

École Elementaire Deschâtelets

Planning Rationale Report

May 2020

Prepared for

**Conseil Des Écoles Catholiques
De Langue Française du Centre-Est**

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Table of Contents

Section	Page
1. Background	1
2. Site Context and Existing Land Use	1
3. Planning Context	6
4. Proposal	13
5. Planning Rationale	14
6. Conclusion	28

List of Figures

Figure 1: Location of Deschâtelets Building

Figure 2 : Block 32 of Plan 4M-1596

Figure 3: Part 2 of Draft Reference Plan (Detail)

Figure 4: View of Deschâtelets Building from Main Street

Figure 5: View of Deschâtelets Building from St. Paul University

Figure 6: View of Deschâtelets Building from the east side

Figure 7: Greystone Village Concept Plan

Figure 8: City of Ottawa Official Plan Schedule B

Figure 9: Schedule A of the Old Ottawa East Secondary Plan

Figure 10: City of Ottawa Zoning By-law 2008-250

Figure 11: Proposed Site Plan

List of Appendices

Appendix A: Zoning Compliance Chart

1. Background

This report is intended to provide the necessary planning background and rationale in support of a zoning bylaw amendment to permit a new elementary school in the Deschâtelets Building (former Oblates Fathers Residence) at 225 Scholastic Drive immediately east of St. Paul's University on behalf of the Conseil Des Écoles Catholiques De Langue Française du Centre-Est.

2. Site Context and Existing Land Use

The subject property and adjacent lands (also known as the Oblates Lands) was purchased by the Regional Group in 2014 and is now being marketed and developed under the project name Greystone Village.

In turn, the Deschâtelets Building has been conditionally sold to the Conseil Des Écoles Catholiques De Langue Française du Centre-Est (hereinafter referred to as the school board) subject to obtaining the necessary approvals to convert a portion of the 4 storey building into an elementary school. The Deschâtelets Building, which is currently vacant, is a designated heritage building. The school board intends to only occupy that part of the building (and associated land) visible from Main Street; the balance of the building, formerly used as a chapel is proposed to be demolished and re-developed by Regional for residential uses. That portion of the Deschâtelets Building proposed to be acquired by the school board is identified with a ☆ on Figure 1 and subsequent figures.

Figure 1: Location of Deschâtelets Buidling



Recent pictures of the subject property are shown on Figures 4 to 6.

Figure 4: View of Deschâtelets Building from Main Street



Figure 5: View of Deschâtelets Building from St. Paul University



Figure 6: View of Deschâtelets Building from the east side



As can be seen from the pictures above, the subject property and adjacent lands have largely either been re-developed or are under construction.

The overall concept (updated in July of 2019) being utilized as a basis for the development of Greystone Village is shown on Figure 7.

Figure 7: Greystone Village Concept Plan



Specific elements of this concept impacting lands adjacent to the Deschâtelets Building are described as follows:

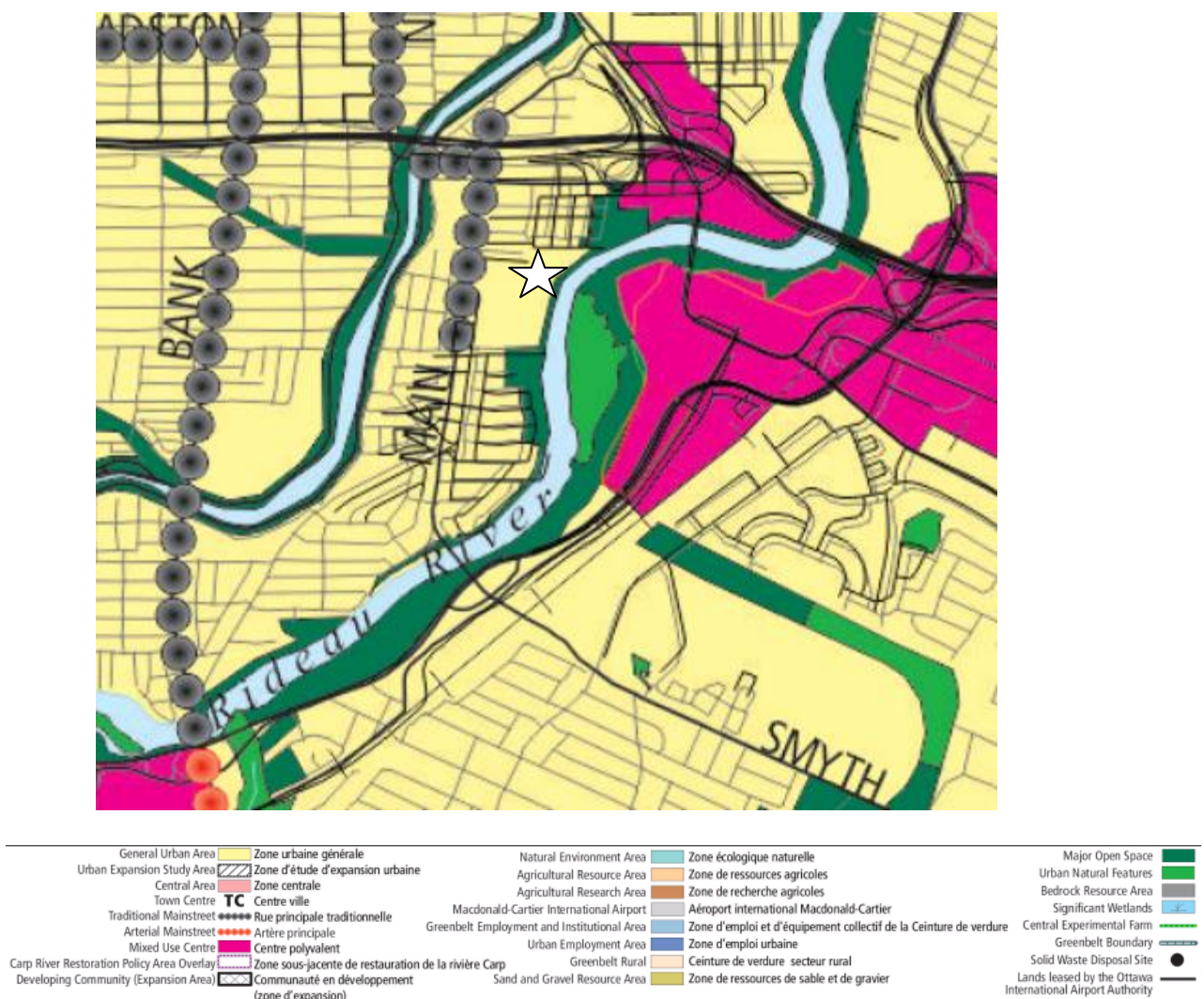
- south: vacant land being held for future residential development based on said concept;
- east: a new 8 storey retirement home has recently been completed to the north east of the Deschâtelets Building; other lands to the east are vacant being held for future residential development based on said concept;
- West: future Forecourt Park; further to the west are 2 mid rise residential buildings currently under construction per said concept;
- North: vacant land being held for future community centre.

3. Planning Context

3.1 City of Ottawa Official Plan

The subject property is designated ‘General Urban Area’ in accordance with Schedule B of the City of Ottawa Official Plan. According to policy 3.6.1.1 of the Official Plan ‘*the General Urban Area designation permits all types and densities of housing, as well as employment, shopping, service, industrial, cultural, leisure, park and natural areas, entertainment and institutional uses*’. See Figure 8.

Figure 8: City of Ottawa Official Plan Schedule B



3.2 Ottawa East Secondary Plan & Community Design Plan, 2011

The Old Ottawa East Secondary Plan was adopted in 2011 and implements the planning and design objectives detailed within the Old Ottawa East Community Design Plan. The subject property is within the Mixed Use Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan. See Figure 9.

Figure 9: Schedule A of the Old Ottawa East Secondary Plan



<p>OLD OTTAWA EAST SECONDARY PLAN Schedule A - Land Use</p> <p>VIEUX OTTAWA-EST PLAN SECONDAIRE Annexe A - Utilisation du Sol</p>	<p>LAND USE / UTILISATION DU SOL</p> <ul style="list-style-type: none"> Institutional / Institutionnelles Mixed Use Centre / Centre polyvalent Mixed Use Medium-rise / Polyvalent de moyenne hauteur Traditional Mainstreet / Rue principale traditionnelle Open Space / Espace vert Residential Low-rise / Résidentiel de faible hauteur Residential Medium-rise / Résidentiel de moyenne hauteur 	<p>© Permal data is owned by Teramex Enterprises Inc. and its suppliers. All rights reserved. May not be reproduced without permission. / Permal data appartient à Teramex Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation.</p> <p>Ottawa</p> <p>Scale / Echelle 1:11,000 approx.</p> <p>Produced by Infrastructure Services and Community Sustainability / Planning Department / Urban Services / Mapping and Graphics Produit par Services d'infrastructure et Viabilité des collectivités / Urbanisme et Gestion de la croissance / Cartographie et Graphiques</p>
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The property is also subject to the Old Ottawa East Community Design Plan (the “CDP”), which in turn appears to provide the same policy direction as the above referenced Secondary plan. To this end, it is understood that The Secondary Plan “*provides the legal framework that supports the Old Ottawa East Community Design Plan.*” As such, the Secondary Plan and the Community Design Plan share the same policies.

Section 10.3.4 the Old Ottawa East Secondary Plan provides specific guidance regarding those lands on the east side of Main Street Street between Springhurst and Clegg which includes the subject property. Some of the key policies of this section are as follows:

- 1. Provide for a variety of residential building types and tenures for a rich and diverse community to accommodate a full demographic profile of households. A range of housing options are needed to ensure affordability and accommodate a variety of users including families, seniors, empty nesters, single room occupancy and smaller households.*
- 2. Encourage a diverse mix of uses that contributes to the overall self-sufficiency and sustainability of Old Ottawa East. These include a broad range of housing types as described above, live-work units, public/civic uses, commercial uses that contribute to the vibrancy of Main Street, and a strengthening of the institutional presence of St. Paul University.*

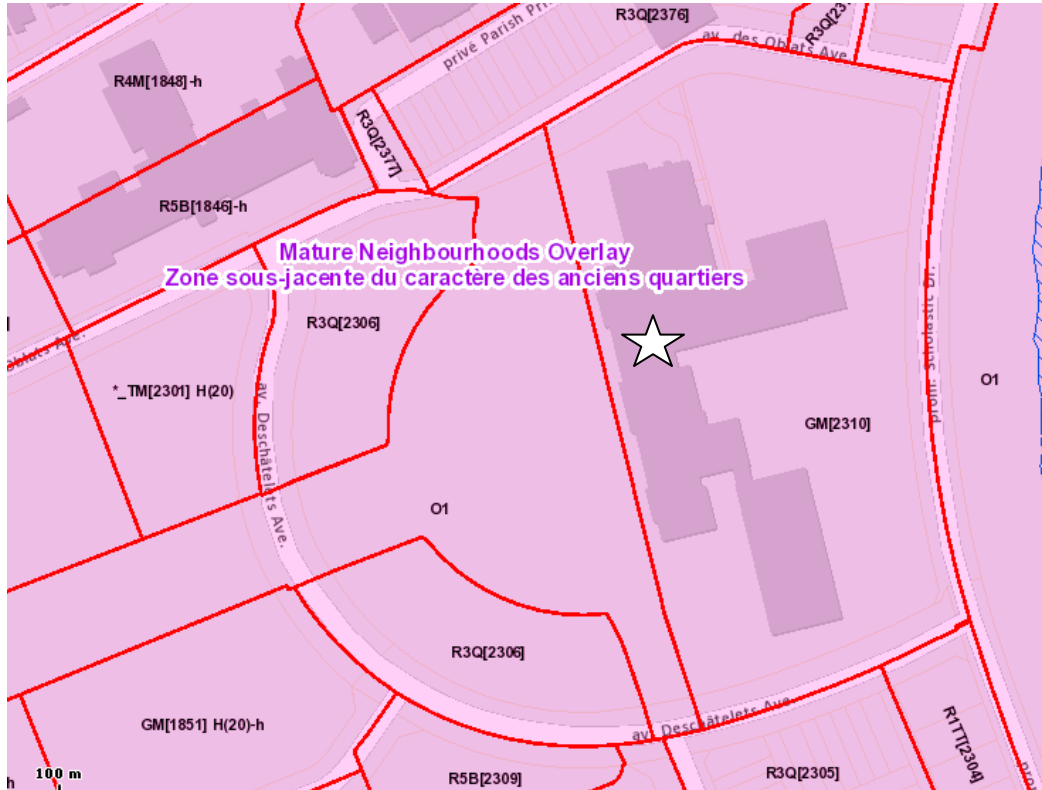
With respect to the Deschâtelets Building, the said Secondary Pan states as follows:

- 1. Conserve the Deschâtelets Building by maintaining its heritage attributes while adapting it to new uses over time to ensure its ongoing utility.*

3.3 Zoning Bylaw 2008-250

According to City of Ottawa Zoning By-law 2008-250, the subject property (along with abutting lands) is currently zoned GM [2310] and lies within the Mature Neighbourhood Overlay. See Figure 10.

Figure 10: City of Ottawa Zoning By-law 2008-250



The following is an excerpt from Zoning By-law 2008-250 of key applicable GM (General Mixed Use) Zone provisions:

Purpose of the Zone

The purpose of the GM – General Mixed-Use Zone is to:

- 1. allow residential, commercial and institutional uses, or mixed use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;*

2. *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
3. *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
4. *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

Section 187

In the GM Zone,

Permitted Non-Residential Uses

1. *The following non-residential uses are permitted subject to:*

1. *the provisions of subsections 187(3), (4) and (5).*

animal care establishment

animal hospital

artist studio

bank

bank machine

catering establishment}

click and collect facility (By-law 2016-289)

community centre

community health and resource centre

convenience store

day care

diplomatic mission, see Part 3, Section 88

drive-through facility

emergency service

funeral home

home-based business, see Part 5, Section 127

home-based day care, see Part 5, Section 129

instructional facility

library

medical facility

municipal service centre

office

payday loan establishment (By-law 2017-302)

personal brewing facility (By-law 2019-41)

personal service business

place of assembly

place of worship

post office

recreational and athletic facility

research and development centre

residential care facility (By-law 2011-273)

restaurant

retail food store

retail store

service and repair shop

shelter, see Part 5, Section 134 (By-law 2011-273)

storefront industry, see Part 3, Section 99 (By-law 2018-171)

technology industry

training centre

urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Permitted Residential Uses

2. *The following residential uses are permitted subject to:*

1. *the provisions of subsections 187(3), (4) and (5); and*
2. *a maximum of ten guest bedrooms in a bed and breakfast.*
apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, see Part 5, Section 121
dwelling unit
group home, see Part 5, Section 125
planned unit development, see Part 5, Section 131
retirement home
retirement home, converted, see Part 5, Section 122
rooming house
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

The property is also subject to Exception 2310 which states as follows:

Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to:

- (i) a change in use from one type of residential use building to another permitted dwelling type;*
- (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,*
- (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.*

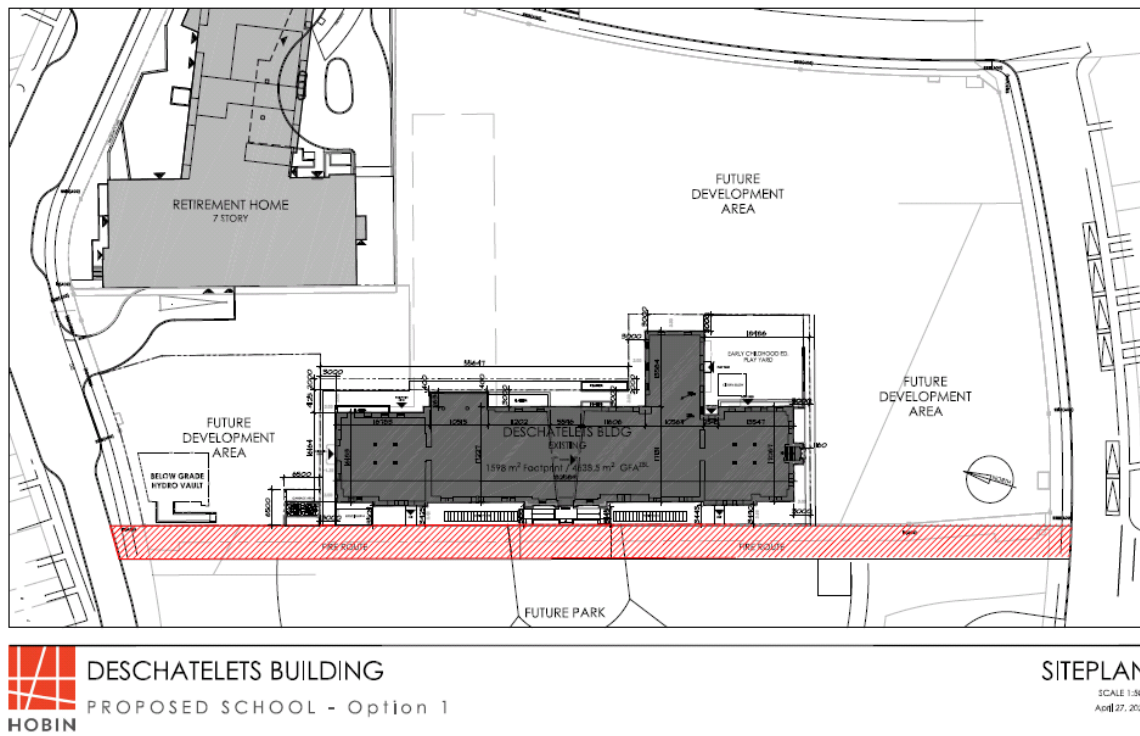
- The maximum building height is an elevation of 83.7 metres above sea level, Section 64 shall not apply, and no part of the building shall project above this.

-the lands zoned GM[2310] are to be considered one lot for zoning purposes. -minimum front yard setback: 1.8 m-minimum rear yard setback: 1.3 m-minimum width of landscaped area and landscaped buffer for a parking lot abutting a street: 1.3 metres.

4. Proposal

The proposed site plan (see Figure 11) dated April 27, 2020 calls for the conversion of the Deschatelets Building into a mixed use facility with the elementary school to occupy half the basement and the first 2 floors of the building while the City of Ottawa is proposing to occupy the other half of the basement for community centre use; the top 2 floors of the building are proposed to accommodate 38 residential units in a future phase.

Figure 11: Proposed Site Plan



Please note that the school board intends to provide the parking required for the school and day care in full compliance of section 101. The parking requirement for the community centre and residential uses will be provided in a future development phase.

In order to accommodate this proposal, a Zoning Bylaw Amendment will be required to accommodate the various changes to the subject property as identified in the zoning compliance chart per Appendix A. Specifically the following amendments will be required:

- Section 187: the following additional permitted use will be required: School
- Exception 2310: the exception currently limits the maximum permitted height (inclusive of Section 64 projections) to 83.7 m. above sea level. An amendment will be required to recognise the following conditions: existing mechanical

- penthouse roof and architectural pediment at 87.3 m asl, proposed roof top HVAC at approximately 84.7 m asl and proposed elevator over run at 86.7 m asl.
- Table 187 (d) (i): this section currently limits the interior side yard (understood to be the westerly property line) to 5 meters for a mixed use building whereas the actual building setback is 3 meters; an amendment will be required to recognise this.
 - Section 59: this section states that ‘no person shall sever any land unless the land severed and the land retained each abuts a street’. The portion of land that the school board is intending to purchase will not front on a public street if the severance is approved. An amendment therefore may be required to recognise the proposal so as to not inhibit the approval of a severance application.
 - Section 100 (c): this section states that ‘required parking must be located on the same lot as the use’ whereas the proposal calls for the required parking to be provided off site in the parking garage of the residential building currently under construction immediately west of Forecourt Park.

5. Planning Rationale

5.1 Conforms to the City of Ottawa Official Plan Ottawa Official Plan (consolidated on line per May 2019)

The City of Ottawa Official Plan designates the subject property as General Urban which in turn permits the proposed elementary school. In addition, the City of Ottawa Official Plan provides a complete set of policies and guidelines to evaluate development proposals such as the one that is subject to this report. To this end, the following sections of the Official Plan were consulted to ensure compliance: section 2.5.1 Urban Design and Compatibility and section 4.11 Review of Development Applications.

Section 2.5.1 Urban Design and Compatibility

This section of the Official Plan contains design objectives intended to be applied to new developments.

To enhance the sense of community by creating and maintaining places with their own distinct identity.

Comment: The proposal will maintain the institutional and residential identify of the building. .

To define quality public and private spaces through development

Comment: The proposal will respect the existing and proposed private and public spaces.

To create places that are safe, accessible and are easy to get to, and move through.

Comment: The proposal contemplates use of the fire route (on the west side of the building) as a walkway and vehicular access that will connect the proposed school entrance to the abutting public street.

To ensure that new development respects the character of existing areas.

Comment: The proposal will maintain the existing institutional and residential character of the building and the area; in turn the proposed elementary school will complement the institutional character of the educational facility (ie. St Paul's University) already in place near the subject property.

To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

Comment: The proposal itself is a good example of adapting and evolving an existing building to accommodate new uses.

To understand and respect natural processes and features in development design

Comment: The proposal is primarily a conversion project which will respect the natural elements already in place.

To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

Comment: The proposed development represents an opportunity to improve the energy efficiency of this heritage building.

The City of Ottawa Official Plan provides a complete set of policies and guidelines to evaluate development proposals such as the one that is subject to this report. This section of the report assesses how the proposed development conforms to section 4.11 of the City of Ottawa Official Plan policies and guidelines.

• *Policy 4.11 (Urban Design and Compatibility)*

- 1. A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:*

- 1. The provisions of this Plan that affect the design of a site or building;*

2. *Design Guideline(s) approved by Council that apply to the area or type of development; and*
3. *The design provisions of a community design plan or secondary plan.*
[Amendment #150, LPAT July 19, 2019]

Comment: The proposal intends to convert the existing building and protect the exiting heritage elevations. Design details will accompany the building permit application.

Building Design

Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The façades of buildings influence the feel and function of public spaces and define the edges of the pedestrian environment. Good building design is required throughout the city. In the City's design priority areas and areas subject to the design priority policies, building design is intended to support the image of Ottawa as a Capital city and contribute to a positive experience for residents and visitors.

5. *Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:*
 1. *Setbacks, heights and transition;*
 2. *Façade and roofline articulation;*
 3. *Colours and materials;*
 4. *Architectural elements, including windows, doors and projections;*
 5. *Pre- and post-construction grades on site; and*
 6. *Incorporating elements and details of common characteristics of the area.*

Comment: The master plan for the Greystone Village community has been organized around the preservation and adaptive reuse of the designated heritage Deschâtelets

Building, its semicircular forecourt and the tree lined driveway from Main Street. The building is also an important historical landmark to Roman Catholics in Ottawa and the old Ottawa East Community. Consequently, the design seeks to preserve the architectural character of the building while incorporating subtle exterior modifications to facilitate its new use as a school. The most significant changes occur at the main entrance on the west side and where the existing chapel wing is proposed to be demolished on the east side. The main entrance is to be modified to provide universal access to the building through the creation of a sunken entrance court. The addition of a new entrance bay will close the opening created with the proposed demolition of the chapel wing. These interventions work with the existing architectural detailing and materials.

The City will require that all applications for new development:

- 7. Orient the principal façade and entrance(s) of main building(s) to the street.*
- 8. Include windows on the building elevations that are adjacent to public spaces;*
- 9. Use architectural elements, massing, and landscaping to accentuate main building entrances.*

Comment: The location and architectural detailing of the existing main entrance on the west side of the building has been preserved while modifying it to provide universal access to the existing basement level. While the existing semicircular forecourt abutting this entrance will become a City park, school access to the existing entrance has been integrated into the park plan to preserve the function of this important architectural feature. The landscaping of both the park and the school will enhance this entrance as the central focal point to the whole development with the park functioning as an outdoor living room to both the school and the community that surrounds it.

The intersections of arterial and collector roads can serve as gateways into communities and can support high levels of pedestrian and vehicular traffic, the greatest density of housing, and other land uses and services, and commercial services and other land uses

that are focal points for a community. The City will encourage development proposals at such locations to include the following:

- 10. Strong architectural design elements that feature the corner or street axis by: locating buildings close to the street edge, and/or orienting the highest and most interesting portion of a building (e.g. the main entrance) to the corner or axis which has a view of the terminus.*
- 11. Capitalizing on design possibilities for both street façades (by wrapping the materials used on the front façade around the building where any façades are exposed to the public realm); and*
- 12. Soft landscaping features, special paving materials, and/or curb extensions to shorten the distance across the street and larger sidewalk area to accommodate sidewalk activity.*

Comment: Not applicable given the subject property's location.

- 6. To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.*

Comment: One of the central objectives of the adaptive reuse of the Deschâtelets Building as a school is to quietly eliminate existing obstacles to universal access while preserving the existing heritage character. New perimeter landscaping will enhance this character as well.

Roof-top mechanical or telecommunications equipment, signage, and amenity spaces should be incorporated into the design and massing of the upper floors of the building.

[Amendment #150, LPAT July 19, 2019]

Comment: Given the heritage designation of this building, it is vitally important that roof top mechanical services be kept to a minimum. Where projections above the existing roof line are necessary, they will be integrated into the design with minimal or no visibility. All rooftop interior space as well as mechanical equipment are incorporated in the building's massing which is located towards the corner intersection to help feature that section of the building as well as the street axis.

Massing and Scale

Complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. Massing and scale describe the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings.

10. Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan. Where there are no established criteria provided in an approved Plan, the City will assess the appropriateness of the proposal relying upon its approved Design Guidelines, as applicable, and the following criteria:

- 1. Building height, massing and scale permitted by the planned function of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street;*
- 2. Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;*
- 3. The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this section.*

Comment: A community design plan and secondary plan in place for this area. That said the proposal calls for the modification of an existing building with no significant change to the massing and volume of the building.

11. The City may require a Shadow Analysis and/or Wind Analysis as part of a complete application, except where identified in the Wind/Shadow Terms of Reference. The study(s) will evaluate the potential impacts of the development on the adjacent properties and pedestrian amenity areas. The intent of each Analysis is to demonstrate how these impacts have been minimized or avoided.

Comment: The proposal calls for the modification of the existing Deschâtelets Building with the proposed demolition of the chapel wing. This demolition will result in only a minor reduction in the shadow impact of the building on adjacent lands as the chapel wing runs in an east west direction on the east side of the building. The only addition proposed is a shallow bay extension to close the opening that will be left by the chapel wing demolition. Consequently, there will be a net reduction in the existing shadow impact on the retirement home to the north of the existing chapel wing and the adjacent Regional lands which are still undeveloped.

12. Transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.

Comment: The proposal calls for the modification of an existing building; the integration requirements to other buildings adjacent to the Deschatelets Building will be subject to separate development applications.

13. Building height and massing transitions will be accomplished through a variety of means, including:

- 1. Incremental changes in building height (e.g. angular planes or stepping building profile up or down);*
- 2. Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet);*
- 3. Building setbacks and step-backs. [Amendment #150, LPAT July 19 ,2019]*

Comment: The existing building height of 87.3 m asl is not proposed to change. New rooftop interventions (ie HVAC and elevator overrun) will not exceed this exiting height. The said interventions will not be visible within the view plane from Main Street. As the existing building is a designated heritage structure any such change will require heritage approval.

Outdoor Amenity Areas

Outdoor amenity areas are the private and communal areas of a property that are designed to accommodate a variety of leisure activities.

19. Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.

Comment: As noted above, the Deschâtelets Building is an existing heritage designated structure and its preservation and adaptive reuse has been the central organizing principle in the development of the Greystone Village master plan. Its distinctive character demands buffer space that sets it apart from its neighbours. On the west side, the existing tree lined driveway and semicircular forecourt will become two distinct City parks. The forecourt park will function as the public outdoor living room to the community while

preserving its role as the visual front yard to the Deschâtelets Building. As a public open space this park will also serve as an informal play area for the school without changing its character or function.

To the east, grade falls more than a storey providing a natural transition between the existing building and proposed development to come. A small play area for preschool age children enrolled in the proposed daycare will be located here. This has been designed in consultation with Regional Developments who will ensure that generous landscaped open space is provided as a buffer between the play area and future development.

The design also anticipates the proposed addition of a municipal community centre that is planned to occupy the north half of the basement level of the Deschâtelets Building as well as the abutting parcel to the north. The design provides for interior linkages that will facilitate school use of the proposed community centre facilities.

The school will also make use of neighbouring Brantwood Park to the south and Springhurst Park to the north for additional outdoor use. This innovative strategy of making use of shared public infrastructure also helps to preserve the existing heritage character of the site.

Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement. [Amendment #150, LPAT July 19, 2019]

Comment: While common amenity rooms have been incorporated into the design of the proposed residential floors of the Deschâtelets Building to meet Zoning By-law requirements, the master plan affords an abundance of amenity opportunities not normally found so close at hand. The integration of the proposed municipal community

centre will provide Deschâtelets Building residents with almost direct access to a wide range of indoor recreational opportunities. Immediately abutting the site to the west will be the proposed forecourt and Grand Allee parks. And to the east the 30m wide natural shoreline corridor complete with a multi-use pathway will provide residents with access to the Rideau River.

5.2 Conforms to the Old East Ottawa Secondary Plan

The proposal is consistent with the policies of section 10.3.4 of Old East Ottawa Secondary Plan as follows:

3. *Provide for a variety of residential building types and tenures for a rich and diverse community to accommodate a full demographic profile of households. A range of housing options are needed to ensure affordability and accommodate a variety of users including families, seniors, empty nesters, single room occupancy and smaller households.*

Comment: The proposal calls for the provision of residential units potentially aimed at the rental market on the top 2 floors of the building.

4. *Encourage a diverse mix of uses that contributes to the overall self-sufficiency and sustainability of Old Ottawa East. These include a broad range of housing types as described above, live-work units, public/civic uses, commercial uses that contribute to the vibrancy of Main Street, and a strengthening of the institutional presence of St. Paul University.*

Comment: The proposal calls for a mixed use development combining civic/public uses and residential uses in the same building consistent with this policy

With respect to the Deschâtelet Building , the said Secondary Plan states as follows:

2. *Conserve the Deschâtelets Building by maintaining its heritage attributes while adapting it to new uses over time to ensure its ongoing utility.*

Comment: The proposal calls for the preservation and adaptation of the Deschâtelets Building as contemplated in this policy. A heritage application has been filed with the

City seeking permission to alter a designated heritage building. That application seeks the demolition of the existing chapel wing while outlining preliminary design interventions to the remaining building exterior. While the primary approach is to preserve and enhance the existing character of the building, several interventions will be necessary to accommodate the new uses. As noted above, the west main entrance will be modified to provide universal access to the basement level of the building. On the east side the addition of a shallow projecting bay will close in the opening that will be left with the demolition of the chapel wing. This addition will house the proposed community centre entrance. It will be designed as a modern extension drawing upon the proportions and design principles of the existing building.

As much of this is still conceptual, it is understood that once the design is more advanced, a second heritage application will be filed. This application will provide more detail on all proposed interventions to the heritage building including the final design of the east side addition of the proposed projecting bay, the new main entrance, new exit facilities, replacement windows, elevator overruns, any required rooftop mechanical equipment and other elements that will arise during the development of the design.

5.3 Planning Observations

- Section 187: the following additional permitted use will be required: School

Rationale: The proposed zoning change to permit a school is consistent with the intent of the site's GM [2310] zoning which already permits a variety of institutional uses as follows:

- Instructional facility
 - Place of assembly
 - Community Centre
 - Library
 - Day care
 - Place of worship
 - Recreational and athletic facility
- Exception 2310: the exception currently limits the maximum permitted height (inclusive of Section 64 projections) to 83.7 m. above sea level. An amendment will be required to recognise the following conditions: existing mechanical

penthouse roof and architectural pediment at 87.3 m asl, proposed roof top HVAC at approximately 84.7 m asl and proposed elevator over run at 86.7 m asl.

Rationale: The existing height of 87.3 m asl does not comply with the Exception and therefore this matter needs to be corrected. In addition, the proposed roof top HVAC at approximately 84.7 m asl and proposed elevator over run at 86.7 m asl need to be recognised.

- Table 187 (d) (i): this section currently limits the interior side yard (understood to be the westerly property line) to 5 meters for a mixed use building whereas the actual building setback is 3 meters; an amendment will be required to recognise this.

Rationale: This amendment is required to recognise the exiting condition; it appears the subject block on the plan of subdivision may have been created without recognising the existing 3 meter building setback.

- Section 59: this section states that ‘no person shall sever any land unless the land severed and the land retained each abuts a street’. The portion of land that the school board is intending to purchase will not front on a public street if the severance is approved. An amendment therefore may be required to recognise the proposal so as to not inhibit the approval of a severance application.

Rationale: The school site is part of the parcel zoned GM [2310] which is intended to be treated as one lot for zoning purposes. In turn, the parcel zoned GM [2310] has frontage on 3 public streets. The proposal contemplates use of the fire route (on the west side of the building) as a walkway and vehicular access that will connect the proposed school entrance to the abutting public street.

- Section 100 (c): this section states that ‘required parking must be located on the same lot as the use’ whereas the proposal calls for the required parking to be provided off site in the parking garage of the residential building currently under construction immediately west of Forecourt Park.

Rationale: School parking is to be provided within very close proximity to the schools entrance.

6. Conclusion

The proposed development conforms to the General Urban Area policies of the Official Plan which permits the proposed school.

The proposed development conforms to the applicable land use and design policies of Old East Ottawa Secondary Plan.

The required zoning amendments as proposed are reasonable given the rationale provided in this report.

Appendix A: Zoning Compliance Chart

Deschatelets Building (based on site plan dated April 27, 2020)

Applicable sections from 2008-250	Zoning Requirement	Amendment Required	Comment
Property is zoned GM [2310]			
Section 187			
Permitted Uses		X	to permit elementary school
Exception 2310			
Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to			confirm as Not Applicable
(i) a change in use from one type of residential use building to another permitted dwelling type;			
(ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,			
(iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building;			
The maximum building height is an elevation of 83.7 metres above sea level, Section 64 shall not apply,	83,7	X	existing mechanical penthouse roof and architectural pediment at 87.3 m asl,
...and no part of the building shall project above this			...roof top HVAC at 84.7 m asl and elevator over run at 86.7 m asl
The lands zoned GM[2310] are to be considered one lot for zoning purposes.			check against heritage application
... front yard (assumed to be Deschatelets Avenue)	1.8 m		
... as rear yard (assumed to be Oblats Avenue)	1.3 m		
Minimum width of landscaped area and landscaped buffer for a parking lot abutting a street	1.3 m		
Table 187			
(a) Minimum lot area	no minimum		
(b) Minimum lot width	no minimum		
(c) Minimum front yard and corner side yard setbacks	3 m		corner yard to be measured from Scolastic Street exception applies for front yard
(d) Minimum interior side yard setbacks			to be measured from west property line
...(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	X	3 meter setback exists today
...(ii) for a residential use building			
.....1. for a building equal or lower than 11 metres in height	1.2 m		
.....2. for a building higher than 11 metres in height	3 m		
...(iii) all other cases	no minimum		
(e) Minimum rear yard setback			exception applies
...(i) abutting a street	3 m		
...(ii) from any portion of a rear lot line abutting a residential zone	7.5 m		
...(iii) for a residential use building	7.5 m		
...(iv) all other cases	no minimum		
(f) Maximum building height	18 m		exception applies
(g) Maximum floor space index	2		
(h) Minimum width of landscaped area			
...(i) abutting a street	3 m		
...(ii) abutting a residential or institutional zone	3 m		
...(iii) other cases	no minimum		
(i) minimum width of landscaped area around a parking lot	see Section 110		
Section 59			
No person shall sever any land unless the land severed and the land retained each abut a street,		X	
Section 100			
1 c) required parking must be located on the same lot as the use		X	
Section 101			
Minimum No. of parking spaces per Apartment Dwelling, Low-rise (or in mixed use building)	0,5		parking to be provided in future phase
Minimum No. of parking spaces per Classroom (including portables) for School	0,75		
Minimum No. of parking spaces per 100 sq. m. gfa of Community Centre	2	X	parking to be provided in future phase
Minimum No. of parking spaces per 100 sq. m. gfa of Day Care	1		
Section 102			
Minimum No. of visitor parking spaces per Apartment Dwelling, Low-rise or Mid-High Rise (or in mixed use building)	0,1		
Section 106			
Parking space width (m)	2.6 min 2.75 max		
Minimum parking space depth (m)	5,2		
Section 107			
Driveway access : min width (m) two way	6,7		
Section 110			
Minimum landscape area of parking lot (%)	15		
Minimum landscape buffer width of parking lot not abutting street (m) assuming 10-100 spaces	1,5		exception applies
Minimum landscape buffer width of parking lot abutting street (m) assuming 10-100 spaces	3		exception applies
Minimum distance between refuse collection area within a parking lot and:			
...street (m)	9		
...any other lot line	3		
Section 111			
Bicycle Parking Space Provisions (per dwelling unit in the same building as a non-residential use)	0,5		
Bicycle Parking Space Provisions (per 100 sq. m. gfa of School)	1		
Bicycle Parking Space Provisions (per 1500 sq. m. gfa all other non-residential uses)	1		
Section 137			
Total amenity area for Mixed Use Building, with 9 or more dwelling units or rooming units (in sq. m per unit)	6		
Communal amenity area: as % of required 'total amenity area'	50		