

3. Zoning By-law Amendment – 205 Scholastic Drive

Modification au Règlement de zonage – 205, promenade Scholastic

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 205 Scholastic Drive to permit the existing Deschâtelets Building to be converted to a school, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 205, promenade Sholastic, afin de permettre que l'édifice Deschâtelets actuel soit converti en école, comme il est expliqué en détail dans le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 27, 2020 (ACS2020-PIE-PS-0090)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 27 août 2020 (ACS2020-PIE-PS-0090)

2. Extract of draft Minutes, Planning Committee, September 10, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 septembre 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 September 2020 / 10 septembre 2020**

**and Council
et au Conseil
23 September 2020 / 23 septembre 2020**

**Submitted on 27 August 2020
Soumis le 27 août 2020**

**Submitted by
Soumis par:
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Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2020-PIE-PS-0090

SUBJECT: Zoning By-law Amendment – 205 Scholastic Drive

OBJET: Modification au Règlement de zonage – 205, promenade Scholastic

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 205 Scholastic Drive to permit the existing**

Deschâtelets Building to be converted to a school, 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 September 23, 2020," 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 205, promenade Sholastic, afin de permettre que l'édifice Deschâtelets actuel soit converti en école, comme il est expliqué en détail dans 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 23 septembre 2020 », 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

205 Scholastic Drive

Owner

Conseil des écoles catholiques de langue française du Centre-Est
(conditionally purchased from the Regional Group)

Applicant

Paquette Planning Associates Ltd.

Description of site and surroundings

The property is located at 205 Scholastic Drive, in the heart of the Greystone Village subdivision, in the Old Ottawa East community. The site includes the Deschâtelets Building, a Heritage designated vacant building, which has been conditionally sold to the Conseil des écoles catholiques de langue française du Centre-Est. Other than the surrounding low-rise and mid-rise residential dwellings, which are in various stages of development/construction, the site is close to the Rideau River to the east, a recently completed eight-storey retirement home to the north-east, and the future Forecourt Park to the west.

Summary of requested Zoning By-law amendment proposal

The proposal seeks to facilitate the conversion of the existing Deschâtelets Building into a mixed-use facility, which would include a school use. A community centre use, as well as residential uses would be added as part of a future phases but are already permitted under the current zoning.

The proposal seeks the following reliefs from the site's GM[2310] zone:

- Add a school use to the list of permitted uses;
- Allow projections above the maximum height limit;
- Reduce interior side yard setback from 5.0 metres to 3.0 metres (to recognize the current setback of the existing building to an existing property line);
- Allow required parking to be located on a different lot.

A holding symbol will also be added to the portion of the lot on which the Deschâtelets Building sits, to be lifted once an agreement with the City has been signed for its use as a school, or the application of a building permit for changes relating to a school use.

In addition to the Zoning By-law amendment, the school board has agreed to address transportation and engineering items to the City's satisfaction, until such time as a Site Plan Control is submitted for the combined school and community centre complex.

Brief history of proposal

On May 10 2017, Council delegated authority to Recreation, Cultural and Facility Services (RCFS) to "enter into non-binding discussions / negotiations with The Regional Group and its partners regarding potential inclusion of a City of Ottawa community recreation component in the redevelopment plans for the Deschâtelets Building located at 175 Main Street (*now 205 Scholastic Drive*)" [ACS2017-RCF-GEN-0002](#). These discussions remain underway and staff forecast reporting the results to Committee and Council in Q4 2020 (October). RCFS agrees with and supports this application for rezoning as we have been engaged with the School Board (Conseil des écoles catholiques du Centre-Est, referred to as CECCE) and Regional Group in planning and design for the new school with a community centre added into it. A draft Letter of Understanding has been agreed upon by both parties, and it will be presented for Council approval at an upcoming meeting. RCFS has a long history partnering with schools for joint use of sites and reciprocal use of facilities, should the CECCE be successful in securing approval of this application RCFS will work diligently with the School Board to present an option for the development and inclusion of a community centre on this site.

DISCUSSION

Public consultation

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. Approximately 12 correspondences were received in relation to the proposed Zoning By-law amendment. While most simply requested to be kept informed or wish to offer support for the development, some were critical of the request, citing issues such as the loss of heritage features as well as traffic and parking.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated General Urban Area, which permits a variety of residential and non-residential uses that will help

facilitate the development of complete and sustainable communities.

Other applicable policies and guidelines

According to Schedule A of the Old Ottawa East Secondary Plan, the property is designated Mixed-Use, Medium-Rise, which encourages a diverse mix of uses that contributes to the overall self-sufficiency and sustainability of Old Ottawa East.

Heritage

The current owner of the Deschâtelets Building is seeking a heritage permit application for the removal of the Chapel Wing and the creation of a temporary infill wall. The wing includes a chapel, located on the third storey, which is identified as a heritage attribute. This report has been prepared as all applications to alter a designated building require the approval of City Council under the *Ontario Heritage Act*. The application will be considered by the Built Heritage Sub-Committee at their September 8, 2020 meeting.

Urban Design Review Panel

This application was not subject to the Urban Design Review Panel process.

Planning rationale

Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS) of 2014 and 2020, a document that provides further policies on matters of Provincial interest related to land use development.

The recommended Zoning By-law amendment is considered consistent with the matters of Provincial interest as outlined in the *Planning Act* and is in keeping with the PPS of 2014 and 2020 by promoting the efficient development of existing land use patterns and sustaining healthy, liveable and safe communities.

Official Plan

The General Urban Area designation permits the development of a full range and choice of housing types, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This designation is meant to facilitate the development of complete and sustainable communities.

The proposal seeks to add a school use to the property and seeks some relief from the zoning provisions in order to facilitate the conversion of the existing Deschâtelets

Building to said school use. The Official Plan recognizes schools' roles beyond their primary purpose as educational institutions. The various languages spoken in schools reflect the cultural diversity of the school neighbourhood and the presence of schools are critical in maintaining the number of family households and ensuring future sustainable growth. In newer communities, new schools are needed to reduce crowding and the bussing of students.

The City recognizes that schools form part of the building blocks of any community, not only in providing education to children, but also amenity space and resources to the neighbourhood. The City seeks to ensure that schools are provided in all communities. Staff are of the opinion that the proposal is in line with Official Plan policies.

Old Ottawa East Secondary Plan

The property is designated Mixed-Use, Medium-Rise on Schedule A – Land Use in the Old Ottawa East Secondary Plan. The designation encourages a diverse mix of uses that contributes to the overall self-sufficiency and sustainability of Old Ottawa East. The conversion of an existing Heritage Building to a school use in line with these policies.

Zoning Bylaw 2008-250

The property is currently zoned GM[2310] in Zoning By-law 2008-250. The General Mixed-Use Zone seeks to allow residential, commercial and institutional uses, or mixed use development in the General Urban Area. The site specific exception affects most of the entire block and includes provisions specific to residential uses. The exception also states that the maximum building height is an elevation of 83.7 metres above sea level, and that Section 64 of the Zoning By-law, Permitted Projections Above the Height Limit, does not apply. All lands zoned GM[2310] are considered one lot for zoning purposes. Section 2 – Details of Recommended Zoning include wording to ensure that this provision remains.

Understanding that the site is located within a residential community and knowing that the General Mixed Use Zone seeks to allow a mix of uses including institutional uses, staff are comfortable with the addition of a school use to the zone.

The GM Zone requires a 5.0-metre side yard setback for mixed-use buildings. The existing building is located at 3.0 metres from an existing property line. Staff are comfortable with the requested relief seeing as it is included in order to reflect an existing situation.

Given that the proposal would impact an existing building, the on-site provision of parking is made difficult. While the applicant will be providing the required number of parking spaces (the Zoning By-law requires a total of 16 spaces), those spaces will be provided on a different property than the use. The 16 parking spaces will be provided on the P1 level of the combined parking garage intended to serve 175 Main Street and 10 des Oblates Avenue. These spaces will be reserved for the school use and are not required parking spaces for other uses. While all required parking spaces will be provided at 175 Main Street and 10 des Oblates Avenue, the School Board anticipates that short term visitors, such as parents, coming into the school will most likely be using the pool of available on-street parking in the immediate area. Although the said underground parking garage is part of a building that is currently under construction, Regional Group advises that the parking spaces are scheduled to be available in time for the projected school opening in the fall of 2021. Staff do not have any concerns with the relief sought to permit parking spaces to be located on a different property than the use.

As for visitor parking, mainly parents visiting the school from time to time, the applicant states that many of the families who are expected to send their children to the proposed school live within walking or cycling distance to the school and, as such, many of these parents are expected to walk cycle or take transit to school as well. For those parents who wish to drive to school, the applicant notes that there are over 50 street parking spaces available near the school, mainly along Deschâtelets Avenue and des Oblats Avenue.

Exception 2310, which states that Section 64 of the Zoning By-law regarding Permitted Projections Above the Height Limit, does not apply to these lands, was included in the Zoning By-law in 2015 and 2017. The Local Planning Appeal Tribunal (LPAT) issued a decision on June 18, 2020 affecting, among other things, lands designated Mixed Use Medium-Rise in the Old Ottawa East Secondary Plan. OPA 228 now includes wording stating that "projections will be permitted above the maximum height, including but not limited to mechanical and service equipment penthouses, elevator or stairway penthouses, landscaped areas, roof-top gardens, terraces and associated safety guards, access structures, and washrooms." The requested relief would bring the zoning into conformity with the Secondary Plan, as per the LPAT decision. It is to be noted that, while the total of the zoning relief being sought will apply to the lands immediately surrounding the Deschâtelets Building, the relief to allow projections would apply to all of 205 Scholastic Drive in an attempt to rectify the discrepancy between the

Secondary Plan and the Zoning By-law. This is illustrated under Document 3 and included as a new Zoning Schedule.

In relation to the foregoing, the applicant has confirmed that, while the current maximum building height is stated to be 83.7 metres above sea level (A.S.L.) in the zone, the current mechanical penthouse located on the building is 87.3 metres A.S.L. The proposed rooftop heating, ventilation and air conditioning (HVAC) and elevator overrun are intended to be accommodated to a maximum height of 86.7 metres A.S.L. Document 4 includes a perspective view of the building from Main Street, including the proposed roof projections. Staff do not have any concerns with the relief sought to permit projections above the height limit.

Given that the proposal is subject to a purchase and sale agreement, as well as a Heritage Application for the removal of a portion of the building, staff have included a holding provision to the proposed zone. The holding provision will not be lifted until such time as an agreement with the City for its use as a school is signed, or the application of a building permit for changes relating to a school use is received. The inclusion of this holding zone has the effect of establishing the factors that permitted Planning and Heritage staff to make their assessments as this project moves forward.

Considering the above, staff are of the opinion that the proposed Zoning By-law amendment is appropriate for this site.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

Should the recommendations be adopted and the resulting zoning by-law be appealed to the Local Planning Appeal Tribunal, it is anticipated that a one day hearing will result. It is anticipated that this hearing can be conducted within staff resources. In the event that the zoning application is refused, reasons must be provided. Should there be an appeal of the refusal, it would be necessary to retain an external planner

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of 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 associated with the proposed amendment. In the event that the application is refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report. Any Ontario Building Code requirements for accessibility will be imposed at the building permit stage.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0037) 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 Proposed Zoning By-law Amendment

Document 3 Schedule yyy
Document 4 View from Main Street
Document 5 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the application and proposed Zoning By-law amendment. The proposal is consistent with the Official Plan policies for complete and sustainable communities in the General Urban Area, as well as the policies included in the Secondary Plan. The proposed zoning By-law amendment is appropriate for the site and maintains policy objectives. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

DISPOSITION

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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 – Location Map

For an interactive zoning map of Ottawa visit geoOttawa

Location Map of the property identified as 205 Scholastic Drive.

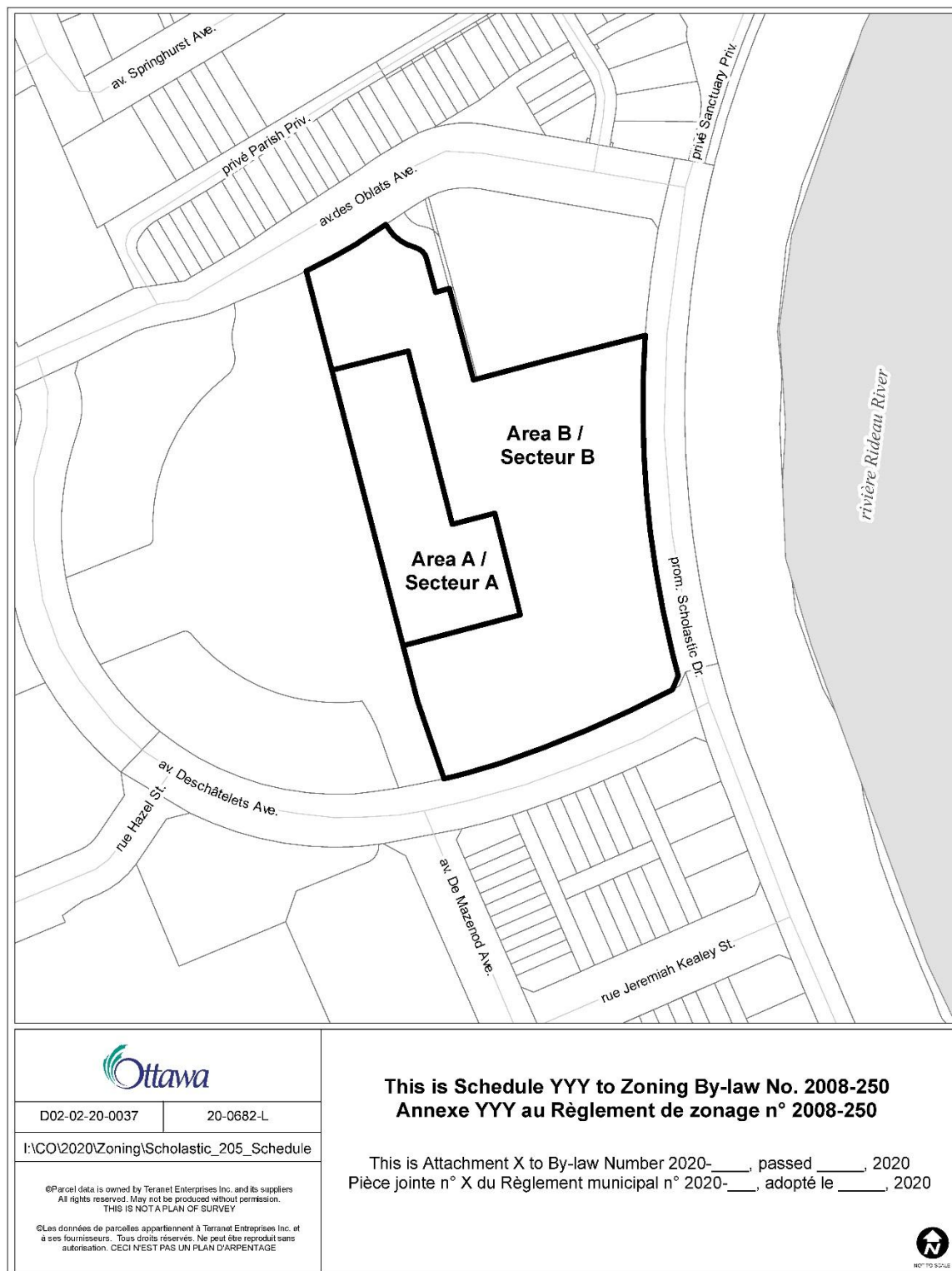


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 205 Scholastic Drive:

1. Rezone the lands from GM[2310] to GM[2310] Syyy and GM[2310] Syyy -h, as shown in Document 1.
2. Amend Part 17, by adding a new Schedule “yyy”, as shown in Document 3.
3. Amend exception GM[2310] in Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column II, Applicable Zoning, add the text “GM[2310] Syyy” and “GM[2310] Syyy -h”;
 - b. In Column III, Additional Land Uses Permitted, add the text “School”;
 - c. In Column V, Provisions, add the following text:
 - i. “School permitted in Area A of Schedule yyy”
 - ii. “Interior side yard setback is 3 meters in Area A of Schedule yyy”
 - iii. “Required parking spaces may be provided on a different lot than the use in Area A of Schedule yyy”
 - iv. “Projections are permitted above the maximum height, including but not limited to mechanical and service equipment penthouses, elevator or stairway penthouses, landscaped areas, roof-top gardens, terraces and associated safety guards, access structures, and washrooms in Area A and Area B of Schedule yyy”
 - v. “The holding symbol may not be removed until the signing of an agreement with the City for its use as a school or community use, or the submission of an application for a building permit relating to abatement or remediation work for a school or community use”

Document 3 – Schedule yyy



Document 4 – View from Main Street



VIEW FR

TELETS BUILDING

ED SCHOOL / COMMUNITY CENTRE / HOUSING

Document 5 – 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.

Public Comments and Responses

1. We support the zoning by-law amendments necessary in order to permit the conversion of the Deschatelets building into a mixed-use facility as described in this application. This would give a new purpose to this historical building. We live in Greystone Village, across the street from the Deschatelets building, and believe this project would serve the community well. Given plans to have a daycare in Deschatelet, as well as an elementary school, seniors in the retirement residence nearby are a ready pool of volunteers. This is great urban planning!
2. The Deschâtelets Building should be kept as is with new enhancements with school and community centre. The Deschâtelets' main entrance seems to be hanging in the air. A grand entrance would better preserve the heritage values. No part of the building should be demolished. Knowing that the building contains asbestos, are we assured that it is safe? The fire route is an intrusion into the City owned forecourt park lands parcel. A gymnasium complex, complying with City standards, does not appear to fit within the proposed land parcel to the north of the Deschatelets building.

Response: The proposed Zoning By-law amendment is not impacted by the proposed demolition of a portion of the heritage building. Staff's recommendations on the rezoning are not impacted by the fate of the heritage building. Designated Substance Surveys are reviewed during the Building Permit process and will address safety issues related to asbestos. The fire route currently exists.

3. The proposed yard setbacks do not respect the prominence the Deschâtelets Building deserves.

Response: The only yard setback relief being sought is to recognize an existing situation. Otherwise, all lands zoned GM[2310] are considered one lot for zoning

purposes.

4. The proposed projections should stay within the existing projections.

Response: The applicant anticipates all mechanical and elevator runoff projections to be lower than the existing projections. The relief being sought regarding projection will make the zoning consistent with the Secondary Plan.

5. There is no information provided with respect to the Floor Space Index (FSI) of the Deschâtelets Building.

Response: The Zoning By-law amendment does not seek reductions to the FSI requirement. The applicant is aware of the requirements.

6. Considering the years of abusive conditions in the Catholic Church I would prefer that the building were demolished. I am not in favour of a catholic school in the neighbourhood because there should be one public education system for all.

Response: It is outside of staff's purview to comment on the type of school being proposed.

7. Has a parking demand study been conducted? Where is the parking proposed to be located? Has there been a study done to determine the traffic impacts of the school? What are the estimated parking requirements of the proposed residential use? There is already congestion in the area and parking spaces are scarce. There are already enough residential buildings in the area.

Response: The required number of parking spaces are being provided off site and staff are satisfied with the approach. A Traffic Impact Study has been reviewed by staff. Residential uses are already permitted in the zone and are not being added as a use as part of this Zoning By-law amendment.