

**Subject: Zoning By-law Amendment – 1495 Heron Road**

**File Number: ACS2024-PDB-PS-0095**

**Report to Planning and Housing Committee on 23 October 2024**

**and Council 30 October 2024**

**Submitted on October 11, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Alta Vista (18)**

**Objet : Modification du Règlement de zonage – 1495, chemin Heron**

**Dossier : ACS2024-PDB-PS-0095**

**Rapport au Comité de la planification et du logement**

**le 23 octobre 2024**

**et au Conseil le 30 octobre 2024**

**Soumis le 11 octobre 2024 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

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**Quartier : Alta Vista (18)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1495 Heron Road, as shown in Document 1, to permit a range of residential and non-residential uses in low and mid-rise buildings, as detailed in Document 2 and Document 3.
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 October 30, 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 1495, chemin Heron, comme l’indique la pièce 1, pour autoriser l’aménagement de différentes vocations résidentielles et non résidentielles dans des immeubles de faible et de moyenne hauteurs, selon les modalités précisées dans les pièces 2 et 3.
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 30 octobre 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

### Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 1495 Heron Road to facilitate the redevelopment of the site from a derelict institutional campus to a mixed-use community consisting of low and mid-rise buildings (up to nine

storeys). The application seeks to implement Canada Lands Company (CLC)'s Master Plan for the site in advance of a specific development proposal.

To facilitate future development, the Zoning By-law Amendment proposes to:

- Rezone the site to General Mixed-Use Zone subject to a new exception (Document 2) and height schedule (Document 3)
- Rezone the northwest corner of the site to Open Space (O1) / Minor Institutional Zone (I1A) subject to a new exception for a future school and/or park.
- Establish a “No New Building Area” to preserve the existing courtyards and central quadrangle.
- Permit low-rise and mid-rise development with maximum height limits of four, six, and nine storeys, as shown on Schedule SYYY (Document 3).
- Prohibit certain land uses, such as drive through facilities and funeral homes.
- Permit additional uses in addition to the uses permitted in the parent GM zone, such as a broadcasting studio, cinema subject to a maximum of three theatres, and below grade parking garage.
- Prohibit certain non-residential uses within 50 metres of the Residential First Density Zone, such as personal brewing facility and emergency services, to limit potential impacts on adjacent residential uses.
- Establish minimum setback requirements from the adjacent low-rise residential properties to the east and the park to the north.
- Remove the Floor Space Index requirement.
- Establish built form provisions regulating stepbacks and building length for mid-rise buildings.
- Establish a holding symbol to restrict development until a heritage impact assessment is approved; the adequacy of municipal services is confirmed; and the conveyance of parkland.

## Applicable Policy

The Official Plan designates the site Minor Corridor and Neighbourhood in the Outer Urban Transect. The Minor Corridor designation applies to the portion of the site abutting Heron Road (i.e., 120 metres from the centreline of Heron Road) and the remainder of the site is designated Neighbourhood and subject to the Evolving Neighbourhoods Overlay.

The following policies support the application:

- Section 3.2.13 requires context-sensitive infill on properties designated under the *Ontario Heritage Act*.
- Section 4.5.2.1 directs development applications that impact designated properties to be compatible, to conserve the cultural heritage value and attributes, and to have regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Section 5.3.4.1 provides direction that Neighbourhoods in the Outer Urban Transect shall accommodate residential growth to meet the City's Growth Management Strategy and shall transition away from a suburban model and towards urban built forms.
- Section 4.6.6.2 outlines that transitions between mid-rise buildings and adjacent Neighbourhood properties will be achieved by providing a gradual change in height and massing through the stepping down of buildings and setbacks from the low-rise properties.
- Section 5.6.1.1.2 directs the Zoning By-law to provide built form development standards consistent with the planned characteristics of the Evolving Overlay, which may differ from the existing characteristics of the area.
- Section 6.3.1.2 allows additional height beyond four storeys in Neighbourhoods where the existing zoning or secondary plan allows for greater building heights; or in areas already characterized by taller buildings.
- Section 3.2.14 permits an increase in building height within the same height category without the need for an Official Plan Amendment.
- Section 6.3.2.7 permits underutilized non-residential sites to convert to residential uses provided the development: consists mostly of low-rise missing middle housing typologies; meets the intent of the growth management requirements;

and includes an affordable housing component and provides a non-residential component to contribute to 15-minute neighbourhoods.

### **Other Matters**

The Department is also recommending that Council designate the property under Part IV of the *Ontario Heritage Act* for its cultural heritage value as an intact modernist campus. The site was purpose-built as a Catholic educational complex known as the “Campanile” which opened in 1965 and was later converted to a federal government training facility known as the Federal Study Centre in 1974. The designation includes 12 buildings arranged around three courtyards and a central quadrangle. Staff’s recommendation to designate the property is scheduled for the Built and Heritage Committee meeting on October 8, 2024, via report ACS2024-PDB-RHU-0073.

### **Public Consultation/Input**

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

CLC and their consultant team conducted public consultation during the master plan process between August 2021 and June 2022 prior to the submission of the subject zoning by-law amendment application. This included the development of an online website, discussion forum, questionnaires, and public meetings, including separate meetings with the Alta Vista Community Association, former City Councillor Jean Cloutier and the Public Advisory Committee that was established for the project. A summary of the public consultation is included in discussion section of this report.

Staff received approximately 78 public comments and additional comments from the Alta Vista Community Association and the Guildwood Residence Alliance (GRA) during the circulation and review of the application. Document 6 provides a summary of the comments received on the application. Concerns included but are not limited to:

- Impacts from increased building height;
- Compatibility with the existing low-rise residential neighbourhood;
- Conservation and adaptive reuse of the existing buildings on site; and
- Conformity with the Official Plan, including the policy direction for Neighbourhoods and Minor Corridors in the Outer Urban Transect.

## RÉSUMÉ

### Recommandation

Le personnel des Services de planification recommande d'approuver la demande de modification du *Règlement de zonage* pour le 1495, chemin Heron afin de permettre de réaménager le site d'un ancien campus institutionnel délabré pour en faire une collectivité polyvalente constituée d'immeubles de faible et de moyenne hauteurs (d'au plus neuf étages). Cette demande vise à mettre en œuvre le Plan directeur de la Société immobilière du Canada (SIC) pour ce site en prévision d'une proposition d'aménagement spécifique.

Pour permettre de réaliser ce projet d'aménagement, nous proposons, dans la demande de modification du *Règlement de zonage* :

- de rezone le site pour qu'il appartienne à la zone d'utilisations polyvalentes générale sous réserve d'une nouvelle exception (pièce 2) et de l'annexe des hauteurs (pièce 3);
- de rezoner le coin nord-ouest du site pour qu'il appartienne à la zone de l'Espace ouvert (O1) et à la zone des petites institutions (I1A) sous réserve d'une nouvelle exception pour une école et un parc projetés;
- d'établir un « secteur sans nouveau bâtiment » afin de préserver les cours existantes et le quadrilatère central;
- d'autoriser l'aménagement d'immeubles de faible et de moyenne hauteurs, à concurrence de limites de hauteur maximum de quatre, de six et de neuf étages, comme l'indique l'annexe SYYY (pièce 3);
- d'interdire certains aménagements fonciers, dont les infrastructures de service au volant et les foyers funéraires;
- d'autoriser d'autres aménagements en plus de ceux qui sont autorisés dans la zone GM parente, dont un studio de radiodiffusion, un cinéma d'au plus trois salles et un garage de stationnement en sous-sol;
- d'interdire certains aménagements non résidentiels dans le rayon de 50 mètres de la zone résidentielle de densité 1, dont une installation de brassage individuelle et des services d'urgence, afin de limiter les impacts potentiels sur les aménagements résidentiels voisins;

- d'établir les marges de retrait minimums obligatoires pour les immeubles donnant sur les habitations de faible hauteur voisines à l'est et pour les immeubles donnant sur le parc au nord;
- de supprimer l'indice de superficie obligatoire;
- d'instituer les dispositions relatives à la forme bâtie pour réglementer les marges de reculement et la longueur des bâtiments de moyenne hauteur;
- d'établir un symbole d'aménagement différé pour restreindre les travaux d'aménagement jusqu'à ce qu'une évaluation des répercussions sur le patrimoine soit approuvée, jusqu'à ce que l'adéquation des services municipaux soit confirmée et jusqu'à ce que le terrain à vocation de parc ait été cédé.

### **Politique applicable**

Le Plan officiel, le couloir mineur et le quartier du site appartiennent à la désignation du transect du secteur urbain extérieur. La désignation de couloir mineur s'applique à la partie du site attenante au chemin Heron (soit 120 mètres à partir de la ligne médiane du chemin Heron), et le reste du site appartient à la désignation de quartier et fait l'objet de la surzone des quartiers évolutifs.

Les politiques suivantes justifient cette demande :

- La sous-section 3.2.13 oblige à prévoir l'aménagement intercalaire adapté au contexte sur les propriétés désignées en vertu de la *Loi sur le patrimoine de l'Ontario*.
- La sous-section 4.5.2.1 oblige à s'assurer que les demandes d'aménagement qui ont des incidences sur les propriétés désignées sont compatibles, afin d'en préserver la valeur de patrimoine culturel et les caractéristiques patrimoniales, et pour tenir compte des Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada.
- La sous-section 5.3.4.1 prévoit que les quartiers du transect du secteur urbain extérieur doivent permettre de réaliser la croissance résidentielle pour respecter la Stratégie sur la gestion de la croissance de la Ville et doivent assurer la transition entre un modèle de banlieue et les formes bâties urbaines.
- La sous-section 4.6.6.2 précise que les transitions entre les immeubles de moyenne hauteur et les propriétés attenantes du quartier doivent être réalisées en prévoyant un changement graduel dans la hauteur et dans la volumétrie, en

abaissant la hauteur des bâtiments et en prévoyant des marges de reculement à partir des propriétés de faible hauteur.

- La sous-section 5.6.1.1.2 prévoit que le *Règlement de zonage* doit respecter les normes d'aménagement relatives à la forme bâtie conformément aux caractéristiques planifiées de la surzone évolutive, qui peuvent être différentes des caractéristiques existantes du secteur.
- La sous-section 6.3.1.2 autorise des bâtiments de plus de quatre étages dans les quartiers dans lesquels le zonage ou le plan secondaire existant permet de construire des immeubles plus hauts, ou dans les secteurs déjà caractérisés par des immeubles de plus grande hauteur.
- La sous-section 3.2.14 permet d'augmenter la hauteur des immeubles dans la même catégorie de hauteurs sans qu'il soit nécessaire de modifier le Plan officiel.
- La sous-section 6.3.2.7 permet de convertir les sites non résidentiels sous-utilisés pour leur donner une vocation résidentielle à la condition que le projet d'aménagement soit essentiellement constitué de typologies de logements intermédiaires manquants de faible hauteur, respecte l'intention des exigences relatives à la gestion de la croissance et comprenne un volet consacré au logement abordable, en plus de prévoir un volet non résidentiel pour favoriser l'aménagement des quartiers du quart d'heure.

### **Autres questions**

La Direction générale recommande aussi au Conseil municipal de désigner la propriété en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario* pour sa valeur de patrimoine culturel en tant que campus d'architecture moderne intact. Le site a été aménagé en complexe d'enseignement catholique appelé « Campanile » et a ouvert ses portes en 1965; il a par la suite été converti en établissement de formation du gouvernement fédéral, appelé « Centre d'études fédéral », en 1974. La désignation comprend 12 immeubles aménagés autour de trois cours et un quadrilatère central. La recommandation déposée par le personnel pour désigner la propriété est inscrite à l'ordre du jour de la réunion que tiendra le 8 octobre 2024 le Comité du patrimoine bâti, dans le rapport ACS2024-PDB-RHU-0073.

### **Consultation et commentaires du public**

La notification et la consultation du public se sont déroulées conformément à la Politique sur les avis publics et sur la consultation publique approuvée par le Conseil municipal.



La SIC et son équipe d'experts-conseils ont mené une consultation publique pendant le processus d'établissement du plan directeur dans la période comprise entre août 2021 et juin 2022 avant de déposer la demande de modification du *Règlement de zonage* qui fait l'objet de cette recommandation. Cette consultation a consisté à mettre au point un site Web en ligne, à tenir un forum de discussion, à diffuser des questionnaires et à organiser des assemblées publiques, notamment des assemblées distinctes avec l'Association communautaire Alta Vista, ainsi que des réunions avec l'ancien conseiller municipal Jean Cloutier et le Comité de consultation publique qui a été mis sur pied pour ce projet. La section Analyse de ce rapport comprend la synthèse de la consultation publique.

Le personnel a pris connaissance d'environ 78 commentaires du public et des autres commentaires exprimés par l'Association communautaire Alta Vista et la Guildwood Residence Alliance (GRA) pendant la diffusion et l'examen de la demande. La pièce 6 comprend la synthèse des commentaires déposés sur la demande. Voici entre autres les motifs d'inquiétude exprimés :

- les incidences de l'augmentation de la hauteur des bâtiments;
- la compatibilité avec le quartier résidentiel de faible hauteur existant;
- la préservation et la réutilisation adaptée des immeubles existants sur le site;
- la conformité au Plan officiel, dont la politique-cadre pour les quartiers et les couloirs mineurs du transect du secteur urbain extérieur.

## **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**

1495 Heron Road

### **Owner**

Canada Lands Company Limited

### **Applicant**

Stantec

## Architect

N/A

## Description of site and surroundings

The subject site is a 7.3-hectare, irregularly shaped lot at the intersection of Heron Road and Baycrest Drive in Alta Vista. The site has an average depth of approximately 303 metres and 145.7 metres of frontage on Heron Road, which is identified as a Minor Corridor in the Official Plan. Municipally known as 1495 Heron Road, the site is also referred to as the Campanile Campus and the Federal Study Centre.

The site contains 12 buildings, including a chapel, bell tower, dormitories, and an auditorium, most of which were built between 1963 and 1966 as part of the Campanile Campus - a catholic convent and educational campus. The buildings are centred around courtyards and a network of walkways and pedestrian passageways. The site stands as a rare example of an intact modernist campus.

Other existing conditions on the site include a large surface parking lot along the eastern property line, a tennis court at the northeast corner of the site and a woodland/marsh feature that occupies a 1.5-hectare area at the northwest corner. Vehicular access to the site is provided from an existing driveway that extends north from the intersection of Heron Road and Baycrest Drive and connects to the surface parking lot to the east, 1485 Heron Road to the west and extends north through the site.

The immediately adjacent land uses include Wrens Way, a woodland park commemorating the Women's Royal Canadian Naval Service to the north; Orlando Park and the Orlando Park Annex, City-owned parkland to the north and west; l'École élémentaire publique Marie-Curie operated by Conseil des écoles publiques du Centre d'Est de l'Ontario (CEPEO) to the southwest; the Former Queen of Angels Adult School (1485 Heron Road) and a Buddhist Monastery (1481 Heron Road) to the south; and a low-rise residential neighbourhood consisting of one to two-storey detached dwellings (Guildwood Estates) and two-storey townhouses (Guildwood Court) to the east.

The surrounding area primarily consists of low-rise residential uses, including single, semi-detached and townhouse dwellings. There are some examples of existing mid-rise and high-rise buildings including an 11-storey building at 1440 Heron Road and six and seven storey buildings at the corner of Heron Road and Sandalwood Drive. In addition, the City approved a Site Plan Control application in 2023 for the development of three, six to seven storey buildings with a total of 307 dwelling units at the northeast corner of 2851 Baycrest Drive. These buildings are the first stage of the Heron Gate redevelopment project. Staff note that the existing and approved mid-rise and high-rise

buildings are located within the Minor Corridor designation which represents a different policy context than the subject site.

The area is also served by existing commercial and institutional uses, community facilities, and parks. Existing commercial and service uses are located further east of the site at Herongate Square and south of Walkley Road. The Heron Gate redevelopment project will also introduce local commercial, and service uses. There are several schools within an 800-metre radius of the site, including St. Patrick's High School, Ridgemont High School, Charles H. Hulse Public School, Alta Vista Public School, Featherston Drive Public School, and St. Gemma School. The Heron Road Community Centre is located on the south side of Heron Road, 32 metres from the site's property line. In addition to the Orlando Park Annex and WRENS Way, parks located in proximity to the site include: Heron-Walkley Park, a linear green space that extends from Walkley Road to Heron Road; Sandalwood Park; Rabbi Bulka Kindness Park; and Grasshopper Hill/Kilborn Park north of Kilborn Avenue. The Heron Gate redevelopment will also include the development of a new City park and three privately-owned public spaces.

The site and surrounding area are serviced by existing bus routes including Route 44 between Billings Bridge and Hurdman, Route 46 between Hurdman and Billings Bridge Station, Route 140 between Heron Park and Billings Bridge and Route 291 between Hurdman and Herongate. All four routes rely on transit stops at the intersection of Heron Road and Baycrest Drive. The City's Official Plan also identifies Heron Road as a future Bus Rapid Transit (BRT) Transitway, and a station is planned at the intersection of Heron Road and Baycrest Drive.

### **Brief Site History**

In 1959, the Soeurs de la Congrégation de Notre-Dame (the Sisters of the Congregation of Our Lady, "CND") purchased the site. In collaboration with the Oblate Fathers of Mary Immaculate, the CND developed a convent and educational campus. Designed in the Modern style by a well-known local architecture firm, Murray and Murray Architects, the campus included a chapel, convent, novitiate residences, community spaces, a school, residences, library, gymnasium, and an administrative building. The Modern style transcended to the campus' landscape design as seen with the campanile (a prominent concrete bell tower), the courtyards, and the integration of landscaped elements.

When the Campanile Campus closed in 1973, the Government of Canada acquired the property for use as a federal training centre (aka the Federal Study Centre). The centre provided training to public servants for 40 years until it was declared surplus in 2014. The site remained vacant following the closure of the Federal Study Centre.

In 2020, the federal government transferred the property to Canada Lands Company Limited (CLC) to dispose of the lands and lead its redevelopment.

The City added the property to the City's Heritage Register on January 17, 2023, identifying the site as a candidate for designation under Part IV of the *Ontario Heritage Act*.

In August 2024, the federal government listed the property on the Canada Public Land Bank, a mapping tool to identify surplus and underutilized federal properties with the potential for housing development.

### **The Master Plan**

In 2021, CLC initiated a master plan process to reimagine the site as a mixed-use community and plan for its transformation. The outcome of the process was the creation of a Master Plan developed with stakeholders and a Public Advisory Community. The details of the master plan's public consultation process are summarized in the discussion section of this report.

The [Master Plan](#) is a high-level document that outlines the vision and guiding principles for the redevelopment of the site. The Master Plan envisions the site as mixed-use community that "prioritizes human-centric design in a cohesive campus...conserves the past in unique ways and accommodates a variety of living, working, learning and recreating environments" (CLC, 2022). The Master Plan's five principles that will guide development are: sustainability/open space; heritage conservation; mid-rise community; community amenities; and affordability.

The Master Plan also includes a preferred development plan that shows how the site may redevelop in the future. Based on this preferred development plan, CLC submitted applications for a Zoning By-law Amendment and Plan of Subdivision in April 2023 to facilitate future development. Following the federal government's announcement in August 2024 to list the site on the Canada Public Land Bank, CLC revised the development plan to provide additional opportunities for housing. The updated concept plan is shown in Document 4. CLC further requested that the Plan of Subdivision application be placed on hold and the Zoning By-law Amendment application be revised to reflect the updated concept plan.

It is important to note that City Council is not approving the Master Plan. The document informed the subject Zoning By-law Amendment application and will guide CLC's ongoing work with developers and future applications. While CLC intends for development to be consistent with the Master Plan, they also have the discretion to consider changes that align with the Master Plan's guiding principles.

## **Summary of proposal**

The Zoning By-law Amendment application is the first step in the approval process to facilitate the redevelopment of the site from an institutional campus to a mixed-use community. The application seeks to implement the Master Plan's vision and guiding principles in advance of a specific development proposal.

To demonstrate how the site could redevelop based on the proposed zoning, heritage conservation approach, and the Master Plan, the applicant prepared an updated concept plan as shown in Document 4. The updated concept plan contemplates the retention and adaptive reuse of nine of the 12 existing buildings on site and shows how the site could accommodate approximately 1,100 residential dwelling units and 7,600 square metres of non-residential uses in low to mid-rise buildings (three to nine storeys). The exact number of dwelling units and gross floor area for non-residential uses will be confirmed at the time of future Site Plan Control and/or Plan of Subdivision applications.

CLC intends for 20 per cent of the residential dwelling units on site to be affordable. The updated concept plan demonstrates that the site could accommodate approximately 1,100 residential dwelling units, which would equate to 220 affordable housing.

The site's heritage conservation will be guided by the designation by-law and the Conservation Design Guidelines (Document 7) that were prepared by ERA Architects Inc. in consultation with Heritage Planning staff. While the Conservation Design Guidelines will not have the same statutory standing as a by-law, staff recommend a holding provision that requires developers to demonstrate compliance with the guidelines through a heritage impact assessment and approval under Section 33 or 34 of the *Ontario Heritage Act*. The conservation approach may include restoration, adaptive reuse, the construction of new additions, and selective demolition.

Once staff's recommendations are approved by Council, redevelopment of the site will necessitate additional approvals under the *Planning Act* and *Ontario Heritage Act*.

## **Summary of requested Zoning By-law amendment**

The site is zoned Minor Institutional Zone, Urban Exception 366, Maximum Height of 21 metres - I1A[366] H(21). There was a consolidation error in the Zoning By-law and the applicable Urban Exception is exception number 325. Urban Exception 325 permits an instructional facility and requires a minimum 21 metre setback from the east property line for buildings greater than 10.5 metres in height and a minimum setback of 7.5 metres from the property line for buildings under 10.5 metres in height.

The applicant proposes to rezone the site to General Mixed-Use Zone, Urban Exception XXXX, Schedule YYY, subject to a holding symbol (GM [XXXX] sYYY-h). The GM zone will permit a range of non-residential and residential uses as detailed in Document 2. To limit impacts on adjacent residential properties, the exception proposes to prohibit drive-through facilities and funeral homes and limit certain non-residential uses within 50 metres of the R1 zone.

The applicant also proposes to rezone the northwest portion of the site to a dual Open Space (O1) / Minor Institutional Zone (I1A) zone to facilitate the future development of a school and/or park.

The maximum building heights will be established through Schedule SYYY and include a “No New Buildings” area (Area E on Document 3), maximum of four storeys along the eastern property line and north of the existing chapel (Area B), six storeys along Heron Road (Area C), and nine storeys west and east of the campus core (Area D).

In addition, the exception proposes the following built form provisions to:

- Establish one lot for zoning purposes;
- Limit non-residential uses to the ground and second floors of mixed-use buildings;
- Require a minimum stepback of 2.5 metres above the fourth storey;
- Require a maximum building length of 60 metres for mid-rise buildings;
- Establish a minimum setback of 14.25 metres from a parcel zoned R1 and a minimum distance of 3.0 metres from the proposed O1 zone.

A holding provision is also proposed to limit development until the following conditions are met:

- a) Approval of a Heritage Impact Assessment to ensure development is consistent with the Conservation Design Guidelines (Document 7);
- b) Confirmation of adequate municipal servicing; and
- c) Conveyance of parkland through a future Site Plan Control and/or Plan of Subdivision application.

## **DISCUSSION**

### **Public consultation**

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

Between August 2021 and June 2022, CLC engaged the public and stakeholders through an online website, online discussion forum, questionnaires (online and hard copy), informational YouTube videos, and meetings with the Alta Vista Community Association (AVCA) and former City Councillor Jean Cloutier. CLC also established a Public Advisory Committee in August 2021 consisting of representatives from the Alta Vista Community Association, Guildwood Estates Community, City staff, the councillor's office, and other local and student representatives. The Public Advisory Committee met five times and toured the site on November 5, 2021.

A virtual public workshop was held on February 10, 2022. 150 participants attended the workshop, which included a presentation of four redevelopment options and facilitated discussions in virtual breakout rooms.

A second virtual public meeting was held on April 13, 2022, to present and receive feedback on the draft preferred concept. The session included a presentation and moderated question and answer period with a panel of project team members. Approximately 100 participants attended the two-hour session, and 30 individuals completed a follow up questionnaire.

A Public Information Meeting was held and organized by the AVCA on May 9, 2022. 31 community members attended the meeting including the AVCA executive, former City Councillor, Jean Cloutier, and Tim Murray, the architect who designed the Campanile Campus. The meeting included a presentation on the draft preferred concept and a question-and-answer period.

A Public Open House was held at the site on June 4, 2022, and included a self guided tour through the site and 5 programmed kiosks that covered the following themes – project overview, heritage, school, open space and stormwater management, and built form and urban design.

Approximately 78 comments were received during the circulation of the Zoning By-law Amendment application related to:

- impacts from the increase in building height;
- compatibility with the existing low-rise residential neighbourhoods

- conformity with the City's Official Plan direction for Neighbourhoods;
- conservation of the existing buildings on site;
- viability of adaptive reuse;
- increased density ahead of secured funding for bus rapid transit along Heron Road.

For this proposal's consultation details, see Document 6 of this report.

### **Official Plan designation(s)**

As per Schedules A and B3 of the Official Plan, the site is designated Minor Corridor and Neighbourhood in the Outer Urban Transect. The Minor Corridor designation applies to the portion of the site abutting Heron Road (i.e., 120 metres from the centreline of Heron Road) and the remainder of the site is designated Neighbourhood and subject to the Evolving Neighbourhoods Overlay.

Heron Road is identified as an Arterial Road on Schedule C4 and a Bus Rapid Transit (BRT) Transitway – At-Grade Crossing on Schedule C2 with a planned station at the intersection of Heron Road and Baycrest Drive.

The Official Plan allocates 47 per cent of the city-wide growth to the built-up portion of the urban area and directs intensification to Hubs, Corridors, and adjacent lands in Neighbourhoods with existing municipal services. A residential density target of 40 to 60 dwellings per net hectare is contemplated for the Outer Urban Transect.

The Official Plan directs the City to designate properties with cultural heritage value in all areas of the city to recognize and protect urban, suburban and rural histories (Section 4.5.1.12). Designation under the *Ontario Heritage Act* is not intended to discourage intensification. Instead, the Official Plan requires the proposed development to conserve the defined cultural heritage value and attributes of the property while balancing the City's intensification objectives (Section 4.5.2.1 and Section 4.5.2.3).

The Official Plan includes design policies to enable the sensitive integration of new development while meeting intensification targets. Along Corridors, development should frame the adjacent street and provide an appropriate setback (Section 4.6.5.2). Mid-rise buildings shall respond to context and transitions between mid-rise buildings and adjacent, low-rise properties will be achieved through the stepping down of buildings and setbacks (Section 4.6.6.2).

The Outer Urban Transect consists of neighbourhoods with predominantly classic suburban built form and land use characteristics. The Official Plan provides direction to



recognize existing suburban patterns while guiding the area's gradual evolution towards an urban model (Section 5.3.1.1).

The Corridor designation applies to lands along streets planned for higher density, mixed-use developments that are supportive of transit and active transportation. The Official Plan permits a mix of land uses within the Corridor designation and building heights of up to six storeys in the Outer Urban Transect.

The Official Plan provides direction for development within the Neighbourhood designation. Maximum building heights are low-rise except where the existing zoning or secondary plans allows for greater building heights; or in areas already characterized by taller buildings (Section 6.3.1.2). A range of residential and compatible small-scale non-residential uses are permitted in the Neighbourhood designation (Section 6.3.3).

The Evolving Neighbourhood Overlay is applied to Neighbourhoods close to Hubs and Corridors. The Official Plan provides direction that where an Evolving Overlay is applied, development should generally include urban built form and site design attributes including shallow front yard setbacks, higher lot coverages, minimum building heights of two storeys, minimal functional side yard setbacks, and no or limited parking (Section 5.6.1.6).

### **Other applicable policies and guidelines**

#### Transit-Oriented Development Guidelines

The Transit-Oriented Development Guidelines are council-approved guidelines that apply to development applications within 600-metre walking distance of a transit station (existing and planned). Heron Road is identified as a Bus Rapid Transit Corridor on Schedule C2, and a future station is proposed immediately south of the site at the intersection of Heron Road and Baycrest Drive. The guidelines provide direction on land use, site layout, built form, pedestrians and cyclists, parking, and streetscape.

#### **Heritage Designation**

The Department is also recommending that Council designate the property under Part IV of the *Ontario Heritage Act* for its cultural heritage value as example of an intact modernist campus. Staff's recommendation to designate the property will be presented to Built and Heritage Committee on October 8, 2024, via report ACS2024-PDB-RHU-0073.

Staff are also recommending that Council endorse the Conservation Design Guidelines (Document 7) to guide the review of future development applications, including heritage permits applications. The Conservation Design Guidelines divide the site into four areas

and assign specific guidelines to each area (i.e., Campus Core, Campus, Campus Edge, and New Construction). The proposed Zoning By-law Amendment application complies with the Conservation Design Guidelines which seek minimal intervention in the Campus Core. The proposed schedule preserves the three courtyards and central quadrangle by prohibiting new buildings in Area E and limits building heights to protect views towards the chapel (See Document 3).

The Conservation Design Guidelines contemplate a “Lower Impact Approach” and a “Higher Impact Approach” to the site’s conservation but also recognize that there are a range of conservation options between the two. The Lower Impact Approach would involve minimal intervention to the existing buildings and landscape features, whereas the Higher Impact Approach would employ a higher amount of intervention while conserving the site’s heritage value. As detailed in the Conservation Design Guidelines, applications that pursue the Higher Impact Approach would need to demonstrate that the Lower Impact Approach is not feasible and that the proposal conserves the cultural heritage value and meets the applicable guidelines.

Once Council designates the property, a permit under of the *Ontario Heritage Act* may be required prior to any demolition, new construction, and/or alterations on site. A heritage impact assessment will be required to evaluate the proposal and demonstrate compliance with the Conservation Design Guidelines. A holding provision has been added to the proposed zoning to address this.

## **Planning Rationale**

### Land Use

The proposed Zoning By-law Amendment application will facilitate the redevelopment of the site from a derelict institutional campus to a mixed-use community. The introduction of residential and non-residential uses aligns with the Official Plan’s broad policy direction to integrate economic activities with residential land uses and support the emergence of 15-minute communities.

Section 6.3.2 Policy 7 permits sites that are underutilized or that contain non-residential uses to convert to residential, provided the following conditions are met: a) The proposed development includes the majority of its site as low-rise missing middle housing typologies; b) the intent of the growth management requirements of Section 3 are met; c) the proposed development includes an affordable housing component meeting Section 4.2 and provides a non-residential component such as community infrastructure or local retail and commercial services; and d) Industrial or commercial sites, such as shopping centre redevelopments, that are located within the

Neighbourhood designation do not fall under this policy and must rely on the direction of Subsection 3.2, Policy 6).

The proposal meets the above conditions to support the conversion from an institutional to a mixed-use site as follows:

- a) Section 6.3.2 Policy 7 a) assumes a maximum low-rise building height in the Neighbourhood designation and does not contemplate situations where existing height permissions are greater as per Section 6.3.1 Policy 2.
- b) The site is located within an existing built-up area and exceeds the net residential density target for the Outer Urban Area.
- c) The proposed development includes 20 per cent affordable housing units and non-residential and community uses, include a range of commercial and service uses, a park and potentially a future school site.

Within the Neighbourhood designation, the Official Plan permits compatible and complementary small-scale non-residential uses and services (Section 6.3.1 Policy 4). The list of proposed permitted uses detailed in Document 2 was developed to allow for a mix of uses that support the residential density while limiting potential nuisance to residential uses. The proposed exception also includes provisions to limit the scale and proximity of some non-residential uses to lands zoned Residential Density 1 (R1).

To ensure that redevelopment of the site remains predominantly residential, the proposed exception also includes a provision that requires a building to be entirely residential or a mixed used. This provision does not apply to specific non-residential uses listed in the urban exception, including but not limited to a recreational and athletic facility and residential care facility, which could occupy an entire building. The purpose of this exemption is to support the adaptive reuse of the existing buildings on site. Further, to encourage ground floor uses that foster street-level activity, the proposed exception includes a provision that restricts non-residential uses to the ground floor or the second storey of a mixed-use building. This provision does not apply to commercial-only buildings or to the portion of the site designated Minor Corridor (i.e., 120 metres from the centreline of Heron Road) to provide flexibility for the internal mix of uses.

### Building Heights

The Zoning By-law Amendment application seeks to introduce a new height schedule as shown in Document 3. The schedule proposes low and mid-rise building heights with consideration given to heritage attributes, adjacent land uses, and the Official Plan policy framework for Minor Corridors and Neighbourhoods.

The proposed height schedule is consistent with the Conservation Design Guidelines (Document 7). No new development is permitted in Area E as shown in Document 3, which includes the chapel, central courtyard with the campanile and novitiate courtyards. Prohibiting development in this area maintains the cohesive modernist design of the campus core and protects key views, including the view looking north from the campus entrance towards the chapel. A maximum building height of three-storeys (11 metres) is proposed for Area A, which applies to the former convent of Notre Dame School. Maximum building heights are limited to 6-storeys (20 metres) along Heron Road, which conforms with the policy direction for Minor Corridors in the Outer Urban Transect.

For the remainder of the site, which is subject to the Neighbourhood designation, the height schedule proposes a maximum building height four storeys (14 metres) in Area B and nine storeys (30 metres) in Area D. The limit of four storeys in Area B achieves a transition between the proposed mid-rise buildings and existing low-rise development to the east. Area B also applies to the portion of the site north of the chapel to maintain views of the silhouette of the chapel's roof.

The schedule proposes nine storeys (30 metres) in Area D in strategic locations, framing the campus core. While the Official Plan provides general policy direction that Neighbourhoods shall be low-rise, Section 6.3.1 Policy 2 recognizes that there are cases where additional height is permitted. More specifically, additional building height is permitted where: a) the existing zoning or secondary plans allows for greater building heights; or b) in areas already characterized by taller buildings. Staff note that through Omnibus 2.0, the City proposes to amend this policy to clarify that Section 6.3.1 2 b) applies to areas with existing taller buildings within the Neighbourhood designation. The subject site is one of the cases that falls under the above policy as the existing zoning permits a maximum building height of 21 metres subject to a minimum 21 metre setback from the east property line. This equates to seven storeys for a residential building and approximately six storeys for a mixed-use building. Since the Official Plan classifies "mid-rise" as being between five and nine full storeys, the existing zoning permits mid-rise building heights as-of-right. The increase in building height from 21 metres (six storeys) to 30 metres (nine storeys) constitutes an increase in the same height category (i.e., mid-rise) and does not require an Official Plan Amendment as per Section 3.2 Policy 14.

The increase in height is compatible with the existing context as demonstrated with the shadow analysis submitted with the application. The analysis visualizes shadows produced from the proposed building heights and shows that there are limited impacts on adjacent properties, including the City-owned parkland located to the west and north and the existing low-rise development to the east. Despite introducing nine storey

building heights, there is minimal to no new shadow impact between the proposed and the as-of-right building envelope. In terms of impacts to the Minor Corridor, there are no new net shadows on Heron Road.

Concerns were raised regarding the arrangement of maximum heights and densities on site. As proposed, the tallest mid-rise buildings (up to nine storeys) will be located to the west and northeast of the campus core. Low-rise buildings of up to four storeys will be located north of the chapel to maintain the view of the chapel's roof and along the northeast property line to establish a transition to adjacent low-rise development. Mid-rise buildings of up to six storeys will be located within the Corridor along Heron Road. Section 6.2.1 Policy 2 of the Official Plan directs development within the Corridor to locate the maximum permitted building heights and highest densities close to the Corridor. Within the portion of the site that is designated Minor Corridor, the tallest buildings (i.e., six storeys) is proposed closest to the corridor. The configuration of maximum heights and densities is the result of the dual Official Plan designation (Minor Corridor and Neighbourhood), irregular lot shape, and heritage attributes on site. The Official Plan limits maximum buildings heights to six storeys along Minor Corridors and does not allow for increases without an Official Plan Amendment. In contrast, Section 6.3.1 Policy 2 and Section 3.2 Policy 14 permit the proposed nine storey building height in the Neighbourhood designation.

### Density

The proposed Zoning By-law Amendment will facilitate the redevelopment of an underutilized site in a built-up area served by municipal infrastructure (Section 2.2.1 Policy 1 and Section 3.2 Policy 3). The proposal meets the Official Plan's growth management requirements and supports the evolution of a 15-minute neighbourhood by providing a variety of housing options and permitting non-residential and commercial uses. The Official Plan establishes a target density of 40 to 60 dwelling units per hectare for the Outer Urban Transect. The Official Plan notes that individual and large sites may exceed this target as they can accommodate additional density. The updated concept plan demonstrates that the redevelopment of the site could achieve a net residential density of 150 dwelling units per hectare.

The proposed intensification is also supported by existing bus transit and planned bus rapid transit (BRT) along Heron Road. The Official Plan identifies Heron Road as a future BRT corridor (Heron Road/Walkley Road BRT Corridor) and a planned station is identified south of the site at the intersection of Heron Road and Baycrest Drive. While the funding of the BRT corridor is yet to be confirmed and approved by Council, the Provincial Policy Statement and Official Plan direct growth to areas with existing or planned transit.

The development is expected to unfold gradually. Details regarding transportation impacts will be assessed at the time of each Site Plan Control and/or Plan of Subdivision application.

### Built Form and Transition

Due to the site's heritage attributes and the need to ensure that development is compatible and complements the campus, built form and transition requirements will be directed by the Conservation Design Guidelines. The Guidelines divide the site into four areas (Zone A: Campus Core, Zone B: Campus; Zone C: Campus Edge, and Zone D: New Construction) and assign guidelines and conservation objectives based on the heritage attributes located in each area. The guidelines include but are not limited to directions on scale, step backs, openings, and materiality. A holding provision is proposed requiring the approval of a Heritage Impact Assessment to ensure development is consistent with the Conservation Design Guidelines.

The proposed height schedule achieves an appropriate transition as per Section 4.6.6 Policy 2. The limit of four storeys along the east property line establishes a transition zone between the mid-rise heights within the campus and the adjacent, existing low-rise residential development. The proposal also includes a 14.25 metre-wide Open Space (O1) zone along the north and east property lines. This area is referred to as the "blue-green corridor" in the Master Plan and is intended to accommodate stormwater management infrastructure, landscaping and pedestrian walkways. While transition is not required between low-rise building typologies, the presence of the O1 zone along the east property line provides a 17.25 metre separation distance (3.0 metres setback plus 14.25 metre wide O1 zone) from the east lot line. Further south, the height schedule proposes a maximum of six storeys. The updated concept plan contemplates the development of an 18-metre right-of-way that encircles the campus core. The presence of a road would result in new mid-rise buildings (i.e., max of six storeys) being at least 35.25 metres from the existing properties to the east (18 metre right-of-way and 3 metre setback and 14.25 metres O1 zone).

Except for the proposed setbacks from the east property line, the Zoning By-law Amendment application maintains the standard setbacks in the General Mixed Use (GM) zone. This includes a 3-metre front yard setback, which is appropriate for a mid-rise building along Heron Road that contains commercial uses at-grade. The proposed urban exception also includes provisions to guide the scale and massing of mid-rise buildings:

- Minimum stepback of 2.5 metres after the fourth storey;
- Maximum building length of 60 metres for mid-rise buildings;

Together with the maximum height schedule and the Conservation Design Guidelines, the above provisions ensure that mid-rise buildings are designed to frame the street, minimize impacts on the public realm, and allow for mid-block connections to break up massing as per Section 4.6.6 Policy 7.

Staff support the proposed removal of the minimum Floor Space Index of 2 that is required for the GM zone. The site-specific maximum height schedule, built form provisions, and heritage conservations guidelines are effective tools to guide development and achieve compatible integration and transition.

### Transportation and Site Circulation

Vehicular access is currently provided from an existing driveway that extends north from the intersection of Heron Road and Baycrest Drive. The existing driveway connects to the large surface parking lot to the east of the site, through the adjacent property (1485 Heron Road) to the west and extends further north through the site. The updated concept plan depicts how access could be provided with a new ring-road that wraps around the campus core and terminates with a cul-de-sac to the west at the end of the future school and/or park block. The creation of the conceptual ring road would require an access easement to the land to the south (1485 Heron Road), which is not currently owned by CLC. The confirmation of this easement, or the exploration of alternative options, will need to be addressed through the future Site Plan Control and/or subdivision process.

The Official Plan provides direction to establish internal circulation networks where large sites are redeveloped. Section 4.6.6 Policy 5 speaks to establishing a public street grid or equivalent pedestrian and cycling network. Similarly, the Official Plan requires the establishment of an enhanced circulation network for sites designated Minor Corridor that are greater than one hectare in area (Section 6.2.1 Policy 2). These policies will inform the design and development of an internal road network as part of future Site Plan Control and/or Plan of Subdivision applications. The details associated with the road design, ownership, cycling facilities, underground parking, and pedestrian connections will be determined and reviewed at that time.

The Transportation Impact Assessment (TIA) submitted with the application estimates that the conceptual development will generate 394 net new auto trips in the morning peak hours and 337 net new auto trips in the afternoon peak hours. Without the BRT along Heron Road, at the full buildout of the development, intersections in the study area are projected to operate with acceptable levels of service except for the following intersections: Heron Road at Bank Street, Heron Road at Alta Vista Drive, Heron Road at Baycrest Drive and Walkley Road at Bank Street. The TIA recommended intersection

design improvements for Heron Road and Baycrest Drive with the Heron Road BRT corridor project, which will improve transit capacity and increase transit mode share.

The timeline for the full build out of the site is unknown but the redevelopment is expected to occur in phases. To accommodate a higher transit mode share, it will be important to implement City projects as outlined in the ultimate transit network, including completing the BRT on Heron Road and extending the Baseline BRT, which are subject to Council approval and funding.

Depending on the timing of future development and the Heron Road BRT corridor project, design improvements for this intersection may be required with subsequent applications. Road modifications will be confirmed and reviewed through future Site Plan Control and/or Plan of Subdivision applications.

#### Parkland Dedication

The Zoning By-law Amendment application proposes to rezone the northwest corner of the site Open Space (O1) / Minor Institutional (I1A). City staff identified this area as the preferred location for a future park as it will consolidate with the existing city-owned parkland to the north and west (Orlando Park and the Orlando Park Annex). CLC also identified the northwest corner for a future school as part of the Master Plan process and is having ongoing discussions with school boards to reserve the land.

If a school redevelops in this location, the City will require a minimum of 5000 square metre of land abutting Orlando Park for parkland dedication. This represents a portion of the parkland dedication requirement for the site and the remainder will be determined as part of future development applications. A holding provision is included to address this requirement and would be lifted upon the conveyance of either the entire Open Space / Minor Institutional zone or a minimum 5000 square metre block for a future City park.

Staff note that the City may require an agreement between the school board and City for the shared use of the school's recreational amenities and parking. This requirement and the details of the agreement will be confirmed as part of subsequent development applications when the future of the northwest corner of the site is known.

#### Natural Heritage Feature

The Environmental Impact Statement (EIS) submitted in support of the application evaluated the 1.5-hectare woodland/marsh feature located at the northwest corner of the site. The EIS confirmed that the feature was not a significant wetland and did not meet the criteria for significance under Section 2.4.4 of the Official Plan. The feature exhibited low quality habitat based on the presence of invasive species and fragmentation. The future development of the northwest portion of the site (i.e., school



and/or park) will result in the permanent loss of the feature. As part of future applications, the City and/or Rideau Valley Conservation Authority may require a wetland compensation plan for its removal.

The woodland feature at the northwest corner of the site will be retained until plans to develop a school and/or park are confirmed. The City will require and enforce tree compensation planting as part of future Site Plan Control and/or Plan of Subdivision applications.

### Servicing and Stormwater Management

The Adequacy of Services Report submitted with the application evaluated the City's existing water, sanitary and stormwater infrastructure and confirmed that there are no servicing constraints identified for the proposed Zoning By-law Amendment application.

Future development will require two connections to an existing watermain along Heron Road and a connection to an existing sanitary sewer within Heron Road. While the current sanitary system has capacity, Asset Management Services confirmed that it may be limited downstream on Walkley Road and Don Reid Drive in the future. Depending on the timing of future applications and estimated wastewater flows, a system upgrade may be required. Staff recommend the inclusion of a holding provision to ensure that capacity is confirmed prior to development.

The existing storm sewer outlet along Heron Road can accommodate stormwater from the future development. The concept plan also contemplates the development of a 14.25-metre-wide green corridor along the north and east property lines that could provide stormwater management infrastructure for quantity control. The details of any stormwater facility, including design and ownership, will be determined and reviewed at the time of a Plan of Subdivision and/or Site Plan Control application.

### Other Technical Matters

A Heritage Character Analysis and Conservation Strategy was prepared by ERA Architects Inc. to inform the heritage aspects of the redevelopment. The report documents the site's history and attributes. In combination with the Conservation Design Guidelines (Document 7), the report provides direction on conservation approaches and how to mitigate impacts on the existing campus. Both documents demonstrate that the site can accommodate new development while conserving the site's cultural heritage value.

The Roadway Traffic Noise Feasibility Assessment evaluated roadway traffic noise and concluded that noise mitigations will likely be required according to the provincial environmental noise guidelines. The following mitigation measures will need to be

incorporated into the design of buildings and subsequent approvals: upgrading building components for buildings along Heron Road, the provision of central air conditioning and forced air heating, and warning clauses on lease, purchase and sale agreements.

### **Provincial Policy Statement**

The proposal is consistent with the 2020 Provincial Policy Statement and 2024 Provincial Planning Statement. Staff note that the 2024 Provincial Planning Statement will come into force on October 20, 2024, and as of that date, will replace the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

N/A

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Carr is aware of the application related to this report and has submitted the following comment:

I am supportive of the re-zoning application as presented. The development has been vacant since 2012 and offers much potential for redevelopment that is consistent with the heritage designation afforded to this “campus”.

### **LEGAL IMPLICATIONS**

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment. If Council determines to refuse the amendment, reasons must be provided. It is anticipated that a hearing of three to five days would be required. It would be necessary for an external planner to be retained and possibly also an external architect or professional with expertise in urban design.

### **RISK MANAGEMENT IMPLICATIONS**

There are no anticipated risk management implications associated with the recommendations of 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.

The current servicing system has capacity for the proposed development. However,

sanitary capacity may be limited on downstream on Walkley Road and Don Reid Drive in the future. Capacity requirements will be re-evaluated and reserved at the time of a Plan of Subdivision and/or Site Plan Control application and sanitary system upgrades may be required depending on the timing of the applications. Staff recommend the inclusion of a holding provision to ensure that this matter is addressed prior to development.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

### **ACCESSIBILITY IMPACTS**

There are no anticipated accessibility impacts associated with the Zoning By-law Amendment application.

City staff will continue to circulate the City's Accessibility Advisory Committee on future Plan of Subdivision and/or Site Plan Control applications, which will determine site design details including parking, sidewalks, and pedestrian connections to open spaces and buildings. Development will be subject to the applicable accessibility standards under the *Accessibility for Ontarians with Disabilities Act (AODA)* and the Ontario Building Code.

### **ENVIRONMENTAL IMPLICATIONS**

The Phase One and Phase Two Environmental Site Assessments provided with the application confirmed that soil and groundwater samples complied with applicable provincial policies and did not recommend further investigation or remediation. The filling of a Record of Site Condition will be required prior to the issuance of a building permit due to the conversion to a more sensitive land use.

The EIS also evaluated impacts that future development may have on wildlife habitat, wildlife, and species at risk (SAR) within 120 metres of the site. Potential nesting habitat for barn swallows and SAR bat maternity roost habitat were identified and potential habitat for eastern milksnake and monarch were observed on site - both of which are species of conservation concern. The EIS recommended various mitigation measures that will be incorporated into future Site Plan Control applications and construction plans to reduce impacts to wildlife and natural features.

## **INDIGENOUS, GENDER AND EQUITY IMPLICATIONS**

The subject site was purchased by the Soeurs de la Congrégation de Notre Dame in 1959 and developed as a convent and educational campus until 1973. The Soeurs de la Congrégation de Notre Dame was a Roman Catholic order founded by Marguerite Bourgeoys in 1657. In partnership with the Sulpician priests, Bourgeoys established and operated a missionary school for Indigenous girls, known as Mountain Mission, in the 1670s (Congrégation de Notre-Dame, 2021). Early mission schools, such as the one established by Bourgeoys, were part of original settler colonial efforts to assimilate Indigenous children into Euro-Canadian culture. These schools were a precursor to contemporary residential schools and Indian Residential School system, in which the Roman Catholic Church and many of the orders were involved. These schools and the residential school system had lasting negative impacts on Indigenous communities.

While research did not reveal a direct connection between the subject site and the residential school system, it is important to acknowledge the connection to the Soeurs de la Congrégation de Notre Dame. This connection and the order's history of settler efforts to assimilate Indigenous children is outlined in the report related to the designation of this property under the *Ontario Heritage Act*.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2023-2026 Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.
- A city that is green and resilient.
- A city with a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0030) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the time between the applicant's resubmissions and the revisions required to address heritage, urban design and planning comments.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule SYYY

Document 4 Updated Concept Plan

Document 5 Aerial Renderings

Document 6 Consultation Details

Document 7 Guildwood Residents Alliance Comments

Document 8 1495 Heron Road Conservation Design Guidelines

## **CONCLUSION**

The Zoning By-law Amendment application is consistent with the policies of the Provincial Policy Statement (PPS) and conforms to the City's Official Plan. As discussed in this report, the Zoning By-law Amendment application is the first step in the approval process to facilitate the redevelopment of the site from an institutional campus to a mixed-use community. The application seeks to implement CLC's Master Plan and its guiding principles by permitting a range of residential, institutional and non-residential uses. Through a site-specific height schedule and built form provisions, the proposed amendment conserves the site's heritage attributes and provides an appropriate transition to the existing low-rise residential properties located to the east of the site. Subsequent *Planning Act* applications, including Site Plan Control and/or Plan of Subdivision applications will provide additional details on the redevelopment of the site, including but not limited to new buildings, retrofits and/or additions to the existing buildings, amenity spaces, and parking. For the reasons outlined in this report, the proposal represents good planning, and the Planning, Development and Building Services Department recommends that Council approve the proposed amendment to Zoning By-law 2008-250.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

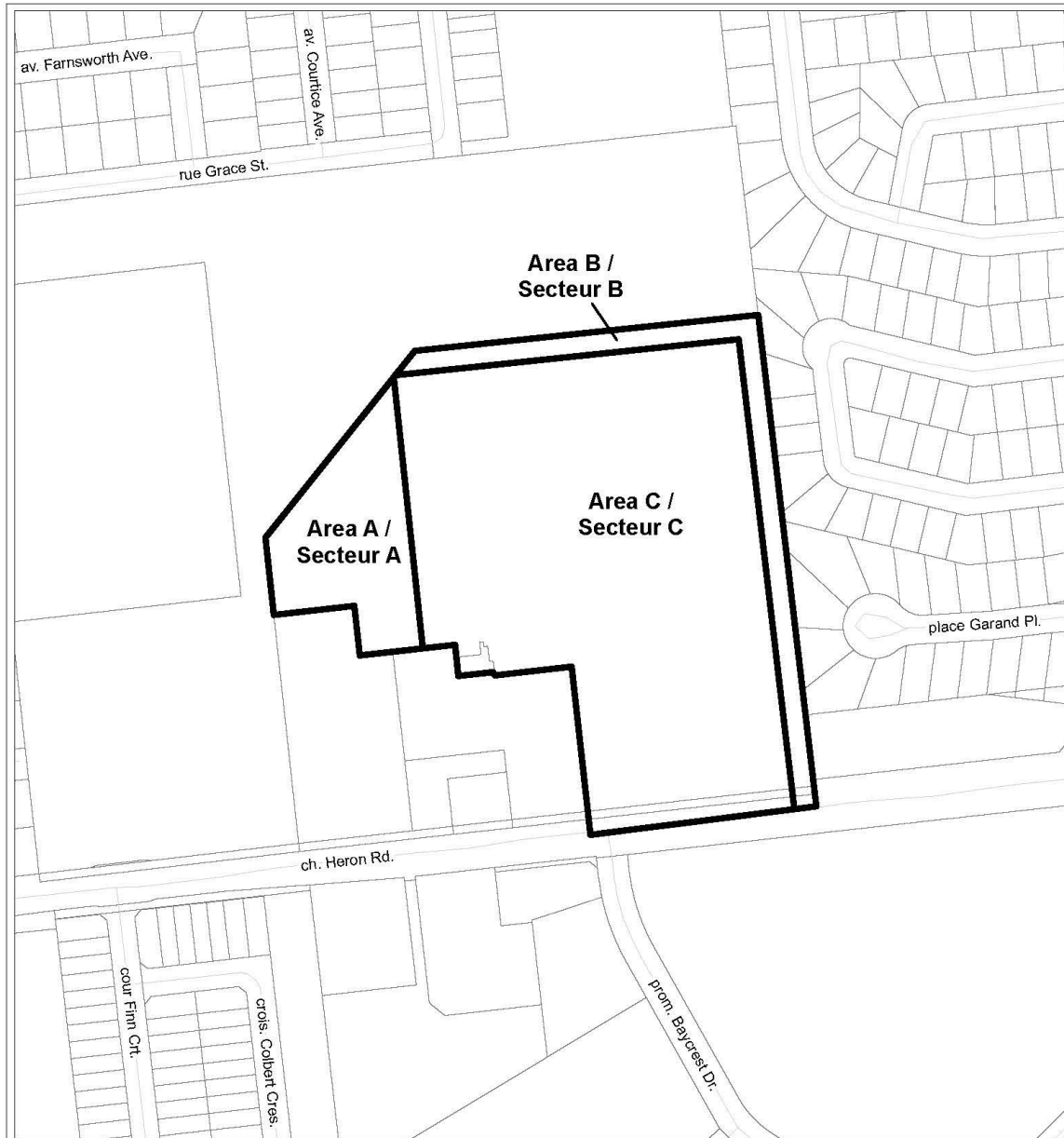
Zoning and Interpretations Unit, Policy and Community Planning Branch, Planning Services to prepare the implementing by-law and forward to Legal Services.

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

Planning Operations, Planning Services to undertake the statutory notification.

*\*Note: A Minor correction was made to this report further to the City Clerk's Delegated Authority, as set out in Schedule C, Section 8 of Delegation of Authority By-Law 2024-265 Community Association comments were inadvertently omitted on page 48 of the staff report"*

Document 1 – Location Map / Zoning Key Map



D02-02-23-0030

24-1031-D

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REVISION / RÉVISION - 2024 / 09 / 18

LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

**1495 ch. Heron Road**



Area A to be rezoned from I1A[325] H(21) to O1/I1A[zzzz]-h  
Le zonage du secteur A sera modifié de I1A[325] H(21) à O1/I1A[zzzz]-h  
Area B to be rezoned from I1A[325] H(21) to O1  
Le zonage du secteur B sera modifié de I1A[325] H(21) à O1  
Area C to be rezoned from I1A[325] H(21) to GM[xxxx] SYYY-h  
Le zonage du secteur C sera modifié de I1A[325] H(21) à GM[xxxx] SYYY-h



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1495 Heron Road:

1. Rezone the lands as shown in Document 1.
2. Add a new Schedule to Part 17 – Schedules as Shown in Document 3
3. Add a new exception [XXXX] to Section 239, Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zoning, add the text, “GM[XXXX] SYYY-h”
  - b. In Column III, Exception Provisions – Additional Land Uses Permitted, add the text:
    - i. Broadcasting studio
    - ii. Cinema
    - iii. Hotel
    - iv. Museum
    - v. Park
    - vi. Parking garage
    - vii. Production studio
    - viii. Theatre
  - c. In Column IV, Exception Provisions – Land uses Prohibited, add the text:
    - i. Drive through facility
    - ii. Funeral home
  - d. In Column V, Exception Provisions – Provisions, add the following text:
    - i. Cinema is permitted subject to a maximum of three theatres.
    - ii. Hotel is permitted subject to a maximum of 100 guest rooms.
    - iii. Parking garage is permitted provided it is below grade.
    - iv. Theatre is permitted in Building F shown on Schedule SYYY
    - v. All parcels subject to exception XXXX are considered one lot for zoning purposes.

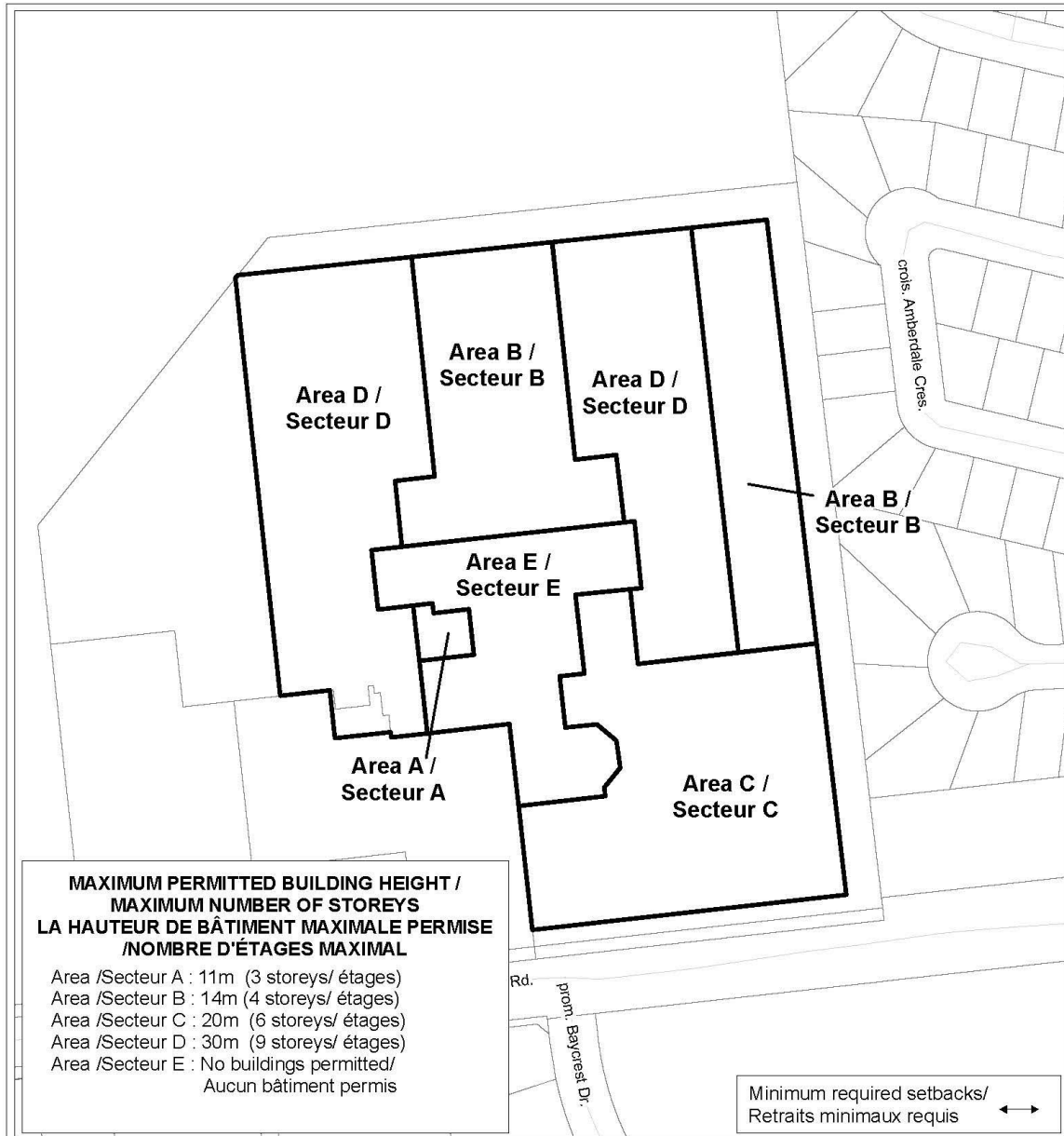


- vi. Maximum building heights are as per Schedule SYYY.
- vii. No buildings are permitted in Area E on Schedule SYYY. This provision does not apply to below grade structures or parking.
- viii. Buildings must contain residential dwelling units except for the uses listed below, which can be in a building that does not contain dwelling units. This provision does not apply to accessory buildings.
  - a. Broadcasting studio
  - b. Cinema
  - c. Community centre
  - d. Community health and resource centre
  - e. Hotel
  - f. Medical facility
  - g. Museum
  - h. Office
  - i. Park
  - j. Parking garage, below grade
  - k. Place of assembly
  - l. Place of worship
  - m. Production studio
  - n. Recreational and athletic facility
  - o. Residential care facility
  - p. Shelter
  - q. Theatre
- ix. Despite the list of permitted uses, the following uses are not permitted within 50 metres of lands zoned R1:
  - a. Payday loan establishment
  - b. Personal brewing facility
  - c. Restaurant
  - d. Emergency service
- x. Except for mixed-use buildings within 120 metres of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.
- xi. Minimum stepback of 2.5 metres after the fourth storey

- xii. Maximum building width and length of 60 metres for mid-rise buildings (5+ storeys)
  - xiii. Despite Section 74(3), buildings connected above the ground by features such as pedways, bridges or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
  - xiv. Minimum setback of 14.25 metres from a parcel zoned R1
  - xv. Minimum distance of 3.0 metres from a parcel or part of a parcel zoned O1 on Schedule SYYY.
  - xvi. No maximum Floor Space Index.
  - xvii. The holding symbol may only be removed from all or part of the lands subject to the “h” symbol following the completion of the following conditions:
    - a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.
    - b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services of their designate.
  - xviii. Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development and Building Code Services.
4. Add a new exception [ZZZZ] to Section 239, Urban Exceptions with provisions similar in effect to the following:
- a. In Column II, Applicable Zoning, add the text, “O1/I1A[ZZZZ] -h”


- b. In Column V, Exception Provisions – Provisions, add the following text:
- i. The holding symbol may only be removed from all or part of the lands subject to the “h” symbol following the completion of the following conditions:
    - a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.
    - b. A minimum 5000 square metre park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

**Document 3 – Zoning Schedule – Maximum Building Heights**



**MAXIMUM PERMITTED BUILDING HEIGHT /  
MAXIMUM NUMBER OF STOREYS  
LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE  
/NOMBRE D'ÉTAGES MAXIMAL**

- Area /Secteur A : 11m (3 storeys/ étages)
- Area /Secteur B : 14m (4 storeys/ étages)
- Area /Secteur C : 20m (6 storeys/ étages)
- Area /Secteur D : 30m (9 storeys/ étages)
- Area /Secteur E : No buildings permitted/  
Aucun bâtiment permis



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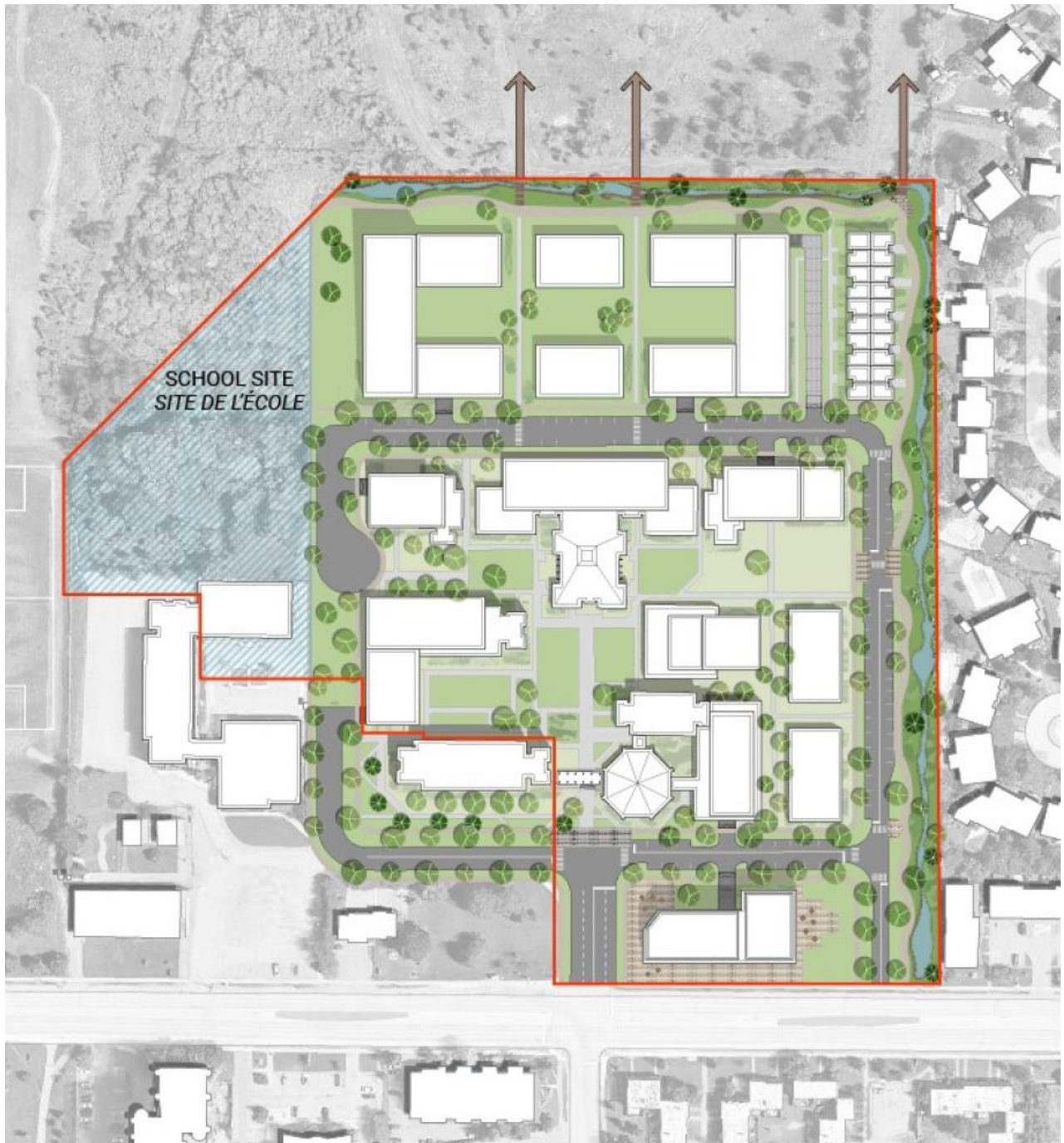
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**This is Schedule XXX to Zoning By-law No. 2008-250  
Annexe XXX au Règlement de zonage n° 2008-250**

This is Attachment \_\_\_ to By-law Number \_\_\_\_, passed \_\_\_\_, 2021  
Pièce jointe n° \_\_ du Règlement municipal n° \_\_\_\_, adopté le \_\_\_\_, 2021



Document 4 - Updated Concept Plan



**Document 5 - Renderings**



**Aerial view of the updated concept plan looking northwest from Heron Road.**



**Rendering of the updated concept plan looking northeast from the campus entrance**

## **Document 6 - Consultation Details**

### Notification and Consultation Process

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

### Public Comments and Responses

Approximately 78 comments were received during the review of the Zoning By-law Amendment application. Staff also received additional comments from the Alta Vista Community Association and the Guildwood Residence Alliance (GRA).

The following section provides a summary of the comments received, which are organized by theme and accompanied with staff responses.

### **Supportive Comments**

- Looks fantastic!
- Excitement for the redevelopment as the site has remained vacant and buildings were vandalized over the years.
- Supportive of the mix of uses and density to create a complete community.
- Supportive of the proposed building heights and open to additional height if used to incentivize affordable and social housing units.
- Recommendations for commemorating the site's history.

### Response:

Staff acknowledged comments in support of the application.

### **Heritage Concerns**

- The feasibility of adaptive reuse and retrofits due to the condition of the existing buildings.
- Accessibility concerns regarding the condition of the existing buildings.
- Presence of asbestos and mold in the existing buildings.
- The conservation of the existing buildings on site are the reason for increasing the building heights and density on site.

- Future developers will not recover the costs associated with adapting and retrofitting the existing buildings. These costs, including the costs associated with operations and maintenance were not considered.

### Response

The applicant's heritage consultant, ERA Architects Inc. confirmed that the existing buildings on site are viable for retention and adaptive reuse.

Notwithstanding the designation under the *Ontario Heritage Act*, the buildings will need to comply with the applicable accessibility requirements under the *Ontario Building Code* and *Accessibility for Ontarians with Disabilities Act*. Heritage Planning staff regularly work with property owners to renovate heritage properties to accommodate universal accessibility.

Regardless of the property's proposed designation under the *Ontario Heritage Act*, mid-rise development (between 5 and 9 full storeys) is permitted as-of-right. The proposed height schedule locates maximum building heights to limit impacts on the campus' heritage attributes and to conform with the Official Plan. Additional building height could be contemplated along Heron Road and internal to the site subject to the submission of an Official Plan Amendment and supportive studies.

Costs associated with the redevelopment of private properties are the responsibility of the applicant and future developers. The City does not consider the financial viability of a development when evaluating applications under the *Planning Act* and *Ontario Heritage Act*. The City offers two financial incentive programs for designated heritage properties – the Heritage Community Improvement Plan and the Heritage Grant Program for Building Restoration. These programs assist property owners with the costs associated with the rehabilitation, restoration, adaptive reuse and incorporation into a new development.

### **Affordable Housing Concerns**

- Lack of affordable housing units in the proposed development.
- The proposed development will not relieve the pressure on affordable housing units in the area and City.
- Rent control.

### Response



CLC intends for 20 per cent of the residential dwelling units to meet the province's definition of affordable housing. The updated concept plan demonstrates that the site could accommodate approximately 1100 residential dwelling units, which would equate to 220 affordable housing units.

The City does not have the authority to regulate ownership or rental prices through the Zoning By-law. Staff note that the City is working on an Inclusionary Zoning By-law that will require new developments in Protected Major Transit Station Areas (PMTSAs) and lands subject to a Community Planning Permit System to include affordable units. The Province has restricted the use of inclusionary zoning to these areas and further limited the provision of affordable units to a maximum of 5 per cent of the units within a development and a maximum 25-year affordability period.

### **Building Height Concerns**

- Maximum building heights of 9-storey.
- The proposal does not conform with the Official Plan, which establishes a maximum height limit of 4-storeys in Neighbourhoods and 6-storeys along Minor Corridors.
- The tallest buildings on site (i.e., 9-storeys) are located away from the Heron Road (the Minor Corridor).
- The proposed mid-rise buildings are too close to existing low-rise residential dwellings to the east.
- Shadow impacts and loss of sunlight on existing low-rise residential properties located to the east.

### **Response:**

The proposed height schedule conforms with the Official Plan. The maximum buildings heights were determined based on the campus' cultural heritage attributes, adjacent uses, and the Official Plan policy framework.

The proposal limits maximum building heights to 6-storeys within the Minor Corridor, which conforms with the policy direction for Minor Corridors in the Outer Urban Transect. The Official Plan generally limits building height to 4-storeys in Neighbourhoods; however, allows additional height where the existing zoning or secondary plan allows for greater building heights. The site's existing zoning permits a maximum building height of 21 metres, which is in the range of a mid-rise building

height. The proposed increase in building height from 21 metres (6 storeys) to up to 30 metres (9 storeys) in the portion of the site designated Neighbourhood represents an increase in the same height category and does not require an Official Plan Amendment.

As discussed in the discussion section of this report, the arrangement of maximum building heights on the site is the result of the dual Official Plan designation (Minor Corridor and Neighbourhood), irregular lot shape, and heritage attributes.

The shadow analysis submitted with the application compared the shadow impacts from the as-of-right building envelope and the proposal. The analysis demonstrates that there are no new shadow impacts on the existing low-rise residential dwellings to the east except for one test date and time (December 21 at 3 pm) where there is a new shadow is cast on Featherston Drive.

### **Transition and Built Form Concerns**

- Request that the internal courtyards be relocated to provide additional separation from the low-rise residential properties to the east.
- The proposal is incompatible and not sensitive to the low-rise residential neighbourhood.
- Concerns regarding the building design, including volume, facades, materials and colours.

### **Response:**

The internal courtyards are an existing component of campus. Relocating the courtyards would negatively impact the campus' cohesive modernist design. Further, the retention of the courtyards in their existing configuration maintains unimpeded views, including the view looking north towards the chapel.

The proposal achieves appropriate transition to the existing low-rise neighbourhood to the east through the application of the maximum height schedule, spatial separation and step backs. The proposed height schedule limits building heights to 4-storeys and 6-storeys along the east portion of the site. A 14.25 metre-wide Open Space 1 zone runs along the entirety of the east property line and separates new development from the properties to the east. The minimum separation distance from the O1 zone is 3.0 metres, which would result in new buildings being a minimum of 17.25 metres from the existing properties to the east. Further, the updated concept plan contemplates the development of an 18-metre right-of-way that encircles the campus core. The presence

of a road would result in new buildings being at least 35.25 metres from the existing properties to the east. In combination with the maximum height schedule, the separation distances and O1 zone provide conservative separation. The proposed amendment also requires that mid-rise buildings include a 2.5 metre step back above the 4<sup>th</sup> storey, which will help to create variation in design and massing.

Currently, the building design details are not known. The applicant will be required to submit building elevations and a Heritage Impact Assessment that complies with the Conservation Design Guidelines (Document 7) as part of future Site Plan Control applications. The review building design will be led by the Conservation Design Guidelines, which provide specific direction for additions and new construction including guidelines on step backs, massing, and materiality to ensure that development complements and is distinguishable from the heritage resources.

### **Concerns on Current Zoning**

- Residents contend that there is an error with urban exception.
- Residents posit that the maximum building height of 21 metres permitted under the current zoning subject to the prescribed 21 metre setback only applies to the two existing mid-rise buildings on site.

### Response:

The site is currently zoned Minor Institutional Zone, Urban Exception 325, Maximum Height of 21 metres - I1A[325] H(21). Urban Exception 325 permits an instructional facility and requires a minimum 21 metre setback from the east property line for buildings greater than 10.5 metres in height and a minimum setback of 7.5 metres from the property line for buildings under 10.5 metres in height. The site is also subject to a H-suffix limiting maximum building height to 21 metres. A brief history of the exception is as follows:

The City added the maximum height limit with the H-suffix and Exception 324 (predecessor of the current Exception 325) with By-law 93-98. The recommendation carried by Council was:

“That the exception provisions of the I1[324] zone as shown on Map 33-9 be changed to permit an increase in maximum height limit for the property, to 21 metres subject to a minimum yard setback of 21; and that instructional facility as a permitted use be added to 1491 Heron Road.”

At the Council Meeting on March 18, 1998, Council provided additional clarification through an erratum, which informed the wording of exception 324:

“clarify minimum setback of 21 metres applies to buildings greater than 10.7 metres and minimum setback of 7.6 metres from property line with maximum building height of 10.7 metres.”

The City renumbered Exception 324 to Urban Exception 325 in the 2008 through the 2008-250 Consolidated Zoning By-law. The wording of the exception was not changed.

Staff maintain that the maximum height limit of 21 metres applies to the entire site, subject to a 21-metre setback from the east property line.

**Impacts on WRENS Way - an existing woodland/park commemorating the Women’s Royal Canadian Naval Service.**

- The proposed development will negatively impact Wrens Way, including its commemorative and contemplative atmosphere.
- The proposal includes 9-storey building walls fronting on Wrens Way.
- The development will impact the wildlife observed in Wrens Way, including birds, small mammals, frogs, and toads.

Response:

The proposed height schedule permits up to 4, 6, and 9-storey building heights at certain locations along the north portion of the site. As previously discussed, a 14.25 metre-wide Open Space (O1) zone runs along the entirety of the north property line and provides appropriate separation between new development and Wrens Way to protect existing wildlife and mature trees. The as-of-right zoning requires a minimum setback of 4.5 metres from the north property line, whereas the proposed amendment would result in a minimum setback of 17.25 metres. The shadow study submitted in support of the application further demonstrates that there is minimal shadow impact between the proposed building heights and the as-of-right building envelope on Wrens Way.

The EIS submitted with the application did not identify any Species at Risk (SAR) and/or Species of Conservation Concern (SOCC) but noted that there is suitable habitat for barn swallow, SAR bats, eastern milksnake and monarch in the study area. The study concluded with a series of mitigation measures to reduce impacts to wildlife and natural features, which will be captured in future Site Plan Control applications.

## Land Use Concerns

- The proposed urban exception includes uses that were not discussed during the public consultation meetings at the time of the master plan process.
- Some of the non-residential uses are incompatible with a low-rise neighbourhood, such as hotel, parking garage, cinema, and amusement centre.
- The site should be redeveloped for seniors' residences and long-term care facilities.
- The entire site will permit commercial uses and that it should be limited to the portion within the Minor Corridor designation.
- Concerns were raised regarding the preferred location of a future school at the north-west corner of the site. Some comments indicated that the school should be located on the east portion of the site as it would reduce impacts to the adjacent low-rise residential community.

### Response:

The applicant refined the list of permitted uses based on feedback from City staff and public comments during the review of the Zoning By-law Amendment application. The applicant removed an amusement centre from the list of permitted uses and proposed the following provisions to limit the scale of certain non-residential uses: hotel subject to a maximum of 100 guest rooms (i.e., boutique hotel), below grade parking garage and, and limiting a cinema to a maximum of 3 theatres.

The proposed urban exception will permit retirement homes and residential care facilities in addition to a range of residential uses.

The purpose of the General Mixed-Use (GM) zone is to allow residential, commercial and institutional uses in the Neighbourhood and Corridor designations. The Official Plan supports the introduction of non-residential uses in the Neighbourhood and the proposed GM zoning realizes this vision while imposing standards that ensure that the uses are compatible with surrounding land uses.

During the master plan process, the applicant considered different locations for a future school. The proposed location at the northwest corner of the site was identified as the preferred location as it allows for the co-location with the existing school (St. Patrick) and the existing city-owned parkland.

## **Transportation Concerns**

- The proposal will result in increased traffic.
- The development will increase traffic at the intersection of Briar Hill Drive at Heron Road, where there are often collisions.
- There are no details for the parking requirements.
- The location of the proposed road internal to the site will impact the existing backyards located to the east of the site (noise and fumes).

### Response:

The Transportation Impact Assessment (TIA) submitted with the application was reviewed and accepted by a qualified City Transportation Project Manager. The study area intersections are projected to operate with acceptable service levels except for: Heron Road at Bank Street (AM and PM peaks), Heron Road at Alta Vista Drive (AM and PM peaks), Heron Road at Baycrest Drive (AM peak) and Walkley Road at Bank Street (AM and PM peak). The TIA recommended intersection design improvements to address future 2037 conditions, which could be coordinated with the design of the proposed Heron Road BRT corridor.

Parking requirements will be reviewed at the time of a Site Plan Control application. Reductions to the minimum parking requirements will require relief from the Zoning By-law and will need to be supported by an updated TIA and parking analysis.

The updated concept plan contemplates the development of an 18-metre right-of-way that encircles the campus core. The 14.25 metre O1 zone runs along the entire length of the east property line and would separate an internal road from the existing residential dwellings to the east. The configuration and design of an internal road will be reviewed as part of future development applications.

## **Environmental Concerns**

- Loss of amenity space and greenspace in the area.
- Removal of the woodland located at the northwest corner of the site.
- Bird strikes on tall buildings and lack of requirements for bird safe glass.
- Respect for the community and animals should be the focus rather than concerns on overdevelopment.

- The development poses a health and safety risk to humans and birdlife.
- Potential contamination, including asbestos and mold in the existing buildings.

Response:

The site is surrounded by an existing network of public parks and open spaces, including but not limited to Wrens Way to the north, Orlando Park to the west, and Heron-Walkley Park south of Heron Road. While the existing site may provide a passive recreation space to the community, it is a private property. The Zoning By-law amendment proposes to retain the existing internal courtyards, which provide opportunities for outdoor amenity space. The amendment also proposes to zone the site's north and east edges Open Space (O1) for the development of a linear corridor with landscaping, walkways, stormwater management infrastructure.

The EIS submitted with the application evaluated the 1.5-hectare woodland feature at the northwest corner of the site confirmed that it was not significant as per the City's Official Plan criteria (Section 2.4.4).

The City's Bird-Safe Design guidelines will be used to evaluate the design, landscaping and lighting design at the time of future Site Plan Control applications and if applicable, Plan of Subdivision applications.

The Phase One and Phase Two Environmental Site Assessments submitted with the application evaluated soil and groundwater and did not recommend further investigation or remediation. A Record of Site Condition will be required prior to the issuance of a building permit. The adaptive reuse and retrofit of the existing buildings on site will be undertaken in compliance with applicable federal and provincial building regulations, including those related to asbestos management.

**Consultation Process Concerns**

- CLC's master plan process was not transparent.
- The public comments did not inform the master plan, development plan and updated concept plan.
- CLC only answered selected questions during question-and-answer periods at the public meetings held during the master plan process.
- CLC did not include the Guildwood Estates residents' requests raised during the master plan process in the preferred development plan.

- The application has continued to move forward irrespective of concerns from the community and neighbours.

Response:

The statutory requirements for public notification and a public meeting (i.e., the Planning and Housing Committee Meeting) for a Zoning By-law Amendment were met.

CLC voluntarily undertook a public master plan process between 2021 and 2022 to solicit feedback from the community and stakeholders through the development of their Master Plan. The process included an online website, online discussion forum, questionnaires, virtual public workshops, public information meetings with local community associations and an on-site public open house. The results of the engagement exercises informed the development of the Master Plan, demonstration plan, and ultimately the subject Zoning By-law Amendment application. City staff were not involved in organizing or facilitating CLC's public consultation during the master plan process. It is staff's understanding that CLC and their consultants provided written responses to the comments and questions submitted following the public information meetings.

**Other Concerns**

- Overpopulation
- The proposal will decrease property values
- Fire hazards
- Loss of privacy
- Potential garbage mismanagement

Response

The proposal aligns with the Official Plan's growth management framework. The Adequacy of Services Report submitted with the application confirms capacity in the City's existing infrastructure to support the site's redevelopment. CLC is working with two school boards to potentially develop a new school on site to address local community and school needs.

A property's resale value is based on multiple factors and is not a criterion used to evaluate *Planning Act* applications.



All buildings will need to comply with the Ontario Building Code, which includes fire protection requirements. The Emergency and Protective Services will review access routes for emergency vehicles as part of future Site Plan Control and/or Plan of Subdivision applications.

The proposed Zoning By-law Amendment includes several provisions that in combination provide a conservative separation from the adjacent low-rise residential properties to the east and will not result in unacceptable impacts on privacy.

The waste management details, including the location and configuration of waste storage on site will be reviewed as part of future Site Plan Control applications.

### **Community Organization Comments and Responses**

#### **Alta Vista Community Association**

The AVCA did not provide updated comments on the revised submission.

The AVCA Planning Group's original comments on the application in 2023 were:

The AVCA Planning Group has carefully followed the Canada Lands Process leading up to the submission of the above referenced documents. Individuals have participated in many of the numerous public consultations held during the process.

We have also carefully reviewed the application.

In our view, given the current zoning and nature of the site, there is no planning basis for opposing the submission.

#### **Guildwood Residents Alliance**

See Document 7 - Guildwood Residents Alliance Comments