

2. ZONING BY-LAW AMENDMENT – 815 ST. LAURENT BOULEVARD
MODIFICATION DU RÈGLEMENT DE ZONAGE – 815, BOULEVARD ST-
LAURENT

COMMITTEE RECOMMENDATIONS

That Council:

- 1. consider this report at its meeting on July 11, 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377.**
- 2. approve an amendment to Zoning By-law 2008-250 for 815 St. Laurent Boulevard to permit the development of a Community Hub, as detailed in Document 2.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. étudie ce rapport à sa réunion du 11 juillet 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377.**
- 2. approuve une modification au Règlement de zonage n° 2008-250 relativement au 815, boulevard St-Laurent, de façon à permettre l'aménagement d'un carrefour communautaire, comme le précise le document 2.**

DOCUMENTATION / DOCUMENTATION

- 1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated June 27, 2018 (ACS2018-PIE-EDP-0035)**

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du

développement économique, daté le 27 juin 2018 (ACS2018-PIE-EDP-0035)

2. Extract of draft Minutes, Planning Committee, July 11, 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 July 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 29 August 2018, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of 11 July 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 29 août 2018 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 11 juillet 2018 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 July 2018 / 10 juillet 2018**

**and Council
et au Conseil
11 July 2018 / 11 juillet 2018**

**Submitted on 27 June 2018
Soumis le 27 juin 2018**

**Submitted by
Soumis par:
John Smit,**

Director / Directeur

**Economic Development and Long Range Planning / Développement économique
et Planification à long terme / Infrastructure and Economic Development
Department / Direction générale de la planification, de l'infrastructure et du
développement économique**

Contact Person / Personne ressource:

**Lorraine Stevens, Planner / Urbaniste, Policy Planning / Politiques de la
planification**

(613) 580-2424, 15077, Lorraine.Stevens@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2018-PIE-EDP-0035

SUBJECT: Zoning By-law Amendment – 815 St. Laurent Boulevard

OBJET: Modification du Règlement de zonage – 815, boulevard St-Laurent

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 815 St. Laurent Boulevard to permit the development of a Community Hub, as detailed in Document 2.**

- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of July 11, 2018", subject to submissions received between the publication of this report and the time of Council's decision.**
- 3. That Planning Committee recommend Council consider this report at its meeting on July 11, 2018, pursuant to Sub-Section 35. (5) of Procedure By-law 2016-377.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage n° 2008-250 relativement au 815, boulevard St-Laurent, de façon à permettre l'aménagement d'un carrefour communautaire, comme le précise le document 2.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 11 juillet 2018 » 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.**
- 3. Que le Comité de l'urbanisme recommande au Conseil d'étudier ce rapport à sa réunion du 11 juillet 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377.**

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

815 St. Laurent Boulevard

Owner

Ottawa Carleton District School Board

Applicant

City initiated

Description of site and surroundings

The subject property is located on the east side of St. Laurent Boulevard, north of Donald Street and south of Montreal Road. The property has 375 metres of frontage along St. Laurent Boulevard, with a depth of 190 metres and a total area of 7.1 hectares. The former Rideau High School building (one storey with basement), sports field and associated parking currently occupy site. The school was closed in June 2017, and the building is currently vacant. The building has almost 17,000 square metres of gross floor area and there are currently 140 outdoor surface parking spaces on the property.

Brief history of proposal

This proposed zoning amendment fulfills one of the key 2018 action items of the Building Better Revitalized Neighbourhoods (BBRN) initiative, as directed in the approved [Vanier South-Overbrook Neighbourhood Revitalization Strategy](#) Action Plan.

The former Rideau High School is within the BBRN Area of Focus, and the related Action item from the plan is found under Theme Five (Targeted Neighbourhood Initiatives) which sets the objective to consider the future of Rideau High School, with the resulting action item being to support the development of a Community Hub at the former Rideau High School.

Staff are recommending this report be considered at the July 11, 2018 Council meeting to prevent delays in approval caused by the eight week delay before the next scheduled Council meeting on August 29, 2018.

Summary of Zoning By-law amendment proposal

Staff have initiated this rezoning application in response to the above noted Action Items for the BBRN initiative. The purpose of this rezoning is to remove regulatory barriers to allow the development of a Community Hub on the subject property, within the existing former high school building. The purpose of this Community Hub is to provide spaces for community gatherings, resident services and programs, social supports, cultural services and many other complementary uses such as day cares, medical facilities and educational programs.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. A public information package was mailed to property owners within 120 metres of 815 St. Laurent Boulevard, various Community Associations, and Councilor Nussbaum. In addition, two development signs were posted on the property.

Comments were provided by 27 community members, and were considered in the review of this application.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designations

The subject property is designated "General Urban Area" and "Arterial Mainstreet", on Schedule B – Urban Policy Plan of the Official Plan (OP).

As per policy 3.6.1 (1) in the General Urban Area designation many types and densities of housing, as well as employment, retail, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses are permitted.

As per policy 3.6.3 (5) for the Arterial Mainstreet designation, a broad range of uses are permitted, including retail and service commercial uses, offices, residential and institutional uses. Uses may be mixed in individual buildings or occur side by side in separate buildings.

Planning rationale

The subject property contains a former high-school building that is proposed to remain, and to be internally retrofitted, to permit the development of a Community Hub. No new buildings are proposed. The uses proposed by this zoning amendment are appropriate for the General Urban Area and the Arterial Mainstreet designations.

Existing Zoning

The existing zoning of the property is Minor Institutional subzone A (I1A), which permits a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area in the Official Plan. The intent of the I1A zone provisions is to minimize the impact of these uses located in close proximity to residential uses, by ensuring that such uses are of a scale and intensity that is compatible with neighbourhood character. Many proposed zoning uses that are already permitted in the I1A zone are proposed for the Community Hub, including:

- community centre
- community health and resource centre (limited)
- day care
- library
- museum
- municipal service centre
- medical facility (limited)
- park
- place of assembly
- place of worship
- recreational and athletic facility
- retail food store (limited)
- school
- training centre (limited)
- urban agriculture

Other currently permitted uses, in the I1A subzone would not be probable or compatible, and would not be permitted, these include:

- dwelling unit
- emergency service

- group home
- residential care facility
- retirement home
- rooming house
- shelter
- sports arena

Arterial Mainstreet Uses

The frontage of the property designated Arterial Mainstreet. Some uses that are typically permitted in an Arterial Mainstreet zone may also be desirable and appropriate for this Community Hub, such as:

- artist studio
- catering establishment
- community health and resource centre (not limited)
- convenience store
- instructional facility
- medical facility (not limited)
- office
- research and development centre
- restaurant
- retail store
- theatre
- training centre (not limited)

These uses are proposed to be permitted subject to their cumulative gross floor area not exceeding 50 per cent of the building.

Uses not to be Permitted

Some other uses were considered and determined inappropriate or improbable, and not to be included in the list of permitted uses, after discussions with community members, the Councillor's office and staff. Those are:

- amusement centre
- animal care establishment
- bank

- bank machine
- broadcasting studio
- cinema
- diplomatic mission
- parking garage
- payday loan establishment
- personal service business
- post office
- production studio
- retail food store (not limited)

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Nussbaum provided the following comment:

“The Rideau High Community Hub is an important project that will provide a range of health, social, cultural, and recreational services to the community resulting in greater community capacity, improved responsiveness to local needs, and reductions in barriers to accessing a range of important services. I therefore support this re-zoning application.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with 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.

ACCESSIBILITY IMPACTS

There are no accessibility implications with this report

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Residents

- C1 – Contribute to the Improvement of my quality of life

Healthy and Caring Communities

- HC1 – Advance equity and inclusion for the city's diverse population
- HC2 – Revitalize recreation services
- HC4 – Support Arts, Heritage and Culture

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The subject property contains a former high school building that is underutilized and has the opportunity to serve the community as a Community Hub. The uses proposed by this zoning application are appropriate for the General Urban Area and the Arterial Mainstreet designations, at this location, as determined through public consultation, discussions with the councillor's office and consideration by city staff. In addition, the

proposed rezoning meets the intent of the Official Plan designations for “General Urban Area” and “Arterial Mainstreet”

DISPOSITION

Staff are recommending this report be considered at the July 11, 2018 Council meeting to prevent delays in approval caused by the eight week delay before the next scheduled Council meeting on August 29, 2018.

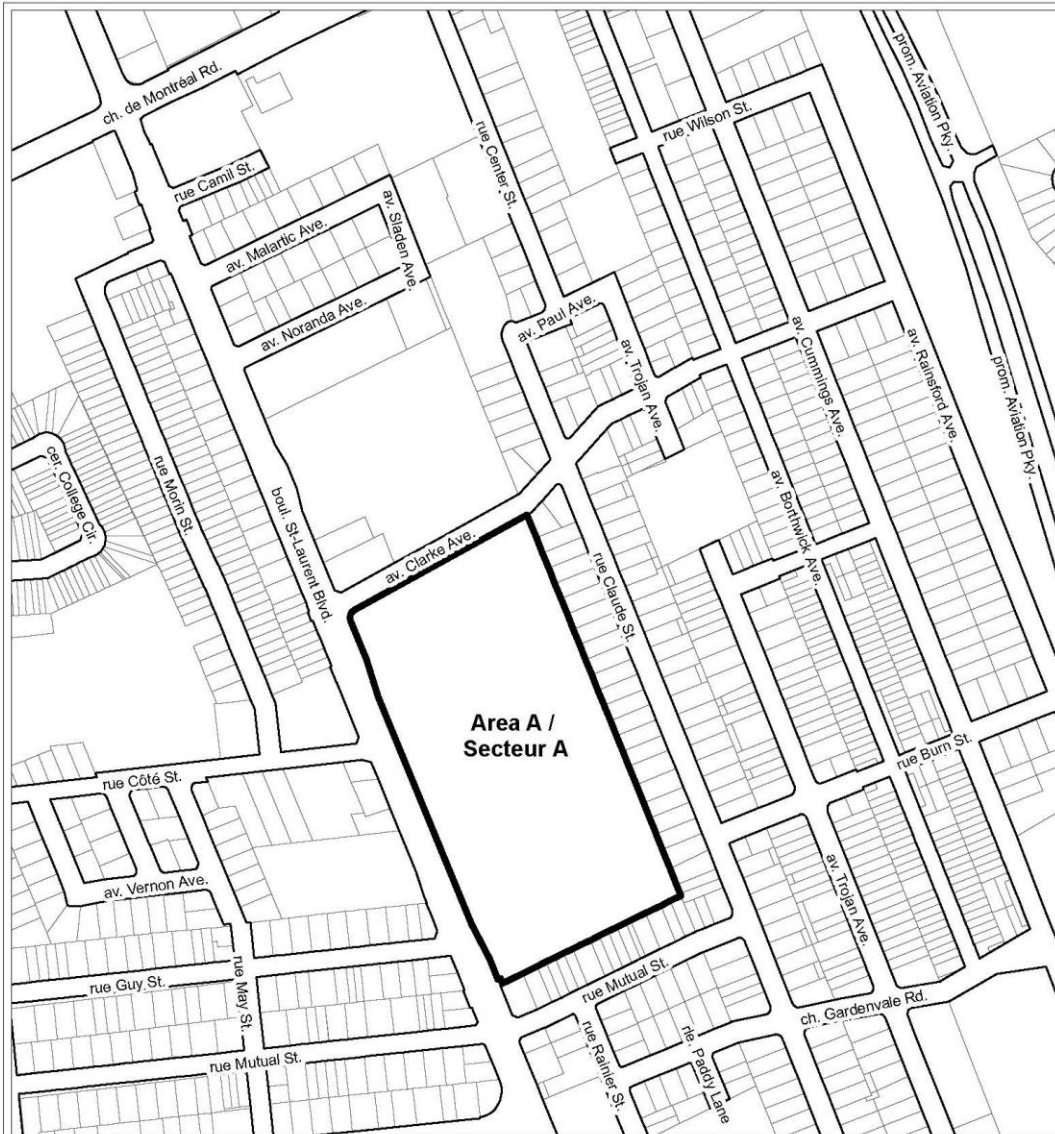
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.




Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0029	18-0435-D	815 boul St. Laurent Boulevard	
I:\CO\2018\Zoning\St_Laurent_815		 Area A to be rezoned from I1A to I1A[xxx] Le zonage du secteur A sera modifié de I1A à I1A[xxx]	
<small>© Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>© Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2018 / 05 / 29			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 815 St. Laurent Boulevard:

1. Rezone the lands as shown in Document 1.
2. Add a new exception to Section 239 – Urban Exceptions with provisions similar in intent to the following:
 - a) In column II add the text, “IA1[xxx]”
 - b) In column III add the text:
 - “- artist studio
 - catering establishment
 - community health and resource centre
 - convenience store
 - instructional facility
 - medical facility
 - office
 - research and development centre
 - restaurant
 - retail store
 - theatre
 - training centre”
 - c) In column IV add the text:
 - “- dwelling unit
 - emergency service
 - group home
 - residential care facility
 - retirement home
 - retirement home, converted
 - rooming house
 - rooming house, converted
 - shelter
 - sports arena”

d) In column V, add the following”

- Maximum number of parking spaces is 149.
- Total cumulative area of uses listed in Column III, excluding ‘community health and resource centre’, limited to 50 % of gross floor area of the total of all buildings
- Restaurant is limited to 350 m² gross floor area

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Community Organization Comments and Responses

N/A

Public Comments and Responses

There was 27 responses from the public. Response was generally in favour of having a community hub accommodated at the former Rideau High School. The following are some of the comments received:

- “Building has a number of excellent facilities to accommodate various community programs and activities.”
- “Great Idea, rather than sitting idle, let the community use that space.”
- “Supportive of this location being used as a community hub with the exception of certain uses.”
- “Happy that building will be retrofitted , thus no high rise buildings”
- “Believe this use of property will be beneficial to the Community.
- “Would help us navigate the complexities and services of our society”

The following is a summary of public comments, sorted by theme:

Theme 1 - Uses public members would like to have

- Uses that will help maintain or create new sportsfields and tracks.
 - These are popular in the summer and not available elsewhere.
- Enclosed year round market area with cafes and bakeries (Style of Jean Talon Market in Montreal) to accommodate a large pedestrian community.

- Community garden is a good idea.
- Museum
 - Specifically a Franco Ontario Museum.
- Daycare for seniors, such as for those with dementia.
- property to be developed as business and housing, similar to Laurentian High School.

Response: Many of the uses proposed are already permitted in the current zoning, such as: recreational and athletic facility; retail food store (limited to a farmer's market); urban agriculture (which would allow a community garden); museum, and community centre (which would allow a daycare for seniors). Other uses that are proposed to be permitted, are: artist studio, catering establishment, convenience store, restaurant, retail store and theatre. Housing, however is not being proposed to be permitted. It should be noted that permitting a use does not imply that a tenant will fulfill that use.

Theme 2 - Uses public members do not want

- Shelter
 - Particularly homeless shelters, like Salvation Army Men's Emergency Shelter, Shepherd's of Good Hope or the Ottawa Mission
- Rooming house
- Group home
- Uses that permit safe injection sites
- Dwelling unit
- Retirement home
- Commercial uses
 - there always seems to be vacant commercial space in the area
- Soccer Fields not to be used anymore than they currently are.

- Property must not be used as a festival area with constant noise as is the case now with constant soccer tournaments.
- Soccer players are not from the neighbourhood and don't care about the neighbourhood.
- Place of Worship
- Payday Loan establishment
 - may target vulnerable members of society
- Any organization that serves alcohol (i.e. such as Knights of Columbus)
- Concern that certain uses will devalue nearby residential uses.

Response:

- Shelter; rooming house; group home; dwelling unit; and retirement home are currently permitted in the existing zoning and are being proposed to be removed.
- Payday loan establishment will not be permitted.
- Community health and resource centre is currently permitted as an ancillary use and is proposed to be permitted as a principle use. Safe injection site is permitted within a Community health and resource centre. It is unknown at this time whether there is any intention for a safe injection site within a community health and resource centre.
- A limited number of commercial uses are proposed to be permitted, with the intent to support the community hub.
- Soccer fields are currently permitted as a recreational and athletic facility use and the fields are currently maintained and leased out by the school board. No change is proposed at this time to discontinue the use of the fields.
- Place of Worship is currently permitted in the existing zone and that permission is no proposed to change.
- A bar is not a permitted use; however alcohol licensing is not achieved through zoning. Some organizations are able to get liquor licenses if they fulfill certain

requirements, such as organizations considered a 'place of assembly' use.

It should be noted that permitting a use does not imply that a tenant will fulfill that use. It is not the purpose of zoning applications to consider the valuation of properties but to consider what uses are appropriate or not appropriate based on the policy context from a planning perspective.

Theme 3 - Nearby Facilities already available

- Rideau-Rockliffe Community Resource Centre (120-225, Donald S) and St. Laurent Complex (525 Côté Street) are close by. Why can't the proposed uses be accommodated in these places?
 - St. Laurent Complex appears under utilized.

Response: Rideau-Rockliffe Community Resource Centre is proposing to change their location to the subject property. The St. Laurent complex cannot accommodate all the uses and tenants proposed. In addition, it is a direction to utilize the former high school for public benefit rather than let it sit idle.

Theme 4 - Concerns with Parking and Traffic (Vehicular and Pedestrian)

- Concerns with potential of problems with on-street parking and traffic in the surrounding area.
 - Coconut Lagoon and Islamic Centre has already increased on-street parking and traffic.
 - Traffic calming initiatives for Cummings Avenue will likely move traffic onto the less travelled streets.
 - Already excessive parking on Clarke Street during field events.
- Do not want any uses that will cause traffic to increase on surrounding residential streets. Parking is already a problem.
- There is an alley (between 625 and 619 Mutual Street) which was a problem especially when students were utilizing it (theft, vandalism, harassment). Concern of problem re-emerging with the introduction of some of the proposed uses.

- Concern with lack of sidewalks and pedestrian safety, particularly for the existing daycare.
- Guy Street / St. Laurent Boulevard intersection should become a cul-de-sac street.

Response:

- No modifications are proposed for the size of the building or the number of parking spaces. It is not anticipated that the proposed uses will create any additional demand on the traffic or parking than did the former Rideau High School which could accommodate 800 students and staff. However, additional uses being permitted will be limited cumulatively to 50 per cent of the structure.
 - Proposed zoning provisions will not allow more than 149 parking spaces for the property
- Any violations of parking on residential streets or activities along pedestrian pathways should be reported to the City through 3.1.1. It is not the purpose of this zoning applications to deal with existing or potential violations.

Theme 5 – Clarification of process

- Who submitted the application?
- Thought the city was seeking consultation with the community and yet Tobi Nussbaum June monthly newsletter states that the Rideau Hub is moving forward and that application between the Rideau Rockcliffe Community Resource Center and the Odawa Native Friendship Center to create a Community Hub is moving forward, and a Memorandum of Understanding (MoU) has been signed between the two applicants, the Ministry of Infrastructure and the School Board. It appears consulting with the community is unnecessary given that a MoU has been signed and it looks like a done deal.
- Will existing building be demolished and/or new buildings constructed?
- Are the sports fields being rezoned separately or the whole property as one use?
- What will happen to the school yard / field? Will there be parkland created?
- Who is leading the redevelopment and bringing together tenants?

- What sort of services or organizations are confirmed to be in the hub?
- Suggest any Community Meetings or Information Sessions to be at the former Rideau High School.
- What is the timeline for redevelopment?

Response:

- The application was City staff initiated as an action item for the BBRN initiative.
- The consultation for this application was in regards to what permitted uses are appropriate to facilitate tenants for the community hub. Even without the rezoning, many of the proposed uses are already permitted for the property. A community hub could be developed independent of the rezoning application. Community consultation has been an ongoing process through the Building Better Revitalized Neighbourhood initiative with the councilor's office and with staff. The rezoning application is to facilitate what was already determined for the reuse of the school building. All public input provided is being considered.
- No new buildings are proposed to be constructed. The existing building will have interior fit-ups to accommodate multiple tenants.
- The entire property is proposed to have one zone that allows multiple uses.
- Ownership is not changing and so parkland dedication is not a requirement of rezoning. In addition community hubs are exempt from parkland dedication requirements.
- Rideau Rockcliffe Community Resource Centre is working with the school board to lease the building.
- Not all organizations have been confirmed but for the most part will be not-for-profit organizations. It has been indicated that the Rideau Rockcliffe Community Resource Center and the Odawa Native Friendship Center will be tenants.

Many of the tenants could move in at any time, as their uses are already permitted. The purpose of this rezoning application is not to prevent certain organizations from being part of the community hub. When organizations become tenants is outside the scope of this application.

Theme 6 - Other Comments or Concerns

- City should not take over management of the building because it would probably be allowed to rot away until it is sold for condos. This seems to be the natural progression for City Buildings. If private concerns runs this, the city will likely try to tax them to death, and then the City will have to take over the land.
- Concern that a large concentration of social service providers, such as the Salvation Army Men's Emergency Shelter, will attract a 'concentration of certain people that would not be desirable' from the neighbourhood and outside the neighbourhood.
- Concern that the proposed uses do not facilitate what the community is envisioning for the revitalization of this section of Arterial Mainstreet.
- Concern with loss of an educational institution in a community, which in a few years, will need to serve schooling needs of the diverse new residents in this area of the ward.
- Nearby property owner want their property rezoned with this application to allow arterial mainstreet uses.

Response:

- The City is not managing the building. The building is owned and being leased out by the Ottawa Carleton District School Board.
- The consultation for this application was in regards to what permitted uses are appropriate to facilitate tenants for the community hub. Even without the rezoning, many of the proposed uses are already permitted for the property. A community hub could be developed independent of the rezoning application. Community consultation has been an ongoing process through the Building Better Revitalized Neighbourhood initiative with the Ward Councilor's office and with staff. The rezoning application is to facilitate what was already determined for the reuse of the school building.
- The Ottawa-Carleton District School Board is not selling the property at this time, only leasing out the space. If in the future there becomes a need for a school again in this area, the school board is in a position to change the use back to a school. School is proposed to continue to be a permitted use.

- This particular application is for a site specific rezoning for just this one property and does not extend to other uses. The *Planning Act* has specific requirements for notification when considering rezonings, which was intended to be site specific following up on implementing a BBRN action item previously approved by Council.