

**1. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 355 COOPER STREET**

**MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE, 355, RUE COOPER**

**COMMITTEE RECOMMENDATIONS**

**That Council:**

- a) approve an amendment to the Official Plan, Volume 2a, Centretown Secondary Plan to redesignate a portion of 355 Cooper Street from Apartment Neighbourhood to Public/Institutional Area as detailed in Document 2;**
- b) approve an amendment to Zoning By-law 2008-250 for 355 Cooper Street to permit post-secondary education institution and a theatre as shown on Document 3 and detailed in Document 4; and**
- c) consider this report at its meeting on 28 February 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377.**

**RECOMMANDATIONS DU COMITÉ**

**Que le Conseil:**

- a) approuve la modification du Plan secondaire du quartier Centre-Ville, Volume 2a du Plan officiel, afin de faire passer la désignation d'une partie du 355, rue Cooper de quartier d'appartements à secteur d'utilisation publique ou institutionnelle, comme l'expose en détail le document 2;**
- b) approuve la modification du Règlement de zonage (n° 2008-250) afin de permettre l'aménagement d'un établissement d'enseignement postsecondaire et d'un théâtre au 355, rue Cooper, comme l'illustre le document 3 et comme l'expose en détail le document 4.**

- c) **prenne connaissance de ce rapport à sa réunion du 28 février 2018, conformément au paragraphe 35(5) du Règlement de procédure (n° 2016-367).**

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 13, 2018 (ACS2018-PIE-PS-0027)

Rapport de la directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 février 2018 (ACS2018-PIE-PS-0027)

2. Extract of draft Minutes, Planning Committee, 27 February 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 27 février 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 28 March 2018, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of 28 February 2018".

Le résumé des observations orales et écrites sera soumis séparément avec l'ordre du jour de la réunion du Conseil qui aura lieu le 28 mars 2018. Il sera annexé au rapport intitulé *Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes du projet de loi 73 soumises à la réunion du Conseil municipal du 28 février 2018.*

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
27 February 2018 / 27 février 2018**

**and Council / et au Conseil  
February 28, 2018 / 28 février 2018**

**Submitted on 13 February 2018  
Soumis le 13 février 2018**

**Submitted by  
Soumis par:  
Lee Ann Snedden,  
Director / Directrice**

**Planning Services / Services de la planification,  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person  
Personne ressource:  
Simon M. Deiaco, MCIP, RPP, Planner III / Urbaniste III, Development Review  
Central / Examen des demandes d'aménagement centrale  
(613) 580-2424, 15641, Simon.Deiaco@ottawa.ca**

**Ward: SOMERSET (14)**

**File Number: ACS2018-PIE-PS-0027**

**SUBJECT: Official Plan and Zoning By-law Amendment – 355 Cooper Street**

**OBJET: Modification au Plan officiel et au Règlement de zonage, 355, rue  
Cooper**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council:**
  - a) Approve an amendment to the Official Plan, Volume 2a, Centretown Secondary Plan to redesignate a portion of 355 Cooper Street from Apartment Neighbourhood to Public/Institutional Area as detailed in Document 2;**
  - b) Approve an amendment to Zoning By-law 2008-250 for 355 Cooper Street to permit post-secondary education institution and a theatre as shown on Document 3 and detailed in Document 4; and**
  - c) Consider this report at its meeting on 28 February 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377.**
- 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 28 February 2018 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 ce qui suit :**
  - a) Approuver la modification du Plan secondaire du quartier Centre-Ville, Volume 2a du Plan officiel, afin de faire passer la désignation d'une partie du 355, rue Cooper de quartier d'appartements à secteur d'utilisation publique ou institutionnelle, comme l'expose en détail le document 2;**
  - b) Approuver la modification du Règlement de zonage (n° 2008-250) afin de permettre l'aménagement d'un établissement d'enseignement postsecondaire et d'un théâtre au 355, rue Cooper, comme l'illustre le document 3 et comme l'expose en détail le document 4.**

- c) **Prendre connaissance de ce rapport à sa réunion du 28 février 2018, conformément au paragraphe 35(5) du Règlement de procédure (n° 2016-3677).**
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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 28 février 2018, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

## **EXECUTIVE SUMMARY**

### **Assumptions and Analysis**

The applicant (Carleton University) is proposing to amend the Centretown Secondary Plan and rezone the property located at 355 Cooper Street (Dominion-Chalmers United Church) to permit a post-secondary educational facility and a theatre. There are no alterations planned for the exterior of the church and the interior space is intended to be used for performing arts, focusing primarily on music and drama. While Carleton will not be creating a new campus on the subject property, multi-purpose space will provide opportunities to expand program options that potentially include exhibit space for the Carleton University Art Gallery. In addition to accommodating a post-secondary use, it is anticipated that the space can also be used for private gatherings, such as a theatre for the Ottawa Chamberfest and for the Ottawa International Writers Festival. Lastly, the congregation of the church will continue to use the facility as a place of worship.

### **Public Consultation/Input**

Public consultation was undertaken in accordance with Council-approved policies for Official Plan amendments and Zoning By-law amendments. Two comments were received from the public notification process requesting additional information. The Centretown Citizens Community Association indicated their support for the proposal.

## Hypothèses et analyse

Le requérant (Université Carleton) propose la modification du Plan secondaire du quartier Centre-Ville et une modification du zonage de la propriété située au 355, rue Cooper (église unie Dominion-Chalmers), afin de permettre la présence d'un établissement d'enseignement postsecondaire et d'un théâtre. Aucune modification n'est prévue à l'extérieur de l'église et l'espace intérieur serait utilisé à des fins d'art d'interprétation, essentiellement pour la tenue de concerts et de pièces de théâtre. Bien que la création d'un nouveau campus sur la propriété visée ne soit pas prévue par l'Université Carleton, un espace polyvalent permettra d'offrir davantage d'options de programmation, notamment un espace d'exposition pour la galerie d'art de l'Université Carleton. En plus d'accueillir un établissement d'enseignement postsecondaire, cet espace pourrait également servir à la tenue de rassemblements privés, comme des pièces de théâtre du festival Chamberfest d'Ottawa et de l'Ottawa International Writers Festival. Enfin, la congrégation associée à l'église continuera de l'utiliser en tant que lieu de culte.

## Consultation publique et commentaires

Une consultation publique a été menée conformément aux politiques approuvées par le Conseil en matière de modification au Plan officiel et au Règlement de zonage. Deux commentaires, afin d'obtenir des renseignements supplémentaires, ont été reçus dans le cadre du processus d'avis public. La Centretown Citizens Community Association a fait part de son soutien à la proposition.

## **BACKGROUND**

### **Site location**

355 Cooper Street

### **Owner**

Carleton University

### **Applicant**

FoTenn Consultants Inc.

### **Description of site and surroundings**

The property is square shaped and is located on the west side of O'Connor Street in the block between Lisgar and Cooper Streets. The area of the property is approximately 3,625 square metres, with frontages along Cooper and Lisgar Streets of approximately 72 metres and along O'Connor Street of approximately 68 metres. The site is currently occupied by a place of worship originally constructed in 1912. In 1955, an addition for a Sunday school was constructed and over the years building permits have been issued for various interior alterations, including renovations to the large sanctuary. The southwest corner of the property also includes a manicured open space/park area while a surface parking lot occupies the northern portion of the property. Surrounding uses include various scales and forms of residential buildings, from lower densities to high-rise apartments. Neighbourhood-serving commercial uses are also present in the surrounding area, typically on the ground floor of mixed-use buildings. Surface parking lots are also a predominant commercial use in the area.

The site is currently dual zoned, with the majority of the site being Minor Institutional (I1A) and the north west corner of the property being zoned Residential Fifth density R5B[970] F(3.0). The place of worship, as well as the open-space/park area on the property, are part of the Centretown Heritage Conservation District and as such, are subject to the provisions of the heritage overlay within the Zoning By-law.

### **Applicant's Proposal**

At its meeting in December 2017, the Carleton University Board of Governors approved a motion to formally negotiate the potential purchase of the Dominion-Chalmers United Church as a multi-purpose facility, to be used as a performance space for students and faculty, as well as a hub for artists and community groups. For over a decade, Carleton University has considered options to develop a space devoted to its performing arts. Programming on the subject lands is intended to be multi-disciplinary, focused primarily on music and drama. While Carleton will not be creating a new campus on the subject property, multi-purpose space will provide opportunities to expand program options that potentially include exhibit space for the Carleton University Art Gallery. In addition to accommodating a post-secondary use, it is anticipated that the space can also be used for private gatherings, such as a theatre for Ottawa Chamberfest and for the Ottawa International Writers Festival. Lastly, the congregation of the church will continue to use the facility as a place of worship. As a result, the applicant is requesting that a post-

secondary educational institution and theatre use also be included as permitted uses. There are no alterations proposed to the exterior of the building at this time to facilitate the additional uses requested.

### **Summary of requested Official Plan and Zoning By-law amendments**

The department is recommending that the new Centretown Secondary Plan be amended to redesignate the portion of the site occupied by the existing place of worship and the open-space/park area from Apartment Neighbourhood to Public/Institutional Area. The area described above and a portion of the parking lot is also intended to be rezoned from Minor Institutional (I1A) to Major Institutional (I2A), as detailed in this report. The I2A subzone is a post-secondary educational facilities subzone.

## **DISCUSSION**

### **Public Consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Development Applications.

Two comments were received during the consultation period. The letter received requested clarification on the application and to be notified of any decisions related to the application.

The Centretown Citizens Community Association indicated their support for the proposal and a public open house, including a tour of the building on the property was also organized by the Ward Councillor on February 12, 2018, which was attended by staff and the applicant.

### **Urban Design Review Panel**

As the applicant's proposal will not result in any exterior changes to the existing building on the property, their proposal is not subject to review by the City's Urban Design Review Panel.

### **Planning Rationale**

In considering the proposed Official Plan amendment and rezoning, the key policy considerations are found within the Official Plan and the Centretown Secondary Plan.

The City's Official Plan designates the subject lands as General Urban Area. This designation permits a full range and choice of housing options combined with conveniently located employment, retail service, cultural, leisure, entertainment and institutional uses to facilitate the development of complete and sustainable communities. The evaluation of development applications is to be done in accordance with the compatibility policies of Sections 2.5.1. and 4.11 of the Official Plan.

The Urban Design and Compatibility policies of the Official Plan (Section 2.5.1.) pertain mostly to site plan control applications; however, there are two design objectives that are important to consider when evaluating the applicant's request:

- To enhance the sense of community by creating and maintaining places with their own distinct identity.
- To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

The proposal will support the overall image of Ottawa as the Nation's Capital. As well, the repurposing of the existing building recognizes and reflects upon the history of the surrounding community and maintains the site as a distinctive place that appreciates local identity.

The proposal provides flexibility for the existing buildings and allows the spaces to adapt to a variety of possible uses in response to changing social, economic and technological conditions. The proposal also recognizes the varying stages of maturity in Centretown and identifies that the building and site as a whole will exhibit different characteristics that allow them to evolve over time.

In addition to the design objectives mentioned above, the Official Plan contains compatibility criteria in Section 4.11, Urban Design and Compatibility. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking, vehicular access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. While many of the compatibility considerations contained in Section 4.11 are similar to those in Section 2.5.1. in that they can be addressed through the Site Plan Control process, others are more applicable to a rezoning application. These include traffic and parking impacts on outdoor amenity areas, sunlight and microclimate.

With respect to traffic and parking, the applicant has indicated that there are currently 54 parking spaces located on the subject property. No parking is required for any use in the building as it is identified as a Class I building on the heritage reference list and the current zoning of the subject property includes a heritage overlay. To help evaluate the impact of a proposal it is important to consider the parking that would be required if the heritage overlay was not part of the zoning of the lands.

Accordingly, the current place of worship requires five spaces per 100 square metres of gross floor area and given a gross floor area of 3,295 square metres, this equates to a requirement of 165 parking spaces and results in a shortfall of 111 spaces on site. By comparison, the proposed post-secondary use would require parking at a rate of 0.375 spaces per 100 square metres, which is significantly less and amounts to a requirement of 12 spaces. For the theatre use, parking would be required at a rate of one space per 16 seats. The seating area for the theatre is in the form of pews and it is difficult to determine the exact number of seats. A seating plan provided for Chamberfest indicates that the pews are capable of seating 920 patrons. This would equate to 58 parking spaces.

While no parking is required by the Zoning By-law, the department is satisfied that the spaces provided will be adequate to accommodate the new proposed uses. The requirement for the post-secondary use is low and the parking for the theatre is only four less than the Zoning By-law requires outside of the heritage conservation district. As well, given the expected peak times of the proposed uses - daytime for the post-secondary use and evenings and weekends for the festivals and theatre use - there is an opportunity to share the parking provided on site. In addition, there is on-street parking available on O'Connor and Lisgar Streets to help meet the needs of the proposed uses should a shortfall occur on site.

With respect to public transit, the site is well-served by the number 6, 7, and 11 bus routes along Bank Street. The Route 7 is of particular importance as it provides regular service to and from Carleton University. In addition, O'Connor Street forms part of the City's Primary Urban Cycling Network and the new north-south bikeway on O'Connor Street will help provide students with a direct cycling connection to the city's extensive cycling network.

As presented above and addressed through other policies in the Official Plan, given the size of the proposed uses the department does not anticipate that traffic and parking will have a significant impact on the surrounding community.

As the proposed uses will operate within the existing building, the visual impact on surrounding outdoor amenity areas is not expected to be significant and is representative of the current situation. The same can be said with the issues of sun/shadowing and microclimate. The proposed use represents a utilization of the existing built form and will not adversely impact surrounding properties.

Within the General Urban Area, reference is made to Major Urban Facilities and the policies that pertain to them. A university or a community college is listed as an example of what may constitute a Major Urban Facility. While the existing Dominion-Chalmers United Church building is proposed to be used by Carleton University, these Official Plan policies were put in place to represent development scenarios that are much more extensive and impactful than what is being proposed at this location. The policies include reference to the impacts that may be placed upon City infrastructure systems such as transit, sewer and water during “event” times. It must be noted that this proposal will not alter the existing building footprint nor will it introduce any physical changes to the property. There will be no amendments to the existing site area, density, height or setbacks. Any alterations that will take place will be interior to the existing building and at a total gross floor area of approximately 3,295 square metres. An analysis of the City services in the surrounding streets has confirmed that at the extent proposed, the post-secondary educational facility (and the theatre) will not negatively affect the City’s infrastructure systems during particular “event” times or even on a typical day.

Given the foregoing, it can be argued that the proposed Official Plan and Zoning By-law amendments will not have an adverse impact on the surrounding community and can be an integral component of the Centretown neighbourhood. As such, and to help ensure that the proposed use does not take on the characteristics of a Major Urban Facility, the proposed post-secondary use and theatre are recommended to be permitted at the gross floor area of the building that exists today.

### **Centretown Secondary Plan**

The new Centretown Secondary Plan was approved by Council in 2013 and is intended to guide the future growth and change in Centretown. Within the Centretown Secondary

Plan, the property is designated as Apartment Neighbourhood. In addition to the Apartment Neighbourhood land use designation, the subject property is also located within the Centretown Heritage Conservation District and as such, designated under Part V of the *Ontario Heritage Act*.

Located within the Northern Character Area, the Apartment Neighbourhood designation permits residential uses, such as apartment buildings and townhouses, as well as public open spaces, such as a park and smaller scale neighbourhood-oriented commercial uses. Commercial uses are restricted to the first two floors of a building and cannot occupy more than 50 per cent of the building on lands zoned Residential Fourth and Residential Fifth Density.

In addition to the foregoing, the general policies of the Centretown Secondary Plan recognize that the Centretown neighbourhood is home to a wide range of public and institutional uses, including schools, parks, museums, municipal facilities, community resource and health facilities and places of worship. Although Schedule H1 identifies Public/Institutional Areas where the above-mentioned uses exist and will continue to be permitted, the Secondary Plan does not currently identify Dominion-Chalmers United Church as being part of this designation. As a result, an amendment to the Secondary Plan is needed to recognize the use of the lands as a post-secondary use.

The proposed amendment to Schedule H1 and the Zoning By-law are consistent with the key principles and objectives of the Centretown Secondary Plan and the direction of Section 3.7 – Heritage as they will help allow for the rehabilitation, conservation and reuse a building with heritage value. This in turn will aid in the preservation and reinforcement of the character of the stable and valued Centretown neighbourhood as well as help preserve the valued architectural style of the church.

While it is important to recognize the proposed post-secondary institutional use in the existing building and the open space park area by redesignating that portion of the subject property to Public/Institutional Area, it is also important to recognize that the northern portion of the subject lands, used for parking, should be preserved under the Apartment Neighbourhood designation. Maintaining the current designation on this portion of the site helps reinforce the fact that the predominant land use designation in the Northern Character Area is Apartment Neighbourhood and helps preserve the role of this designation in the provision of residential uses.

In light of the foregoing, it is noted that a small portion (northwest corner) of the existing church building is currently zoned Residential Fifth Density, instead of Institutional. To correct this anomaly, this portion of the building is proposed to be rezoned to Major Institutional with a heritage overlay to correspond to the zoning recommended for the rest of the building. The remainder of the sight outside of the existing building and open space area will continue to be zoned Residential Fifth Density.

### **Major Institutional Uses**

As stated, the department is recommending a change in the Zoning from a Minor Institutional zone to a Major Institutional Subzone A to permit the post-secondary educational institution, which is not a permitted use in the existing zone. While the Major Institutional Subzone A is a zone associated with post-secondary institutions and the majority of the uses currently allowed under the Minor Institutional Zoning are found in the Major Institutional Zoning, it includes these additional uses: community health and resource centre, correctional facility, courthouse, hospital, parking garage and parking lot. While it is the department's position that some of these uses can contribute to the community and function on the property without disruption to surrounding uses, the department is also recommending that the following uses found in the Major Institutional zone be prohibited:

- Correctional facility, because of the extensive space needs for such a facility and the limited size of the property
- Hospital, because large traffic volumes that can be associated with such a use
- Court House, in a municipal context, the high volumes of traffic that could be disruptive to the surrounding residential uses

With respect to a parking garage, in recognition of the aesthetic concerns associated with an above ground parking structure, the parking in a parking garage must be located below grade.

With respect to the report recommendation to have the item rise to Council on February 28, 2018, there are time constraints associated to the funding of the project that require land use planning matters resolved by March 31, 2018.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

## **CONCLUSION**

The proposed Official Plan and Zoning By-law amendments to allow a post-secondary educational use and a theatre use are consistent with the policy direction of the Official Plan and Centretown Secondary Plan. They are not expected to cause any undue adverse impact with respect to traffic, parking, sun-shadowing or microclimate, but are expected to enliven the Centretown neighbourhood while helping to preserve an important heritage resource.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

The applications were subject to public consultation as per the City's policies. Two comments were received from the public during the consultation period that requested clarification on the application, and to be notified of any future activity on the file. No comments were received in opposition to the application. The Centretown Citizens Community Association indicated their support for the proposal (see Document 5).

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenney provided the following comment:

““I concur with the recommendations of this report.”

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendation in this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no Accessibility Impacts associated with these Official Plan and Zoning By-law amendment applications.

## **TERM OF COUNCIL PRIORITIES**

This proposal addresses the following Term of Council Priorities:

C1 - Contribute to the improvement of my quality of life

EP2 – Support growth of the local economy

HC4 – Support Arts, Heritage and Culture

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Zoning Key Plan

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

**DISPOSITION**

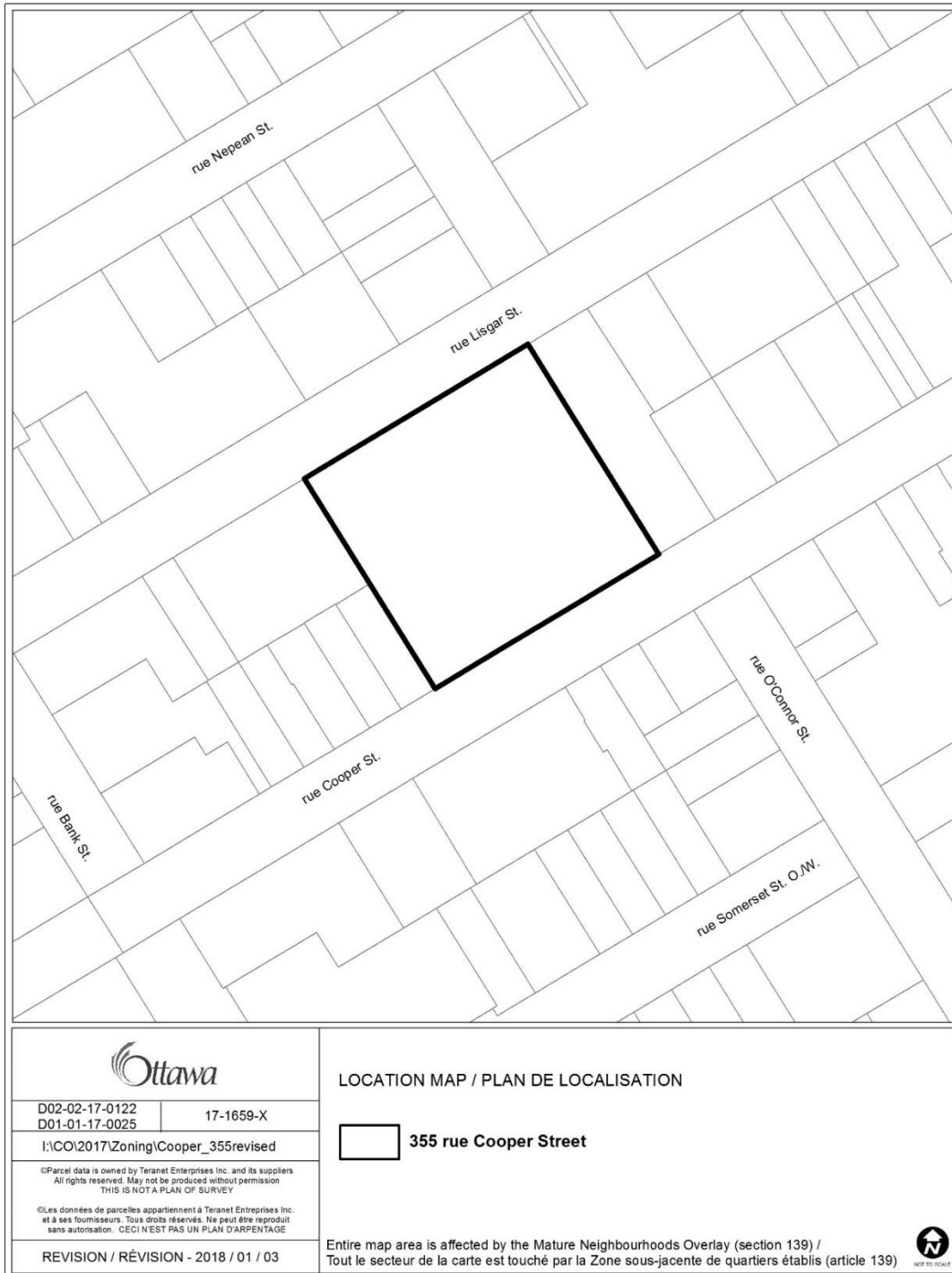
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-laws to City Council.

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

Document 1 – Location Map



**PLANNING COMMITTEE  
REPORT 59  
28 FEBRUARY 2018**

**18**

**COMITÉ DE L'URBANISME  
RAPPORT 59  
LE 28 FÉVRIER 2018**

**Document 2 – Official Plan Amendment**

**Official Plan Amendment XX to the**

**Official Plan for the**

**City of Ottawa**

**INDEX**

---

**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE**

PURPOSE

LOCATION

BASIS

RATIONALE

**PART B – THE AMENDMENT**

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE XX OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF  
OTTAWA

**PART C – THE APPENDIX**

## **PART A – THE PREAMBLE**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

### **1. Purpose**

The purpose of this amendment is to amend the Centretown Secondary Plan to change the Land Use Designation of a portion of 355 Cooper Street from Apartment Neighbourhood to Public/Institutional Area.

### **2. Location**

The site is located in the Centretown neighbourhood, on the west side of O'Connor Street in the block between Lisgar and Cooper Streets. The area of the subject property is approximately 3,625 square metres, with frontages along Cooper and Lisgar Streets of approximately 72 metres and along O'Connor Street of approximately 68 metres. The site is currently occupied by a place of worship originally constructed in 1912 with additions and alterations over the years. The southwest corner of the subject property also includes a nice well-kept open space/park area while a surface parking lot occupies the northern portion of the property.

### **3. Basis**

The amendment to the Official Plan was requested by the applicant in order to facilitate the use of the subject property for a post-secondary institutional use and a theatre use.

### **4. Rationale**

The proposed Official Plan Amendment to redesignate a portion of the subject property to Public/Institutional to facilitate a post-secondary institution is in keeping with the General Urban Area policies, the Major Urban Facility policies and the Compatibility policies of 2.5.1. and 4.11 of the Official Plan. The proposal is also in keeping with the policies of the Centretown Secondary Plan as it will enliven the

Centretown neighbourhood and allow for the protection and adaptive reuse of a building having heritage value.

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following attached Schedule(s) constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### **2. Details**

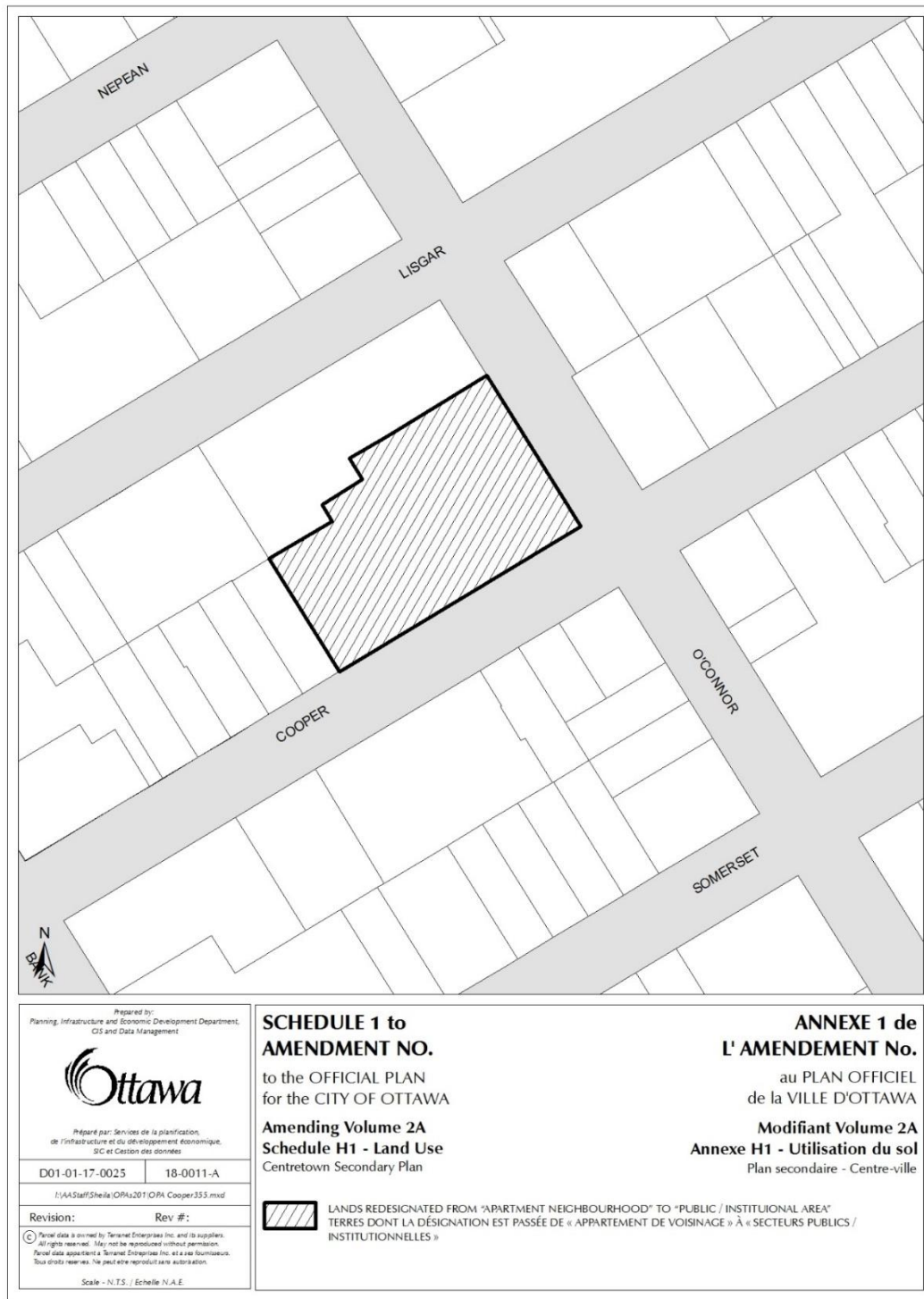
The following change is hereby made to Volume 2a, Centretown Secondary Plan of the Official Plan for the City of Ottawa:

2.1 Schedule H1 – Land Use, is revised to redesignate the lands shown on Schedule 1 from “Apartment Neighbourhood” to “Public/Institutional Area”.

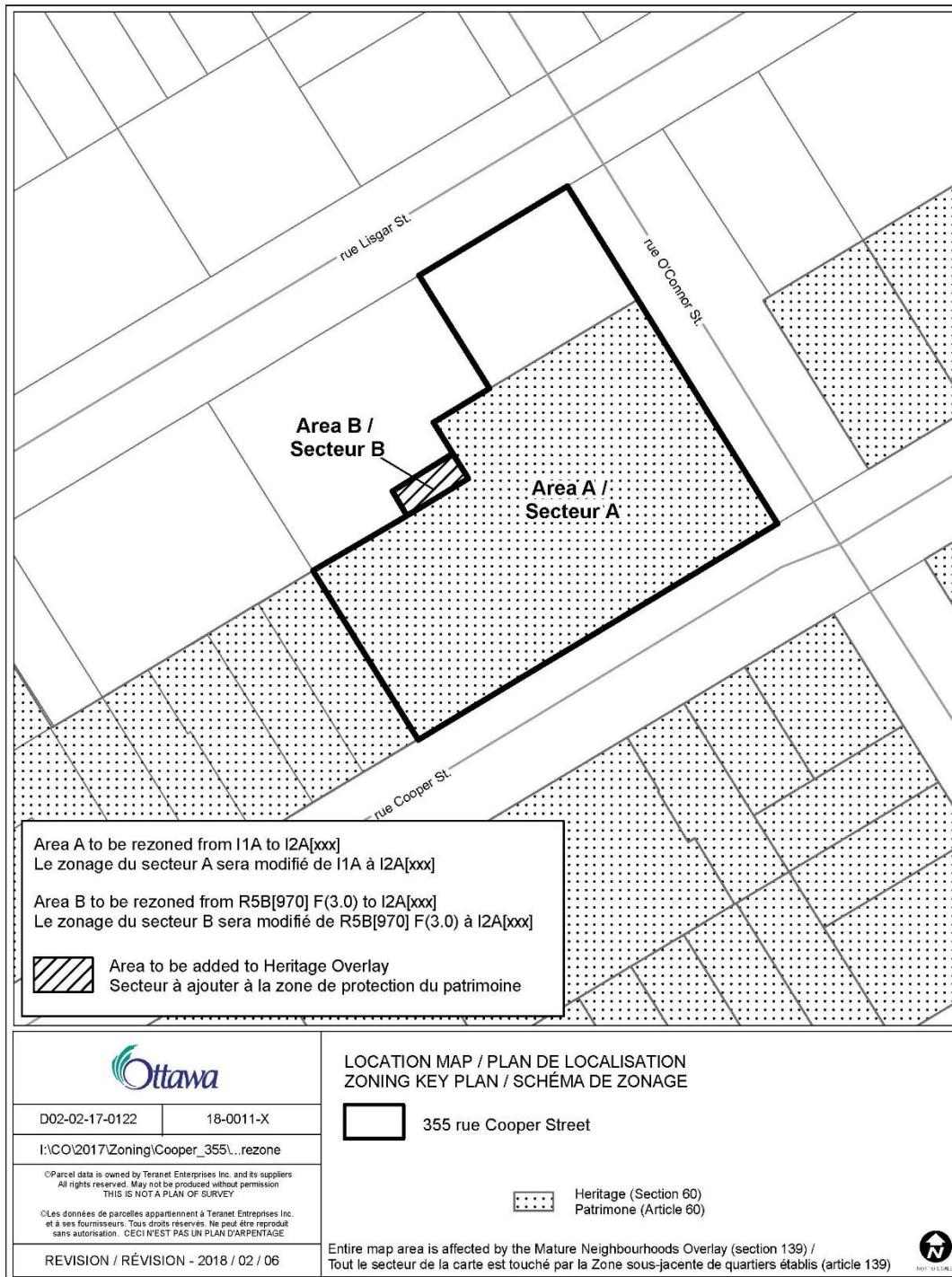
### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE 1



Document 3 – Zoning Key Plan



**Document 4 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 355 Cooper Street:

1. Rezone the lands shown on Document 1 from I1A and R5B[970] F(3.0) to I2A [XXXX].
2. Add a new exception I2A [XXXX] to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a) In Column II, add the text, I2A[XXXX];
  - b) In Column III, add the text:

“theatre”;
  - c) In Column IV, add the following text:

correctional facility,  
hospital,  
courthouse;
  - d) In Column V, add the text, “post-secondary institution” and “theatre” are limited to the size of the building as it existed on the date of passing of the Zoning By-law Amendment;
  - e) A parking garage must be located below grade.

## **Document 5 – Consultation Details**

Notification and consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Official Plan, Zoning By-law amendments. Two comments were received from the public during the consultation period that requested clarification on the application, and to be notified of any future activity on the file. No comments were received in opposition to the application.

The Centretown Citizens Community Association provided the following comments:

The Centretown Citizens Community Association is pleased to support rezoning so that educational programming by Carleton University and “theatre” would be permitted uses on the portion of the site at 355 Cooper Street where the Church is situated.

We understand that permitting these uses would allow Carleton University to offer music and possibly other programs at the Church. We also understand that Church services would continue for the Dominion Chalmers congregation and that the outstanding musical events which have attracted thousands of Ottawa residents and tourists over the years would also continue. This educational and cultural hub would be a huge asset to Centretown and the City of Ottawa.

We understand that in amending the Secondary Plan and Zoning By-law a “court house” would be added to the list of acceptable uses for this property. We request further consultation before this is added.

As “library” is already a permitted use for this site, we would certainly welcome the opportunity to be involved in exploring the possibility of incorporating library services into the development.

### **Response to Comments**

In response to the concerns raised by the community, the department has removed courthouse from the list of permitted uses.