

# McINTOSH PERRY

October 4, 2019

City of Ottawa - Development Review (South)  
Planning, Infrastructure and Economic Development  
110 Laurier Ave. W  
Ottawa, ON  
K1P 1J1

Attn: Mr. Jean-Charles Renaud, MCIP RPP, Planner II

**Re: 641 Sladen Avenue  
Site Plan Control Application  
Covering Letter and Planning Brief**

Dear Mr. Renaud,

We act on behalf of ACADAMIE ST-LAURENT ACADEMY INC. with respect to the above noted matter. Further to the Pre-Consultation meeting held October 31, 2018 to discuss the particulars of the owners' proposal to construct a 893.2 square metre addition at the rear of the existing school building, we are pleased to submit a Site Plan Control application for Staff's review and approval.

In support of this application and in accordance with the Applicant's Study and Plan Identification List, which was issued November 7, 2018, enclosed are:

1. One (1) copy of the Site Plan Control application, duly executed.
2. One (1) cheque in the amount of \$12,774.90, representing the applicable application fees.
3. Two (2) copies of this Covering Letter and Planning Brief.
4. Five (5) copies of a Site Plan (SP-A01), dated July 12, 2019, prepared by Deimling Architecture & Interior Design.
5. Five (5) copies of a Landscape Plan, dated October 3, 2019, prepared by Gino J. Aiello.
6. Three (3) copies of Building Elevations (A200), dated September 20, 2019, prepared by Deimling Architecture & Interior Design.
7. Three (3) copies of a Site Grading, Drainage, and Sediment & Erosion Control Plan (C101), dated October 3, 2019, prepared by McIntosh Perry.
8. Two (2) copies of a Surveyor's Real Property Report, dated August 26, 2019, prepared by Annis, O'Sullivan, Vollebakk Ltd.
9. Three (3) copies of a Geotechnical Investigation, dated June 14, 2019, prepared by Paterson Group Consulting Engineers.

Electronic copies of the above plans and reports, as well as an unsigned copy of the application form, will be provided.

May 1, 2019 correspondence with City Staff confirmed that, given that existing services are not affected by the proposed development, neither a Site Servicing Plan nor a Site Servicing Brief are required. A Stormwater Management Report/Brief is also not required.

The paragraphs that follow discuss the details of the proposed building expansion and its conformity to and compliance with Provincial and local land use planning policy and zoning.

## **PLANNING BRIEF**

### **Site Context**

The proposed building expansion takes place on a portion of the subject lands, which are known municipally as 641 Sladen Avenue in Ottawa. The subject lands are known legally as “PART OF LOT 1 PLAN 34 PART 1 PLAN 4R25610 TOGETHER WITH AN EASEMENT OVER PART LOTS 1 & 2 PLAN 34 PART 2 PLAN 4R25610 AS IN OC1405769 CITY OF OTTAWA” and are owned by “ACADAMIE ST-LAURENT ACADEMY INC.”

The subject lands have an area of approximately 3,592.8 square metres (0.36 hectares) and a lot frontage on the east side of Sladen Avenue of approximately 86.15 metres. The building expansion is planned at the rear of the existing building, towards the southeast corner of the subject lands.

The principle use of the subject lands is minor institutional. An approximately 3,156 square metre school building exists on site, together with associated landscaping, bicycle racks, and parking. There is additional off-site parking at 640 Sladen Avenue, just southwest of the subject lands. The subject lands are bound by mixed use/commercial lands to the north; minor institutional lands to the east, upon which a four-storey residential building is currently under construction; residential lands to the west; and open space to the south.

There is one point of vehicular and truck access to the subject lands from Sladen Avenue.

The subject lands are serviced by existing water and sanitary municipal infrastructure, and storm infrastructure. Existing municipal servicing will not be affected as a result of the proposed development.

### **Development Proposal**

The proposed development involves a 893.2 square metre expansion beyond the existing building footprint. The expansion is comprised of a three (3) storey component as well as a smaller one (1) storey component.

The expansion is intended to accommodate new classrooms, washrooms, and an indoor in-ground swimming pool with associated facilities on the ground floor. The expansion will be located on the southeast side of the building.

Landscaping on-site will largely be maintained; however, several hardscaping-related changes are proposed: new bicycle racks accommodating 40 bicycle spaces located at the northwest and southwest corners of the subject lands; a new poured concrete retaining wall along the southeast property line; a new barrier-free ramp; and new poured concrete steps directly south of the existing building. Also proposed are new poured concrete stairs and a new paved walking surface directly east of the existing building.

The proposal involves removing existing garbage bins from 640 Sladen Avenue and installing dumpsters within wood-clad enclosures towards the northwest portion of the subject lands. This change will cause a minor reduction of parking on-site (3 spaces) and a minor increase in parking supply off-site at 640 Sladen Avenue. When the proposal is implemented, there will be a total of 6 parking spaces on-site and 69 spaces off-site at 640 Sladen Avenue. Parking compliance is discussed later in this report.

The existing access point located on Sladen Avenue will continue to serve the subject lands, once the proposed development has been approved. No changes are proposed to this access.

## Planning Policy & Regulatory Framework

### *Provincial Policy Statement*

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. The proposed development is particularly consistent with the policies of the Provincial Policy Statement that support the existence and optimization of institutional uses and public service facilities, including Policies 1.1.1(b) and (f) and 1.6.3(a):

Pol 1.1.1 Healthy, liveable and safe communities are sustained by:

- 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;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

Pol. 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

The proposed development is consistent with matters of Provincial interest, as indicated in the Provincial Policy Statement.

### *City of Ottawa Official Plan*

The subject lands are designated General Urban Area on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. Pursuant to Policy 3.6.1(1) of the Official Plan, the General Urban Area permits the development of a wide range of uses, including institutional uses, to facilitate the development of complete and sustainable communities.

The proposed development is in keeping with the preamble of Official Plan Section 3.6.1, which states that “...the City supports infill development and other intensification within the General Urban Area in a manner

that enhances and complements the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city.”

The proposed building expansion is appropriate in this regard and otherwise conforms to applicable Official Plan policies.

*City of Ottawa Zoning By-Law No. 2008-250*

The subject lands are zoned Minor Institutional Subzone A – I1A under the City of Ottawa Zoning By-law No. 2008-250. As per Section 169 of the By-law, a ‘daycare’ and ‘school’ are permitted uses on the subject lands.

According to the By-law, part of the purpose of the Minor Institutional Zone 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.”

The Site Statistics Chart provided on the Site Plan indicates that the proposal complies with the applicable provisions of the By-law; however, correspondence with City Staff indicates that relief is required from the City’s Zoning By-law given that some of the parking required in relation to the existing and proposed uses of land is provided off-site.

Additional review is required in this regard; however, it is assumed for the purposes of this planning brief that relief by way of the minor variance process is required. An application will be pursued concurrently with Site Plan Control Approval.

**Conclusion**

The development is consistent with the Provincial Policy Statement, conforms to the City of Ottawa Official Plan, and with only minor exception, is compliant with the City of Ottawa Zoning By-Law No. 2008-250.

The proposed building expansion is an appropriate use of the subject property, is in the public interest, and represents good planning.

We trust that this Planning Brief, together with the enclosed plans and reports, will be satisfactory for your purposes; however, please do not hesitate to contact our office should you have any questions.

Respectfully Submitted,

Prepared By:



Sarah Butt, M.PL  
Junior Planner

Reviewed By:



Benjamin Clare, MCIP RPP  
Senior Land Use Planner

Encl.