

Subject: Zoning By-law Amendment – 702 Earl Armstrong Road

File Number: ACS2022-PIE-PS-0003

Report to Planning Committee on 27 January 2022

and Council 9 February 2022

**Submitted on January 11, 2022 by Lily Xu, Acting Director, Planning, Real Estate
and Economic Development**

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Ward: Gloucester-South Nepean (22)

Objet : Modification du Règlement de zonage – 702, chemin Earl-Armstrong

Dossier : ACS2022-PIE-PS-0003

Rapport au Comité de l'urbanisme

le 27 janvier 2022

et au Conseil le 9 février 2022

**Soumis le 11 janvier 2022 par Lily Xu, Directrice par intérim, Direction générale de
la planification, des biens immobiliers et du développement économique**

**Personne ressource : Sarah Ezzio, Urbaniste I, Examen des demandes
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Quartier : Gloucester Nepean-Sud (22)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 702 Earl Armstrong Road to permit a three-storey secondary school and a daycare, with a total GFA of approximately 14,055 square metres, as detailed in Document 2.**
- 2. That Planning 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 February 9, 2022,” 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 l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 concernant la propriété située au 702, chemin Earl-Armstrong en vue de permettre l’aménagement d’une école secondaire de 3 étages et d’une garderie ayant une surface de plancher hors œuvre brute d’environ 14 055 mètres carrés, comme l’explique en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 février 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

702 Earl Armstrong Road

Owner

Ottawa Carleton District School Board

Applicant

Ottawa Carleton District School Board, Attn. Daniel Fournier

Architect

N45 Architecture Inc.

Description of site and surroundings

The subject property is located on the southeast corner of Earl Armstrong Road and Spratt Road. The property is a total of approximately 7.99 hectares in size and is currently vacant, with some rows of vegetation criss-crossing the site. The lands were previously used as agricultural fields. The land uses surrounding the site to its north, east, west, and south are predominately low-rise residential, and there is an existing City of Ottawa fire station (Fire Station #37) and dog park (Riverside South Dog Park) abutting the site to its northeast.

The property is owned by the Ottawa-Carleton District School Board, and funding for a new secondary school for the Riverside South Community was granted by the province in 2020.

Existing Zoning

The subject property as shown in Document 1 is currently zoned Development Reserve Zone (DR).

Summary of requested Zoning By-law amendment proposal

In order to accommodate the development of a secondary school on the site, the parcel as shown in Document 1 will be rezoned to a Minor Institutional Zone, Subzone A in order to accommodate the new secondary school. No exceptions from the provisions of the I1A zone are proposed.

The proposal is for an L-shaped, three-storey building fronting both Spratt Road and Earl Armstrong Road, with its main entrance being located on Spratt Road. The Secondary School will have a total gross floor area of 14,055 square metres of institutional space, and there will also be a one-storey daycare located on the south side of the building.

The proposal includes 48 classrooms, a full-size sports field with a track, an outdoor classroom with a mini sports field, and two basketball courts. The site plan includes space for 24 portables in the future, as well as 192 parking spaces for vehicles and 180

bicycle parking spaces. The proposal includes access from two driveways on Spratt Road, as well as two mid block pedestrian connections from Cambie Road and Carnelian Crescent. The school will serve grades 7 to 12.

This site is the subject of a concurrent Site Plan Control Application (File D07-12-21-0118).

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Ten emails and one telephone inquiry were received throughout this process.

For this proposal's consultation details, see Document 3 of this report.

Official Plan Review

Because this Zoning By-law amendment application was received before the new Official Plan was adopted by Council (October 27, 2021), it was reviewed and assessed on the basis of the existing Official Plan according to the Council approved policy for "Transition of In-stream Applications". In addition, the policies in the new Official Plan were examined against this application.

Existing Official Plan

The City's Official Plan designates the subject property as General Urban Area. Lands having this designation are intended to support the establishment of a broad mix of uses within existing neighbourhoods, including various forms of residential dwellings and services to meet the needs of the community, including schools.

In addition to the Official Plan policies relating to General Urban Areas, the Official Plan also has policies relating the location of Schools and Community Facilities within Section 2.5.3 of the Official Plan. These policies recognize the importance of schools as a focus of community life in all parts of the City and emphasize their roles not only in early education but also in serving as a needed space for the community. School sites often offer coupled land uses including daycare, indoor and outdoor recreational space, informal meeting places, and greenspaces within communities. The policies permit school sites in all communities and direct the City to recognize that schools form an

integral part of any community by providing education to children as well as amenity space and resources to the neighbourhood.

New Official Plan

In the City's new Official Plan, the subject property is within the Neighbourhood designation of the Suburban Transect. Spratt Road, running along the west of the property line, is designated by the City's new Official Plan as a Minor Corridor.

The policies relating to this transect recognize a suburban pattern of built form while supporting an evolution to a 15-minute neighbourhood, where services and amenities are located in close proximity to existing neighbourhoods.

The policies of the Suburban transect guide development to be low-rise within Neighbourhoods and along Minor Corridors.

The New Official Plan also includes policies guiding the siting and design of School Facilities, contained within Section 4.10. The policies are intended to achieve well-located school sites that support sustainable and active transit, co-location of school sites with other neighbourhood uses, and the incorporation of tree planting.

Other applicable policies and guidelines

Riverside South Community Design Plan

The site is designated by the Riverside South Community Design Plan as "school," and is earmarked by the Plan to be an English Catholic High School. Section 6.5 of the Community Design Plan provides direction on the Built Form of Schools. This section includes several "Siting Criteria", including orienting building frontages towards streets, providing pedestrian walkways, locating parking areas to the rear or sides of buildings, and locating buildings close to the corner on corner lots in order to reinforce street edges. Section 6.5 also includes guidelines relating to the Building Elevations, including guidance for high quality architectural design, articulation of entries, and windows facing parking areas.

Planning rationale

The subject property is designated General Urban Area in the current Official Plan. Lands having this designation are intended to support the establishment of a broad range of uses within existing neighbourhoods, including schools. The policies of the General Urban Area are intended to facilitate the development of complete and sustainable communities. The proposed rezoning will allow for a new secondary school

within the General Urban Area and provide a needed service for children that is well-located within existing communities.

Similarly, the proposal is supported by the policies of the New Official Plan. A school is one of the land uses recognized as contributing to a 15-minute neighbourhood, and a new secondary school in the Riverside South community will assist its evolution into a healthy, inclusive, and walkable community with amenities for all users. The built form of the proposed school building is low-rise, standalone, and suburban in form, which is compatible with the policy direction provided for development along minor corridor designations.

The rezoning proposal will bring the zoning of the subject site in line with the direction provided by the Riverside South Community Design Plan, which designates this site as a school site. The built form is being reviewed as part of the concurrent site plan application, and the proposal is fitting with the guidelines relating to siting and built form. The school is of high-quality architecture, frames the street corner, and provides natural surveillance for its parking areas.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal is being reviewed for compliance with the City's Accessibility Guidelines with the review of the companion Site Plan Control application.

ENVIRONMENTAL IMPLICATIONS

Through the Site Plan Control application stage, the application will be reviewed to ensure that the proposed school site contributes to the urban tree canopy and includes adequate green space.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Thriving Workforce

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0078) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Plan

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Preliminary Site Plan

CONCLUSION

The rezoning proposal will allow for the addition of a much-needed secondary school for the rapidly growing community of Riverside South and will alleviate the accommodation pressures felt at nearby schools. Staff are supportive of the rezoning proposal as it

conforms to the policies of the existing Official Plan, the new Official Plan, and the Riverside South Community Design Plan.

DISPOSITION

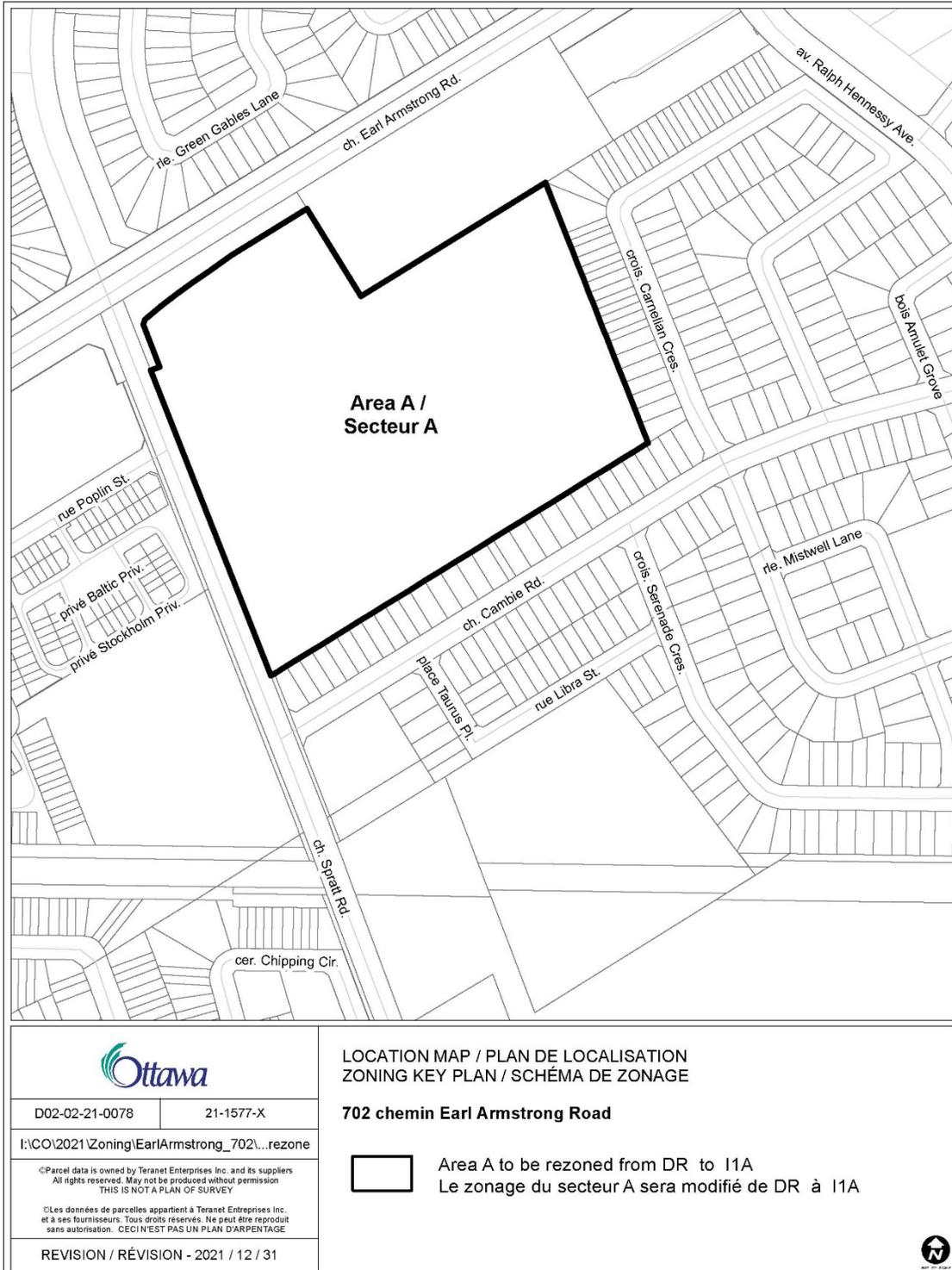
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Zoning Plan



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 702 Earl
Armstrong:

1. Rezone the lands as shown in Document 1.

Document 3 – 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 for Zoning By-law amendments.

Throughout the public consultation period, the City received ten emails and one phone call about the proposal. Of these inquiries, four were made in order to be added to the public notification list for this file, one was to voice support, three were to ask questions about the construction timeline, and two were to voice concerns.

Public Comments and Responses

Comment: Concerned about tree removal.

Response: The programming of the school site interferes with retention of the existing trees. The small strip of trees close to Earl Armstrong does not conflict and would be ideal for retention, however, it is mostly dead ash and does not warrant its retention. Therefore, the removals are justified.

Comment: Concerned about traffic collisions, and with the data used in the Transportation Impact Assessment (TIA). Why was traffic count data from 2017 used?

Response: The TIA used various traffic counts, only one of them dating back to 2017:

- Earl Armstrong Road/Riverview Park and Ride, December 19, 2019
- Earl Armstrong Road/Spratt Road, November 26, 2019
- Earl Armstrong Road/Fire Station 37, December 19, 2019
- Earl Armstrong Road/Shoreline Drive/Ralph Hennessey Avenue, September 13, 2017

These are the most recent traffic count data available, and account for pre-pandemic traffic levels.

