

Zoning By-Law Amendment – 205 Scholastic Drive

ACS2020-PIE-PS-0090

Capital (17)

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.**

At Planning Committee, the following staff provided a presentation and/or responded to questions:

- Planning, Infrastructure and Economic Development department: Anne Fitzpatrick, Planner III; Saide Sayah, Manager, Development Review – Central; Jean-Charles Renaud, Planner II
- Recreation, Cultural & Facility Services Department: Kevin Wherry, Manager, Parks and Facilities Planning

Ward Councillor Shawn Menard was present and took part in discussion.

Planning Committee heard five delegations, as follows:

- Ron Rose, Interim Chair, Planning Committee, Old Ottawa East Community

Association, supported the conversion of the D building into a mixed-use facility, including a school, a community centre and affordable housing. The Association supports the proposal to allow permitted projections on the roof of the D building, recognizing that if the building is to take on modern uses such as a school and community centre, mechanical projections will be required, but hopes that every effort will be made by the developers to locate these projections behind the existing pediment. They request assurances from staff that building height will not be permitted to change and request clarification about the staff comment in respect of OPA 228 and relief for projections above the maximum height would bring zoning into conformity with the Secondary Plan as per the LPAT decision. They support the reduced interior side yard, on the understanding that it regularizes the existing situation of the building. They question whether the reason for permission to sever the land is to accommodate the demolition of the chapel or some other reason. They request further clarification about parking allocation and suggested that the school is required to provide 16 spots, they should be required to provide an additional 20% parking to accommodate visiting parents.

- Mikolaj Carriere, a parent of two boys attending the school, spoke of the positive impact the school has made on his children, of support for the proposal and of the benefit the school brings to the community. He noted the challenges of growing in the current school situation, and with expensive downtown living, and said it is nice to find partners who are trying to create sustainable development with a community approach to schooling a partnership with the City and Ottawa Community Housing in order to be a pillar within the Old Ottawa East community.
- Monique Moreau spoke in support of the proposal, as a mother of two francophone children, and of the importance of being able to live, study and work in a francophone community in downtown Ottawa. She spoke of the importance of the school to her and other families, and the challenge to the school of operating in its present location on a year to year lease while trying to plan for and accommodate growth. She supported the plan for the school to be connected to affordable housing and a community centre. She understood concerns about demolition of the chapel but hoped that with careful management and preservation of the stained-glass windows and other meaningful elements, the chapel could be replaced with a vibrant, inclusive francophone community that reflects the origins of the building and the location it is in.

- Marc Bertrand, Superintendent of education and facilities, Conseil des écoles catholiques du Centre-Est (CECCE), provided background on the School's origins, challenges with growth at its present location, and need for a permanent home. He spoke to consultation with the community, of plans for shared spaces and community use before and after school hours, and of discussion with Ottawa Community Housing to construct subsidized housing for the elderly on the upper two floors of the D building, and of the Memorandum of Understanding with the City for the proposed gym and community centre.
- Dan Paquette, Paquette Planning Associates Ltd. (applicant), explained that the requested severance is needed to free and separate Title for the land for the School board. He provided context on the requested zoning amendment, the biggest part of which is to allow a school use in the building, and the ancillary components being: to reflect that parking will be made available off site; to normalize the set back on the west side; to permit normal roof top projections. He also noted the project will take time to complete and involves several steps, including a required severance, a development agreement, and the lifting of the holding by law, which affords the community some protection.

The following persons were also present in support and to answer questions if needed:

- Doug van den Ham, Hobin Architects
- Luc Poulin, Conseil des écoles catholiques du Centre-Est (CECCE)
- Michael Polowin, Gowling WLG (Canada) LLP, for Greystone Village
- Jennifer Luong and Joshua Audia, Novatech
- Kelly Rhodenizer, Regional Group

In addition to that previously noted, the following correspondence was provided to the committee coordinator between August 31 (the date the report was published to the City's website with the agenda) and the time the matter was considered on September 10, a copy of which is held on file:

- Email dated September 1 from Tom and Joyce Scott
- Emails dated September 7 and 9 from Faith Blacquiere
- Email dated September 9 from Steven Begg

- Email dated September 9 from Paul Goodkey

The Committee Carried the report recommendations as presented.