



# Public Consultation / Consultation publique

## 3071 Riverside Drive - Former Bayview School



Dear Riverside Park North Neighbours,

The objective of this community bulletin is to provide residents of the Riverside Park North community, a final opportunity to provide me with your comments/feedback of the future use of the former Bayview PS land, located at 3071 Riverside Drive.

For those who may be new to the community, or who were not included in the consultation process a few years ago, I would like to provide the following brief overview of the history of this property, the results of the previous consultation initiative and the process and timelines moving forward.

Once you have had an opportunity to review the information on the reverse side, I would encourage you to provide me with your feedback at 613-580-2486 or by email at [Riley.Brockington@Ottawa.ca](mailto:Riley.Brockington@Ottawa.ca) **by October 15, 2015.**

Sincerely,  
Riley

## History of the Bayview School Site

For many decades, the Ottawa-Carleton DSB operated Bayview Public School at 3071 Riverside Drive. In 2006, the School Board commenced a four-school consolidation process in Riverside Park and Hunt Club that resulted in the Bayview student body and faculty being relocated to the former R. Byrns Curry School, located at 185 Owl Drive. The student body and faculty at R. Byrns Curry was sent to General Vanier (JK-grade 3) and Fielding Drive (grades 4-6).

In November 2007, Ottawa City Council directed staff to negotiate acquisition of the site and the following year, in October 2008, the City of Ottawa purchased the 10-acre property from the OCDSB for \$8 million.

The intent of the acquisition was to preserve 2 acres of green space (Parcel A) consisting of an existing sports field and sell the remaining 8 acres (Parcel B) for redevelopment to offset acquisition costs.

The former City Councillor and City staff in 2009 hosted a visioning workshop and public open house to present the draft redevelopment concept plan to the community. This plan broadly reflected the community's input and included a 2-acre sports field, as well as 8 acres of low and medium density residential development land. From all accounts, this proposal had general consensus. The draft development concept plan was approved by City Council in December 2009.

In 2011, the City acquired the adjacent parcel of land (Parcel D) to provide improved access to the development area of the site and increase its overall value for resale. The final total acquisition cost of the Bayview school property is \$9 million including Parcel D and the shared cost to demolish the former school.

The City's Real Estate Partnerships and Development Office is now prepared to launch a zoning bylaw amendment application for the property, to amend it from Institutional to Residential and parkland zones to accommodate infill housing and potentially other uses.

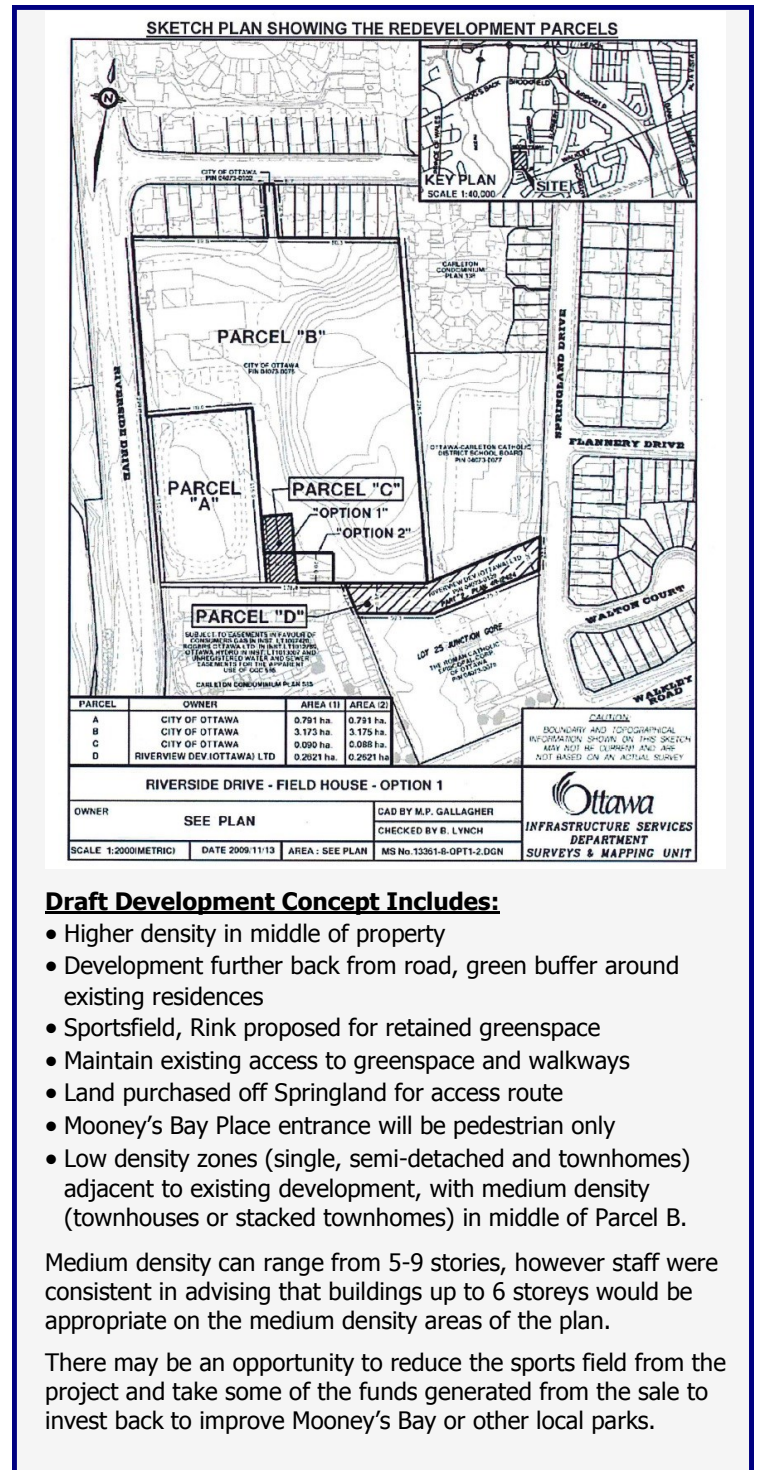
## Current Proposal

After October 15, once I have been able to read and digest comments from the community, I will be prepared to sit down with city staff to discuss what I have heard.

Personally, I do not have any significant divergent views on what should be done with the land. I believe the sports field should be on the east side of the property, not facing Riverside Drive and I am also not supportive of building a field house. That money can be better spent revitalizing the Mooney's Bay pavilion or other recreational assets at Mooney's Bay or other parks in Riverside Park.

The property was acquired by the City to control the zoning. Ultimately, the community's feedback will be used to reshape this land moving forward. Depending on the workload of the Planning Department and Planning Committee, re-zoning this land could take 6 months (estimate) and the sale and ultimate construction of residences could take years.

You live in the immediate area. Your concerns and feedback are very important to me, hence the reason I am circulating this community bulletin. I am prepared to support the consensus that was reached a few years ago. Please share your thoughts with me.



## Draft Development Concept Includes:

- Higher density in middle of property
- Development further back from road, green buffer around existing residences
- Sportsfield, Rink proposed for retained greenspace
- Maintain existing access to greenspace and walkways
- Land purchased off Springland for access route
- Mooney's Bay Place entrance will be pedestrian only
- Low density zones (single, semi-detached and townhomes) adjacent to existing development, with medium density (townhouses or stacked townhomes) in middle of Parcel B.

Medium density can range from 5-9 stories, however staff were consistent in advising that buildings up to 6 storeys would be appropriate on the medium density areas of the plan.

There may be an opportunity to reduce the sports field from the project and take some of the funds generated from the sale to invest back to improve Mooney's Bay or other local parks.

**Riley Brockington**  
City Councillor (River Ward)  
Conseiller municipal (quartier Rivière)

If I can be of assistance, please contact my office.  
Si je peux vous être utile, n'hésitez pas à communiquer avec mon bureau.

**613-580-2486**

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