



Conseil des
écoles publiques
de l'Est de l'Ontario

500 Old St-Patrick Street



Planning Rationale Application for a Zoning By-Law Amendment

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Table of contents

Table of contents	2
1.0 Introduction.....	3
2.0 Overview of the Subject Property	4
2.1 Site History	9
3.0 Site Context and Surrounding Area	11
3.1 Site Context	11
3.2 Community Amenities	12
3.3 Transportation Network.....	12
4.0 École secondaire publique De La Salle	13
5.0 Proposal.....	14
6.0 Policy and Regulatory Context.....	16
6.1 Provincial Policy Statement (2014)	16
6.2 City of Ottawa Official Plan (2003).....	18
6.3 City of Ottawa Zoning By-Law 2008-250.....	24
7.0 Summary.....	27

List of figures

Figure 1: Subject Property	4
Figure 2: Survey plan of the property.....	4
Figure 3: Street view of the subject property	5
Figure 4: Front view looking East.....	5
Figure 5: Front view looking West.....	5
Figure 6: Rear view	6
Figure 7: Rear view with access on Old St-Patrick Street	6
Figure 8: Views of Ottawa Dance Center Schools (Unit 5).....	6
Figure 9: Views of Ste-Anne Medical Clinic (Unit 1)	6
Figure 10: Open area between the 2 parts of the building.....	7
Figure 11: Pathway to De La Salle Secondary School	7
Figure 12: OC Transpo bus stop in front of building.....	7
Figure 13: Parking lot on the East side of the property.....	7
Figure 14: Street view looking at the East side of the property from Old St-Patrick Street	7
Figure 15: Street view looking at the West side of the property from Old St-Patrick Street	8
Figure 16: Street view looking North-East toward the property from Murray Street.....	8
Figure 17: Street view looking North-West toward the property from Myrand Street	8
Figure 18: Aerial photo 1965 (Source geoOttawa)	9
Figure 19: Aerial photograph 1973 (Source Energy, Mines & Resources – Canadian Govt.)	10
Figure 20: Aerial photo 1991 (Source geoOttawa)	10
Figure 21: Bird's Eye View of Subject Site and Surrounding Area	11
Figure 22: OC Transpo Route Map.....	12
Figure 23: Uses and concept for 7 classrooms.....	15
Figure 24: Extract of Schedule B from the Clty of Ottawa Official Plan.....	18
Figure 25: Annex 12 OP, City of Ottawa.....	20
Figure 26: Cycling and Pedestrian Plan.....	21
Figure 27: Zoning map	24



1.0 Introduction

This Planning Rationale has been prepared in support of a Zoning By-law Amendment application for the land municipally addressed as 500 Old St-Patrick Street.

The subject property is located on the south side of Old St-Patrick Street in the Lowertown neighbourhood of Ottawa, and consists of a one storey multi-unit commercial building.

The property is designated General Urban Area in the City of Ottawa Official Plan, and the site is zoned LC1[44] – Local Commercial First Density Urban Exception 44 with a Mature Neighbourhood Overlay.

The *Conseil des écoles publiques de l'Est de l'Ontario*, herein after called 'CEPEO', has concluded a lease agreement with the property owner, *Centre de services professionnels communautaires Ste-Anne Inc.*, herein after called the 'owner', and is proposing to use part of the existing building as classrooms and administrative offices for its De La Salle French Public Secondary School, located across the street at 501 Old St-Patrick Street. As such, this Zoning By-law Amendment Application seeks to expand the current permitted uses of the LC1 Zone to allow a School.

The purpose of this Planning Rationale is to show the suitability of the proposed zoning amendment with respect to the City of Ottawa's regulatory and policy framework, the Provincial Policy Statement 2014, and in the context of the surrounding community.

2.0 Overview of the Subject Property

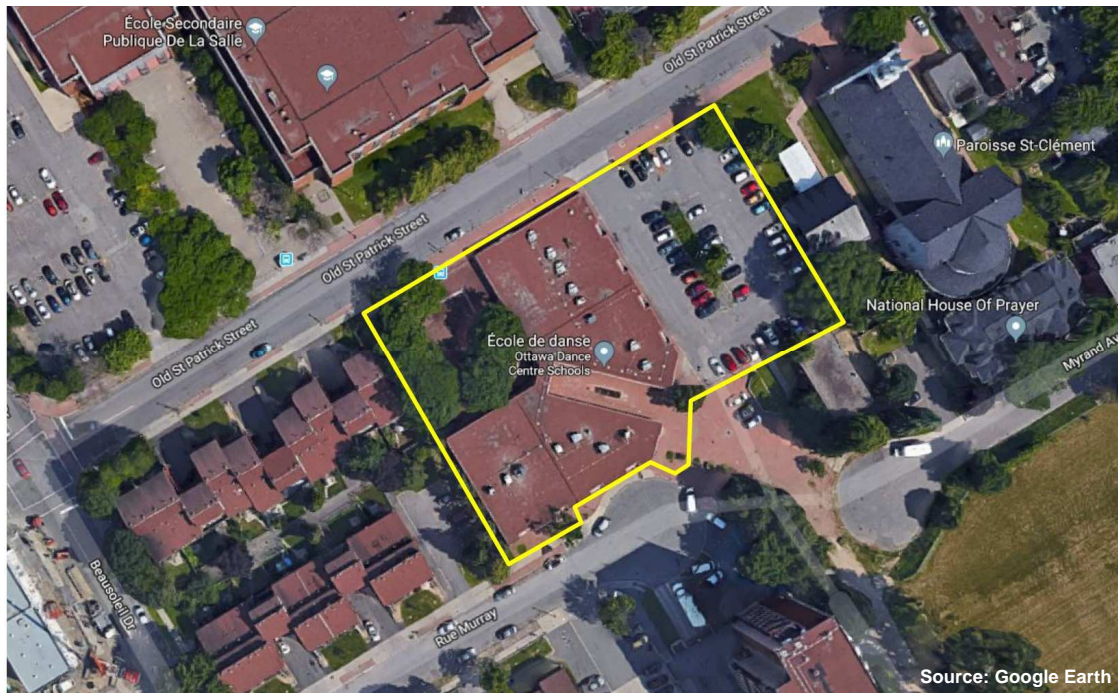


Figure 1: Subject Property

The subject property is located on the south side of Old St-Patrick Street, east of Beausoleil Drive, west of Patro Street and north of Murray Street and Myrand Avenue in the Lowertown neighbourhood of Ottawa (Ward 12).

The site has an irregular rectangular shape, with an approximate frontage of 93 meters on Old St-Patrick Street, a depth of up to approximately 61 meters, and a total area of 1.3 acres. Its legal description is PT LT 1, PL 43586 , N/S MYRAND AV ; PT LTS 16, 17, 18 & 19, PL 43586 , S/S OLD ST PATRICK ST ; PT CHAPEL ST, PL 43586 , (NOW CLOSED BY CR716451); ALL BEING PARTS 1, 5, 6, 7 & 8 4R2523 ; S/T CR719126, NS729 OTTAWA/NEPEAN, PIN 042130064.

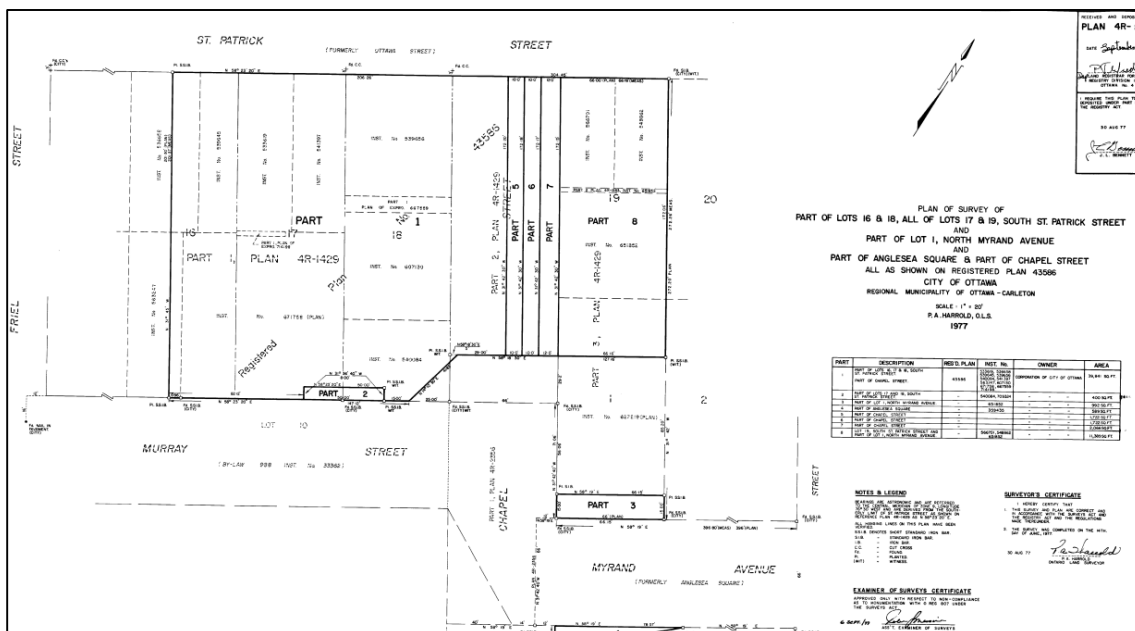


Figure 2: Survey plan of the property

The site consists of a one storey multi-unit commercial building with a gross floor area of approximately 1672 square meters. The building is an L-shaped structure built in 1978 with multiple commercial units which are only partly occupied. Current building occupants are the Ste-Anne Medical Clinic and Ottawa Dance Centre Schools.

The natural topography of the site is flat with a paved parking lot of 1600 square meters allowing 50 parking spaces on the east side of the property, as well as a deep front yard with mature deciduous trees and shrubs on the west side of the property. An interlocked pedestrian pathway provides a natural linkage between the site's different units and parking area, as well as adjacent uses. An OC Transpo bus stop is located in the front right-of-way.

The following images illustrate the subject property and its surrounding area.



Figure 3: Street view of the subject property



Figure 4: Front view looking East



Figure 5: Front view looking West



Figure 6: Rear view



Figure 7: Rear view with access on Old St-Patrick Street



Figure 8: Views of Ottawa Dance Center Schools (Unit 5)



Figure 9: Views of Ste-Anne Medical Clinic (Unit 1)





Figure 10: Open area between the 2 parts of the building



Figure 11: Pathway to De La Salle Secondary School



Figure 12: OC Transpo bus stop in front of building



Figure 13: Parking lot on the East side of the property



Source: Google Maps

Figure 14: Street view looking at the East side of the property from Old St-Patrick Street



Figure 15: Street view looking at the West side of the property from Old St-Patrick Street



Figure 16: Street view looking North-East toward the property from Murray Street



Figure 17: Street view looking North-West toward the property from Myrand Street

2.1 Site History

The subject property exists in its current form since 1977, following an amalgamation of existing residential parcels and part of the former Chapel Street right-of-way as a result of the realignment of St-Patrick Street to its current position.

The site consists of a two-section building built in 1978 comprising multiple commercial units, which have been occupied by a number of commercial and public service tenants such as restaurants, a clinic, and a First Nations resource centre. Current building occupants are the Ste-Anne Medical Clinic and Ottawa Dance Centre Schools.

Due to its location, configuration and former use as an extension of Chapel Street, the site is an important pedestrian link between surrounding uses, including De La Salle French Public Secondary School, Le Patro d'Ottawa, Jules Morin Park, and other residential and non residential uses. Students from De La Salle Secondary School have notably benefitted from the presence of restaurants and instructional facilities on the site, however the units are now mostly vacant.

Given the proximity and history between De La Salle and the subject property, the owner and the CEPEO concluded a lease agreement in the Fall of 2018 to pursue a synergistic opportunity to use the vacant commercial units as classrooms and administrative offices to accommodate the school's overpopulation and anticipated continued growth.

The following figures illustrate the historical evolution of the site as the surrounding area was redeveloped following the realignment of St-Patrick Street.



Figure 18: Aerial photo 1965 (Source geoOttawa)

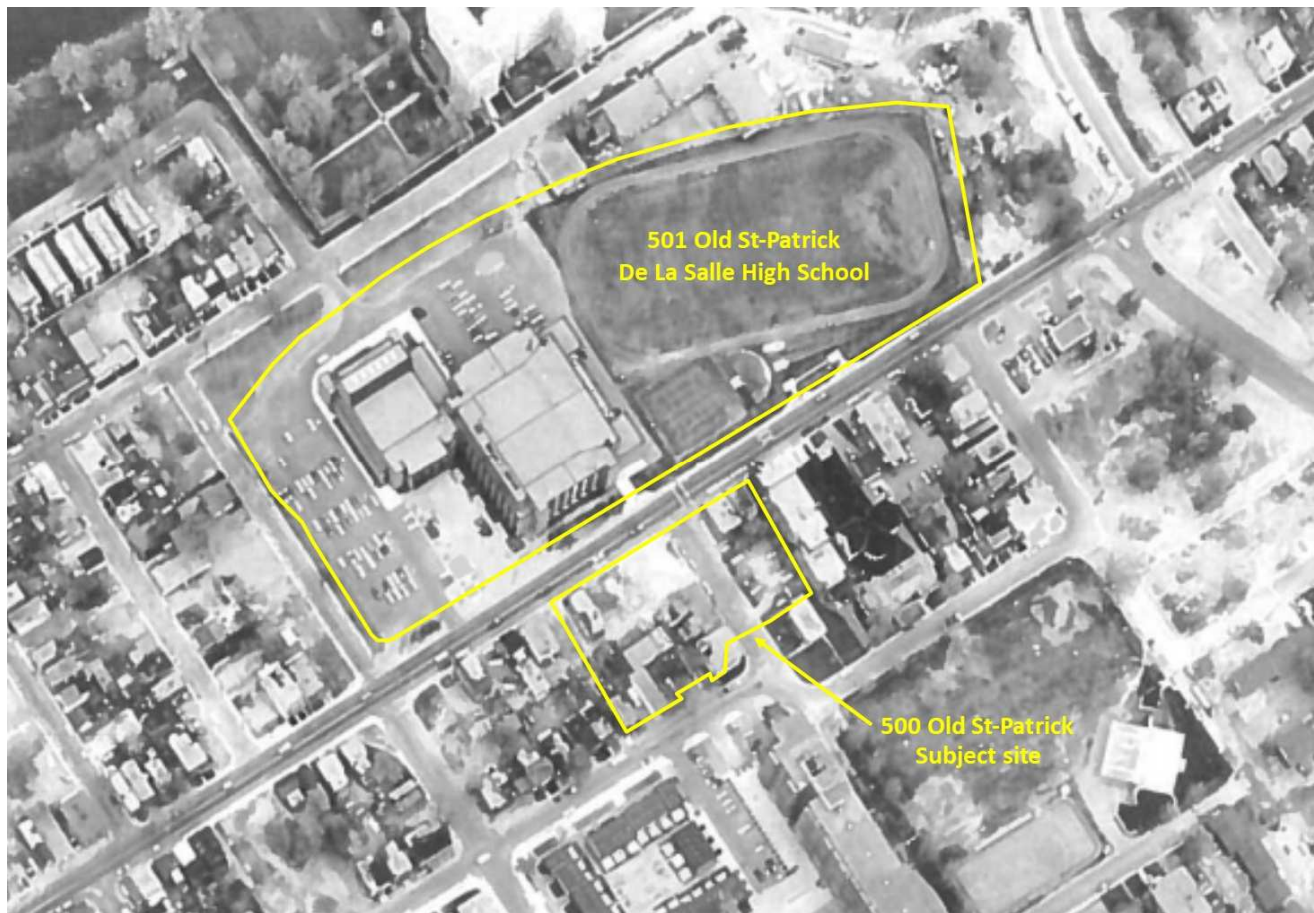


Figure 19: Aerial photograph 1973 (Source Energy, Mines & Resources – Government of Canada)

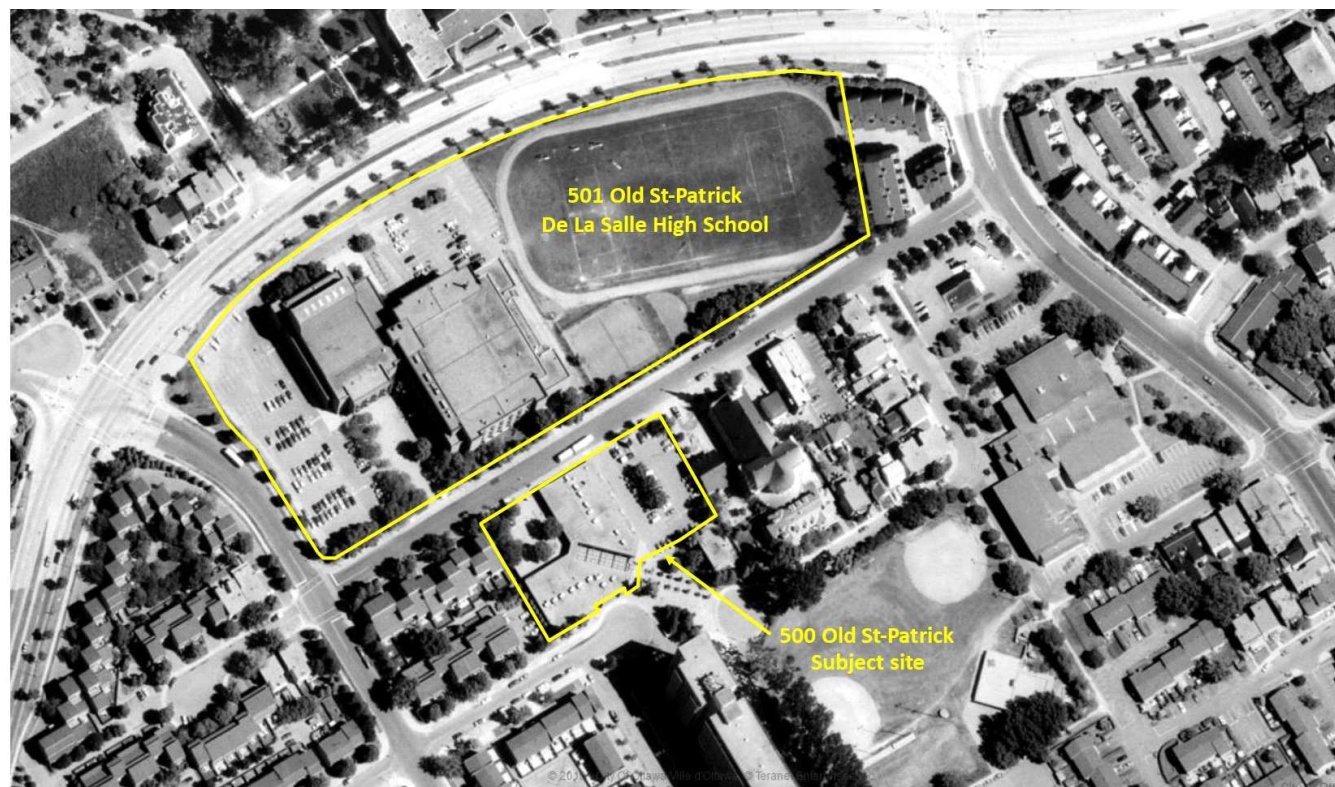


Figure 20: Aerial photo 1991 (Source geoOttawa)

3.0 Site Context and Surrounding Area



Figure 21: Bird's Eye View of Subject Site and Surrounding Area

3.1 Site Context

The subject property is located in the eastern part of the Lowertown neighbourhood of Ottawa, which is bounded roughly by Rideau Street to the south, Sussex Drive and the Ottawa River to the north, the Rideau Canal to the west, and the Rideau River to the east. The south-western part of Lowertown includes the commercial Byward Market area, however this neighbourhood is predominantly residential in the north and east, with a cluster of commercial and institutional uses concentrated on Old St-Patrick Street.

Old St-Patrick Street consists of a variety of mixed uses, including residences, institutions and local commercial businesses. The subject property serves as a local community hub and pedestrian thoroughway.

The area immediately surrounding the subject property can be described as follows:

- South: South of Murray Street is residential development, including a 9-storey community housing complex (R5 zoning) as well as Jules Morin Park.
- East: A religious institution (St-Clément Parish) and the House of Prayer; to the south-east on Myrand Street is the Ottawa Inner City Health Clinic.
- North: Across Old St-Patrick Street is the CEPEO's De La Salle French Public Secondary School.
- West: Residential (R4) 3-storey back-to-back townhouses.

3.2 Community Amenities

The subject site is located in an established residential neighbourhood containing a range of amenities. Community amenities within a 500 metres radius include 3 City-owned parks (Jules Morin, MacDonald Gardens, and Bordeleau), Le Patro d'Ottawa, Ottawa Public Library Rideau Branch, Champagne Fitness Centre and Pool, Lowertown Pool, two elementary schools (York Street Public School and École élémentaire catholique Ste-Anne) and one secondary school, école secondaire publique De La Salle.

3.3 Transportation Network

The subject property is served by OC Transpo with Route 6 circulating on Old St-Patrick Street. A bus stop is located in the property right-of-way and across the street at De La Salle Secondary School, providing an enticing option for site users. The site is located within a kilometre of Rideau Street and the Byward Market, promoting active forms of transportation. The site is also well positioned within the City's cycling path network.

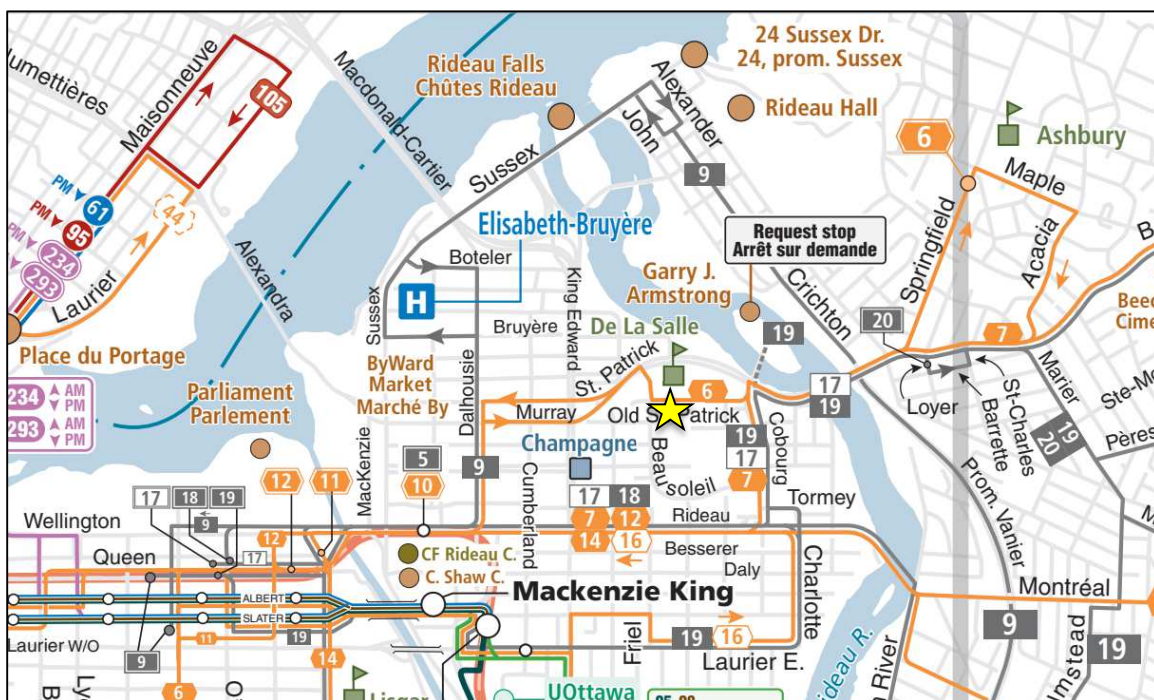


Figure 22: OC Transpo Route Map

The property fronts onto Old St-Patrick Street, which connects to Beausoleil Drive and Cobourg Street, which in turn both connect to St-Patrick Street, a major east-west arterial. Located one block to the east of the subject property, Cobourg Street provides a north-south link between St-Patrick Street and Rideau Street, the latter of which is located 4 blocks south and provides many retail and service businesses.

4.0 De La Salle French Public Secondary School

De La Salle is the CEPEO's flagship establishment, best known for its *Centre d'excellence artistique de l'Ontario*, its diversity of programs and its central location. This school's popularity is such that it is currently at 112% 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. Thus, a solution was sought to relieve this overpopulation which impacts students' comfort and learning ability.

The role of the CEPEO is to ensure the proper functioning of schools mainly through provincial funding. The funding process for school construction projects is long, tedious, and usually takes place over many years. In addition, electoral changes are fraught with further challenges and delays to funding processes.

In the case of De La Salle, an immediate solution is necessary to ensure the proper functioning of this iconic institution. The proposed solution consisting of classrooms in an underutilized commercial property directly across from the main school building is a relatively quick and inexpensive solution, with little impact to the surrounding neighbourhood, little adaptation required from the school population, and little to no change to travel patterns to the site's proximity to the main building.

It should be noted there is a long history of De La Salle's pupils occupying the subject property, which reinforces the natural connection between the two sites. Students have long been patrons of the subject property's businesses, including former restaurants and the existing dance school. The proposed development therefore presents a natural evolution of the site.

Finally, the CEPEO also intends for all its schools to be more than simple teaching establishments, but rather well-integrated community hubs. This is accomplished by forming partnerships with community service providers such as the owner of the subject property, creating cultural and inclusive gathering spaces, promoting a sense of belonging, providing access to evening and weekend classes, and allowing the public to rent spaces. The proposed school annex will be treated as any other school facility and therefore enhance the services offered to the surrounding community.

5.0 Proposal

The proposed Amendment is intended to accommodate the construction of classrooms and supporting administrative offices within the existing building located at 500 Old St-Patrick Street. The facilities will be used as of the 2019-2020 school year by students and staff of De La Salle French Public Secondary School, which is located at 501 Old St-Patrick Street, directly across from the subject property. The *Conseil des écoles publiques de l'Est de l'Ontario* (French Public School Board of Eastern Ontario, herein after referred to as CEPEO) has entered into a lease agreement with the owner of the subject property to accommodate the school's overpopulation and continued growth.

This application proposes to amend Zoning By-law 2008-250 to change the zoning at 500 Old St-Patrick Street to LC1 [XXXX], whereas the current zoning is LC1[44]. The proposed amendment would allow a **School** as an additional permitted use while retaining the existing exceptional provisions, as follows:

Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
XXXX	LC[XXXX]	School		<ul style="list-style-type: none">- gross floor area of commercial uses limited to 2 710 m²- maximum of 930 m² of gross floor area for group home- each commercial use limited to 372 m² of gross floor area except for medical facility or office- minimum side yard setback of 3 m required for group home or parking lot

The existing commercial building is to remain in its current form and will accommodate the new School use. Bicycle parking is also proposed in the front yard; however, no other exterior works are proposed other than new signage. The landscaping of the property consists of a combination of deciduous trees, shrubs and gardens, which are also intended to remain. The intention is to maintain the current exception provisions in order to keep the existing community services on site while providing additional community amenities by extending the educational offerings and opportunities in the neighborhood.

The following concept plan was prepared by the CEPEO and illustrates the proposal.



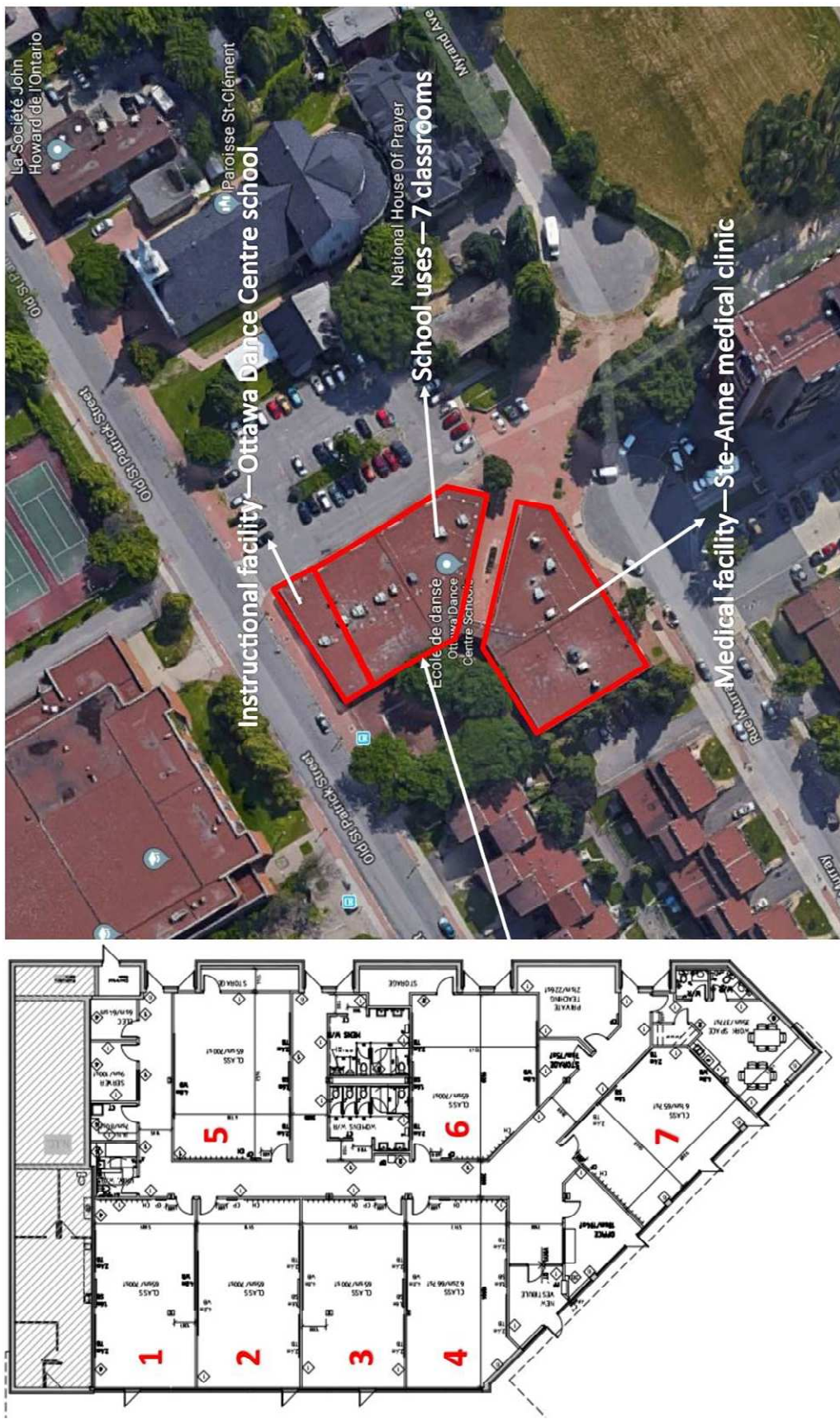


Figure 23: Uses and concept for 7 classrooms

6.0 Policy and Regulatory Context

6.1 Provincial Policy Statement (2014)

Efficient development patterns optimize the use of land, resources, and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.

Relevant policies:

Policy 1.1.1: Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*; e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Policy 1.1.3: *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Policy 1.1.3.2: Land use patterns within *settlement areas* shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support *active transportation*; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are *freight-supportive*; and b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Policy 1.1.3.3: Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Policy 1.6.3: Before consideration is given to developing new *infrastructure* and *public service facilities*: a) the use of



existing *infrastructure* and *public service facilities* should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.

Policy 1.6.5: *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

Policy 1.6.6.2: Municipal sewage services and *municipal water services* are the preferred form of servicing for *settlement areas*. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.

Policy 1.6.7.1: *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

Policy 1.6.7.4: A land use pattern, density, and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and *active transportation*.

The proposal promotes the reintegration of an existing building and maintains the public services already in place. The project also encourages active transportation by expanding De La Salle Secondary School within a walkable distance, while maintaining the direct link from De La Salle to Jules Morin Park.

The proposal is consistent with the applicable policies of the PPS 2014 and the presence of De La Salle Secondary School provides an important service and facilities for the local community and the City of Ottawa.

6.2 City of Ottawa Official Plan (2003)

The subject property is located in the “General Urban Area” designation in accordance with Schedule B of the City of Ottawa Official Plan.

Section 3.6.1 - General Urban Area

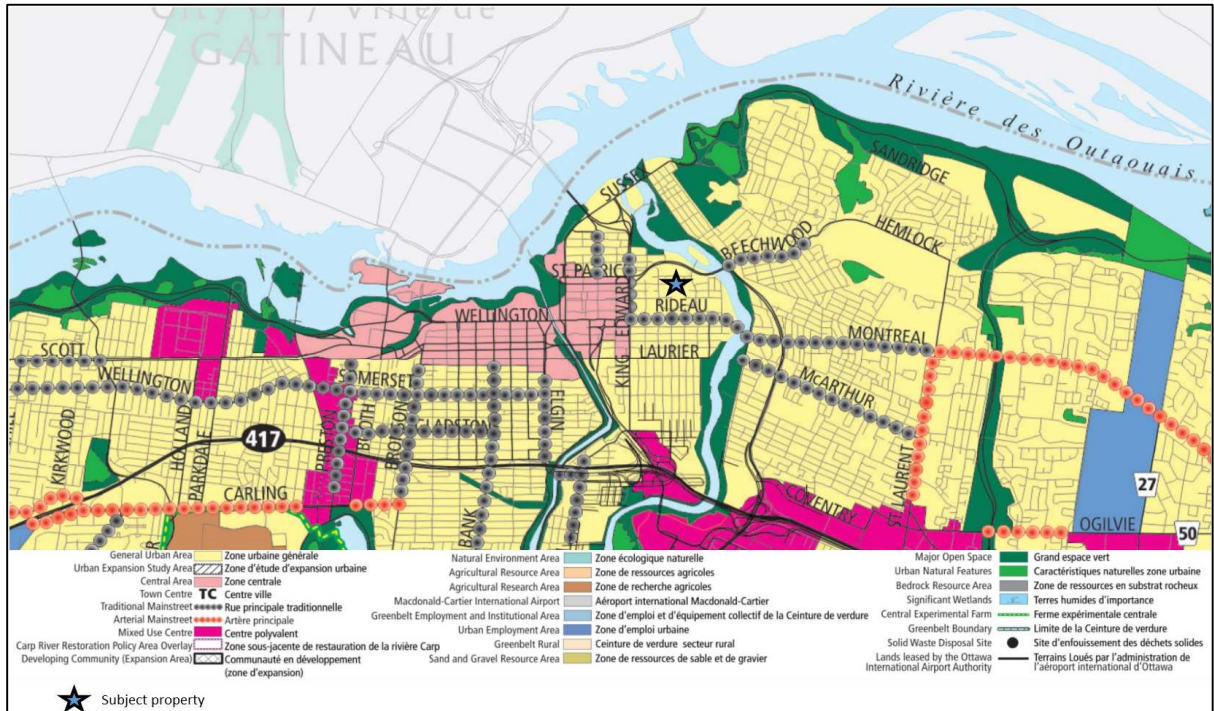


Figure 24: Extract of Schedule B from the City of Ottawa Official Plan

The General Urban Area designation permits all types and densities of housing, as well as employment, retail, service, industrial, cultural, leisure, green space, entertainment and institutional uses. The evaluation of development applications will be in accordance with sections 2.5.1 and 4.11 of the Official Plan, and will ensure that these uses:

- Are compatible and complement surrounding land uses; [Amendment #150, October 19, 2018]*
- Are conveniently located with respect to concentrations of residential development and provide direct access for pedestrians and cyclists from adjacent residential areas;*
- Are permitted to cluster with other community-oriented uses, such as parks, pedestrian linkages, community centres or leisure facilities, in order to facilitate interaction among residents and contribute to a sense of community;*
- Are situated to take advantage of pedestrian and cycling patterns;*
- Are of a size and scale that will not result in the attraction of large volumes of vehicular traffic from outside the immediate area.*

The proposal is consistent in the context of these policies as the site is surrounded by a variety of institutional and commercial uses and coexists with the existing residential uses. It will continue to serve as a community hub and pedestrian link between De La Salle

Secondary School, Jules-Morin Park, and surrounding residential areas. The site is already used as a linkage for pedestrians and cyclists, and public transit is readily accessible with an OC Transpo stop located in the right-of-way on Old St-Patrick Street. The new proposed use will have little to no impact on vehicular traffic since the users will generally walk from De La Salle Secondary School to access it.

Section 2.5.1 – Urban Design and Compatibility

In general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ among those functions that surround it. Generally speaking, the more a new development can incorporate the common characteristics of its setting in its design, the more compatible it will be. Nevertheless, a development can be designed to fit and work well in a certain existing context without being ‘the same as’ the existing development.

These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis.

- *To enhance the sense of community by creating and maintaining places with their own distinct identity.*
- *To define quality public and private spaces through development*
- *To create places that are safe, accessible and are easy to get to, and move through.*
- *To ensure that new development respects the character of existing areas.*
- *To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006]*
- *To understand and respect natural processes and features in development design*
- *To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.*

The built form of the existing commercial building is to remain in its current state and no major modifications are proposed to the building. Bicycle parking and signage will be incorporated to accommodate students and identify the new classrooms. Additionally, the school land use respects the forms and functions of the surrounding lands and will coexist without causing undue adverse impacts on surrounding properties. Furthermore, there are several other schools and institutional uses in the vicinity.

Section 2.5.5 – Cultural Heritage Resources

The municipality sets out specific requirements when reviewing development applications that affect cultural heritage resources, like a heritage conservation district, as designated under the Ontario Heritage Act. The existing building will continue to respect the heritage character of the surrounding neighborhood. A CHIS was not required for this application.

Section 4 - Review of Development Applications

This section outlines the specific policies the City of Ottawa uses to review development applications in order to meet the objectives contained in the Official Plan.

Section 4.1 – Site-Specific Policies and Secondary Policy Plans

The subject site is not subject to any secondary plan. The proposal is within the Viewshed Area of the Parliament Buildings from Beechwood Cemetery, but considering that it is a 1-storey building, the proposal will not impact the viewshed area.

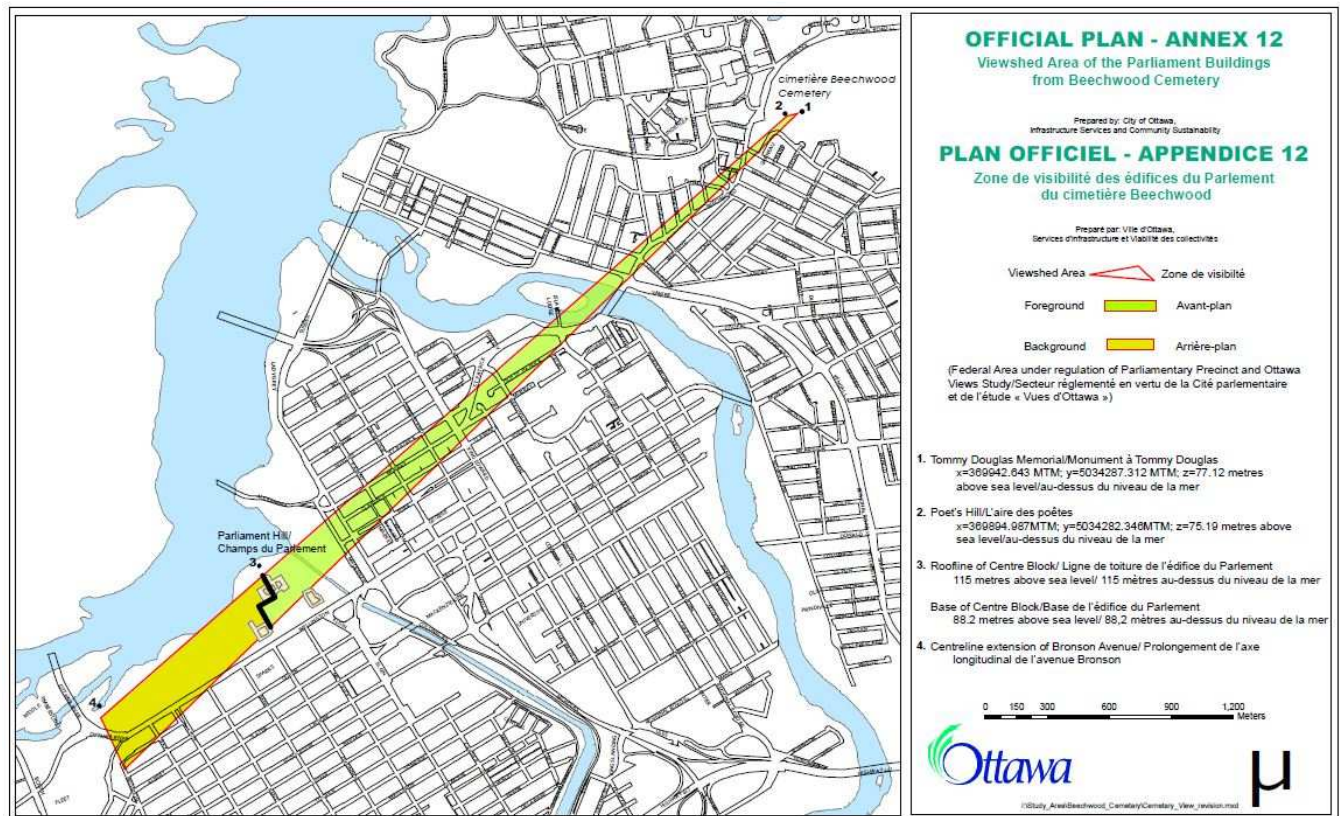


Figure 25: Viewshed Area of the Parliament Buildings from Beechwood Cemetery

Section 4.2 – Adjacent Land Use Designations

There are no land use designations as shown on Schedule B of the City of Ottawa Official Plan in proximity to the subject property that would trigger special requirements.

Section 4.3 – Walking, Cycling, Transit, Roads and Parking Lots

The site is well serviced by the City of Ottawa's public transit network as bus stops are located in front of the building and provide service to all areas of the City and its outer limits. Old St-Patrick Street will continue to provide a safe and pedestrian-oriented interface with easy accessibility for the surrounding residential uses. Old St-Patrick Street is part of the Phase 1 of the Ottawa Cycling Plan (OCP2013), identified as P1-38, and

sidewalks are located on both side of Old St-Patrick. The subject site is notably used as a natural pathway between De La Salle and Jules Morin Park, echoing the historical use of the property as an extension of Chapel Street until the 1970s. The small scale of the proposed classrooms is not anticipated to generate high volumes of traffic or parking concerns. There are 50 existing parking spaces on the site, which is above and beyond the required number of 1,25 spaces per classroom given the proposed addition of 7 classrooms.

A traffic statement was not required for this application.



Figure 26: Cycling and Pedestrian Plan

Section 4.4 – Water and Wastewater

The site is accessed to the existing public water supply and public wastewater services. There are no concerns for the need of additional infrastructure.

Section 4.5 – Housing

The provisions of this section are not applicable to the subject property, as it does not propose affordable or rental housing. The proposal also keeps the residential uses as part of the permitted uses, therefore can be re-purposed for housing use.

Section 4.6 – Cultural Heritage Resources

A CHIS was not required for this application.

Section 4.7 – Environmental Protection

A Phase I Environmental Site Assessment was required for this application. Based on the report, the surrounding land use consists of residential, institutional and commercial properties that are not considered to pose a concern to the subject site. No environmental concerns were identified with the current use of the subject property or adjacent lands.

A Phase II – Environmental Site Assessment is not required for the subject property.

Section 4.8 – Protection of Health and Safety

The subject site is not affected by designations on Schedule K of the Official Plan including flood plains, well head protection or unstable soil. The subject site is not within a designated sensitive noise area.

Section 4.9 – Energy Conservation Through Design

The application does not propose any new development.

Section 4.10 – Green Space Requirements

Cash-in-lieu of parkland payment is not required for this application.

Section 4.11 – Compatibility

This section relates to the compatibility of the proposed development with the surrounding context and community. The criteria in this section provide an opportunity to objectively evaluate the compatibility of the proposed development. When evaluating compatibility of development, the site's land use designation, applicable site-specific policies, and urban design guidelines are to be considered.

Having carefully considered these measures, the proposed concept for the zoning is appropriate, as follows:

- a. Traffic: The scale and density of the proposal would not have any significant impact on the transportation system in this area. The majority of users will use active transportation to access the site from De La Salle Secondary School, and therefore the impact on the surrounding area will be minimal.
- b. Vehicular Access: Vehicular access to and from the site is deemed appropriate to support the proposed use as an extension of the neighbouring secondary school.
- c. Parking Requirements: The application provides an efficient number of parking places.
- d. Outdoor Amenity Areas: An Amenity Area is not required for the proposed use.
- e. Loading Areas, Service Areas, and Outdoor Storage: Loading space is available on site but is generally not required in LC zone except in the case of uses on lots abutting Rideau Street, Sparks Street and Bank Street in Area A (Central Area) of



Schedule 1. Vehicle loading spaces must be provided for each use where more than one use is located in a building or on a lot, however since each of these uses on the subject property occupies less than 1000 m², loading space is not required. The proposal therefore complies with the loading area regulation.

- f. Lighting: No additional site lighting features are proposed. The use of external lighting is marginal and limited due to the daytime operating hours.
- g. Noise and Air Quality: The additional use will not generate significant noise and air quality concerns.
- h. Sunlight: Sun shadowing impacts are not expected to be problematic. A Sun/Shadow Study was not required for this application.
- i. Microclimate: The existing building is in context in terms of height and massing with the existing neighbourhood, and therefore, there should not be any microclimate concerns.
- j. Supporting Neighbourhood Services: The proposed development will be adequately serviced by existing neighbourhood amenities. The development is located within proximity of a variety of parks, amenities, and community services, and the area is well serviced by the bus transit system, cycling paths, and sidewalks.

6.3 City of Ottawa Zoning By-Law 2008-250

The current zoning of the site under the City of Ottawa Comprehensive Zoning By-law 2008-250 is LC1[44], Local Commercial Zone - Exception 44 with a Mature Neighborhood Overlay. The zoning designation of the North and East abutting properties is I1A, which allows the proposed use.

According to the City of Ottawa Zoning By-Law, the purpose of the LC zone is to:

1. *allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the **General Urban Areas** and in the Residential Character Areas of the **Central Area** designations of the Official Plan;*
2. *restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;*
3. *provide an opportunity to accommodate residential or mixed uses development; and*
4. *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

With the addition of a School use while maintaining current uses and existing provisions, the purpose of the LC zone will still be respected. The small scale of the proposed use will have little impact on the character of the residential area, especially considering the existing mix of institutional and local commercial zones in the surrounding area.

Additionally, the proposal provides an ideal transition zone between surrounding uses, and extends the purpose of the adjacent I1A - Minor Institutional Zone, which is to:

- (1) *permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area or Central Area in the Official Plan; and*
- (2) *minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.*

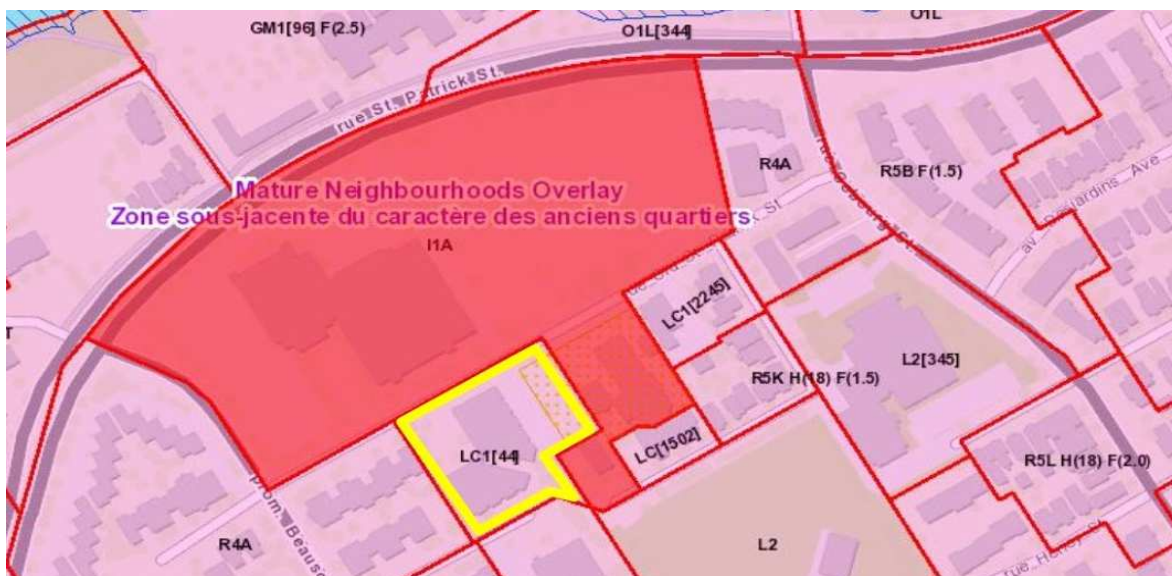


Figure 27: Zoning map

Permitted Uses

The permitted uses of the LC1 zone include:

Residential: apartment dwelling low rise, bed and breakfast, dwelling unit, group home, home-based business, home-based day care, planned unit development, retirement home, converted retirement home, rooming house, stacked dwelling and townhouse dwelling.

Non-residential: animal care establishment, artist studio, bank, bank machine, community health and resource centre, convenience store, day care, instructional facility, library, medical facility, payday loan establishment, personal service business, post office, restaurant, retail food store, retail store, service and repair shop, small batch brewery, urban agriculture.

The LC1[44] Zone does not permit a School use. As such, this application seeks to amend the Zoning By-law to permit it.

Urban Exception 44

The subject site is currently subject to Urban Exception 44, detailed in the following table:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
44 (By-law 2015- 197)	LC[44]			<ul style="list-style-type: none">- gross floor area of commercial uses limited to 2 710 m²- maximum of 930 m² of gross floor area for group home- each commercial use limited to 372 m² of gross floor area except for medical facility or office- minimum side yard setback of 3 m required for group home or parking lot

The current proposal would retain the existing provisions while adding 'School' as an Additional Land Use Permitted.

Gross Floor Area

Each commercial use is limited to 372 square metres of gross floor area, except for medical facility or office uses. The Ste-Anne Medical Center and Ottawa Dance Centre School, the current building occupants, currently respect this provision.

The proposed additional use is considered an institutional use, and as such the proposed 851 square metre development would not be restricted by the Gross Floor Area provisions.

Parking

Parking is not required for non residential uses in the LC1 zone. However, parking for a secondary school in other zones minimum required is 1.25 parking per classroom. In the proposed change, the construction implies a maximum of 7 classrooms, and therefore 9 parking spaces.

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 m² of gross floor area. Considering the proposed 851 square metres occupied by the school, the required number would be 9 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.

Loading Space

Loading space is generally not required in LC zone except in the case of uses on lots abutting Rideau Street, Sparks Street and Bank Street in Area A (Central Area) of Schedule 1. Vehicle loading spaces must be provided for each use where more than one use is located in a building or on a lot, however since each of these uses on the subject property occupies fewer than 1000 m², loading space is not required.

Mature Neighbourhoods Overlay

The Mature Neighbourhoods By-law does not apply to non-residential development. Since all proposed site improvements will occur inside the existing building, the proposed development will maintain the existing building shell and parking spaces, having no impact on the established character of the surrounding streetscape.

7.0 Conclusion

This report has been prepared to support the application for a Major Zoning By-law Amendment to permit a School use at 500 Old St-Patrick Street.

After review, the proposed additional use is consistent with the Provincial Policy Statement and conforms with the policies of the General Urban Area and to the appropriate policies of the City of Ottawa's Official Plan.

Based on the above analysis, the proposed additional land use and site-specific zoning by-law amendment will not cause any adverse impacts to the surrounding community. The proposal will coexist with and enhance an established mixed-use community and constitutes a desirable use that represents good land use planning.



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