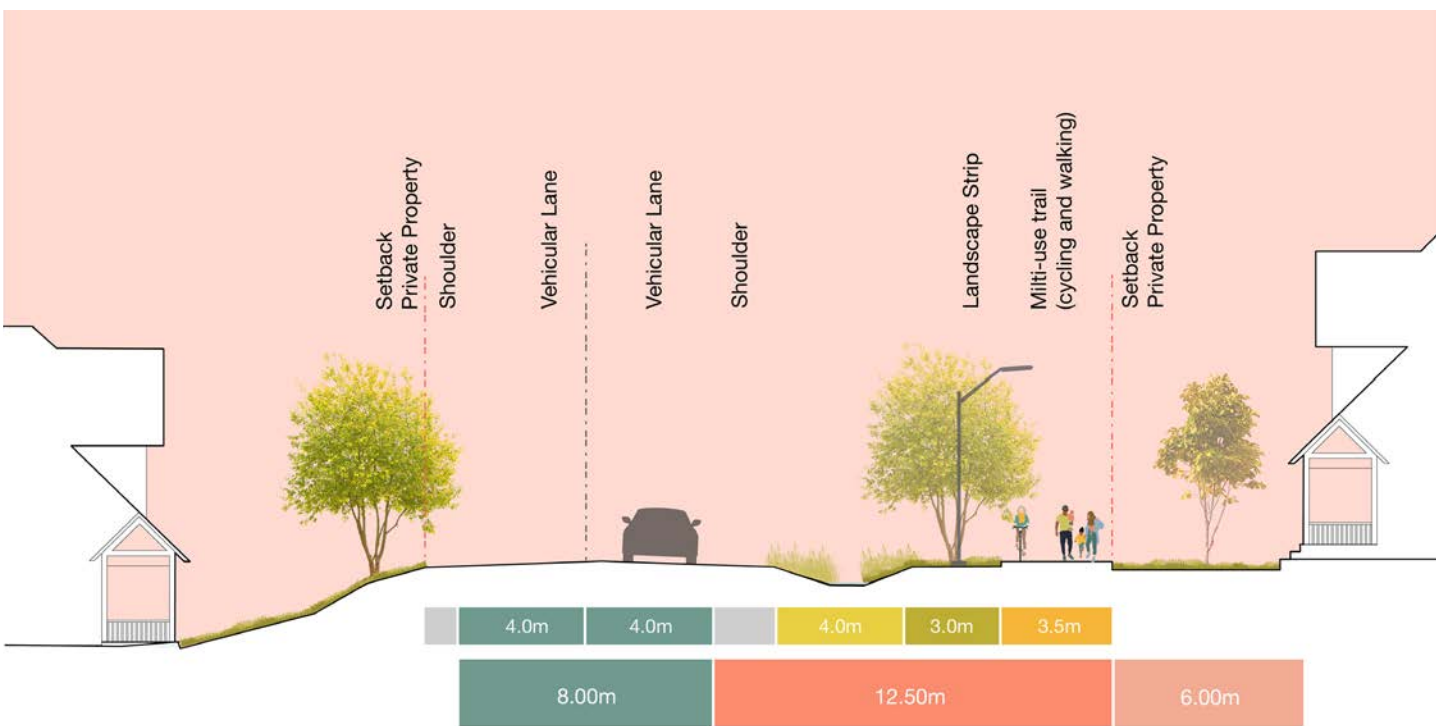- River Road Secondary Plan Boundary

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PREFERRED PLAN
Road Structure
Cross Sections

River Road - Short Term
(Current 14.0m right-of-way)

Setback
Private Property
Landscaped Strip
Vehicular Lane
Vehicular Lane
Bio Swale
Sidewalk
Private Property
Setback

3.75m | 3.75m | 2.7m | 1.8m
7.50m | 5.50m | 6.00m

River Road - Mid to Long Term
(20.0m right-of-way)

Setback
Private Property
Shoulder
Vehicular Lane
Vehicular Lane
Shoulder
Landscape Strip
Milti-use trail (cycling and walking)
Setback
Private Property

4.0m | 4.0m | 4.0m | 3.0m | 3.5m
8.00m | 12.50m | 6.00m

PREFERRED PLAN
Road Structure
Cross Sections

Local Road Cross Section

Residential Setback to Main Building Wall
Residential Setback to Porch
Sidewalk
Landscaped Boulevard
Parking Lane
Travel Lane
Travel Lane
Landscaped Boulevard
Residential Setback to Porch

2.5m | 1.5m | 2.5m | 2.5m | 3.0m | 3.0m | 4.0m

4.50m | 4.00m | 9.00m | 4.50m
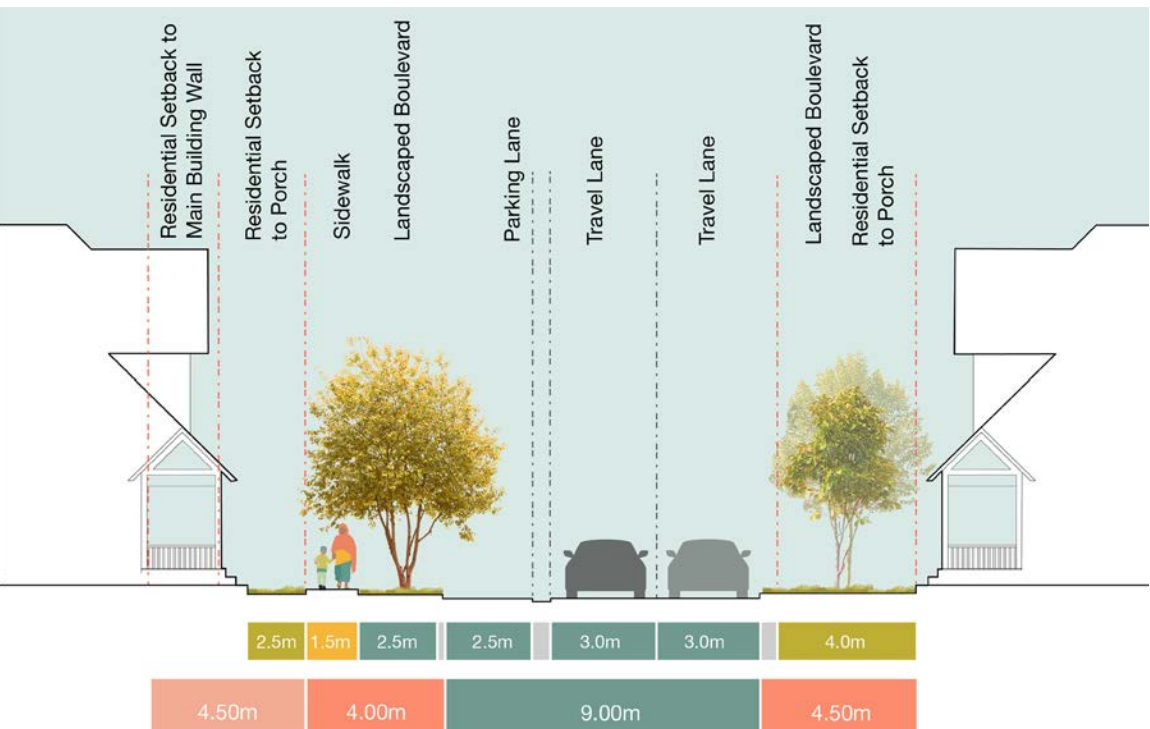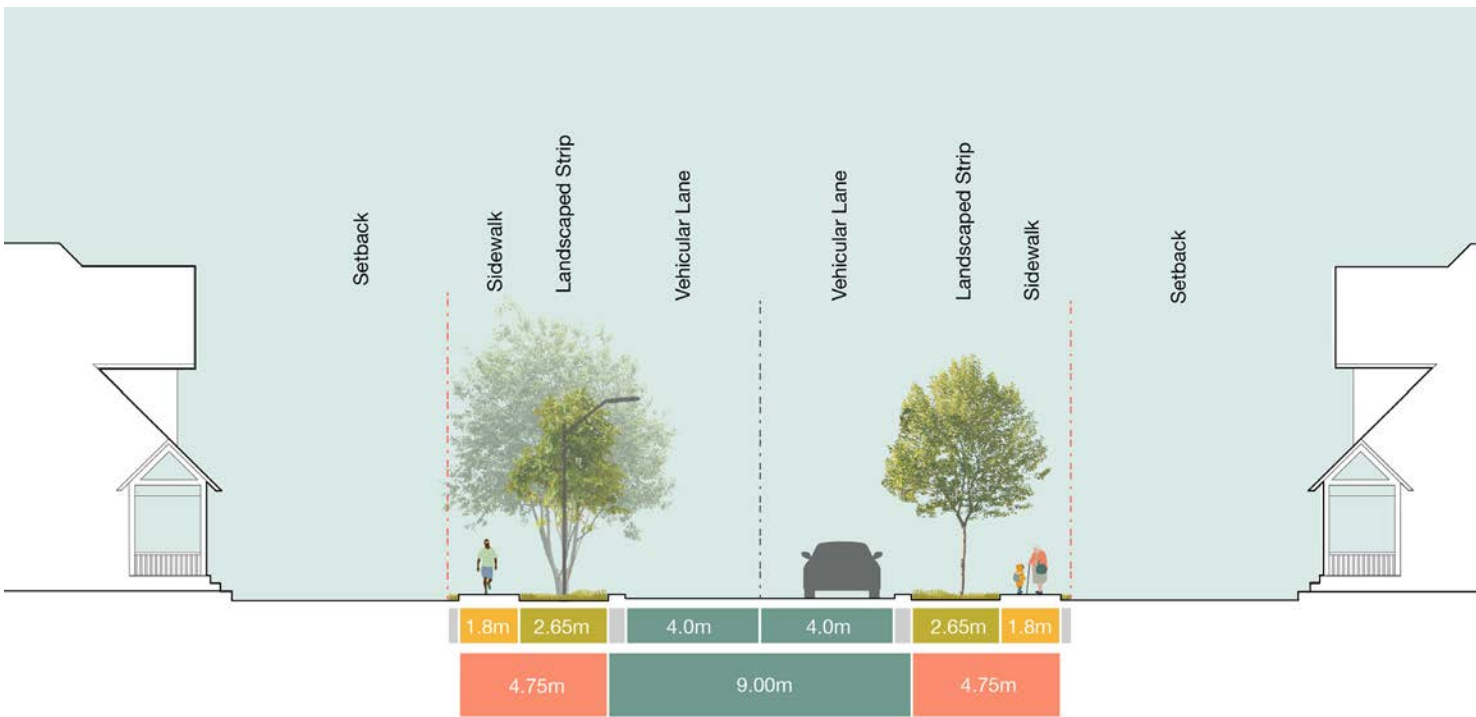
Private Road Cross Section

Setback
Sidewalk
Landscaped Strip
Vehicular Lane
Vehicular Lane
Landscaped Strip
Sidewalk
Setback

1.8m | 2.65m | 4.0m | 4.0m | 2.65m | 1.8m

4.75m | 9.00m | 4.75m

PREFERRED PLAN
Land Use Structure

Legend:

- Village Residential
- Neighbourhood Residential
- Regulated Wetland/Environmental Feature
- Regulated Watercourse (GRCA)
- Special Policy Area
- Butternut Tree Buffer (25.0m)
- Proposed Local Municipal Road
- Proposed Private Road
- Proposed Open Space/Park
- Pedestrian Connections
- Stormwater Management
- River Road Secondary Plan Boundary
- Proposed Multi-Use Trail Network

Map labels:

RIVER RD, SPEED RIVER, LANE, SWM, OLIVEWOOD WAY, SKIPTON CRES, STREET A, MCMEEKEN DR, P, RENNER DR, KARALEE CRES, HESPELER MILL POND, RIVER RD, ALDERSON DR, ENDEAVOUR DR, GIBB ST, MCMEEKEN DR, MELRAN DR, TOWNLINE RD, ELMA PL, QUEEN ST E, FLYNN AV, MICK DR, RATT PL
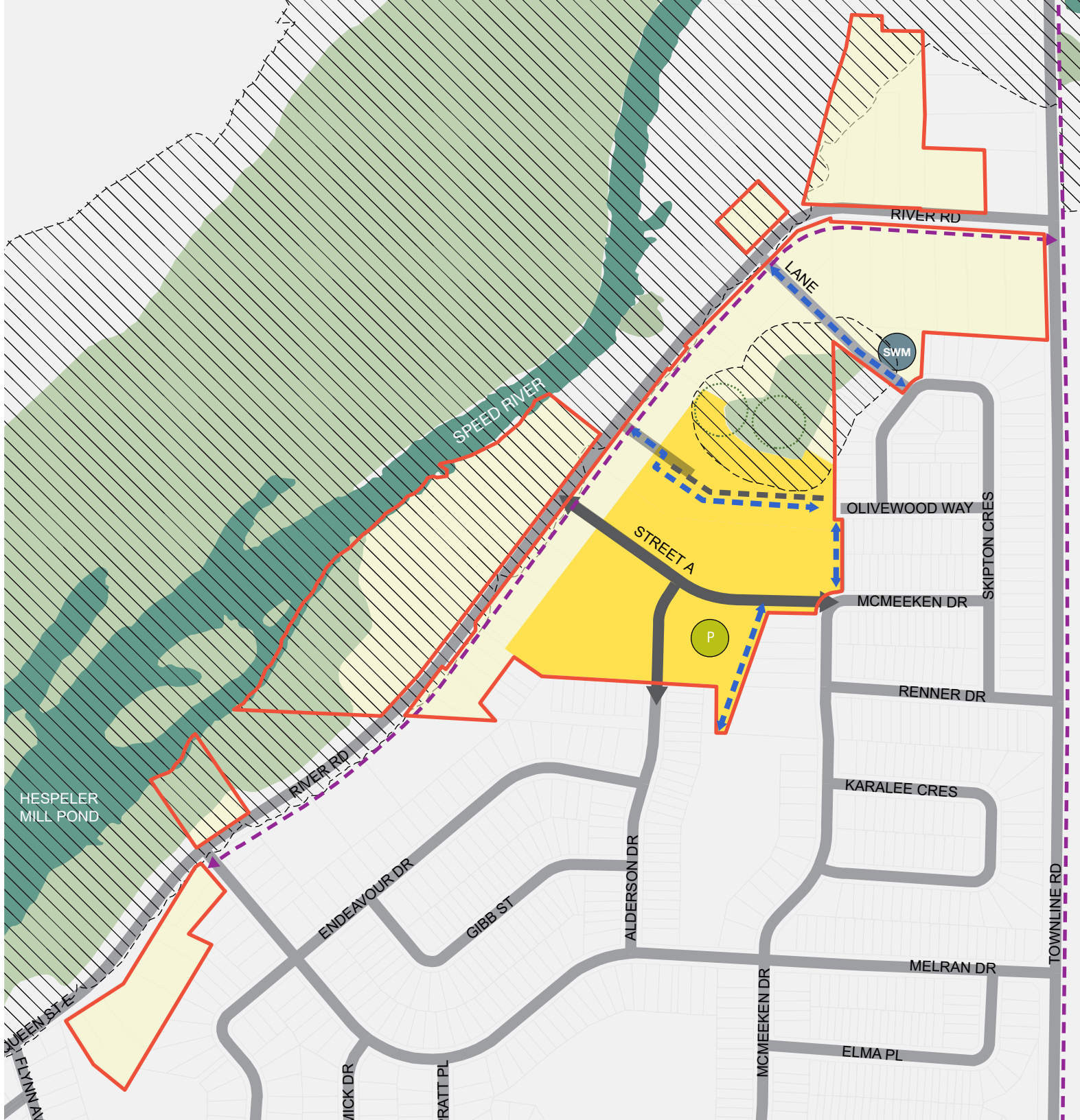
PREFERRED PLAN
Village Precedent

Single-Detached, Niagara-on-the-Lake, ON

Single-Detached, Niagara-on-the-Lake, ON

Semi-Detached, Niagara-on-the-Lake, ON

Semi-Detached, Niagara-on-the-Lake, ON
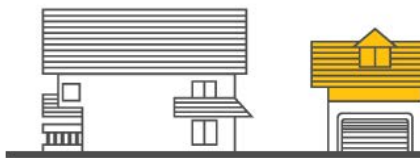

Garden suite

Secondary Suite (Above Ground)

Garden Suite
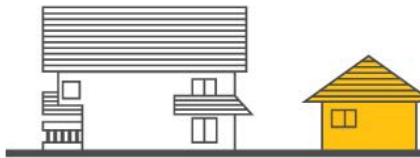
Secondary Suite (Below Ground)
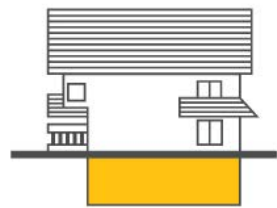
Carriage Suite

PREFERRED PLAN
Neighbourhood Precedent

Semi-Detached, Niagara-on-the-Lake, ON

Rear-Loaded Townhouses, Port Credit, ON

Front-Loaded Townhouses, XX

Townhouses, Georgetown, ON

Single-Detached, King Township, ON

Four-Plexes, Cobourg, ON

PREFERRED PLAN
Demonstration Plan

Study Area

Identified Potential Built Heritage
Proposed Buildings

Existing Buildings

THANK YOU

ZONING BY-LAW
Schedule B to
By-Law ____-21

Legend:

- Lands rezoned from R2 to R2 s.4.1.415
- Lands rezoned from R2 and (H)R4 to RM4 s.4.1.415
- Lands rezoned from R5 to (H)RM4 s.4.1.415
- Lands rezoned from R2 and (H)R2 to R5 s.4.1.415