

<p>5. Zoning By-law Amendment – 500 Old St. Patrick Street</p> <p>Modification au <i>Règlement de zonage</i> – 500, rue Old St. Patrick</p>

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 500 Old St. Patrick Street, to permit a school as a permitted use as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 500, rue Old St. Patrick afin d'ajouter « école » aux utilisations autorisées, comme le précise le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 11, 2019 (ACS2019-PIE-PS-0058)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 juin 2019 (ACS2019-PIE-PS-0058)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of August 28, 2019, 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 July 10, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 28 août 2019 du 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 10 juillet 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
27 June 2019 / 27 juin 2019**

**and Council
et au Conseil
10 July 2019 / 10 juillet 2019**

**Submitted on 11 June 2019
Soumis le 11 juin 2019**

**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:
Steve Gauthier, Planner / Urbaniste, Development Review Central / Examen des
demandes d'aménagement centrale
613-580-2424, 27889, steve.gauthier@ottawa.ca**

Ward: RIDEAU-VANIER (12)

File Number: ACS2019-PIE-PS-0058

SUBJECT: Zoning By-law Amendment – 500 Old St. Patrick Street

OBJET: Modification au *Règlement de zonage* – 500, rue Old St. Patrick

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 500 Old St. Patrick Street, to permit a school as a permitted use 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 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 the *Planning Act* 'Explanation Requirements' at the City Council Meeting of 10 July 2019," 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 du Règlement de zonage 2008-250 visant le 500, rue Old St. Patrick afin d'ajouter « école » aux utilisations autorisées, comme le précise 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 juillet 2019 », 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.

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

500 Old St. Patrick Street

Owner

Centre de Services Professionnels Communautaire Ste-Anne Inc.

Applicant

Conseil des Écoles Publiques de l'est de l'Ontario

Description of site and surroundings

The property is in the Lowertown neighbourhood, directly south of École secondaire publique De La Salle. More specifically, it is located on the south side of Old St-Patrick Street, east of Beausoleil Drive, west of Patro Street and north of Murray Street.

The surrounding uses consist of a small townhouse development to the west, the St. Clement Parish, a designated heritage building, to the east, and 380 Murray Street, a large 11-storey residential apartment, to the south. Jules Morin Park is also within proximity.

The site contains a one-storey multi-unit commercial building with a gross floor area of approximately 1,672 square metres. The commercial units are partly occupied with the present occupants being the Sainte-Anne Medical Clinic and Ottawa Dance Centre School. The property serves as a local community hub and pedestrian thoroughway.

Summary of requested Zoning By-law amendment proposal

The site is presently zoned Local Commercial with an exception - LC1[44] and is located within the Mature Neighborhood Overlay. This exception contains provisions to limit the gross floor area of commercial uses except for medical facility and office uses. It also prescribes a specific setback for group homes and parking lots. The application seeks to remove Exception 44 and replace it with a new Exception to allow for a School as an additional permitted use. The intention is to maintain the current exception provisions to keep the existing community services on site while providing additional community amenities by extending the educational offerings and opportunities in the neighborhood.

Brief history of proposal

The Conseil des Écoles Publiques de l'est de l'Ontario would like to have t "School" as a permitted use on the property. More specifically, De La Salle French Public Secondary School is looking to convert the existing commercial units into classrooms and

supporting administrative offices to accommodate an increased student population. The school is currently at 112 per cent occupancy and continues to grow annually, requiring some courses to be offered outside the main building in both Le Centre Patro d'Ottawa and the City of Ottawa's Routhier Community Center to accommodate the excess capacity of students.

The existing commercial building is to remain in its current form and will accommodate the new school-use. These classes are planned to be functional for the 2019-2020 school-year. The intention is to maintain the current exception provisions to keep the existing community services on site while providing additional community amenities by extending the educational offerings and opportunities in the neighborhood.

Bicycle parking is also proposed in the front yard; however, no other exterior works are proposed other than new signage.

DISCUSSION

Public consultation

No public consultation was requested by Councillor Fleury nor the registered community associations.

Official Plan designation

The property is in the "General Urban Area" designation in accordance with Schedule B of the City of Ottawa Official Plan. This designation permits all types and densities of housing, as well as employment, retail, service, industrial, cultural, leisure, green space, entertainment and institutional uses.

Other applicable policies and guidelines

The site is not subject to any Secondary Plan nor a Community Design Plan.

Urban Design Review Panel

The property is not located within a Design Priority Area.

Planning rationale

Location

The site will be conveniently located by being directly across from the main school building. It is well serviced by the bus transit system, cycling paths and sidewalks (there are sidewalks on both sides of Old St-Patrick Street), and adequately serviced by existing neighbourhood amenities such as parks and community services. With the addition of a school-use, while maintaining current uses and existing provisions, the purpose of the LC zone will still be respected.

Use

The proposed school-use is consistent with the existing mix of uses as the site is already surrounded by institutional and commercial uses, which presently coexist with the existing residential uses.

Scale

The existing commercial building will be remaining in its current form. As such, there will be no impacts in terms of scale to the existing residential. The one-storey height is very much compatible with neighbourhood character.

Parking

Parking is not required for non-residential uses in the LC1 zone. However, parking for a secondary school in other zones requires a minimum of 1.25 parking spaces per classroom. Seven classrooms are proposed; therefore, nine parking spaces would normally be required. The existing parking area provides 50 parking spaces, which is above and beyond this requirement.

Bicycle parking

Bicycle parking requirements for a school are 1 space per 100 square metres of gross floor area.

Considering the proposed 851 square metres occupied by the school, the required number would be nine bicycle parking spaces. While bicycle parking is provided at De La Salle Secondary School's main campus located at 501 Old St-Patrick Street, additional bicycle parking will be provided in accordance with this provision.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury is aware of this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

No risk management implications have been identified.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There will be no impacts on people with disabilities, apart from interior renovations, no changes are being made to the one-storey existing commercial building, which is fully accessible.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

Healthy and Caring Communities

- 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 Details of Recommended Zoning

CONCLUSION

Staff are of the opinion that the proposed school-use represents desirable and appropriate development as it is compatible with the surrounding context and community.

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-law and forward to Legal Services.

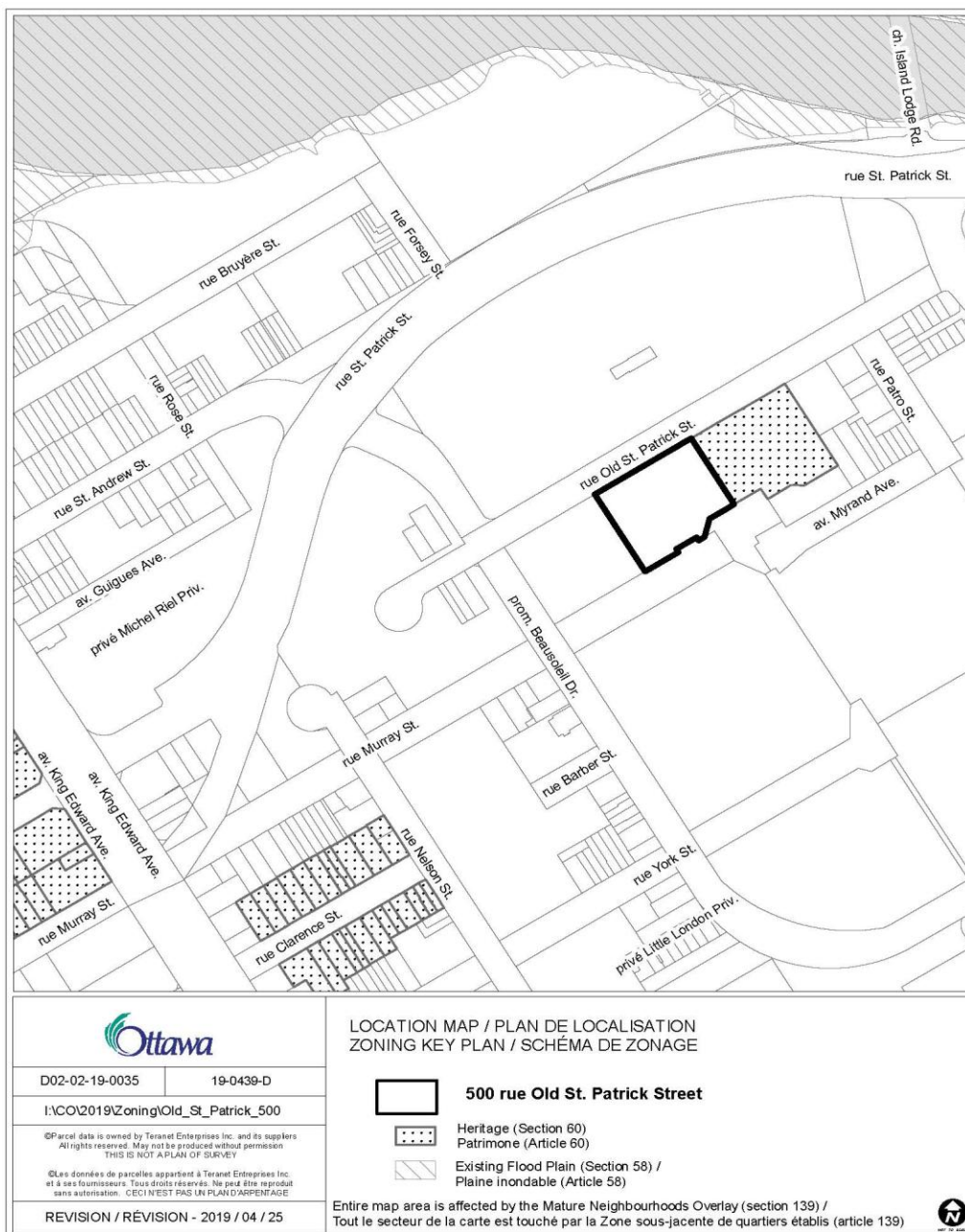
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa.ca).

This map shows the property located at 500 Old St. Patrick Street, which is subject to this Zoning By-law amendments.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 500 Old St. Patrick Street:

1. To rezone the lands shown in Document 1 from LC1[44] to LC1[XXXX]
2. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) Add to Column II, Applicable Zone, the text “LC1[XXXX]”.
 - b) Add to Column V, Provisions, the text:
 - “- School is a permitted;
 - The minimum parking rate space for a school is 1.25 parking space per classroom;
 - gross floor area of commercial uses limited to 2,710 square metres;
 - maximum of 930 square metres of gross floor area for group home;
 - each commercial use limited to 372 square metres of gross floor area except for medical facility or office;
 - minimum side yard setback of 3 metres required for group home or parking lot.”