

**Subject: Zoning By-law Amendment – 315 and part of 321 Chapel Street, 8
Blackburn Avenue**

File Number: ACS2024-PRE-PSX-0013

**Report to Planning and Housing Committee on 24 April 2024
and Council 1 May 2024**

**Submitted on April 18, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Department**

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Ward: Rideau-Vanier (12)

**Objet: Modification du Règlement de zonage – 315, rue Chapel et une partie
du 321, rue Chapel, 8, avenue Blackburn**

Dossier: ACS2024-PRE-PSX-0013

Rapport au Comité de la planification et du logement

le 24 avril 2024

et au Conseil le 1er mai 2024

**Soumis le 18 avril 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne-ressource : Masha Wakula, Urbaniste, Examen des demandes
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Quartier: Rideau-Vanier (12)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 315 and part of 321 Chapel Street and 8 Blackburn Avenue, as shown in Document 1, to permit a nine storey building, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of May 1, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil municipal d’approuver la modification à apporter au *Règlement de zonage* (n° 2008-250) pour le 315 et une partie du 321, rue Chapel et pour le 8, avenue Blackburn, comme l’indique la pièce 1, afin d’autoriser la construction d’un immeuble de neuf étages, selon les modalités précisées dans la pièce 2.
2. Que le Comité de la planification et du logement approuve l’intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l’aménagement du territoire* à la réunion tenue par le Conseil municipal le 1^{er} mai 2024 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 315 and a portion of 321 Chapel Street, 8 Blackburn Avenue to permit to redevelop the site with a nine storey residential apartment building with 113 dwelling units and underground

parking garage as an addition to the former All Saints Anglican Church at 315 Chapel Street, which is a designated heritage resource under Part IV of the *Ontario Heritage Act*.

The requested Zoning By-law Amendment will allow to consolidate zoning across the site with some adjustments to the urban exception 2454 to address site-specific performance standards and to Schedule 379 to facilitate the redevelopment of the site.

The massing of the proposed building is generally consistent with the previously approved (April 26, 2018) Zoning By-law Amendment and Schedule 379. The proposed Zoning By-law Amendment increases the building height, but not the number of storeys.

In addition to height and setback adjustments to Schedule 379 to accommodate the refined design of the building envelope, the Applicant has requested additional reliefs, such as: a reduction in parking, relief regarding the location of compact parking, amending where a hotel use is permitted within the building, a reduction in landscaped area, projections above the height limit limited to an enclosed amenity space, and relief from balcony projections into a required yard.

Applicable Policy

The City of Ottawa Official Plan designates the subject site as Minor Corridor on Schedule B1 within the Downtown Core Transect on Schedule A. It is also subject to the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area. The proposal aligns with applicable Official Plan policies for the Sandy Hill area, as amendment by the Official Plan Amendment noted below.

Staff is satisfied that the proposed amendments are consistent with the policies of the Official Plan. The development will allow for the retention and continued use of the former All Saints Anglican Church while also providing expanded options for residential and hotel uses within a building form that is complementary and sensitive to the existing context.

Other Matters

A heritage application for alteration to be presented to the Built Heritage Committee on April 9th, and the Planning and Housing Committee on April 24th. The report will then rise to City Council on May 1, 2024.

The site is subject to the Official Plan Amendment (file no. D01-01-23-0015) initiated by the City of Ottawa to address unforeseen conformity issues affecting six properties throughout the City, including 315 Chapel Street, for which development applications were submitted prior to Council's adoption of the new Official Plan (2022) and remain in

process. This Official Plan Amendment to be considered by Planning and Housing Committee on March 27, 2024 and City Council on April 3, 2024, proposes to amend the area-specific policies for 315 Chapel Street in the new Central and East Downtown Core Secondary Plan to allow building heights of up to nine storeys as was previously approved by Council.

An application for Part Lot Control (file no. D07-08-23-0012) was submitted to sever 315 Chapel Street into two (2) parcels – as well as to consolidate a portion of 321 Chapel Street into the subject site.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Approximately 20 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments focused on proposed increase in housing supply, size of the units, affordability, increased traffic and reduction in parking, building footprint, reduction of greenspace and loss of tree canopy, increased building height and mass, overall design and compatibility with heritage building, transition to the low-rise and impact to the neighbouring properties, lack of clarity on the proposed hotel use and its impact on the residential component of the development, and absence of community uses.

SYNTHÈSE ADMINISTRATIVE

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la modification du *Règlement de zonage* pour le 315 et pour une partie du 321, rue Chapel, ainsi que pour le 8, avenue Blackburn afin d'autoriser le réaménagement du site pour y construire un immeuble d'habitation de neuf étages et de 113 logements, ainsi qu'un garage de stationnement en sous-sol, à annexer à l'ancienne église anglicane de Tous les Saints au 315, rue Chapel, bâtiment qui constitue une ressource patrimoniale désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*.

La modification que le personnel de la Ville demande d'apporter au *Règlement de zonage* permettra de consolider le zonage sur l'ensemble du site en apportant des mises au point à l'exception urbaine 2454 pour tenir compte des normes de rendement propres au site, ainsi qu'à l'annexe 379 pour permettre de réaménager le site.

La volumétrie du bâtiment proposé cadre généralement avec la modification du *Règlement de zonage* déjà approuvée (en date du 26 avril 2018) et avec l'annexe 379.

La modification que l'on propose d'apporter au *Règlement de zonage* a pour effet d'accroître la hauteur du bâtiment, mais non le nombre d'étages.

Outre les rajustements à apporter à la hauteur et aux marges de retrait dans l'annexe 379 pour tenir compte de l'étude affinée de l'enveloppe du bâtiment, le requérant a demandé d'autres dispenses, à savoir une réduction du nombre de places de stationnement, une dispense pour la localisation des places de stationnement des voitures compactes, les modifications à apporter dans les cas où une vocation hôtelière est autorisée dans le bâtiment, la réduction de la superficie paysagée, les projections au-delà de la limite de hauteur, plafonnée à un espace d'agrément fermé, ainsi qu'une dispense au titre des balcons en saillie dans la cour obligatoire.

Politiques applicables

L'annexe B1 du Plan officiel de la Ville d'Ottawa indique que le site visé est un couloir mineur dans le transect du cœur du centre-ville (annexe A). Ce site fait aussi l'objet du Plan secondaire du cœur et de l'est du centre-ville et du secteur pittoresque de la Côte-de-Sable correspondant. La proposition cadre avec les politiques applicables du Plan officiel pour le secteur de la Côte-de-Sable, conformément à la modification du Plan officiel notée ci-après.

Le personnel est convaincu que les modifications proposées sont conformes aux politiques du Plan officiel. Ce projet d'aménagement permettra de conserver et de continuer d'utiliser l'ancienne église anglicane de Tous les Saints, tout en offrant des options plus vastes pour donner à la forme du bâtiment une vocation résidentielle et une vocation hôtelière qui sont complémentaires et adaptées au contexte existant.

Autres questions

Une demande de modification du caractère patrimonial sera présentée au Comité du patrimoine bâti le 9 avril et au Comité de la planification et du logement le 24 avril. Le Conseil municipal sera alors saisi du rapport, le 1^{er} mai 2024.

Le site est soumis à la modification du Plan officiel (dossier n° D01-01-23-0015), lancée à l'initiative de la Ville d'Ottawa pour tenir compte des problèmes de conformité imprévus touchant six propriétés sur tout le territoire de la Ville, dont le 315, rue Chapel, propriété pour laquelle des demandes d'aménagement ont été déposées avant que le Conseil municipal adopte le nouveau Plan officiel (en 2022) et restent en cours. Le Comité de la planification et du logement se penchera sur cette modification du Plan officiel le 27 mars 2024 et le Conseil municipal en prendra connaissance le 3 avril 2024; on propose de modifier les politiques sectorielles pour le 315, rue Chapel, dans le nouveau Plan secondaire du cœur et de l'est du centre-ville afin d'autoriser des

bâtiments dont la hauteur pourrait atteindre neuf étages, conformément aux modalités déjà approuvées par le Conseil municipal.

Une demande de réglementation relative aux parties de lots de terrain (dossier n° D07-08-23-0012) a été déposée pour diviser le 315, rue Chapel en deux (2) parcelles, de même que pour consolider une partie du 321, rue Chapel dans le site visé.

Consultation et avis du public

La notification et la consultation publique se sont déroulées conformément à la Politique sur les avis publics et sur la consultation publique approuvée par le Conseil municipal pour les demandes d'aménagement.

Le personnel de la Ville a pris connaissance de la vingtaine de commentaires publics exprimés pendant la période de diffusion et en a tenu compte dans l'évaluation de cette proposition. Les commentaires publics portent essentiellement sur l'augmentation proposée de l'offre de logements, sur la taille des logements, sur l'abordabilité, sur l'augmentation de l'achalandage et sur la réduction du nombre de places de stationnement, de l'empreinte du bâtiment et des espaces verts et sur la régression du couvert forestier, sur l'augmentation de la hauteur et de la masse du bâtiment, sur l'ensemble de l'esthétique et sur la compatibilité avec le bâtiment patrimonial, sur la transition avec les immeubles de faible hauteur et sur l'impact produit pour les propriétés voisines, sur le manque de clarté à propos de la vocation hôtelière proposée et son impact sur le volet résidentiel du projet d'aménagement, de même que sur l'absence de vocations communautaires.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

315 and part of 321 Chapel Street and 8 Blackburn Avenue

Owner

Ross Farris on behalf of Leanne Moussa

Applicant

Fotenn Planning + Design, represented by Tamara Nahal

Architect

Linebox Studio

Description of site and surroundings

The subject site is located on the north end of the block bounded by Chapel Street to the west, Laurier Avenue East on the north, and Blackburn Avenue on the east. The site is L-shaped with approximately 33 metres of frontage along Chapel Street, 60 metres of frontage along Laurier Avenue East, and 61 metres of frontage along Blackburn Avenue, including frontage of the portion of 321 Chapel Street, for a total site area of approximately 2700 square metres. The perimeter of the site features street trees with a grassed area along Laurier Avenue East.

The site is currently occupied by the former All Saints Anglican Church, which fronts onto Chapel Street and includes Bate Memorial Hall, which fronts onto Blackburn Avenue. The site is located within the Sandy Hill neighbourhood within an area featuring a range of residential uses, and embassies and office uses within converted dwellings. Two high-rise residential buildings are located across the street on the north side of Laurier Avenue East and two high-rise residential buildings are located south of the site on Chapel Street north of Osgoode Street.

The All Saints Anglican Church, excluding the Bate Memorial Hall, is designated under Part IV of the *Ontario Heritage Act* and the site is within the Heritage Overlay and adjacent to the Russell Avenue – Range Road Heritage Conservation District. The church will continue being used as a place of assembly and a restaurant. The associated Part-Lot Control Application includes acquisition of land adjacent to the site at 321 Chapel to be used partly as a drive aisle and walkway for the new residential building. This small strip of land is currently vacant and is included in the Russell Avenue – Range Road Heritage Conservation District and is therefore designated under Part V of the *Ontario Heritage Act*.

Summary of proposed development

The proposal includes the development of a nine-storey, mixed-use building consisting of 113 residential units and the potential for hotel units. The building will be abutting - without any internal connection to - the All Saints Anglican Church at 315 Chapel Street, which is a designated heritage resource under Part IV of the *Ontario Heritage Act*. The proposed addition is to replace the existing Bate Memorial Hall, which will be demolished. If introduced, the hotel use will be limited to a ground floor lobby and hotel suites on the second, third and fourth storeys, ensuring a predominantly residential component of the proposal. Currently, the proposal includes seven studio, 49 one-

bedroom, 51 two-bedroom, and six three-bedroom units, including ground-oriented residential units fronting onto Blackburn Avenue. The church building will continue being used as a place of assembly and a restaurant and is not affected by this application. The apse portion of the church will be incorporated into the new addition (in the atrium of the lobby), and two-storey glazing on the main façade of the proposed building will ensure its continuous visibility from Laurier Avenue East. A two-storey underground parking garage with access from Blackburn Avenue contains 49 vehicle parking spaces and a total of 136 bicycle parking spaces, in addition to 15 short-term bicycle lockups located at grade.

Summary of requested Zoning By-law amendment

The subject site is currently zoned as follows:

- A rectangular portion on the north side of the property, along Laurier Avenue East, is zoned “Residential Fifth Density, Subzone B, Exception 2454, Schedule 379 (R5B[2454] S379);”
- The remainder of the site is zoned the same, but is subject to a holding symbol (-h), i.e. “Residential Fifth Density, Subzone B, Exception 2454, Schedule 379, with a holding symbol (R5B[2454] S379-h);”
- The portion of 321 Chapel Street proposed to be assembled as part of redevelopment is zoned “Residential Fourth Density, Subzone UA, Exception 480 (R4UA[480]).

The requested Zoning By-law Amendment will consolidate the zoning across the site with some adjustments to urban exception 2454 to address site-specific performance standards and a revised Schedule 379 to facilitate the redevelopment of the site, as detailed in Documents 2 and 3.

The massing of the proposed building is generally consistent with the previously approved (April 26, 2018) Zoning By-law Amendment and Schedule 379. The proposed Zoning By-law Amendment increases the building height by three metres from 101 metres elevation above sea level to 104 metres elevation above sea level, but not the number of storeys (nine). The floor to ceiling heights have been increased in the proposed development to respond to the scale of the existing church and to preserve the heritage component (church apse) that is being integrated into the proposed addition. The recommended revised Schedule 379 maintains the height intent but has converted permitted heights to metres and number of storeys for ease of use and enforcement.

In addition to height and setback adjustments to Schedule 379 to accommodate the refined design of the building envelope, the applicant has requested additional

site-specific exceptions, by modifying exception 2454, to accommodate the proposed development, including:

- a reduction in the residential vehicle parking to 43 spaces, whereas 45 are required;
- a reduction in visitor parking to four spaces, whereas ten are required;
- permitting a hotel use on floors two, three and four, along the lobby on the ground floor;
- limiting the parking for a hotel use to maximum 12 parking spaces;
- relief for the location of compact parking spaces;
- reduction in required landscaped area to 428 metres squared (comprising 26 per cent of the lot area), whereas 487 square metres (comprising 30 per cent of the lot area) is required;
- indoor rooftop amenity to project beyond the maximum building height established in revised Schedule 379; and allow an indoor rooftop amenity area to project beyond the maximum building height established in revised Schedule 379 limited to 200 metres squared and five metres in height;
- relief for balcony projections along Blackburn Avenue to project to the lot line along the eastern portion of the lot; and
- a reduction in the minimum aisle and driveway width from 6.7 metres to 6.0 metres.

The original application submitted was seeking to allow a hotel use with no further restrictions. Upon consultation with the Applicant, Planning staff recommend limiting hotel use to within the second to fourth storeys and ground floor lobby, ensuring a predominantly residential component of the proposal and provision of ground-oriented residential units fronting onto Blackburn Avenue to enhance transition to low-rise residential uses to the south. Additionally, where a hotel is provided, parking for the hotel use will be limited to a maximum of 12 spaces to ensure that adequate spaces remain for the residential units.

Additionally, staff recommend removing the holding symbol with this Zoning By-law Amendment application. The existing holding symbol was limited to having Site Plan approval. This development is not able to proceed without Site Plan approval, and therefore sufficient development controls are in place between this rezoning, Site Plan Control and subsequent building permit(s).

The revised site-specific Exception 2454 will include the previously approved (March 28, 2018) provisions:

1. Despite the Heritage Overlay provisions of sections 60(1), (2), (3), and (4), and subsection 163(6), the following applies:

- a. Maximum building height as per Schedule 379, to a maximum of nine storeys.
 - b. Minimum required setbacks and stepbacks as per Schedule 379.
2. No parking spaces are required for a change of use within any part of the building as it existed on March 28, 2018.
3. A vehicle loading space is not required.
4. Minimum required width of a driveway accessing a provided loading space and the minimum required width of a provided loading space: 3.1 metres
5. A maximum of five office occupancies are permitted.
6. A maximum of two office occupancies are permitted to exceed 360m² in gross leasable area, each with a maximum of 531 square metres.
7. Maximum total gross leasable floor area of office uses: 1900 square metres.
8. Office uses are only permitted on the second, third, or fourth storey of any building on the site, except for an office lobby or reception area with a maximum gross floor area of 40 square metres, which may be located on the ground floor of any building.
9. Notwithstanding the above provisions, an office use is permitted within any part of the building as it existed on March 28, 2018.
10. Restaurant uses are only permitted in the basement, ground floor, or second storey of any building.
11. Retail store and retail food uses are only permitted on the ground floor of any building on the site and have a maximum gross floor area of 130 metres squared.
12. Instructional facility and museum uses are only permitted in the basement, ground floor, or second storey of any building.
13. A theatre is only permitted within the building as it existed on March 28, 2018.
14. An outdoor commercial patio is permitted within a residential zone.
15. An outdoor commercial patio may be located in a yard facing or abutting a residential zone, or abutting a yard or lane facing or abutting a residential zone, and may be located within 30 metres of such abutting or facing residential zone only if it is located along Laurier Avenue East.
16. Endnote 11 of Table 164B does not apply.

17. Subsection 163(12) does not apply.

The following provisions will be removed from the revised site-specific Exception 2454:

- A hotel is not permitted within the basement or first four storeys of any building on the site, except for a hotel lobby with a maximum gross floor area of 150 square metres, which may be located on the ground floor of any building on the site.
- The maximum size of a roof top patio is 345 square metres and must be setback a minimum of 2.8 metres from the building parapet along the Blackburn Avenue frontage, a minimum of 4.4 metres from the building parapet along the Laurier Avenue East frontage and south property line, and a minimum of 4.1 metres from the building parapet from the western property line abutting 321 Chapel Street.
- A change in use within the building as it existed on March 28, 2018, not including a change of use to hotel, is permitted without the need to lift the Holding Symbol.
- The Holding Symbol may not be lifted until such time as the submission and approval of a Site Plan Control application, to the satisfaction of the General Manager, Planning, Development and Building Services Department

The following provisions will be added to the revised site-specific Exception 2454:

18. The required rate for the residential parking is 0.35 parking spaces per residential unit.
19. The required rate for the visitor parking is 0.03 parking spaces per residential unit.
20. Despite Section 106 (3) (c), two compact parking spaces may be located near or abutting a wall, column or similar surface.
21. A hotel is limited to the second, third and fourth storeys with only a hotel lobby being permitted on the ground floor.
22. Where the hotel use is provided, the maximum amount of parking spaces for hotel use is 12.
23. Permitted projections listed in S.64 and S.65 may project outside the permitted building envelope and are not subject to the height limits set out in Schedule 379

- a. Area D on Schedule 379 permits a projection above the height limit that may include indoor amenity rooms with associated washroom facilities with a maximum cumulative floor area of 200 square metres and a maximum projection above the height limit of 5 metres.
- b. Notwithstanding clause (23), balcony projections along the Blackburn Avenue frontage are permitted to project into the required corner side yard up to 0 metres from the property line.

24. Despite the definition of “storey”, ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 379, such dwelling units are to be considered as one storey.

25. For the purposes of Section 163(9), the required landscaped area may be reduced to 425 metres squared.

26. Minimum aisle and driveway width: 6.0 metres.

Certain provisions of the existing Exception 2454 that are carried over to the proposed revised Exception 2454 will ensure that the community and commercial functions can still be accommodated in the proposed development and/or existing All Saints Anglican Church in the future, maintaining the intent of with the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Approximately 20 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments generally focused on proposed increase in housing supply, size of the units, affordability, increased traffic and reduction in parking, building footprint, reduction of greenspace and loss of tree canopy, increased building height and mass, overall design and compatibility with heritage building, transition to the low-rise and impact to the neighbouring properties, lack of clarity on the proposed hotel use and its impact on the residential component of the development, and absence of community uses.

For this proposal’s consultation details, see Document 4 of this report.

Official Plan designation(s)

The City of Ottawa Official Plan designates the subject site as Minor Corridor on Schedule B1 within the Downtown Core Transect on Schedule A. The proposal aligns with applicable Official Plan policies for the Sandy Hill area.

Corridors represent areas that are intended to accommodate residential growth to meet the Growth Management Framework outlined in Section 3 of the Official Plan in proximity to street transit services and a greater degree of mixed uses. The proposal responds to appropriate density thresholds within Corridor designation by accommodating “the maximum permitted building heights and highest densities” as set out in Policy 2 of Section 6.2.1 of the Official Plan.

The City of Ottawa Official Plan encourages intensification in the areas where it “will support 15-minute neighbourhoods by being directed to Hubs and Corridors” as set out in Subsection 3.2 of the Official Plan. Section 4.2 Housing seeks to enable greater flexibility and an adequate supply and diversity of housing options throughout the City in areas where existing services are located with access to the City’s transportation network (Section 4.2.1). A mix of residential unit types are being proposed through this development, including three-bedroom units. Vehicular access is provided from a side street, as required by Policy 4 in Section 6.2.1.

Additionally, the Downtown Core Transect encourages a topology of development that is high-density, mixed-use, and supportive of sustainable modes of transportation. The proposal maintains and enhances the urban pattern of built form and site design and provides residential densities sufficient to support the full range of services provided by network of Minor Corridors in the Sandy Hill area, including Laurier Avenue East, to foster the development of 15-minute neighbourhoods.

Generally, the higher densities found in the Downtown Core are also intended to occur without the provision of parking, or with shared parking facilities (Section 5.1.2, policy 3). The proposal responds to key Downtown Core Transect policies and prioritizes walking, cycling and transit by reducing the parking and accommodating shared parking component into the proposed development.

The proposal supports other Downtown Core policies with respect to public realm (Section 5.1.1, policy 4 and Section 5.1.4, policy 4) by maintaining majority of the greenspace along Laurier Avenue East and providing external amenity area with direct access from the lobby and active entrance facing Minor Corridor, providing green roof and tree plantings for shaded sidewalks to substitute for tree loss (Section 5.1.1, policy 5).

Section 4.6 (Urban Design) and Section 4.5 (Cultural Heritage and Archaeology) seek to enable the sensitive integration of new developments and additions to designated

under the *Ontario Heritage Act* resources to ensure Ottawa meets its intensification targets while considering contextually appropriate development and liveability for all. The subject site is located within the Design Priority Area and was subject to the Urban Design Review Panel (UDRP) process with UDRP informal meeting in July 2023. The proposal's mass and design of the building envelope balances out the heritage building of All Saints Anglican Church while providing sufficient densities for Downtown Core Transect and its Minor Corridor designation. The proposal is consistent with the existing character of Laurier Avenue East that already accommodates a number of high-rises. The proposal ensures effective interaction with public with the provision of sufficient setback to accommodate greenspace along Laurier Avenue East, tree plantings, accessible entrance along Minor Corridor, clearly visible main entrances from public sidewalks along both Laurier Avenue East and Blackburn Avenue.

The building provides a height transition to the lower density residential neighbourhood to the south and accommodates built form setbacks to appropriately frame the street frontages (Section 4.6.6), and thus ensuring the sensitive integration of new development.

Staff is satisfied that the proposed amendments are consistent with the policies of the Official Plan. The development will allow for the retention and continued use of the former All Saints Anglican Church while also providing expanded options for residential and hotel uses within a building form that is complementary and sensitive to the existing context.

Other applicable policies and guidelines

Central and East Downtown Core Secondary Plan

The subject site is located in the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area on Schedule A and is further designated as Corridor on Schedule B with a maximum permitted height of six storeys (Schedule C).

The property was previously redesignated in April 2018 through an Official Plan and Zoning By-law Amendments. Those applications redesignated the site from Residential Area – Low Profile to Residential Area – Medium Profile and established maximum building heights and setbacks through Schedule 379 in the Zoning By-law.

The Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area's intention is "to preserve as much of the existing neighbourhood built fabric as possible" and "to strengthen the neighbourhood's place identity. [...] Preservation of heritage structures, now primarily residential, corresponds to the intention of maintaining Sandy Hill as a downtown neighbourhood." The proposal supports these goals by

proposing a new residential development as an addition to the former All Saints Anglican Church at 315 Chapel Street, a designated heritage resource under Part IV of the *Ontario Heritage Act*. In addition, it corresponds to Sandy Hill Character Area's goal "to preserve and enhance Sandy Hill as an attractive residential neighbourhood, especially for family living." A mix of residential units are being proposed with this development, including three-bedroom units that are considered suitable for families. The proposal provides indoor and outdoor amenity space (Policy 122), including the external amenity space along Laurier Avenue East that directly contributes to public realm along Corridor.

Policy 104 enacted with the previous Official Plan Amendment speaks to "the lands municipally known as 315 Chapel Street shall be recognized as a Design Priority Area, and a mix of community and commercial uses that serve the Sandy Hill community will be permitted on the site". All Saints Anglican Church will continue to provide commercial and community uses (a place of assembly and a restaurant), whereas the proposed addition will complement it with residential and anticipated hotel uses.

An omnibus Official Plan Amendment (file no. D01-01-23-0015) has been initiated by the City of Ottawa to address several anomalies within the Official Plan. One of the amendments pertains to 315 Chapel Street with respect to building heights to align the permitted building height with what was previously approved by Council, i.e. up to nine storeys, will ensure conformity with Policy 129: "Within the Sandy Hill Character Area, any maximum building heights permitted in the Zoning By-law that exceed the heights indicated on Schedule B as of the date of adoption of this Secondary Plan will continue to apply. Any increases beyond these maximum heights will require an Official Plan Amendment". Adoption of the new Official Plan inadvertently placed the height back to six storeys, and the City-initiated amendment corrects this nine storeys, as previously approved by Council.

Heritage

The heritage application was presented to the Built Heritage Committee on April 9th, and is listed on the Planning and Housing Committee agenda for the April 24th meeting. The report will then rise to City Council on May 1, 2024.

The heritage permit application is for the demolition of Bate Memorial Hall and the construction of a nine storey, 113-unit residential building in its place as an addition to the All Saints Anglican Church, designated heritage building under Part IV of the *Ontario Heritage Act*. The new building will be built around the apse of the former church and will incorporate it into the new atrium/lobby with visibility from Laurier Avenue East and main residential entrance along Blackburn Avenue.

The proposal includes the acquisition of a parcel of land adjacent to the site at 321 Chapel to support the garage entrance and in internal walkway. This small strip of land is currently vacant and is included in the Russell Avenue – Range Road Heritage Conservation District and is therefore designated under Part V of the *Ontario Heritage Act*.

The Bate Memorial Hall is specifically excluded from the designation in By-law 301-98; therefore, staff have no objections to its removal.

Heritage Planning staff have reviewed the application to alter 315 Chapel Street and find that the proposal is generally compliant and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, and recommend approval of the proposed alteration.

The proposal conserves the historic place by retaining the designated building in its entirety and locating the development at the rear of the former church. While the new construction is taller than the designated building, the materials, siting and design allow the former All Saints Anglican Church to remain its primacy on the lot and along Laurier Avenue East. To increase compatibility, the proposal includes design details to tie the new building in to the former church.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law Amendment application was subject to the Urban Design Review Panel (UDRP) process.

The applicant presented an informal proposal review to the UDRP in July 2023 and the proposal responds to key policies in the Central and East Downtown Core Secondary Plan, and it was agreed amongst Staff that a formal report with detailed responses to the UDRP comments will form part of the formal Site Plan Control application submission.

UDRPs concerns were primarily related to transition to the south and the development being sensitive to the former All Saints Anglican Church, designated heritage building under Part IV of the *Ontario Heritage Act*.

The panel was successful in aiding in the implementation of the following:

- The parking garage ramp was partially incorporated into the building envelope of the proposed building rather than it being wrapped around the exterior of the footprint as was proposed initially.
- Some comments with respect to building envelope materials were incorporated into the design. However, main considerations in the review of the materiality

were given to heritage considerations of the existing heritage building on site and that new construction has been designed to respect the former All Saints Anglican Church in terms of materials and design. Heritage Planning staff find that the proposal is generally compliant and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, and recommend approval of the proposed alteration in their Report to April 9th, 2024 Built Heritage Committee, April 24th, 2024 Planning and Housing Committee, and May 1st, 2024 City Council.

Planning rationale

The proposed nine-storey development is compatible with the range of building heights along Laurier Avenue East and in the surrounding neighbourhood. The proposed building envelope, as detailed in the zoning schedule, provides height transitions and building stepbacks to minimize impacts and to provide sensitivity to the low-rise residential neighbours to the west and south. The sun shadow study submitted with the application shows that there are minimal shadowing impacts from the proposed development on the surrounding neighbourhood.

The development includes a two-storey underground parking garage with access to be provided via Blackburn Avenue, which is in conformity with Official Plan policies for Minor Corridors. The proposed vehicular access on Blackburn Avenue ensures that the greenspace and street trees on Laurier Avenue East are accommodated.

While the proposal requests relief for parking for all associated uses, the provision of higher densities in the Downtown Core is intended to occur without the provision of parking, or with shared parking facilities. It is to be noted that the Heritage Overlay on the site permits the change of use within the heritage-designated former church building without any requirement for parking. Therefore, no additional parking reliefs are anticipated.

The additional relief for the front yard setback (reflected in the updated Schedule 379), is a 0.3-meter reduction, which is considered minor. The setback continues to allow for sufficient landscaping within the Laurier Avenue East right-of-way, while reinforcing the corner with built form.

The amendment includes relief from Section 163(9) which requires 30 per cent of the lot area to be provided as landscape area. The current design contains approximately 425 square metres, representing a reduction of 60 square metres. This is considered minor and will allow for greater space to be provided elsewhere on the site, including both frontages. A large amount of communal amenity area is included on the main floor and

within the enclosed rooftop amenity structure, in addition to the private amenity space contained within the proposed balconies and terraces.

The proposed development supports the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area by providing the opportunity for residential development with supportive community and commercial uses within the All Saints Anglican Church and additional hotel use within the proposed addition. The nine-storey building will complement the existing context along Laurier Avenue East, which includes a mix of building heights ranging from two- to eleven-storeys. The building provides a transition to the lower density residential neighbourhood to the south both in terms of height and with the provision of ground-oriented units with separate accesses from Blackburn Avenue.

The development preserves and celebrates the former church on the site, which is a designated heritage resource, by maintaining the view to the apse of the former church both from Laurier Avenue East and Blackburn Avenue. Staff is of the opinion that the proposed development maintains a balance between new development and preservation of the heritage attributes of the former church and site.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Stéphanie Plante provided the following comments:

Although I would normally have concerns with the requested height increase, and the removal of 11 mature trees but given the importance of protecting and highlighting the historic character of All Saints Church and the net loss of only one tree, I support it in this unique case.

ADVISORY COMMITTEE(S) COMMENTS

There are no comments from the Advisory Committee(s) associated with this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated with the proposed development. The development accommodates two residential accessible parking spaces in an underground parking garage.

As per the Ontario's Building Code requirements, at least 15 per cent of units within a multi-unit residential building must be designed with basic accessibility features such as a barrier-free path of travel and doorway. Units with accessibility features must be distributed throughout the building and represent the types and sizes of suites available in the building.

Review of the proposal at the Building Permit stage will ensure that the new building is accessible.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is more connected with reliable, safe, and accessible mobility options.
- A city that has affordable housing and is more livable for all, which includes a strategic objective to increase housing supply and support intensification.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0003) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on May 15, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 Consultation Details

Document 5 Site Plan

Document 6 Axonometric Drawing

CONCLUSION

The Planning, Development and Building Services Department supports the application and proposed Zoning By-law Amendment. Staff are of the opinion that the proposed nine-storey addition to the Former All Saints Anglican Church, designated heritage resource under Part IV of the *Ontario Heritage Act*, is appropriate use of land and will provide a substantial number of units within the Sandy Hill neighbourhood in proximity to frequent street transit and 15-minute neighbourhood. The zoning provisions detailed herein and recommended for approval reflect a building envelope that conforms to the Official Plan policies and supports good planning.

Having considered the policies in the Official Plan and the Central and East Downtown Core Secondary Plan, as highlighted in this report, staff are of the opinion that the proposed development is consistent with the City of Ottawa planning policy framework.

DISPOSITION

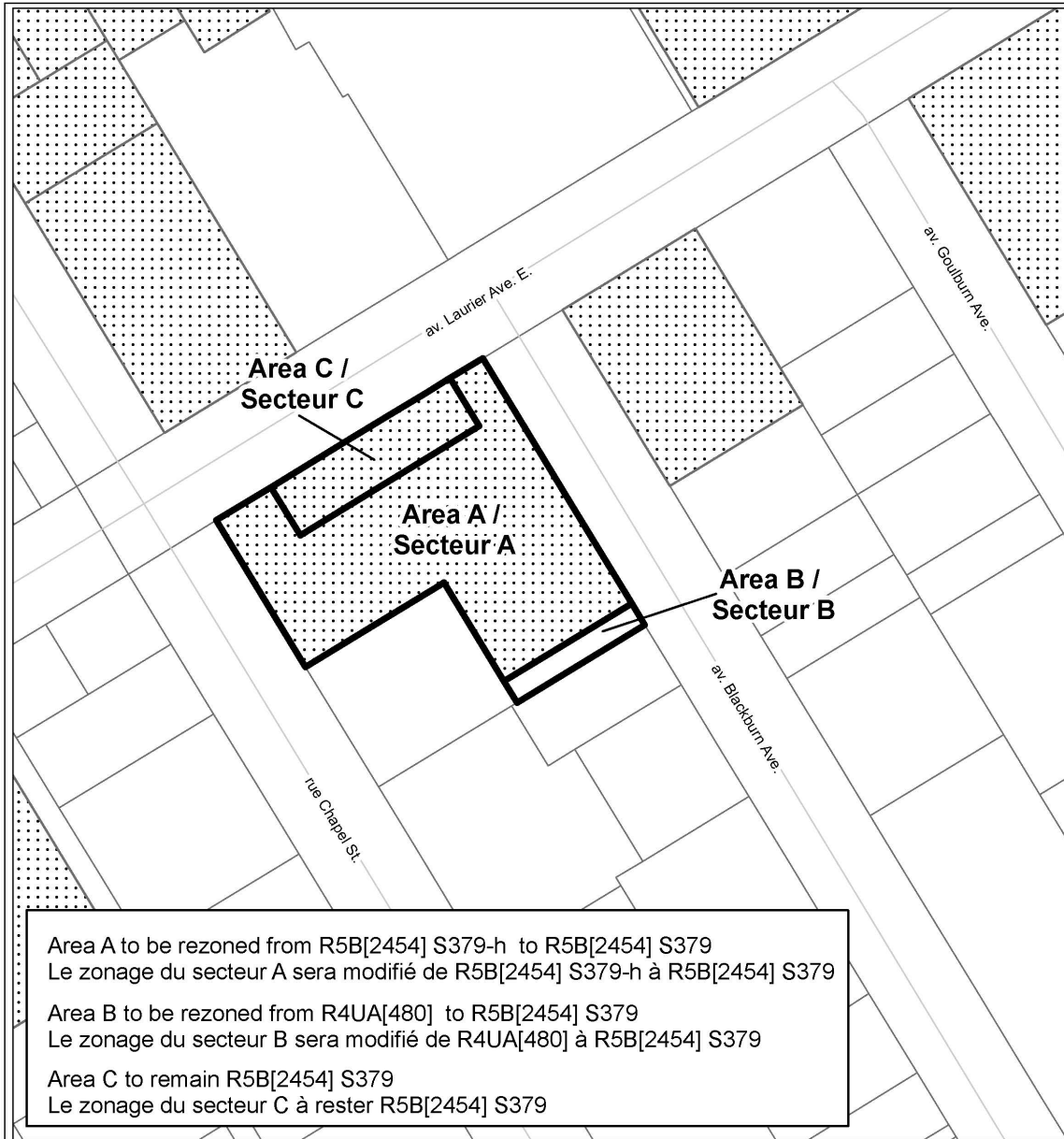
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.





Document 1 – Zoning Key Map



Area A to be rezoned from R5B[2454] S379-h to R5B[2454] S379
 Le zonage du secteur A sera modifié de R5B[2454] S379-h à R5B[2454] S379

Area B to be rezoned from R4UA[480] to R5B[2454] S379
 Le zonage du secteur B sera modifié de R4UA[480] à R5B[2454] S379

Area C to remain R5B[2454] S379
 Le zonage du secteur C à rester R5B[2454] S379

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0003	24-0344-X		315 rue Chapel Street and/et part of 321 rue Chapel Street, 8 avenue Blackburn Avenue
I:\CO\2024\Zoning\Chapel_315			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 Heritage (Section 60) Patrimoine (Article 60)	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2024 / 03 / 27			

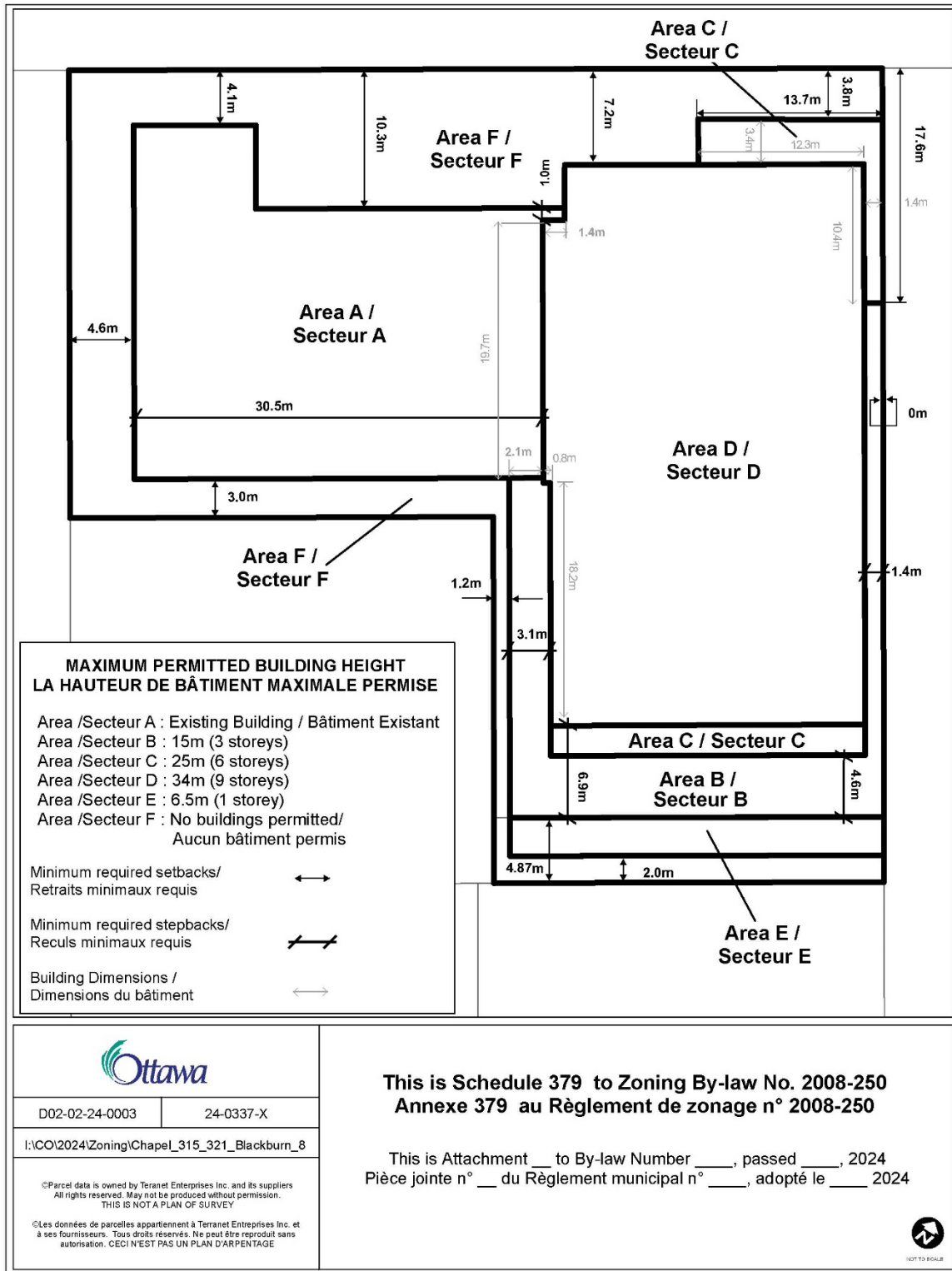
Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 315 and a part of 321 Chapel Street, 8 Blackburn Avenue:

1. To rezone the lands as shown in Document 1.
2. Amend Exception [2454] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a. In Column II, Applicable Zones, remove the holding symbol ‘-h’ from text:
 - “R5B[2454] S379-h”
 - b. Column IV, “Exception Provisions - Land uses prohibited” remove the text:
 - All uses until such time as the holding symbol is removed.
 - c. In Column V, “Provisions”, remove the text:
 - a hotel is not permitted within the basement or first four storeys of any building on the site, except for a hotel lobby with a maximum gross floor area of 150 square metres, which may be located on the ground floor of any building on the site.
 - The maximum size of a roof top patio is 345 square metres and must be setback a minimum of 2.8 metres from the building parapet along the Blackburn Avenue frontage, a minimum of 4.4 metres from the building parapet along the Laurier Avenue East frontage and south property line, and a minimum of 4.1 metres from the building parapet from the western property line abutting 321 Chapel Street.
 - A change in use within the building as it existed on March 28, 2018, not including a change of use to hotel, is permitted without the need to lift the Holding Symbol.
 - The Holding Symbol may not be lifted until such time as the submission and approval of a Site Plan Control application, to the satisfaction of the General Manager, Planning, Development and Building Services Department.
 - d. In Column V, “Provisions”, add the text:

18. The minimum required rate for the residential parking is 0.35 parking spaces per residential unit.
 19. The minimum required rate for the visitor parking is 0.03 parking spaces per residential unit.
 20. Despite Section 106 (3) (c), two (2) compact parking spaces may be located near or abutting a wall, column or similar surface.
 21. A hotel is limited to the second, third and fourth storeys with only a hotel lobby being permitted on the ground floor.
 22. Where the hotel use is provided, the maximum amount of parking spaces for hotel use is 12.
 23. Permitted projections listed in S.64 and S.65 may project outside the permitted building envelope and are not subject to the height limits set out in Schedule 379
 - a. Area D on Schedule 379 permits a projection above the height limit that may include indoor amenity rooms with associated washroom facilities with a maximum cumulative floor area of 200 square metres and a maximum projection above the height limit of 5 metres.
 - b. Notwithstanding clause (23), balcony projections along the Blackburn Avenue frontage are permitted to project into required corner side yard with 0 metres setback from the property line.
 24. Despite the definition of “storey”, ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 379, such dwelling units are to be considered as one storey.
 25. For the purposes of Section 163(9), the required landscaped area may be reduced to 425 square metres.
 26. Minimum aisle and driveway width: 6.0 metres.
3. Replace Schedule 379 of Part 17, Schedules, of By-law 2008-250 with a new Zoning Schedule 379, as shown in Document 3.

Document 3 – Zoning Schedule



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Approximately 20 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments generally focused on proposed increase in housing supply, size of the units, affordability, and expressed concerns with increased traffic and reduction in parking, building footprint, reduction of greenspace and loss of tree canopy, increased building height and mass, overall design and compatibility with heritage building, transition to the low-rise and impact to the neighbouring properties, lack of clarity on the proposed hotel use and its impact on the residential component of the development, and absence of community uses.

Public Comments and Responses:

Provision of housing: Some comments supportive with the provision of additional housing options in Sandy Hill neighbourhood.

Size of units and Affordability: Some concerns were expressed with the affordability of units in the proposed development, relationship between proposed density and size of the units.

Response:

No affordable units are required and being proposed with this development. The proposal responds to appropriate density thresholds within Corridor designation by accommodating “the maximum permitted building heights and highest densities” as set out in Policy 2 of Section 6.2.1 of the Official Plan. The proposal will accommodate a mix of residential units: seven (7) studio, 49 one-bedroom, 51 two-bedroom, and six (6) three-bedroom units, including ground-oriented residential units fronting onto Blackburn Avenue.

Proposed hotel use: Concerns were expressed with permitting hotel throughout the building and removing restriction for the size of the hotel lobby on the ground floor. It was noted that the Transportation Impact Assessment and Noise Study do not contain any clarification on the proposed use of the hotel and impacts associated with it. Other concerns pertain to the disruption the hotel use will bring to the neighbourhood due to

its transitional nature and the influx of temporary residents associated with the hotel use. It was noted that no clarification on the number of hotel units proposed was provided as well. Additionally, it was specified that the proposed site is not suitable for hotel use and will take away from the possibility of providing much needed housing for the neighbourhood.

Response:

Upon consultation with the Applicant, Planning Staff considered limiting hotel use to within the second and fourth storeys, ensuring a predominantly residential component of the proposal and provision of ground-oriented residential units fronting onto Blackburn Avenue to enhance transition to low-rise residential uses to the south. Restriction for the area of the hotel lobby on the ground floor will be removed from the urban exception.

Reduction of the greenspace and loss of trees: Significant concerns were expressed with the reduction of greenspace and loss of trees and its impact on the enjoyability of the public realm in this area as well as obstruction of the view of the church. Concerns also pertained to the footprint of the building and available remaining greenspace for allowing tree plantings to substitute for the urban tree canopy loss. Additionally, concerns were expressed that inclusion of a portion of 321 Chapel Street did not result in an increase in overall landscaping of the lot and provision of a landscaped buffer to the south.

Response:

The proposal supports other Downtown Core policies with respect to public realm (Section 5.1.1, policy 4 and Section 5.1.4, policy 4) by maintaining a majority of the greenspace along Laurier Avenue East and providing an external amenity area with direct access from the lobby and active entrance facing Minor Corridor, providing green roof and tree plantings for shaded sidewalks to substitute for tree loss (Section 5.1.1, policy 5). Planning Staff recognizes the constraints of accommodating the underground parking garage and the associated impact it creates for the provision of a landscaped buffer in the rear and as a result meeting landscaping area requirements for the lot in the Residential Fifth Density Zone. The requested relief is for approximately 60 metres squared compared to what is required, is considered minor and Staff is satisfied that the majority of the Laurier Avenue East frontage is maintained as a greenspace with adjacent external amenity area directly contributing to the public realm along Laurier Avenue East.

Impact of construction on neighbouring properties: Concerns were expressed with the extent of the building footprint and underground parking garage and its impact on neighbouring properties and their structural integrity during construction.

Response:

Excavation and shoring plans will be reviewed by Building Code Services at building permit stages.

Transition to the Low-rise Residential to the South: Concerns were expressed that the inclusion of a portion of 321 Chapel Street does not result in reduction of negative impacts on the neighbouring property to the south. Some concerns were expressed with south facing balconies and privacy impacts for the low-rise residential to the south. Additionally, it was noted that the transition from mid rise to low rise to the south is not visibly clear from the building massing and should be more articulated in the design.

Response:

Planning Staff recognizes the constraints of accommodating the underground parking garage and the associated impact it creates for the provision of a landscaped buffer in the rear. The proposed building envelope is consistent with the previously approved one in Schedule 379. Provision of ground-oriented residential units fronting onto Blackburn Avenue enhances transition to low-rise residential uses to the south. It was determined that the balcony projections will be reviewed further during Site Plan Control application and the relief for balcony projections is proposed only with respect to corner side property line. The rest of the balcony projections will comply with Section 65 provisions.

Building mass and height: Concerns were expressed with the argumentation for the height increase requested and it was noted that the residential floors could substitute for the required height increase in the atrium for the apse visibility. Also, concerns were expressed that rooftop amenity and mechanical penthouse projections further exacerbate the issue with the height increase request. Concerns were expressed with the footprint of the building in relation to the size of the lot and lack of open space on the site as a result with the proposed development. Concerns were expressed with the scale of the addition and how it relates to the church building, i.e. the proposed building appears excessively large and overshadows the historic church.

Response:

The massing of the proposed building is generally consistent with the previously approved (April 26, 2018) Zoning By-law Amendment and Schedule 379. Currently

proposed Zoning By-law Amendment increases the building height from 101 metres east to 104 metres east (comprising 3 metres), but not the number of storeys. To respect the layout of the existing church and to preserve the heritage structure (apse of the All Saints Anglican Church building), as well as to ensure its continuous visibility from the street (Laurier Avenue East), floor heights have been adjusted in the proposed development to match and complement the church's floor heights. The number of storeys (maximum nine) for the proposed development will be ensured through policies of the Central and East Downtown Core Secondary Plan and Schedule C that regulated maximum building heights. Projections above the height limit are permitted as per Section 64 of the Zoning By-law and the relief is only with respect to indoor amenity area, which will impose maximum area of the amenity room and associated premises, its height and the required setbacks from the permitted building envelope. The setback adjustments to Schedule 379 are to accommodate the refined design of the building envelope and are considered minor.

Loss of sunlight and overshadowing impact: Concerns were expressed with overshadowing impact and survivability of greenspace and trees as a result.

Response:

The sun shadow study submitted with the application shows that there are minimal shadowing impacts from the proposed development on the surrounding neighbourhood.

Architectural Design and UDRP: Some concerns were expressed with the proposed architectural design of "box-like building" and conservatism in a chosen architectural approach. Additionally, it was noted that no formal UDRP meeting was conducted.

Response:

The applicant presented their proposal to the UDRP at an informal review meeting in July 2023 and the proposal responds to key policies in the Central and East Downtown Core Secondary Plan, and it was agreed upon that a formal report with detailed responses to the UDRP comments will form part of the formal Site Plan Control application submission.

Community functions: Some concerns were expressed with absence of community functions compared with the initial proposal from 2018 and absence of community functions in the former church currently.

Response:

The Central and East Downtown Core Secondary Plan and the previous Official Plan Amendment (April 26, 2018) speaks to “the lands municipally known as 315 Chapel Street shall be recognized as a Design Priority Area, and a mix of community and commercial uses that serve the Sandy Hill community will be permitted on the site”. All Saints Anglican Church will continue to provide commercial and community uses (a place of assembly and a restaurant), whereas the proposed addition will complement it with residential and anticipated hotel uses.

Certain provisions of the existing Exception 2454 that are carried over to the proposed revised Exception 2454 will ensure that the community and commercial functions can be still accommodated in the proposed development and/or existing All Saints Anglican Church in the future and the intent of with the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area is maintained.

Reduction in parking and transportation impacts: Concerns were expressed with the reduction in parking for the proposed development and possible negative impacts for on-street parking in the area, and lack of nearby amenities to justify the parking reduction. Additionally, concerns were expressed with the proposed density and traffic and street safety implications with additional vehicles in the area, and parking garage entrance/exit from Blackburn Avenue

Response:

Generally, the higher densities found in the Downtown Core are intended to occur without the provision of parking, or with shared parking facilities (Section 5.1.2, policy 3). The proposal responds to key Downtown Core Transect policies and prioritizes walking, cycling and transit by reducing the parking and accommodating shared parking component into the proposed development. It is to be noted that the Heritage Overlay on the site permits the change of use within the heritage-designated former church building without any requirement for parking. Vehicular access is provided from a side street, as required by Policy 4 in Section 6.2.1.

Demolition of the existing building and Heritage considerations: Concerns were expressed with the relationship of the proposed building to the heritage church, lack of visibility of heritage structure and incorporation of a portion of it into the new built, demolition of the existing building on site and proximity to other heritage resources.

Response:

Bate Memorial Hall is specifically excluded from the designation in By-law 301-98; therefore, staff have no objections to its removal. The All Saints Anglican Church,

designated heritage building under Part IV of the *Ontario Heritage Act*, is not proposed to be demolished and is subject to heritage application for alteration.

Heritage Planning staff have reviewed the application to alter 315 Chapel Street and find that the proposal is generally compliant and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, and recommend approval of the proposed alteration.

The proposal conserves the historic place by retaining the designated building in its entirety and locating the development at the rear of the former church. While the new construction is taller than the designated building, the materials, siting and design allow the former All Saints Anglican Church to remain its primacy on the lot and along Laurier Avenue East. To increase compatibility, the proposal includes design details to tie the new building in to the former church.

Other: Other concerns pertained to the associated environmental pollution during future construction.

Response: Construction activity must adhere to relevant City by-laws.

Community Association Comments and Responses

Action Sandy Hill Community Association submitted comments that pertained to reduction of greenspace and loss of tree canopy, and reduction in visitor parking and included suggestions for tree preservations and replacement plantings.

Action Sandy Hill Community Association is generally supportive with the provision of additional housing options in Sandy Hill neighbourhood.

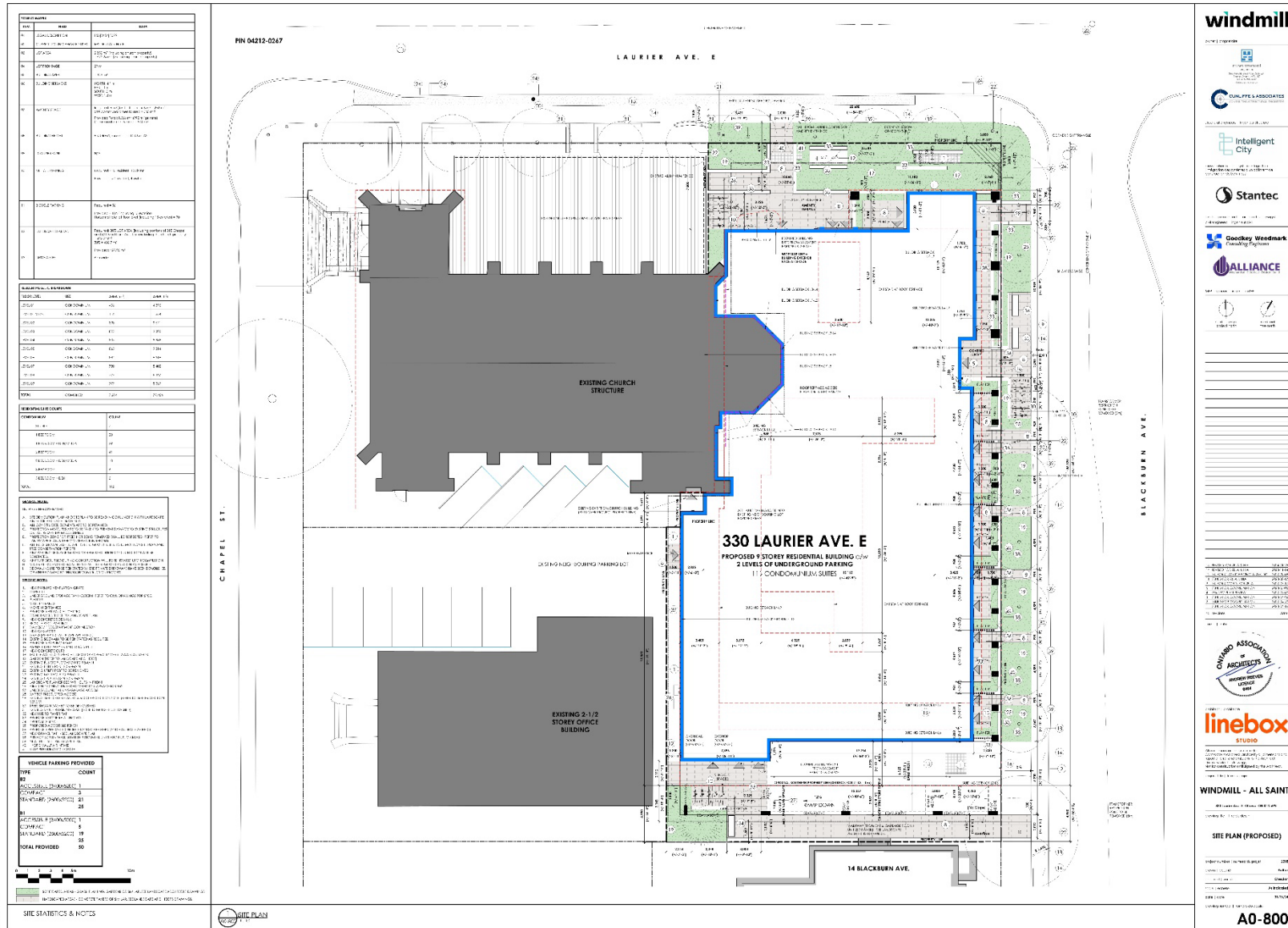
Response:

The proposal accommodates well-designed public realm by maintaining majority of the greenspace along Laurier Avenue East and providing external amenity area with direct access from the lobby and active entrance facing Minor Corridor, providing green roof and tree plantings for shaded sidewalks to substitute for tree loss (in accordance with Downtown Core policies in Section 5.1.1, policies 4 and 5 and Section 5.1.4, policy 4. Planning Staff recognizes the constraints of accommodating the underground parking garage and the associated impact it creates for the provision of a landscaped buffer in the rear and as a result meeting landscaping area requirements for the lot in the Residential Fifth Density Zone. The requested relief is for approximately 60 metres squared compared to what is required, is considered minor and Staff is satisfied that the

majority of the Laurier Avenue East frontage is maintained as a greenspace with adjacent external amenity area directly contributing to the public realm along Laurier Avenue East. At the same time, Planning Staff acknowledges the comments with respect to possibility of preservation of certain trees with the proposed development and will work with the Applicant in the following Site Plan Control stages, including the replacement tree plantings to substitute for the tree loss on site.

Generally, the higher densities found in the Downtown Core are intended to occur without the provision of parking, or with shared parking facilities. The proposal responds to key Downtown Core Transect policies and prioritizes walking, cycling and transit by reducing the parking and accommodating shared parking component into the proposed development.

Document 5 – Site Plan



windmill
ARCHITECTS

QUALITY & ASSOCIATES

Intelligent City

Stantec

Goodey Weidmark
Planning System

ALLIANCE

ONVINO ASSOCIATION OF ARCHITECTS
MEMBER SINCE 2010

linebox
STUDIO

WINDMILL - ALL SAINTS

SITE PLAN (PROPOSED)

AD-800

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
1	CONCRETE	m ³	120.00
2	STEEL	kg	15000.00
3	BRICK	m ²	1000.00
4	GLASS	m ²	500.00
5	PAINT	litres	200.00
6	MECHANICAL	kg	500.00
7	ELECTRICAL	kg	300.00
8	PLUMBING	kg	200.00
9	LANDSCAPE	m ²	100.00
10	CONCRETE	m ³	50.00
11	STEEL	kg	1000.00
12	BRICK	m ²	500.00
13	GLASS	m ²	250.00
14	PAINT	litres	100.00
15	MECHANICAL	kg	250.00
16	ELECTRICAL	kg	150.00
17	PLUMBING	kg	100.00
18	LANDSCAPE	m ²	50.00
19	CONCRETE	m ³	25.00
20	STEEL	kg	500.00
21	BRICK	m ²	250.00
22	GLASS	m ²	125.00
23	PAINT	litres	50.00
24	MECHANICAL	kg	125.00
25	ELECTRICAL	kg	75.00
26	PLUMBING	kg	50.00
27	LANDSCAPE	m ²	25.00
28	CONCRETE	m ³	12.50
29	STEEL	kg	250.00
30	BRICK	m ²	125.00
31	GLASS	m ²	62.50
32	PAINT	litres	25.00
33	MECHANICAL	kg	62.50
34	ELECTRICAL	kg	37.50
35	PLUMBING	kg	25.00
36	LANDSCAPE	m ²	12.50
37	CONCRETE	m ³	6.25
38	STEEL	kg	125.00
39	BRICK	m ²	62.50
40	GLASS	m ²	31.25
41	PAINT	litres	12.50
42	MECHANICAL	kg	31.25
43	ELECTRICAL	kg	18.75
44	PLUMBING	kg	12.50
45	LANDSCAPE	m ²	6.25
46	CONCRETE	m ³	3.125
47	STEEL	kg	62.50
48	BRICK	m ²	31.25
49	GLASS	m ²	15.625
50	PAINT	litres	6.25
51	MECHANICAL	kg	15.625
52	ELECTRICAL	kg	9.375
53	PLUMBING	kg	6.25
54	LANDSCAPE	m ²	3.125
55	CONCRETE	m ³	1.5625
56	STEEL	kg	31.25
57	BRICK	m ²	15.625
58	GLASS	m ²	7.8125
59	PAINT	litres	3.125
60	MECHANICAL	kg	7.8125
61	ELECTRICAL	kg	4.6875
62	PLUMBING	kg	3.125
63	LANDSCAPE	m ²	1.5625
64	CONCRETE	m ³	0.78125
65	STEEL	kg	15.625
66	BRICK	m ²	7.8125
67	GLASS	m ²	3.90625
68	PAINT	litres	1.5625
69	MECHANICAL	kg	3.90625
70	ELECTRICAL	kg	2.34375
71	PLUMBING	kg	1.5625
72	LANDSCAPE	m ²	0.78125
73	CONCRETE	m ³	0.390625
74	STEEL	kg	7.8125
75	BRICK	m ²	3.90625
76	GLASS	m ²	1.953125
77	PAINT	litres	0.78125
78	MECHANICAL	kg	1.953125
79	ELECTRICAL	kg	1.171875
80	PLUMBING	kg	0.78125
81	LANDSCAPE	m ²	0.390625
82	CONCRETE	m ³	0.1953125
83	STEEL	kg	3.90625
84	BRICK	m ²	1.953125
85	GLASS	m ²	0.9765625
86	PAINT	litres	0.390625
87	MECHANICAL	kg	0.9765625
88	ELECTRICAL	kg	0.5859375
89	PLUMBING	kg	0.390625
90	LANDSCAPE	m ²	0.1953125
91	CONCRETE	m ³	0.09765625
92	STEEL	kg	1.953125
93	BRICK	m ²	0.9765625
94	GLASS	m ²	0.48828125
95	PAINT	litres	0.1953125
96	MECHANICAL	kg	0.48828125
97	ELECTRICAL	kg	0.29296875
98	PLUMBING	kg	0.1953125
99	LANDSCAPE	m ²	0.09765625
100	CONCRETE	m ³	0.048828125

Document 6 – Axonometric Drawing



