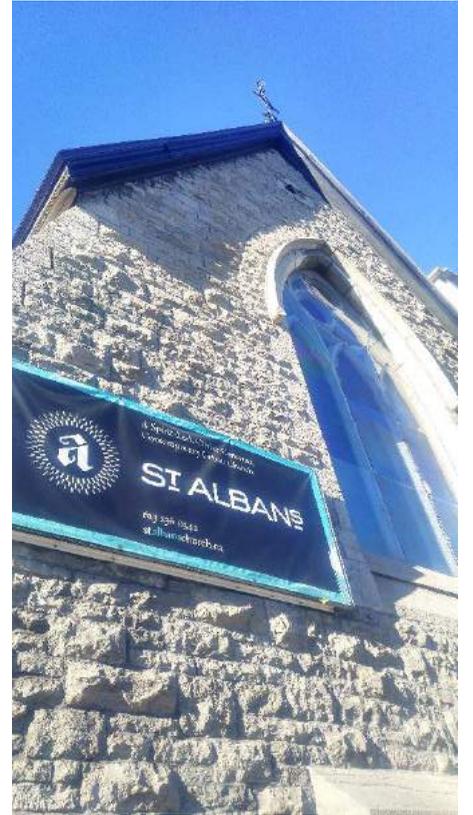


Real Estate Portfolio for the Anglican Diocese of Ottawa: A Review of Thirteen Parishes



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Executive Summary

The Anglican Diocese of Ottawa requested an update to its current real estate portfolio surrounding thirteen parishes within the Diocese. These thirteen parishes include nine within the Ottawa Centre Deanery and two from both the Ottawa East and Ottawa West Deaneries. The nine parishes within the Ottawa Centre Deanery include: Church of the Ascension, Church of the Resurrection, St. Alban the Martyr, St. Bartholomew's, St. James Leitrim, St. John the Evangelist, St. Matthew's, St. Thomas the Apostle and Trinity Ottawa South. The two parishes from the Ottawa East Deanery include: St. Columba and St. Margaret's Vanier. The two parishes that were included from the Ottawa West Deanery include: St. Barnabas and St. Luke's.

Churches across North America have been facing membership decline, and rising costs associated with operating aging buildings (Martin & Ballamingie, 2016; Ontario Professional Planners Institute, 2018; Pew Research Centre, 2015). One method of overcoming such challenging trends is through property development or redevelopment. A thorough understanding of ability to (re)develop properties requires comprehensive analysis, accounting for planning regulations, planning regulations, and the social fabric surrounding the site.

The following report is a comprehensive analysis of all thirteen parishes chosen by the Anglican Diocese of Ottawa, and updates the real estate portfolio of each individual Parish property. The report concludes with clear recommendations regarding the feasibility of general development and suitability of affordable housing among all thirteen Parishes. The analysis for each Parish takes into consideration the following primary variables: land use and zoning regulations, heritage conservation policies, environmental constraints, circulation studies, real estate trends, demographic analyses, and site-specific attributes.

Method

The variables of analysis for this report were chosen primarily through professional judgement of the Project Team in consultation with the Project Coaches and Supervisor. Each variable is multi-faceted and unique. Further, variables were examined through an extensive process that included site visits, document analysis, and computerized data collection.

The first variable is demographics, which considers the surrounding area of each Parish. Study areas were created around the Parishes properties in order to confine the data to a specific geographic location and examine the demographic characteristics of the area. The study areas were delineated by putting an 800-metre radius around each Parish property. Data was then collected from the 2006 and 2016 Censuses of Canada, and confined to dissemination areas within or touching the study area boundary. Over 140 demographic variables – based on age, sex, income and housing – were collected and examined for the analysis.

The second variable included residential real estate market analysis. This analysis examined construction starts, vacancy rates, rental rates and the average price of houses that were listed on September 28, 2018. This analysis used the same study area boundaries as those found in the demographic analysis. The data for this analysis came from the Canada Mortgage and Housing Corporation (CMHC) and the Ottawa Real Estate Board. Analyzing this data helped facilitate a thorough understanding of the residential real estate trends in the area surrounding each parish, contributing to a broader discussion surrounding the suitability of affordable housing for each Parish property.

The third variable consists broadly of circulation, services and amenities within the study area of each parish. For this variable, a 1.5-kilometre radius was used, as this distance denotes an acceptable walking distance by an able-bodied person. Data was collected through in-person site visits, and online sources and software such as Walk Score, Google Maps, and GeoOttawa. Data analysis facilitated in-depth understanding of the social and physical

composition of the neighborhood of each Parish. This understanding is particularly important for understanding property-specific affordable housing suitability.

The fourth variable included a comprehensive review of the policy and regulatory framework surrounding each parish. This analysis examined Ottawa’s zoning regulations, and policies from Ontario’s Provincial Policy Statement (PPS), Ottawa’s Official Plan (OP), and applicable secondary plans and community design plans. This section is imperative for insight into the planning and development feasibility for each property, as it provides an overview of the policies and regulations that dictate acceptable land-uses, and types and dimensions of structures allowed on each Parish property.

The fifth variable focused on creating an environmental pre-assessment to determine whether any significant environmental features were located within close proximity of each parish. In order to complete this pre-assessment, the authors used Ottawa’s Environmental Impact Statement (EIS) Guidelines – a planning document used by the City of Ottawa to document existing natural features and mitigate the effects of development on the natural environment. The EIS Guidelines identify tangible indicators (such as unstable slopes and significant wetlands), which we gathered through online databases, and analyzed with geospatial data pertaining to each indicator. A radius was drawn around each parish to determine whether each indicator fell within the boundaries of the radius.

The final variable examined the heritage context for each Parish property. Heritage conservation is a policy directive implemented through all levels of Canadian government, and is a key feature that can have major planning implications for future development. Analysis focused on whether Parish properties are: (1) included on Ottawa’s Heritage Reference List; (2) in the process of being reviewed by the City of Ottawa’s Heritage Inventory Project; (3) included on Ontario’s Heritage Register; (4) individually designated heritage properties; (5) in a Heritage Conservation District; (6) have a heritage overlay; and/or (7) have an Ontario Heritage Trust conservation Easement agreement on the property title. In order to examine the heritage features of each Parish property, we utilized the City of Ottawa’s Website, Geo Ottawa, the Ontario Heritage Trust Website, and communications with Ottawa Heritage Staff. To provide property management and

development implications, we extensively analyzed relevant sections of the *Ontario Heritage Act*, R.S.O. 1990, C.O.18, individual heritage property designation by-laws, Heritage Conservation District Plans, and heritage toolkits from Ontario’s Ministry of Tourism, Culture, and Sport.

Deliverables

Upon completing the analyses, the Project Team compiled two-sided briefs for each parish with key findings from all six variables. The briefs function as a planning guide for those who may not have had exposure to urban planning concepts and frameworks. As such, they provide information for those who wish to acquire a quick glance of the planning and real estate context surrounding each parish.

Longer and more comprehensive commentaries for compliment each brief with additional information and explanation of property implications for each variable – these longer analyses provide greater insight into the findings for each brief. Summary tables, including relevant graphs and charts, are also included in the appendix section of the report.

Recommendations

From the findings, two different sets of recommendations were compiled: (1) general property (re)development feasibility, and (2) suitability for affordable housing.

Future Considerations for General Property (re)Development

To formulate recommendations for general (re)development feasibility for each parish, an analysis was conducted that combined the policy and regulatory framework, including Official Plan and zoning, environmental constraints, and the heritage conservation sections. This way, the team could form sound recommendations regarding the most feasible Parish properties for (re)development. The following list of Parish properties were deemed most feasible for (re)development:

- **St. Columba, St. James Leitrim, St. Matthew’s, St. Margaret’s Vanier, St. Thomas the Apostle and Trinity Ottawa South.**

The following list of Parish properties were deemed moderately feasible for (re)development:

- **St. John the Evangelist and St. Luke’s.**

The following list of Parish properties were deemed least feasible for (re)development:

- **Church of the Ascension, Church of the Resurrection, St. Alban the Martyr, St. Barnabas, St. Bartholomew’s.**

Future Considerations for Affordable Housing Suitability

A separate analysis was conducted to determine which parishes were most suitable for affordable housing. This analysis combined the **demographic, circulation and residential real estate** sections in order to decipher which parishes were more suitable for affordable housing needs.

As such, the following list of parishes were identified as the strongest in terms of suitability for affordable housing:

- **St. Alban the Martyr, St. Barnabas, St. John the Evangelist, St. Luke’s and Church of the Ascension.**

The following list of parishes were identified as moderately suitable for affordable housing:

- **St. Margaret’s Vanier, St. Matthew’s and Trinity Ottawa South.**

And the following list of parishes were deemed the least suitable for affordable housing:

- **St. Bartholomew’s, Church of the Resurrection, St. Columba, St. James Leitrim and St. Thomas the Apostle.**

Consolidated Considerations

In order to formulate final recommendations for the Diocese, the analyses for both general (re)development feasibility and suitability of affordable housing were combined. As a result, the following parishes were considered the most suitable for the development of affordable housing:

- **St. John the Evangelist, St. Margaret’s Vanier, St. Matthew’s and Trinity Ottawa South.**

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Chapter 1 - Introduction

1.0 Introduction

1.1 Project Overview

The Anglican Diocese of Ottawa (ADO) has been an integral part of Ottawa’s urban, suburban, and rural fabric since its inception in 1896 (Blair, 2000). The ADO is composed of 70 Parishes within ten Deaneries, spanning 46,620 kilometres from the eastern counties of Ontario to the western counties of Quebec (Anglican Diocese of Ottawa, 2018).

Shrinking church congregations are a common challenge across North America (Martin & Ballamingie, 2016; Ontario Professional Planners Institute, 2018; Pew Research Centre, 2015); this experience is not limited to Ottawa or the Anglican Church. Smaller congregations often lead to a decrease in funds available for church spending. Combined with increased operating costs typical of aging buildings (Martin & Ballamingie, 2016), the financial viability of church buildings and land holdings become more challenging with smaller congregations.

Meanwhile, church values which emphasize commitment to social issues within local communities commonly continue. One solution to this tug and pull for church resources and energy is the repurposing or redevelopment of church buildings and land. Church redevelopment may take any number of forms (residential, mixed use, or community facility development, among others) or market orientations (for-market profit or non-market provision). Redevelopment efforts are often centred on reducing social inequities confronting local community members – contributing more units of affordable housing is one prominent way to achieve this goal (Martin & Ballamingie, 2016).

Precedents for successful church redevelopment or adaptive reuse exist within the ADO and elsewhere. For example, in Ottawa’s Chinatown, the members of St. Luke’s Anglican Church redeveloped their church hall into 44 rent-geared-to-income housing units and a parking garage. As well, they redesigned their church nave and basement into a cafeteria, which provides hot meals to hundreds of low-income people a day (Places of Faith, 2015; Martin & Ballamingie, 2016).

1.2 Scope of the Project

This report focused on thirteen Parishes (see Table 1 below; also see Map 1-1). The Parishes are located within Ottawa’s urban, suburban, and semi-rural areas. They consist of nine Parishes from the Ottawa Central Deanery, two from the Ottawa East Deanery, and two parishes from the Ottawa West Deanery. All Parish buildings were constructed between 1867 and the 1969 (Places of Faith, 2015).

Table 1-1: List of Thirteen Parishes considered for assessment

Ottawa Centre Deanery

- Church of the Ascension
- Church of the Resurrection
- St. Alban the Martyr
- St. Bartholomew’s
- St. James Leitrim
- St. John the Evangelist
- St. Matthew’s
- St. Thomas the Apostle
- Trinity, Ottawa South

Ottawa East Deanery

- St. Columba
- St. Margaret’s, Vanier

Ottawa West Deanery

- St. Barnabas
 - St. Luke’s
-

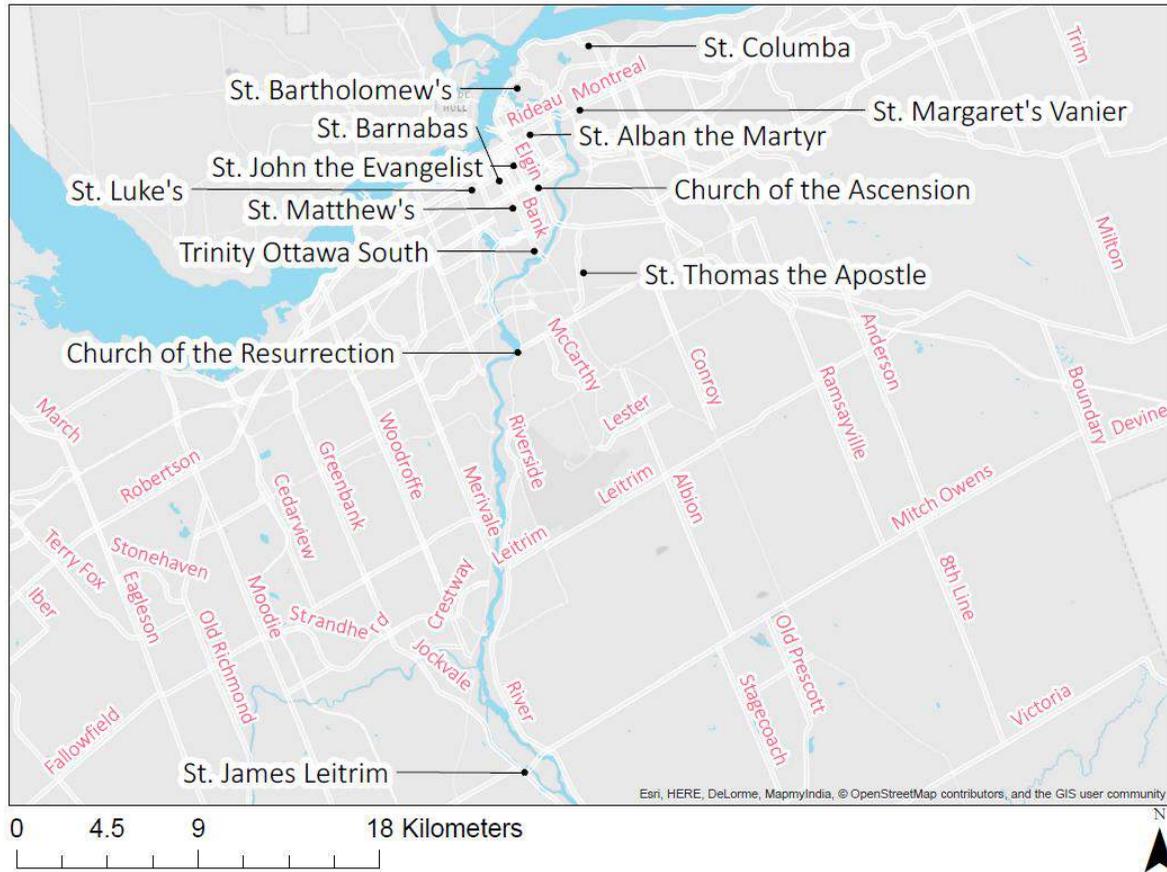


Figure 1-1: Map of the thirteen parishes located in various deaneries of Ottawa

Important attributes relevant to both planners and developers were considered in order to create a portrait for each Parish. Correspondingly, these attributes were considered collectively to develop a set of objective general recommendations for the portfolio.

1.3 Research Process

The information presented in this report was produced through 5 research stages, as follows:

Stage 1: **Gathering and curating information on key indicators, from a planning and development context, for each Parish.** These indicators were:

- Heritage conservation
- Land use policies and zoning regulations
- Environmental attributes on or near to each property
- Nearby transportation options, amenities, and service provisions
- Local real estate market economics
- Population and housing demographics

Stage 2: **Building an understanding for how each of the key indicators could affect future development.** Heritage attributes, land-use policies and regulations, and environmental characteristics of Parish property are more conducive to objective analysis. Transportation, amenities, and services; real estate economics; and, population and housing demography provide more nuanced information and require careful interpretation.

Heritage context for each Parish property was identified early on as being of particular interest; as such, further research was invested to add clarity to its role in development.

Stage 3: **Consolidation of indicator data to develop an objective, planning-oriented portrait for each parish.**

Stage 4: **Consolidation of indicator data from all parishes to develop a planning-oriented portrait from a portfolio perspective.**

Stage 5: **Analysis of consolidated data to develop a general portrait for the development potential from a portfolio perspective.**

1.4 Report Structure

Chapter One provides an introduction to, and context for the project, including purpose and research process.

Chapter Two features a literature review focused on the role of heritage in church (re)development. It outlines some of the benefits associated with church and heritage property redevelopment; provides an overview of select legislative documents and what they have to say about heritage and development; and, highlights case examples of church redevelopments with an emphasis on those with heritage significance.

Chapter Three provides a methodological overview for the approaches taken to research found throughout the report.

Chapter Four represents the core component of the report. Each Parish is presented through two complementary sections. A multi-page, *comprehensive commentary* provides detailed and nuanced information for each indicator. Each commentary is preceded by a *brief cover page* which summarizes Parish property data into a more digestible and distributable form. This Chapter provides objective information and generally avoids evaluative comments.

Chapter Five consolidates all indicators and parish data to provide recommendations for general development and suitability for affordable housing.

1.5 How to Read this Report

While the report is structured to provide a meaningful flow of information from start to finish, *Chapter Four* may be of particular interest for future dissemination. Packaged individually or together, the *comprehensive commentaries* and *brief cover pages* were written as stand-alone documents. As such, much of the language and description found within them is repetitive from Parish-to-Parish in order to allow for individual consumption, without necessarily requiring the full report for comprehension.

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Chapter 2 - Literature Review

2.0 Literature Review

“There is the standard phobia that if it is heritage designated, it’s got too many restrictions on it. But it’s actually an advantage but you have to know how to work with it ... You need to follow the Ontario Heritage Toolkit, you need to follow the [Planning] Act, and you need to be very clear about what the key elements you need to conserve and what can be changed because in most cases you are not really preserving, you are keeping some elements of a building and you are rehabilitating, your [sic] are changing stuff.” (Interview subject, Amayu, 2014)

Many church buildings in the Anglican Diocese of Ottawa property portfolio have historical or cultural significance – whether informally through general opinion or formally through heritage designation. It is common to assume that heritage properties are inherently undevelopable, when in many instances, this is simply not the case. There are numerous examples of church redevelopments where heritage attributes were a concern, yet projects got off the ground and received appropriate municipal approvals – whether for a church improvement project, an affordable housing initiative, a community service facility, or for-market development. In fact, heritage designation, from a marketing perspective, is often viewed as beneficial to developers because they can fetch premiums based on the heritage elements associated with the buildings (Amayu, 2014).

The following review will outline some of the benefits associated with church and heritage property redevelopment; provide an overview of select legislative documents and what they have to say about heritage and development; and highlight case examples of church redevelopments with an emphasis on those with heritage significance.

2.1 Exploring Outcomes of Adaptive Reuse and Redevelopment of Church and Heritage Properties

2.1.1 Defining Adaptive Reuse

Adaptive reuse of a building can be defined as a process that retains as much of an original building as possible, while upgrading the performance to suit modern standards and changing user requirements (Latham, 2000). In practical terms, adaptive reuse often maintains a building’s core structure, exterior aesthetics, and other key architectural attributes while renovating and reconfiguring interior spaces with modern materials and mechanical services.

2.1.2 Positive Outcomes Associated with Adaptive Reuse Projects

Adaptive reuse produces a variety of local benefits, especially when older, historically significant buildings located in central locations are considered. The Ontario Heritage Trust (OHT) – with a mandate to identify, protect, promote, and conserve heritage in all its forms, under authority of the *Ontario Heritage Act* – recognizes that one of the best ways to ensure the preservation and maintenance of heritage buildings is through their continued use. The OHT specifically identifies adaptive reuse as one way to achieve continued use (as opposed to demolition) (Fraser, 2008). The OHT also identifies places of worship as prominent candidates for residential, commercial, and/or institutional uses. Heritage churches are particularly well-suited for reuse as performance spaces or community centres, mainly because they are geographically situated in prominent locations and feature unique architectural attributes (Fraser, 2008).

From an environmental perspective, adaptive reuse avoids much of the wastefulness of demolition and reconstruction (Bullen, 2007; Kalman, 2014). Adaptive reuse is a more sensitive approach because natural resources, which are locked up in the building structure, remain productive rather than being returned to landfills. In other words, existing buildings have **embodied energy** (Kalman, 2014; Wagner, 2011; Winter, 2011).

From a social perspective, adaptive reuse can spark neighbourhood revitalization (Bullen, 2007). New housing, employment opportunities, community spaces, or non-profit agencies found inside adapted buildings all bring different benefits to local neighbourhoods. Additionally, this revitalization can lead to healthier communities, which are more convivial, active, safe and stable.

From an urban planning perspective, adaptive reuse contributes towards curbing urban sprawl (Bullen, 2007). Adaptive reuse is a form of urban infill development, which is often viewed as a desirable alternative to greenfield development at city edges. Urban infill maximizes land productivity where development is already present. It also provides more continuity to the streetscape which improves neighbourhood aesthetic and perceptions of safety, while contributing to sensible urban densities better able to support a wider variety of services and amenities.

From a development perspective, adaptive reuse can result in transactions which are mutually beneficial to both the buyer and the seller. For instance, a church may gain newer space, amenities, and/or revenue while a developer gains an investment property (Mian, 2008). These win-win situations are often creative solutions stemming from the need to address maintenance backlogs or renovation needs.

From an economic perspective, adaptive reuse can increase the property value for the subject as well as nearby properties. This topic is explored in more detail in the following section.

2.1.3 Positive Externalities Associated with Church Adaptive Reuse Projects

Not much research has been done on the external effects of church adaptive reuse projects. One study (Choi, 2010) from Cleveland, Ohio demonstrated that such projects can achieve substantial benefits for their local community in a variety of ways. The primary measurement in this case was based on property values.

A church building which accrues a backlog of maintenance, perhaps due to a church congregation in decline, may cease to produce a positive effect on neighbouring home values. However, a church that is adaptively reused can positively affect property values up to 400 metres away, depending on the types of uses found in the reuse project, the size of the project and the level of historic preservation (Choi, 2010). Thus, in addition to enjoying the social benefit of historic building preservation, the local municipality benefits fiscally as well. If the resultant use of the building is non-residential, employment generated through new activities or businesses in reused buildings serves to broaden the municipal tax base and strengthen the local neighbourhood economy. In addition, increased neighbourhood property values result in increased income from property taxes for the local municipality.

The above fiscal benefits should be used to appeal to municipalities when attempting church reuse. Local governments and planning departments may be more inclined to give approval – or possibly provide funding or fiscal relief – for projects which retain historic and architectural values and demonstrate a future contribution to the local economy.

2.1.4 Popularity of Church Adaptive Reuse Projects for Housing

Continuing the recent popularity of loft living in post-industrial and adaptively reused buildings – such as in abandoned warehouse spaces – church lofts are an emerging form of housing resulting from a growing demand for creative residential spaces. Church lofts are often the result of a real estate decision to commodify a property and leverage desirable urban locations or buildings for profit (Lynch, 2016).

A study from Hackworth & Gullikson (2013) found that thirty-three churches in Toronto had adaptively reused, demolished, or subdivided their property, or were in the process of doing so. The most common conversion was to private, market-based loft condominiums. However, a few churches built seniors' residences and two created affordable housing. In addition, several retained the church function on-site despite new development and some were developed despite having received a heritage designation.

Well-located properties that are suitable for development are becoming increasingly scarce and expensive in today's urban landscape, and this includes Ottawa (Martin & Ballamingie,

2016). The current popularity of intensification policies reflects municipal demand for sustainable development and consumer demand for more centrally-located housing with nearby attractions and amenities. As a result, church redevelopments have occurred across the country, including many in Ontario. Several notable redevelopments from the province are presented in section 2.3 below.

2.2 Public Policies and Regulations Regarding Heritage Redevelopment

This section is not an exhaustive discussion on the legal framework regarding development of heritage properties. Rather, it is intended to provide a brief overview of the regulatory environment one must consider with any heritage redevelopment project.

2.2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) establishes the policy groundwork for regulating the development and use of land in Ontario and is intended to support the goal of enhancing the quality of life throughout the province. A few key policies regarding intensification and adaptive reuse found within the PPS are particularly relevant to church redevelopment.

Policy 1.1.3.3 Planning Authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment

Policy 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas

Policy 1.6.3.b Before consideration is given to developing new infrastructure and public service facilities, opportunities for adaptive re-use should be considered, wherever feasible

The above policies for intensification refer to the development of a property at a higher density than currently exists through the development of underutilized lots, infill development, or the expansion or conversion of existing buildings. Policies for intensification are intended to guide future development toward already built-up areas.

Policies for redevelopment (the creation of new units, uses, or lots on previously developed land in existing communities) and adaptive reuse are also prioritized as an alternative to new development. Quite typically this new development occurs at city edges on previously undeveloped lands.

2.2.2 Ontario Heritage Act

Unlike the PPS, the *Ontario Heritage Act* does not make specific reference to adaptive reuse. However, it provides the legal guidelines for (re)development and ongoing maintenance of individually designated heritage properties, those in heritage conservation districts, and those on a municipal Heritage Register, among others. For example,

Section 33(1) No owner of property designated under section 29 [designation by municipal by-law] shall alter the property ... if the alteration is likely to affect the property's heritage attributes ... unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration

For designated properties or those in a heritage conservation district, heritage attributes from the designation by-law or the heritage conservation district plan/study provide the respective basis for alteration. This allows for some flexibility regarding adaptive reuse of heritage properties. In fact, restrictions are most often limited to building exteriors, while interior spaces are commonly permitted for modernized reuse, so long as exterior attributes of the building are not affected.

Refer to section 3.5 of this report for more in-depth analysis of the *Ontario Heritage Act* and other heritage legislation and regulations.

2.2.3 Ottawa's Official Plan

The City of Ottawa employs heritage planners within its Planning, Infrastructure and Economic Development Department, whose purpose is to manage change throughout the city to ensure that cultural heritage resources are retained, protected and integrated into

new developments. The City of Ottawa Official Plan (2003) makes plain its desire that “heritage buildings will be conserved despite on-going change” (section 2.1). Yet it also goes on to state that, “The City will manage growth by directing it to the urban area where services already exist or where they can be provided efficiently” (section 2.1). The conflict would appear to be between which heritage resources are protected and how they may be integrated into future development – since growth is being directed toward older, more central areas with higher concentrations of historically significant buildings.

The City values heritage buildings for their contribution to local character, civic pride, tourism and economic development potential and recognizes heritage buildings as non-renewable cultural resources (section 2.5.5). To this end, it aims to preserve them by ensuring they remain functional components of Ottawa’s urban and rural environments – the emphasis on *functional* points to redevelopment and adaptive reuse as reasonable options to maintain building and community health.

Section 2.5.5.15 demonstrates the City’s willingness to consider redevelopment of heritage properties. Offering tax credits, tax exemptions, or other forms of involvement are a few tools the City is willing to consider in order to achieve the sensitive conservation, restoration, or rehabilitation of heritage buildings. In addition, other financial incentives for owners of heritage buildings, including waiving development charges or encroachment fees, among other variables, may be available (section 2.5.5.20).

Any redevelopment of heritage properties (or adjacent properties) must receive the approval of City Council, after consultation with the Ottawa Built Heritage Advisory Committee – the municipal heritage committee (section 4.6.1). The redevelopment proposal will be expected to describe any positive and adverse impacts anticipated; the actions reasonably required to prevent, minimize, or mitigate the adverse impacts; and, demonstrate that the proposal will not adversely impact the heritage attributes of the property. In other words, redevelopment is certainly possible so long as it is transparent, sensitive and flows through proper procedures.

(Sison, 2012)



Figure 2-1: St. Brigid’s Centre for the Arts and Humanities



(Jasmine, 2016)

2.3 Select Case Studies in Church Redevelopment

The redevelopment of Ontario churches for new uses is not a new phenomenon. Instead of the popular adaptive reuse of former warehouse or factory spaces, church conversions offer a niche alternative as they take advantage of historic architecture, local heritage, and/or preferred locations in traditional neighbourhoods (Lynch, 2013).

In each of the cases presented, property and building redevelopment were conducted by non-church developers who either worked around municipal heritage designation or were respectful towards maintaining important heritage or community character. West End Commons is the exception from this list – it is an example of a church-led redevelopment.

Each case is illustrated with some historical background for the redevelopment which took (or is currently taking) place; however, the processes by which these developments progressed is not presented. As with any development – whether urban, rural, or greenfield – applicable planning policies and regulations must be followed, and the challenges will vary from project to project.

2.3.1 Non-Market, Non-Residential Use

A wide variety of new uses can be found in former churches, often with respect to preserving the heritage value associated with the various developments. A few examples of converted uses include some for public benefit (community centre), quasi-public benefit (arts and conference centre), and others for private benefit (restaurant and hospitality).

Glebe Community Centre

Formerly St. Paul's Methodist Church, originally built from 1914-1924, sold to the City of Ottawa in the 1960s, and adapted in 2004, redevelopment has benefitted from the building's convenient location, distinctive architecture and utility as a community centre.

Green Door Bed & Breakfast

Originally built in 1929 and adapted in 2005 from the Brockville Pentecostal Tabernacle in Brockville, Ontario, this redevelopment offers hospitality in the city's heritage downtown district. Sound structural condition, a modest scale, and an open floor plan contributed to the success of this conversion (Ontario Heritage Trust, n.d.b; Green Door Bed & Breakfast, 2018).

Church Restaurant

Originally built in 1873 and adapted in 1975 from the Mackenzie Memorial Gospel Church in Stratford, Ontario, this redevelopment features a successful restaurant venue. The building's structural integrity and location near the town's famous theatres contribute to its success. Numerous heritage attributes were maintained and are featured in the restaurant including original light fixtures and stained-glass windows, pews, and wooden trusses. The private-public plan inherent in the original church floor plan lends itself well to restaurant functionality (Ontario Heritage Trust, n.d.a).

St. Brigid's Centre for the Arts and Humanities

Originally built from 1888-1890 and adapted in 2008 following the deconsecrating of St. Brigid's Roman Catholic Church in the Lowertown neighbourhood of Ottawa, reuse of the building includes secular functions for musical concerts, art exhibitions, fundraisers, conferences, private functions and cultural programming. This church received heritage designations for both its exterior and interior in 1981. Heritage designation of building interiors is less common, yet adaptive reuse was still achieved (Heritage Ottawa, n.d).

2.3.2 Non-Market, Residential Use with Retention of Church Worship Space

In some cases, the church itself conducts redevelopment. Leveraging government grants and loans can be an effective way to fund these projects as a means of providing social services to local communities while also often continuing a tradition of worship in the building.

The WestEnd Commons

St. Matthew's Anglican Church began at its current location in 1913, in west-central Winnipeg, Manitoba, and was re-built following a fire in 1944. With a tradition of opening its doors for community use, a shrinking congregation, and critical building maintenance issues, St. Matthews Non-Profit Housing Inc. was incorporated with St. Matthews Church and Grain of Wheat Church Community (who shared the building) as founding partners. This non-profit began the reimagining of the church property (The Westend Commons, 2018).



Post-construction



During construction

This reimagining was kickstarted by unexpected bequests (\$500,000) and continued through funding from all three levels of government (\$1,875,000 in combined federal and provincial funding through the Canada-Manitoba Affordable Housing Initiative; \$836,985 in federal funding through the Homelessness Partnering Strategy; \$1.6 million through provincial contribution; funding support from City of Winnipeg; Seed funding from Canada Mortgage and Housing Corporation) (CMHC, 2018).

Figure 1-2: The WestEnd Commons overlooked by affordable apartments (The Westend Commons, 2018).

The entire building was retrofitted – the sanctuary became 26 affordable apartments (20 of these as rent-geared-to-income), the building’s lower-level became home to the 9,000 square foot Neighbourhood Resource Centre. Also included were a fully-restored commercial kitchen, a 1,000 square foot atrium, and a smaller sanctuary to allow for continued worship services (CMHC, 2018).



(Pill, 2013)

(Dehaas, 2015)

Figure 2-2: The Swanwick exterior (above) and interior re-fit (below)

2.3.3 Market, Residential Use

Conversion to market condominium is by far the most common form of adaptive reuse of church properties. Often, these redevelopments occur in mature, well-developed and desirable neighbourhoods, while serving a consumer appetite for unique housing opportunities which are old yet new. This has been especially prominent in Toronto – most often in the form of loft condominiums in addition to a collection of high-rise condominiums, townhouses, seniors’ residences, and/or affordable housing (Hackworth & Gullickson, 2013) – but can also be found in many other municipalities across the province.

Name to be updated

Originally built roughly 150 years ago, St. Jude’s Anglican Church in Brantford, Ontario has received support from City Council for a conversion to a 12-unit market condominium redevelopment. While it is a national historic site, city council made an unusual move as it voted against heritage designation in 2017. Nevertheless, the developers have worked with the City’s heritage committee from the outset on a dialogue for heritage preservation through adaptive reuse (Ruby, 2018). Undoubtedly, this has contributed to official plan and bylaw amendments in favour of moving this project forward.

Church Lofts

Adapted in 2009 from the heritage designated Centennial Japanese United Church in Toronto, Ontario, this redevelopment sold quickly despite positioning within the Great Recession of the late 2000s. While a heritage designation necessitated preservation of the building envelope, marketing initiatives leveraged this as a strength while also promoting locational advantages related to local retail and food opportunities (Lynch, 2013).

The Swanwick

Adapted in 2009 from the former Emmanuel Presbyterian Church in Toronto, Ontario, this redevelopment preserved the entire church while an addition was also added. Initially denied a demolition permit, heritage designation of this property demanded full retention of the building envelope. As well, the building addition required a rezoning to permit increased density as well as an official plan amendment

to allow development which differs from the existing neighbourhood structure – which prominently features single-detached housing (Hackworth & Gullickson, 2013).

High Park Condominiums

Adapted in 2005, the former Third Church of Christ, Scientist in Toronto, Ontario, redevelopment into a 20-floor high-rise condominium survived heritage designation and multiple rounds of site plan review. Restoration of church attributes was carried out while demolition of church building components not covered under heritage designation was permitted. An official plan amendment was required to permit density in excess of 3 times the permissible amount. The developer argued that it had earned this benefit due to two factors: its financial obligations for the expensive restoration of heritage attributes and the corresponding architectural demands of building around them. The developer also noted its contributions to public amenities negotiated through Section 37 of the Planning Act (Hackworth & Gullickson, 2013).

2.3.4 Market, Residential Use with Retention of Church Facilities

Further examples demonstrate adaptive reuse in combination with the retention (or retention *and redevelopment*) of church spaces.

The Glebe Lofts

Originally built in 1912 and adapted in 1999 from the Riverdale Presbyterian Church in Toronto, Ontario, this development is an example of mixed adaptive reuse where the introduction of market condominiums in the south nave co-exist with an active church in the north. This project demonstrates the complexity of planning approvals required to move these types of developments forward. As well, the architect emphasizes the importance of carefully completing a pre-design building structural analysis as a critical component for the success of projects such as this (Ontario Heritage Trust, n.d.c).



(<https://iloftu.ca/glebe-lofts.html>)



Figure 2-3: High Park Condominiums (Image on the left) and The Glebe Lofts (image above)

(<http://www.homeviewphoto.info/-70-high-park-ave--904-gallery.html>)

Southminster United

An 85-year-old church building in the Old Ottawa South neighbourhood, Southminster United Church is an example of redevelopment where new market condominium construction on part of the property will finance long-awaited maintenance and renovations to the historic church building. Despite community opposition to a proposed building height of 6-storeys – which is 0.1 metres below the parapet of the existing church (Pearson, 2017) – a partnership between the church and Windmill Development Group achieved a rezoning from city council for the demolition of a hall at the rear of the property to facilitate construction of 14 condominium units as well as four townhouses (this rezoning has been appealed by adjacent neighbours as of the time of writing). Retention of the current church building will ensure that its function as a community hub continues (Williams, 2018).



Figure 2-4: Southminster United (Pearson, 2017)

2.3.5 Market Mixed-Use

While the examples preceding are representative of single-use redevelopment, other examples demonstrate adaptive reuse with a combination of uses.



Figure 2-5: St Charles Market (Klotz, 2017 – image courtesy of ModBox)

St. Charles Market

Functioning as the Catholic St. Charles Church in Vanier, Ottawa for over 100 years, this property with heritage designation was purchased in 2013 and currently remains under development (completion is expected late-2019). With a public endorsement from Ottawa Mayor Jim Watson, the redevelopment will preserve and repurpose the

original church as an indoor food market and restaurant while new residential construction will wrap along the side and back of the church. The new construction will take styling cues from the heritage property yet introduce modern architecture to the site. As well, a significant amount of outdoor public space will be maintained and an automated space-saving vehicle parking system will be installed (Linebox, 2018; Klotz, 2017; Phillips, 2017; CBC News, 2014).

2.4 Concluding thoughts

Church buildings, as heritage and cultural resources, often serve several important community functions beyond regular worship activities. Meanwhile, adaptive reuse of churches has become an increasingly prominent method to meet the desires and requirements of a varied population (OPPI, 2018). The challenges associated with church redevelopment can be significant, especially when building or property heritage is considered; yet with appropriate planning, these properties can be successfully reused for market profit or community service delivery, among other uses, often while maintaining church activities on-site.

As is the case with most of the heritage Parish properties in this report, historic buildings often benefit from favourable urban locations. Urban intensification policies from the Provincial Policy Statement (2014) as well as the Ottawa Official Plan (2003) support directing growth toward already built-up areas. This intersection between Parish property location, and provincial and municipal policy direction has created a politically favourable environment for adaptive reuse projects.

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Chapter 3 - Methodology

3.0 Methodology

Several planning themes were considered for this report: demography, residential real estate market, transportation services, and nearby services and amenities were each examined using available data and represent neighbourhood analysis. Land use policy and regulations, environmental assessment, and heritage conservation were each examined from a legal framework and represent an analysis of compliance issues.

3.1 Demographic Analysis

The purpose of the demographic study was to develop a portrait of the local population for each Parish. This information contributed to broader discussions regarding Parish suitability for affordable housing. Demographic variables based on age, sex, families, income, employment, and housing were collected from the 2006 and 2016 Censuses of Canada.

3.1.1 Study Area

The study area for each parish was defined by an 800-metre radius created using Geographic Information Systems (GIS) software. This radius is based on a study of walking distances from the American Journal of Preventive Medicine, which found a common median non-commuting walking distance of 800 metres (Yang & Diez-Roux, 2012).

In order to find census demographic data which would be the most accurate and appropriate for the Parish study areas, data was collected at the dissemination area (DA) level. DAs are the smallest standard geographic area for which all census data is provided by Statistics Canada (**Statistics Canada 2017a**). The demographic data used was selected from DAs which were fully or partially within the 800-metre radius. In cases where a DA was only partially within the 800-metre radius, a proportion of data equal to the proportion of land within the 800-metre radius was taken; this is because, especially in more sparsely populated areas, DA boundaries may extend well-beyond the reach of an 800-metre radius.

3.1.2 Data Sources

Determination of appropriate census variables for this study was achieved through consultation with the geospatial data specialist at Queen’s University Library. A review of neighbourhood demographic profiles completed by the City of Kingston (2017) and City of Toronto (2018) also contributed insight. In sum, more than 140 demographic variables were collected and compiled into Excel tables.

There were two types of questionnaires distributed for the 2016 census – the short-form questionnaire and the long-form questionnaire. The short-form was distributed to, and completed by all Canadians, while the long-form was distributed to and completed by a sample of the population (25 percent). The responses from the long-form are from a representative sample, meaning they are weighted so that they represent the Canadian population living in private dwellings (Statistics Canada 2017b). In the succeeding discussion, instances where variables were obtained through the long-form questionnaire will be noted. All variables from the 2006 census represent the entire population.

3.1.3 Variables

The variables selected were separated into three categories: population, income, and housing. The following will provide analysis and methods on selection procedure.

3.1.3(a) Population

Population variables refer to variables which represent the amount, age, and relations of people within the study area. An important statistic within this category is the population change from 2006 to 2016, which demonstrates whether a study area’s population increased or decreased during the 10-year period.

Gross population density per square kilometre of land area is another important variable which shows the concentration of people within the study area. The population density was calculated by dividing the population of a study area by the size of the study area.

Age distribution, or cohort analysis, of the study area was also analyzed to demonstrate the most prominent age groups within each study area. The age variables collected were in

cohorts of five years. Cohorts were then combined into groups of three – a fifteen-year span was considered to best represent the age concentrations. Understanding age distribution allows for an understanding of how the age of the population may have shifted between 2006 and 2016, and may shift in the future.

Various household characteristics – such as the number households, the number of households that are families, and the number of household families with children – were selected to contribute to the portrait of families and relationships within each study area. A *household* is defined as a person or a group of people who occupy the same dwelling, while a *family* refers to a married couple, a common-law couple, or a lone parent family (Statistics Canada 2017c).

3.1.3(b) Income

The prominent variable in this category was the annual before-tax income of households. The data was collected in \$5,000 and \$10,000 spans – with \$5,000 spans starting at zero income, and \$10,000 spans beginning at \$50,000 in income. Three income groups were created to effectively demonstrate this data – households which earn annual before-tax income of below \$50,000, between \$50,000 and \$99,999, and \$100,000 and over. Household incomes were used, rather than individual incomes, because they facilitate greater understanding of household economies, which often involve dependent relationships.

The prevalence of low-income earners, using the Low-Income Measure (LIM), was also examined. The LIM uses a fixed percentage (50 percent) of median adjusted household income, where “adjusted” demonstrates the reality that a household’s monetary needs increase as its number of members increases. (Statistics Canada 2017d; Simcoe Muskoka District Health Unit, n.d.). A household is low-income if its after-tax income is less than half of the median after-tax income of all households in Canada. As one of three prominent measurements for low-income used by Statistics Canada, LIM was selected because it has been increasingly used to look at poverty within Canada (Aldridge, 2017).

In addition to LIM population proportions, prevalence of households that spend 30 percent or more of their annual before-tax income on shelter was examined. This barrier is a

generally accepted measure of affordability. This variable was a question on the 2016 long-form Census based on a weighted 25 percent sample.

3.1.3(c) Housing

In addition to the number of dwelling units, dwelling form was also examined to facilitate understanding of housing stock composition. Dwelling forms are divided into single-detached, row houses and duplexes, and apartment buildings. Where apartments were a dominant dwelling form, building size was also analyzed. Apartments are categorized in three ways – apartment units in buildings with five or more stories, apartments in buildings with less than five stories, and apartments in a flat or duplex.

As well, housing tenure was examined. Understanding the composition of households in ownership or rental tenure, as well as the prevalence of rental households which live in subsidized housing (a variable on the long-form questionnaire), provides another layer of understanding for the housing mix within a study area.

3.1.4 Limitations

While most variables utilized for analysis sought one-hundred percent coverage of the Canadian population for the 2006 and 2016 Censuses of Canada, select variables from the 2016 Census require analytic caution, because they are only a representative sample of population (25 percent).

As well, the data itself is objective, warranting interpretive caution – an observant’s pre-determined biases and viewpoint can easily influence conclusions.

3.1.5 Framework for Future Considerations for development (Chapter 5)

Three demographic variables were compared: the prevalence of low-income earners based on the LIM, the prevalence of households who spend 30 percent or more of their before-tax income on housing, and the prevalence of subsidized housing in the study area.

Data from demographic work – along with analysis of the residential real estate market, transportation context, and nearby services and amenities – contributed to analysis of the suitability for affordable housing development for each Parish property. Parish study areas were placed in three categories based on relationships between demographic, real estate, transportation, and contextual analyses – highest need, moderate need, and least need for affordable housing development. The placement of each Parish within these three categories is further analyzed and explained within Chapter 5: Recommendations.

3.1.6 Demographic Assessment Timeline

The demographic data was collected from the 2006 and 2016 Canadian Censuses. The Canadian Census occurs every five years, therefore it should be noted that in 2021 new demographic data will be available and will be most relevant for the study areas.

3.2 Residential Real Estate Market Analysis

Indicators for analysis of the local residential real estate market include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018. This information contributed to broader discussions regarding Parish property suitability for affordable housing.

3.2.1 Study Area

Data for *construction starts*, *vacancy rates*, and *average rental rates* was extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database (CMHC, 2018a; CMHC, 2018b). This data is organized geographically based on census tract (CT) boundaries defined by Statistics Canada from the 2016 Census of Population (Statistics Canada, 2016). CTs are small geographic areas – usually with populations between 4,000 and 8,000 persons – with boundaries which are relatively stable from census to census.

Following this data extraction, geographic information system (GIS) analysis was utilized to generate a dataset that included CTs which either intersected or fell entirely within an 800-metre radius for each Parish. This established the study area.

Analysis of *average house prices* was based on neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (2018).

3.2.2 Data Sources and Data Variables

Data for *construction starts* was compiled through CMHC's 2017 Starts and Completions Survey (2018b). In Ottawa, this survey is conducted through on-site visits to new houses intended for year-round occupancy. CMHC (2018c) considers a development as a construction start when the concrete for the foundation of the building has been poured or is within an equivalent stage of the building process.

Data for *average rental rates* and *vacancy rates* was compiled from CMHC's October 2017 Rental Market Survey (2018d) which is conducted during the first two weeks of every October through a combination of telephone calls and on-site visits. This survey only includes private structures that have at minimum three rental units, which have been listed for a minimum of three months.

The *average rental rate* was based on the amount paid by a tenant(s) for a unit, or the amount the landlord was requesting in the event the unit was unoccupied. The rental rates are not adjusted to include or exclude the cost of utilities such as gas, electricity, or water (CMHC, 2018d). In addition, the survey does not include the secondary rental market, such as single-detached houses, rented row houses, and rented condominiums, among other housing forms.

The *vacancy rate* was based on the number of units – at the time the Rental Market Survey was conducted – which were unoccupied and available for immediate rental (CMHC, 2018d). The vacancy rate does not include the secondary rental market.

Data for *average house prices* was compiled from two sources – the Ottawa Real Estate Board (2018) and Agent in Ottawa (2018). The *Single-Family House Prices in June 2018* table, published by the Ottawa Real Estate Board (2018), provides a list of average home prices by

neighbourhood. According to the MLS Home Price Index (2016) a single-family house is an attached or detached one or two-story house with a bedroom, kitchen, and dining room. However, this data does not disseminate information based on the number of bedrooms within a house.

Agent in Ottawa (2018) was used to address this lack of data for differing single-family house sizes. Selling price, number of bedrooms, and location data were retrieved for residential properties previously or currently (as of the date of research) listed by real estate agents working for RE/MAX on September 28, 2018. This data was compiled to calculate average listing prices for houses with one, two, and three bedrooms.

To validate the veracity of the data, the average house price calculated from the Agent in Ottawa (2018) report was compared to the average single-family house price from the Ottawa Real Estate Board (2018). The data was found to be relatively comparable; nevertheless, this portion of the analysis should be interpreted with caution, as a more accurate analysis necessitates extracting housing prices from more than one resource, and at multiple points in time.

3.2.3 Limitations

In addition to limitations already discussed above, it should also be noted that for several Parish study areas – particularly those near to greenfield or suburban development – the data for rental rates and vacancy rates is limited. CMHC (2018d; 2018c) does not undertake comprehensive surveys in areas where the population is less than 10,000.

Further, for some neighbourhoods, there were only a few homes listed on September 28, 2018, and a reliable market average for homes with the same number of bedrooms could not be computed. In these cases, the average was accompanied by an asterisk which indicated that data was based on 3 data points or less – datasets with so few data points are likely to be less reliable and should be interpreted with caution. In addition, the prices of different sizes of houses were based on the average listing price, rather than the sale price. Considering that listed price of a house is not necessarily the sale price, the average prices may not be a completely accurate representation.

Finally, any table columns indicated by an “n/a” indicate no available data.

3.2.4 Framework for Future Considerations for Development (Chapter 5)

Data from the residential real estate market, along with demography, circulation, and nearby services and amenities, contributed to analysis of the suitability for affordable housing development for each Parish.

Three real estate variables were compared: the average vacancy rates; average rental rates; and average house prices. Following this analysis, the Parishes were ranked in synchronous order using three broad categories: expensive housing, moderately-priced housing, and inexpensive housing. For the purpose of this analysis, a greater emphasis was put on housing prices and rental rates than vacancy rates. Vacancy rates simply indicate the availability of housing in the area – an area with low housing costs can also have low vacancy rates.

3.2.5 Real Estate Market Assessment Timeline

The dataset used to perform the real estate market analysis came primarily from the Canada Mortgage and Housing Corporation (CMHC). CMHC releases surveys and tabular data on an annual basis between April to October therefore caution should be noted that research presented in this report may become outdated by April 2019. However, depending on parish site locations, some real estate reports may remain unchanged, or witness a small change in trend.

3.3 Circulation, Services, and Amenities

Circulation characteristics (walkability, bikeability, and access to public transit), as well as proximity to service and amenity provisions, contributed to broader discussions regarding suitability of Parish properties for affordable housing.

3.3.1 Study Area

A 1.5 kilometre radius was utilized to develop a portrait of circulation to and around each Parish. This radius was chosen as it is approximately a 15-minute walk by an able-bodied person under normal circumstances. This radius was also used to determine the number of services and amenities near each Parish property. Greater quantities of nearby services and amenities generally decrease the necessity to travel further distances to meet daily needs.

3.3.2 Data Sources

Several sources were coordinated to develop a portrait of circulation for each Parish: Walk Score; Geo Ottawa web tool; Google Maps; and, site visits. Walk Score, a web-based resource, was the primary source of data and was supplemented by GeoOttawa where deemed appropriate. Consultation of Google

Walk Score	
90-100	Walker's Paradise Daily errands do not require a car
70-89	Very Walkable Most errands can be accomplished on foot
50-69	Somewhat Walkable Some errands can be accomplished on foot
25-49	Car-Dependent Most errands require a car
0-24	Car-Dependent Almost all errands require a car
Bike Score	
90-100	Biker's Paradise Daily errands can be accomplished on a bike
70-89	Very Bikeable Biking is convenient for most trips
50-69	Bikeable Some bike infrastructure
0-49	Somewhat Bikeable Minimal bike infrastructure
Transit Score	
90-100	Rider's Paradise World-class public transportation
70-89	Excellent Transit Transit is convenient for most trips
50-69	Good Transit Many nearby public transportation options
25-49	Some Transit A few nearby public transportation options
0-24	Minimal Transit It is possible to get on a bus

Figure 3-1: Walk Score, Bike Score, and Transit Score Scale

Maps and in-person site visits added further validity and site context.

Walk Score is a private company that aims to promote walkable neighbourhoods. It is a suitable alternative to GIS development due to its consistency, simplicity of data, and simplicity of use. It provides a scoring system to measure whether an address is walkable, bikeable, or has good access to public transit (*Figure 1*). When combined, these three transportation attributes provide the basis to make reasonable assumptions regarding connectivity and circulation. Data sources for Walk Score include Google, OpenStreetMap, Localeze, Education.com, and additional places added by the Walk Score user community (Walk Score, 2018).

3.3.3 Utilization of Data

To measure *walkability*, Walk Score provides a score ranging from 0 to 100 based on distance to amenities and pedestrian-friendliness. Amenities further than a 30-minute walk are given no points towards the Walk Score while population density, intersection density, and block length are used to evaluate pedestrian-friendliness (Walk Score, 2018).

To measure *bikeability*, a Bike Score provides a score ranging from 0 to 100 based on available bike infrastructure (bike trails or lanes, for example), hills, road connectivity, local bike commuting mode share, and access to nearby destinations (Walk Score, 2018).

To measure the *access to public transit*, a Transit Score provides a score ranging from 0 to 100 based on the proximity of nearby transit routes and stops, as well as the frequency and type of route (bus or light rail, for example) (Walk Score, 2018).

3.3.4 Limitations

Data provided by Walk Score presented a few limitations. The radius used by Walk Score to determine nearby amenities and services is not clearly stated. Its methodology notes that no amenity or service beyond a 30-minute walk receives a point, yet amenity or service distance from a Parish property is not specified within that radius. This added difficulty to transferring Walk Score data to this study. Additionally, the validity of some Walk Score data was suspect. In one instance, data provided by Geo Ottawa found 16 schools within 1.5 kilometres, while

Walk Score only found 3 schools within 0.6 kilometres. As a result, GeoOttawa was used to supplement data presented by Walk Score regarding provision of social services and schools; this had no bearing on the numeric Walk, Transit, or Bike Score for each Parish property.

Data provided by Walk Score was retrieved in November 2018. This is important to note because Walk Scores, Bike Scores, and Transit Scores may change throughout the year. Scores may change due to building or road construction, road closures, or seasonal weather, among other matters. Bike Scores may be particularly vulnerable to score fluctuations during snowy winter months.

Aside from Walk Score, it is important to note that all datasets provided by Geo Ottawa include only facilities and programs that are run by or receive funding from the City of Ottawa. Considering this, the community and social support services identified in this report – such as food banks, community gardens, employment services, childcare centres, government community and social support centres – are restricted to those which are publicly funded (City of Ottawa, 2018d). It is possible there that there are more unidentified, privately-funded nearby services.

3.3.5 Framework for Future Considerations for Development (Chapter 5)

Data from circulation, services, and amenities – along with real estate and demography – contributed to analysis of the suitability for affordable housing development for each Parish.

The average of the Walk, Bike, and Transit Scores for each Parish property were derived, and parishes were compared to each other and the benchmark (Somerset Ward) figures for Ottawa. These averages were entered into a new table based on a unique consolidation of Walk Score’s three rating systems (*Figure 1*): average scores of 90 to 100 were considered “Multi-Modal Paradise”; 70 to 89 were considered “Excellent Multi-Modal Environment”; 50 to 69 were considered “Good Multi-Modal Environment”; and 0 to 49 were considered “Car-Oriented Environment.” An additional consideration was current and future proximity to Light Rail Transit stations.

While this analysis does not determine the need for affordable housing, it demonstrates the extent to which Parish properties are suitable for affordable housing development. It follows that a car-dependent location is generally not suitable for affordable housing, while a

location with reasonable public and active transportation options, and local amenities suitable to fulfill normal daily requirements, will be more suitable.

3.3.6 Circulation, Services, and Amenities Assessment Timeline

The data used to analyze the circulation, services and amenities surrounding the Parish properties was collected primarily from Walk Score, the City of Ottawa’s websites, and site visits. While this data is useful, the findings will change over time. The Scores provided by Walk Score change throughout the year dependent on road conditions, such as weather conditions and road construction. Bike Scores are particularly vulnerable to this. In addition to Walk Score, the area surrounding Parish properties will likely change over the year dependent on development and neighbourhood characteristics.

3.4 Land Use Policy and Regulatory Review

The purpose of the Zoning and OP Review section of this report is to provide a brief land-use analysis for each Parish property. This involved an overview of the relevant policies contained in the Provincial Policy Statement (PPS), Ottawa’s OP (OP) and applicable Secondary Plans (SP), and Council-approved Community Design Plans (CDP). We also conducted analysis of Ottawa’s Zoning By-law (ZBL) and nearby active development applications to derive key insights for prospective property (re)development.

3.4.1 Site Analysis

In order to obtain information for the site, data was collected through Geo Ottawa, which is the City’s GIS software that provides information such as relevant SP, CDP, and ZBL for individual properties. Geo Ottawa also provides site-specific information such as Property Identification Numbers (PIN), lot area and lot width.

Through Geo Ottawa, information such as the property’s Legal Description, PIN, area, width, Ward and Neighbourhood was obtained to provide background for each Parish property. Next, through the City’s Website, it was important to determine which Development Review

Area each site fell into, as the City is divided into five primary geographic areas (Central, South, East, West, and Rural), and there are different design priorities for each. It was also important to use Geo Ottawa to determine which properties fell within the boundaries of the Mature Neighbourhood Overlay. This was important mainly because properties that are within this overlay must have a Streetscape Character Analysis performed for any new development or redevelopment.

3.4.2 Policy Review

A review of the PPS was conducted, since this policy document provides direction on land-use planning matters of provincial interest. It is important that all planning matters remain consistent with provisions outlined in the PPS. To determine the OP designation for each site, it was useful to examine the OP Schedule B (Urban Policy Plan) and the relevant policies through a review of Section 3.6 of the OP. It was also important to review Section 2 (Strategic Direction), which provides information on growth within the City. Geo Ottawa was used to determine if any of the Parish properties fell within the boundaries of a SP or CDP. The relevant SP policies were examined through Volume 2a of the City's OP, and the relevant CDP policies were examined through the Ottawa's Website.

3.4.3 Zoning Review

A review of the ZBL through Geo Ottawa and the City's website was undertaken to determine the zoning of the properties, including permitted uses, performance standards (such as maximum building heights, building setbacks, etc.), and existing restrictions such as Urban Exceptions or Interim Control By-Laws.

3.4.4 Active Development Applications

Using Geo Ottawa and In My Neighbourhood (an interactive map of the City, much like Geo Ottawa, that provides information on active development applications), a 400 metre radius was established to determine active development applications near each Parish property, and provide a general idea of the types of development that are occurring within the area.

3.4.5 Framework for Future Considerations for Development (Chapter 5)

Information from the land use policy and regulatory review – along with environmental assessment and heritage conservation – contributed to analysis of the general development potential for each Parish.

The analysis categorized the Parishes into three separate categories using a Likert Scale. These categories were based on the implications of the OP, SPs, and Zoning By-Law provisions. The first category, and least restrictive for new or redevelopment, included Parishes where an OP Amendment is likely not needed because the property does not fall within the boundaries of a Secondary Plan. Even if the property fell within a Secondary Plan, restrictions would not be placed on future new and redevelopment. In addition, category one properties would also not require a Zoning By-Law Amendment because of the permitted uses and/or performance standards of the current zoning.

Parishes that fell within the second category were moderately restricted because they met either of two factors. The first was whether an OP Amendment would be required because the property falls within the boundaries of a Secondary Plan that contain policies that would likely restrict development. The second was whether a Zoning By-Law Amendment would be required because of the limited permitted uses and/or restrictive performance standards of the current zoning.

Parishes that fell within the third category were the most restricted because they met both of two factors. The first was whether an OP Amendment would be required because the property falls within the boundaries of a Secondary Plan that restricts development. The second was whether a Zoning By-Law Amendment would be required because of the limited permitted uses and/or restrictive performance standards of the current zoning.

3.4.6 Land Use Policy and Regulatory Review Assessment Timeline

The data for the for the Land Use Policy and Regulatory Framework was collected primarily from the City of Ottawa's Official Plan and Zoning By-Law. The City's Official Plan was created in 2001 and was intended to guide growth and development in the City for 20 years. It is currently under review and an updated version is expected to be release in the coming years.

An update of the Official Plan may result in an update of the City's Zoning By-Law which could potentially change the permitted uses and zoning provisions for the Parish properties.

3.5 Environmental Assessment

The purpose of this section was to perform a pre-assessment to determine whether any significant environmental features exist within a specified radius of each parish, and to determine if these features would activate an Environmental Impact Statement (EIS) in the face of property alteration. As prescribed by section 4.7.8 of Ottawa's OP, if one or more significant environmental features are identified on or nearby the proposed development or site alteration, a scoped or detailed EIS is likely required as part of the development review process. The purpose of an EIS is to avoid or reduce the potential negative impact of future developments on the natural environment, and propose methods to enhance natural features and functions (City of Ottawa, 2015).

It is important to note that a complete environmental pre-assessment – in accordance with section 4.7.8 of the OP – was beyond the scope of this analysis. A complete pre-assessment requires several on-site visits, specialized measuring tools, and the consultation of an environmental planner.

In scenarios whereby a development is situated within close proximity of a significant environmental feature, an environmental planner from the City of Ottawa will prescribe the developer to seek an environmental consultant to complete an Environmental Impact Statement in accordance with section 4.7.8 of the OP.

It should be heavily noted that if a particular Parish property is identified to be within close proximity of a significant environmental feature, future developments and site alterations on the Parish property can still be achieved, though it might be more expensive. The EIS is simply a tool to mitigate potential harm. It is only when mitigation is completely impossible that environmental features disallow any form of redevelopment – this is relatively rare. However, mitigation expense vary greatly depending on the environmental feature to be mitigated.

3.5.1 Sources of Data

To determine the necessary sections of the OP to include in this analysis, the following sources were considered.

Environmental Impact Statements (EIS) guidebook: The purpose of the EIS guidebook is to provide direction on assessing and implementing the requirements of the OP and the PPS regarding environmental features. This guidebook was the core resource used to help derive the analysis of significant environmental features (City of Ottawa, 2015).

City of Ottawa Environmental Planner: Through email correspondence and telephone discussions, a City of Ottawa Environmental Planner also contributed valuable knowledge that helped guide the analytic design.

City of Ottawa's OP: Taking into consideration the scope of the analysis and our resources, the following sections of Ottawa's OP were deemed to be appropriate for the analysis:

Section 3.2 The Natural Environment – This section pertains to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018a).

Section 4.7 Environmental Protection – This section pertains to protection of trees, unstable slopes, significant landform features, and environmental impact statements (City of Ottawa, 2018b).

City of Ottawa Urban Tree Conservation By-Law (2009-200): This by-law protects distinctive trees within Ottawa's urban boundary, defined under Schedule B of the OP, from future development. Section 4.7.2 of Ottawa's OP provides further justification for this by-law by stating that the reservation of vegetation on sites subject to development not only contributes to urban natural features, but also the overall environmental health and aesthetics of an area.

3.5.2 Utilization of Data

Geographic Information Systems (GIS): Geospatial data was analyzed using GIS to determine whether significant environmental features were present within a buffer of 50 metres and 150 metres for each parish. This represented the majority of environmental analysis.

Qualitative observation: Where GIS data was unavailable, or where on-site observations were more appropriate, qualitative observation was conducted. Available information – including schedules from the City of Ottawa website, the City of Ottawa’s open source geospatial data, or the GeoOttawa online tool – was used to approximate whether significant environmental features were present within close proximity of each parish. Data derived from these observations was approximated and may include inaccuracies.

3.5.3 Variables

Urban Natural Features: As defined in section 3.2.3 of Ottawa’s OP, Urban Natural Features are natural landscapes that include woodlands, wetlands, watercourses, and ravines which contribute to wildlife habitats and biodiversity in urban areas. Development and site alterations are not permitted within 30 metres of an Urban Natural Feature boundary unless an EIS demonstrates an absence of negative impacts on the natural features within the area or their ecological functions. This analysis identified the exact location of each parish on Schedule B of Ottawa’s OP and determined whether each fell within 30 metres of this indicator.

Rural Natural Features: As defined in section 3.2.4 of Ottawa’s OP, Rural Natural Features are natural areas in the rural area that contain significant woodlands, wetlands, and wildlife habitats. These lands include many components of the Natural Heritage System. Any development within or adjacent to these lands must be assessed in terms of its impact on the area’s natural features and functions. Development and site alterations are not permitted within 120 metres of any Rural Natural Feature unless an EIS demonstrates an absence of negative impacts on the natural features of the area or their ecological functions as defined in Section 4.7.8 of Ottawa’s OP. This analysis identified the exact location of each parish on Schedule A of Ottawa’s OP and determined whether they fell within 120 metres of this indicator.

Earth Science Areas of Natural Science Interest: As defined in section 2.4.2 of Ottawa’s OP, Earth Science Areas of Natural Science Interest are natural features which support significant ecological functions and are provincially-significant. An EIS will be activated if a proposed development falls within 50 metres of this indicator. GIS aided determination for whether each parish fell within 50 metres of this indicator.

Slopes: As defined in section 4.8.3 of Ottawa’s OP, unstable slopes can be unsafe or unsuitable for development and site alterations due to natural hazards or the risk of damage to the structures built on these soils or bedrocks. Municipal policies heavily restrict any form of development or site alteration on unstable slopes. GIS was used to determine whether each parish fell within 50 metres of an unstable slope.

Significant Wetlands: As defined in section 3.2.1 of the OP, Significant Wetlands are an essential component of natural ecosystems that contribute to the quality of the environmental landscape. Development and site alterations are not permitted within 120 metres of Significant Wetland boundaries unless an EIS demonstrates an absence of negative impacts towards this natural feature. GIS aided determination for whether each parish fell within 120 metres of this indicator.

Natural Environment Areas: As defined in section 3.2.2 of Ottawa’s OP, Natural Environment Areas high environmental value as assessed through federal, provincial, and municipal studies. Lands within this designation typically contain several components of the City’s natural heritage system, including Significant Woodlands and Wildlife Habitats. Development and site alterations are not permitted within 120 metres of this indicator unless an EIS demonstrates an absence of negative impacts. This analysis identified the exact location of each parish on schedules A and B of Ottawa’s OP and determined whether they fell within 120 metres of this indicator.

Natural Heritage Systems: As defined in section 2.4.2 of Ottawa’s OP, Natural Heritage Features are comprised of Significant Woodlands, Wetlands associated with Significant Wetlands, Significant Valleylands, Significant Wildlife Habitat, Life Science Areas of Natural and Scientific Interest, as well as forests and natural corridors. This analysis considered each of these components on an individual basis.

Significant Wildlife Habitats: Significant Wildlife Habitats are found within Ottawa’s Greenbelt. Future development on lands designated under the Greenbelt are required to

respect the Greenbelt's character irrespective of location in a rural or urban setting. GIS was used to determine whether each parish was located within 50 metres of Ottawa's Greenbelt.

Life Science Areas of Natural and Scientific Interest: As defined in section 4.7.7 of Ottawa's OP, Life Science Areas of Natural and Scientific Interest – including specific geomorphic, geologic, and other landform features as shown in Schedule K of the OP – shall not be impaired due to their educational, scientific, and landscape value. Development and site alterations within 50 metres of provincially significant Life Science Areas of Natural and Scientific Interest or lands will not be permitted unless an EIS demonstrates an absence of negative impacts on the feature or its ecological functions. GIS was used to determine whether each parish was located within 50 metres of these features.

Significant Woodlands, Forests, and Natural Corridors: As defined in section 2.4.2 of Ottawa's OP, natural environmental features include linked streams and wooded corridors which allow for migration of wildlife and the maintenance of natural functions across an environmental landscape. Comprehensive geospatial data for these indicators were not obtained. Therefore, the analysis of this section pinpointed exact locations of each parish on Schedules L1, L2, and L3 of Ottawa's OP and estimated whether each parish fell within 30 meters of a natural heritage system in an urban context and 120 meters within a rural context.

Site Contamination: As defined in section 4.8.4 of Ottawa's OP, contaminated sites exist where the environmental condition of a property may have potential adverse effects on human health, ecological health, or the natural environment. Considering that the City provides qualified personnel – as defined by provincial legislation – to confirm the presence of site contamination, this report historical analysis undertaken using GeoOttawa to determine whether there was any possibility of site contamination. Using available satellite images from 1928 to 2017, the surrounding area of each parish was examined for potentially contaminating land uses such as former gas stations or dry-cleaning shops, among others.

Distinctive Urban Trees: The City of Ottawa Urban Tree Conservation By-law (No. 2009-200) protects trees on private property in the urban area. The importance of protecting vegetation cover on sites subject to development is outlined in section 4.7.2 of the OP. If development requires any form of tree removal – those with a breast-height diameter of 50 centimetres or greater, in particular – a Tree Conservation Report will be required and prepared by an individual with proven expertise and qualifications. Where applicable, a Tree

Conservation Report must be submitted for approval with a development application. GIS and GeoOttawa contributed to estimations for whether a Tree Conservation Report would be required for each parish.

3.5.4 Additional Considerations

Comprehensive environmental assessment was beyond the scope of this report. Therefore, it is necessary to consider additional factors that may activate an EIS or additional reports:

- Section 4.7.3 of Ottawa's OP outlines the need for development proposals to include erosion and sediment control plans.
- Section 4.7.4 of Ottawa's OP states that an EIS is required if a proposed development is on lands adjacent to the significant habitat of an endangered or threatened species.
- City Council-approved sub-watershed studies, environmental management plans, or other area planning studies, or studies initiated by other regulatory agencies such as Conservation Authorities who are under separate legislative processes.
- Use of hazardous materials in parish buildings structures, such as asbestos or lead pipes.
- Depending on the characteristic of the site, a storm water management study might be required – under section 4.7.6 of Ottawa's OP – to mitigate any negative effects from site plans, subdivisions, or zoning applications.
- Sites that are located on groundwater resource areas (to be defined in future studies) might require a Groundwater Impact Statement.
- As defined in section 4.7.1 of Ottawa's OP, an Integrated Environmental Review will be required where a subdivision, site plan, or rezoning application requires an EIS, tree retention and protection plan, or a landscape feature assessment. The Integrated Environmental Review ensures that developments utilize strategic design principles to minimize negative impacts on the natural environment.

3.5.5 Framework for Future Considerations for Development (Chapter 5)

Information from environmental analysis – along with other factors including heritage analysis as well as the land use and regulatory framework – contributed to analysis of the general development potential for each Parish.

The analysis categorized the Parishes into three separate categories using a Likert scale. The first category, and least restrictive, was entitled “No Significant Environmental Feature”. Parishes that fell into this category featured no significant environmental feature that would impede future development on Parish property.

The second category was entitled “Urban Tree Conservation Report May Apply”. Parishes that fell within this category have no significant environmental feature within close proximity of Parish property, but may be required to submit an Urban Tree Conservation Report if any future development or site alteration is to take place.

The third category, and most restrictive, was entitled “Significant Environmental Feature”. Parishes that were placed in this category fell within close proximity of a significant environmental feature that could impede future development on Parish property.

3.5.6 Environmental Assessment Timeline

The data that was used in the environmental assessment section of this report was collected using tangible geographic indicators from online geospatial portals and the City of Ottawa’s Official Plan Schedules. Considering the nature of geographical landscapes and their lack of susceptibility to change, the data that was provided for this section can be used for a long duration. However, geospatial data is continuously expanding and changes to the Official Plan may have some impact on the data that was provided in this report. Therefore, future updates to the data is always considered best practice in any planning-related study.

3.6 Heritage Conservation

Heritage conservation in Ontario can be done at the federal, provincial, and municipal level; however, municipal heritage conservation is most common. Of the thirteen properties of analysis, none are federally protected and only one is provincially protected (St. Alban the Martyr), while six are municipally protected. Of the non-protected properties, four are flagged by the City of Ottawa as prospective properties of cultural heritage value or interest and may be protected in the future.

3.6.1 Governance Structure

Municipalities are formed by the Province, which means that municipal authority to create policy and legislation governing conduct within municipal borders comes from the Province (Makuch, Craik, & Leisk, 2004). Recognizing this framework is especially important for municipal heritage conservation, as heritage conservation inherently involves limits to residents’ property rights. When such limits are imposed outside of the statutory jurisdiction provided by the Province, property owners have the right to appeal municipal conduct to the Province (Makuch, Craik, & Leisk, 2004).

The process of how municipalities can carry out heritage conservation, and how residents can appeal municipal conservation conduct, come mainly from the *Ontario Heritage Act, R.S.O. 1990, C. O.18*. The *Planning Act, R.S.O. 1990, C. P.13, c. 6, Sched. 2*, and *Municipal Act, 2001, S.O. 2001, c. 25* are also relevant, but to a far lesser extent. The City of Ottawa utilizes some heritage conservation processes that are not supported by legislation. This does not mean such processes are outside of the statutory jurisdiction of the City, but it does mean that such processes have little implication for property owners, as they will have no immediate property management or ownership implications. In other words, the City does not have the authority to interfere with property rights unless the Province provides such authority (Makuch, Craik, & Leisk, 2004).

3.6.2 Scope of Analysis

The focus of this section was on heritage conservation mechanisms supported by legislation, but non-supported mechanisms were also included to the extent that they provide meaningful information to the ADO and Parish Leaders and Congregations. The following is a list of the different heritage conservation mechanisms of focus:

- Ottawa’s Heritage Reference List (not supported by Provincial legislation)
- Ottawa’s Heritage Register (*Ontario Heritage Act*, section 27)
- Municipal Heritage Property Designation (*Ontario Heritage Act*, Part IV)
- Municipal Heritage Conservation Districts (*Ontario Heritage Act*, Part V)
- Conservation Easement agreement with the Ontario Heritage Trust (*Ontario Heritage Act*, sections 22 & 37)
- Ottawa’s zoning Heritage Overlay (supported by *Municipal Act*, section 11 & *Planning Act* section 34(1))

The major heritage considerations for property owners fall into two categories: alteration and demolition. There are different regulations depending on the level and/or type of heritage conservation in question: individual property designation, heritage conservation district, heritage register, or heritage-specific zoning measures.

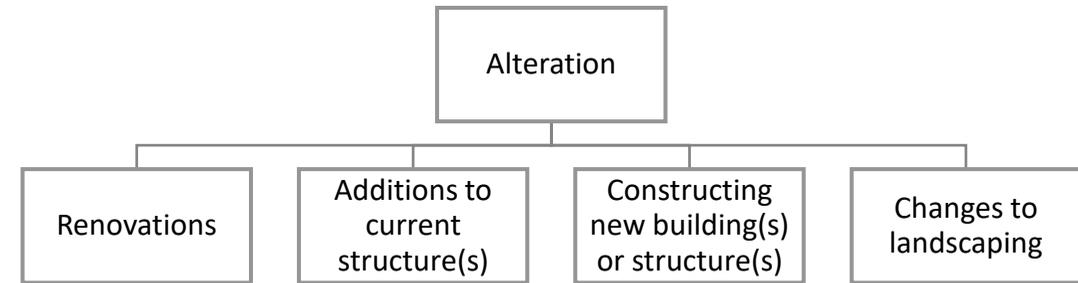


Figure 3-2: Classification of heritage alterations

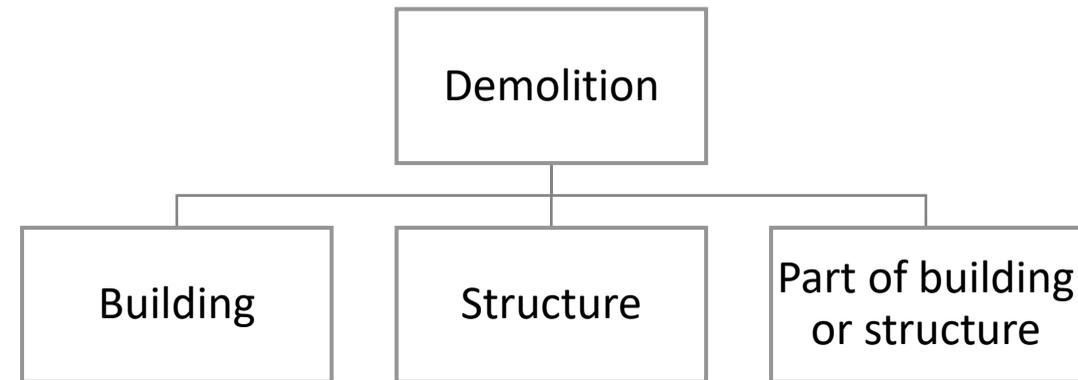


Figure 3-3: Classification of heritage demolition

3.6.3 Purpose and Objectives

The heritage analysis determined whether any of the above heritage conservation mechanisms applied to the selected Parish properties of analysis. When mechanisms applied to a Parish property, future property management implications were described in detail. Key objectives of the heritage analysis were:

- To help the Anglican Diocese of Ottawa (ADO) determine whether certain properties might be easier or harder to (re)develop and/or maintain.
- To inform Parish Leaders and Congregations of the heritage policy tools and statutes that apply to their properties and facilitate an understanding of property management implications.
- To assist the ADO and Parishes Leaders and Congregations in forecasting whether properties without heritage recognition may become protected heritage properties in the future.
- To facilitate an understanding of the statutory jurisdiction of the City of Ottawa and the Ontario Heritage Trust in relation to enforcing property maintenance regulations.

3.6.4 Heritage Reference List

The Heritage Reference List (HRL) is Ottawa-specific and has no statutory backing. Without statutory backing the City of Ottawa has no authority to enforce property management measures, meaning there are no implications for listing on the HRL. The HRL includes over 10,000 properties in Ottawa and is primarily an internal document for City Staff to keep track of properties that may be of cultural heritage value or interest at present, or in the future. It may contain properties with other levels of Heritage designation in order for staff to have records of the specifics of the said properties when reviewing development applications (City of Ottawa, 2018e).

The importance of knowing whether or not a property is on the HRL is in knowing that the City may pursue official heritage conservation mechanisms in the future. For properties with any other level of heritage protection, the HRL is irrelevant. Therefore, it is not necessary for properties with any other level of heritage protection to consider the HRL. For this report, **Ottawa Heritage staff provided information about which properties with no other heritage protections are on the HRL.**

3.6.5 Heritage Inventory Project

The City of Ottawa is currently undertaking the Heritage Inventory Project. The project is a broad sweep of most of the City whereby Staff analyze properties that may be of cultural heritage value or interest. The project is slated for completion in late 2018 or sometime in 2019, and will result in an updated Ottawa Heritage Register (different than the HRL; see 2.1 below) (City of Ottawa, 2018c).

The following areas have already been reviewed:

- Lowertown
- Sandy Hill
- Old Ottawa East
- Old Ottawa South

The following areas are currently under review:

- Carlington – Civic Hospital
- Centretown
- Glebe – Dows Lake
- Hintonburg – Mechanicsville
- Laurentian – Carlingwood – McKellar Heights
- Lindenlea – New Edinburgh – Rockcliffe Park
- Vanier – Overbrook
- West Centretown
- Westboro – Wellington Village

Ottawa’s inner and outer suburbs, villages, and rural settlement areas will be reviewed soon, likely in 2019.

For properties in areas that have already been reviewed, and have not been added to the HR, it is unlikely that other heritage protections will be pursued within the next ten years. For properties in areas currently under review, or areas soon to be reviewed, it is important to recognize that listing on the Heritage Register may take place in the near future. If a property is on the Heritage Reference List, and in an area currently under review, or to be reviewed in the future, it will likely be added to Ottawa’s Heritage Register. Ottawa’s website has a map showing all properties added to the HR through the Project, which was used to determine

which properties of analysis have been added to the HR as a result of the Heritage Inventory Project: <https://ottawa.ca/en/city-hall/planning-and-development/heritage-conservation/current-projects>

3.6.6 Heritage Conservation via the Ontario Heritage Act

3.6.6(a) Listing on the Heritage Register

Section 27 of the *Ontario Heritage Act* gives municipalities the authority to compile a list of properties of cultural heritage value or interest, called a Heritage Register (HR from this point forward). The HR allows municipalities to flag and protect properties that may be candidates for heritage property designation in the future. Protection is made possible by subsection 27(3), which requires owners of properties on the HR to provide City Council 60 days' notice prior to demolishing or removing any building or structure on the property (*Ontario Heritage Act*, 2017). Listing on the HR has no other property management implications.

Determination of which Parishes are on the HR was done through geoOttawa (Ottawa's publicly accessible online mapping system) and the City of Ottawa website. The latter was used to determine which properties have been added to the HR through the Heritage Inventory Project, as geoOttawa has not yet been updated to reflect these additions.

3.6.6(b) Individual Heritage Property Designation (Municipal)

Section 29 of the OHA gives municipalities the authority to designate properties as those of cultural heritage value or interest (*Ontario Heritage Act*, 2017). Heritage property designation is the most direct way for municipalities to conserve heritage that is meaningful to Ottawa as a whole, or smaller proximate communities of Ottawa. Unlike listing on the HR, municipalities are required by the *Ontario Heritage Act* to inform property owners, the Ontario Heritage Trust, and the general public when they intend to designate properties, and when designation by-laws are passed. As such, it is unnecessary to monitor the designation status of currently undesignated properties. Before City Council passes a designation bylaw, they must also consult Ottawa's Built Heritage Subcommittee.

Designation carries significant property management implications. Each designated property has an individual designation bylaw. For properties designated after 2002, the bylaw will list **heritage attributes**, which warrant the designation. As per *Ontario Heritage Act* (2017) section 33, any alteration likely to affect heritage attributes listed in the bylaw require written consent from City Council.

For properties designated before 2002, the bylaw will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of the *Ontario Heritage Act* section 33 as written prior to an *Ontario Heritage Act* amendment that took place in 2002. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the bylaw requires written consent from City Council. This is especially relevant for this report, since all designated properties in this analysis were designated before 2002.

Although City Council can initiate designation, applications for designation can be made by property owners, other residents (those that do not own the property), or City staff. Applications not made by Heritage staff are reviewed by the Heritage staff. If the Ottawa Heritage Section (staff department) decides that the property should be designated, they will prepare a report for consideration by the Built Heritage Subcommittee, Planning Committee, and City Council.

The criteria used to determine whether a property merits designation are outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*, a regulation under the *Ontario Heritage Act* (1998; 2017). After consideration by all parties, City Council will vote on whether or not a property will be designated. Any objections to designation will result in a hearing conducted by Ontario's Conservation Review Board. Objectors must show how and/or why the property does not meet the criteria for designation as per *Ontario Regulation 9/06* (Ontario Ministry of Culture, 2006). A property must only be demonstrated to fulfill one of three criteria to merit designation:

1. The property has design value or physical value
2. The property has historical value or associative value
3. The property has contextual value

Each of the above criteria have three sub-criteria. A property must only be demonstrated to meet one of the sub-criteria in order to meet the corresponding main criteria. As a result, there are nine possible criteria that a property could be demonstrated to fulfill in order to merit designation. For example:

Criteria 1 - The property has design value or physical value because it:

- I. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- II. Displays a high degree of craftsmanship or artistic merit, or
- III. Demonstrates a high degree of technical or scientific achievement.

If the applicant for designation demonstrates that the property is an “early example of a style,” the property would merit designation. An objector to designation would then have to show how and/or why the property in question is not an “early example of a style,” in order to halt designation.

Ottawa’s website contains a list of individually designated properties in the municipality:

<https://ottawa.ca/en/city-hall/planning-and-development/heritage-conservation/individual-designation>.

3.6.7 Heritage Conservation Districts

From a municipal planning perspective, the ability to designate Heritage Conservation Districts (HCDs) is very positive. HCD Plans and Studies, and Ontario Heritage Act regulations, help facilitate cohesive neighbourhoods with distinct characters. Such neighbourhoods often have higher quality public realms that increase social cohesion and wellbeing for residents (Kalman, 2014). Each HCD is unique, with particular heritage attributes listed in either an HCD Plan or Study. In 2005, the *Ontario Heritage Act* (OHA) was amended to require an HCD Plan upon designation of an HCD. HCDs designated before 2005 only had to have a study conducted for purposes of the designation decision.

In some cases, Ottawa includes future management plans in HCD studies, though this is not an *Ontario Heritage Act* requirement. Although municipalities are now required to adopt HCD Plans, they still need to do studies for the purposes of designation. HCD Plans can also

be adopted for districts designated before the 2005 OHA amendment, in order to better manage the HCD. The benefit of a Plan is that it is often much shorter than a study, and written such that the public can use it as a guide for property management. Studies are much more comprehensive and laden with jargon, making them less practical than Plans for residents. In addition, where Plans are adopted through a bylaw, studies are not. Correspondingly, Plans can enforce management regulations, while studies are simply a guide without statutory backing.

For properties in HCDs, Section 41(1) of the OHA requires municipal heritage permits for the alteration of a property, the exterior of buildings or structures on the property, and for constructing or demolishing buildings or structures. However, Section 41(2) allows municipalities to classify specific types of alterations that do not require a heritage permit within HCD Plans.

GeoOttawa was used to determine which Parishes of analysis are located in Heritage Conservation Districts (HCDs). Ottawa Heritage staff provided information on which relevant HCDs have Plans. Staff also provided information on how properties in HCDs without plans are managed. It is important to recognize that different HCDs have different management implications based on whether a Plan has been adopted, and the specifics of different HCD Plans and Studies. For Parishes in HCDs it is important to consider the full Parish analysis rather than the brief only, in order to fully understand the property management implications.

3.6.8 Municipal Zoning (Ottawa’s Heritage Overlay, Zoning By-Law 2008-550. S. 60)

Municipal power to regulate property through zoning comes from the *Planning Act* and *Municipal Act*. Ottawa’s Heritage Overlay is a way to manage the City’s heritage through zoning, but within the legal limits of the *Planning Act* and *Municipal Act*. The heritage overlay deals with size, height, location, and set-backs for additions, and requires that demolished buildings be replaced by a building of the same character and dimensions as previously existed. As with all zoning, proposed changes outside of the permitted zoning require minor variances or zoning amendments from City Council.

GeoOttawa was used to determine which Parishes of analysis are zoned with the Heritage Overlay. For those regulated by the Heritage Overlay, implications are described in the corresponding Brief and Parish analysis.

3.6.9 Provincial Heritage Conservation

Heritage Easement Agreements Sections 22 and 37 of the *Ontario Heritage Act* allow property owners to enter into easements and covenants with the Ontario Heritage Trust for the purposes of conserving heritage aspects of properties. The Ontario Heritage Trust is a corporation of the Province of Ontario, formed through the *Ontario Heritage Act*. **Easements and covenants are registered on the property title, apply regardless of ownership transfers, and are typically the most restrictive form of heritage conservation.** Property owners decide on how the property should be managed in the future, and the Ontario Heritage Trust enforces management regulations. After the Easement or Covenant is passed, alterations typically require permission from the Ontario Heritage Trust.

The Ontario Heritage Trust website has an online database that indicates properties with Easements or Covenants. The database was consulted to determine which Parishes of analysis have Easements or Covenants. The only Parish with a heritage Easement is St. Alban the Martyr. No Parishes have covenants with the Ontario Heritage Trust.

3.6.10 Framework for Future Considerations for Development (Chapter 5)

Information from heritage analysis, along with other factors including environmental analysis and land use policy and regulatory framework, contributed to an analysis of the general development potential for each Parish.

The analysis categorized the Parishes into six separate categories using a Likert Scale. Scoring is based on both *current* and *future* heritage policy and regulatory status. In relation to compliance with specific heritage regulations, 🕒 represents the lowest amount of necessary processes, and 🕒 represents the highest amount of necessary processes, for:

- Making alterations to a building or structure
- Demolishing a building or structure
- Constructing a new building or structure, and
- Altering the landscaping on a property.

Properties falling in the 🕒 to 🕒 range have minimal heritage requirements; however, some are likely to have more requirements within the next 5-10 years. Some Parish properties

within those scores will likely be added to Ottawa’s HR in the next 1-2 years (moving to a score of 🕒), and may result in individual heritage property designation within the next 1-10 years (moving to a score of 🕒). Prospective increases to new or redevelopment implications of heritage status are thus, a component of scoring for properties that are not already on the HR, designated, or in an HCD.

Table 3-1: Recommended Heritage Scoring System

Likert Scale	Heritage Policy/Regulations	Development Implications
🕒	<ul style="list-style-type: none"> • None; or • HRL • IF on HRL, must be in area already reviewed for HIP 	<ul style="list-style-type: none"> • None
🕒	<ul style="list-style-type: none"> • HRL • In area of current review OR future review for HIP 	<ul style="list-style-type: none"> • None
🕒	<ul style="list-style-type: none"> • Heritage Overlay • HRL 	<ul style="list-style-type: none"> • Limits for location size, height, scale, design of additions • Limits for size, height, scale, design of re-constructed buildings or structures
🕒	<ul style="list-style-type: none"> • Heritage Register 	<ul style="list-style-type: none"> • Must provide City Council 60 days’ notice prior to demolition of buildings or structures
🕒	<ul style="list-style-type: none"> • IPD; OR • HCD; OR • IPD & HCD 	<ul style="list-style-type: none"> • Heritage permit(s) required for (re)development, and significant alterations • minor variance or ZBLA required if desired (re)development does not conform to limits of Heritage Overlay zoning
🕒	<ul style="list-style-type: none"> • OHT Easement; & <ul style="list-style-type: none"> • IPD; OR • HCD; OR • IPD & HCD 	<ul style="list-style-type: none"> • Same as 5; & • Written permission from OHT needed for most any alteration on property, including matters as minute as erecting a sign or planting a tree

HCD = Heritage Conservation District
HIP = Heritage Inventory Project
HRL = Heritage Reference List
IPD = Individual Property Designation (Heritage)
OHT = Ontario Heritage Trust
ZBLA = Zoning By-law Amendment

After applying a number to each Parish, properties were qualitatively analyzed with a heritage lens. The goal of the qualitative analysis was to capture heritage-specific factors that could not fit into a numbered scale without making the scale undesirably complex. For example, St. John the Evangelist and St. Luke's are both 1, but future new or redevelopment contexts differ.

St. John the Evangelist is in the Centretown HCD at the intersection of Elgin Street and Somerset Street, a location of high intensification. Further, St. John the Evangelist would have space available for a new building if placed where the smaller matching structure north of the main Church building is currently located. St. Luke's is located in the heart of Chinatown at the intersection of Somerset Street and Bell Street North, and is a municipally designated heritage property. The Church building encompasses the entire legal lot, and there is already an abutting apartment.

The Centretown HCD is unique because it has seen a high level of new development for an HCD. The area surrounding St. John the Evangelist has several mixed-use and residential buildings near-by, many 6 stories or taller. As a result, it might be possible to receive a Heritage Permit (required for alterations under *Ontario Heritage Act* for properties in HCDs) and zoning bylaw amendment (for Heritage Overlay if proposed new building is taller than Church) to construct a residential or mixed-use building on the property of St. John the Evangelist.

** This hypothetical scenario only applies if the Congregation of St. John the Evangelist would be comfortable replacing the smaller matching structure North of the Main Church. We fully recognize that this may not be an option, and encourage readers to recognize that this is only a hypothetical scenario to illustrate the scope of our qualitative heritage analysis*

Viable redevelopment scenarios for St. Luke's are limited to sectioning off a portion of the Church and altering the interior for another use, or demolishing the whole or part of the Church and constructing an addition. Because it is individually designated, the Church itself is recognized as an important heritage building in Ottawa (as opposed to an HCD, where the area is important, but there may be more variance between different properties within). As a result, City Council and heritage staff might resist demolition on the property of St. Luke's. Further, we assume that the Congregation of St. Luke's would prefer not to demolish any part of the Church (as opposed to only the rectory for St. John the Evangelist).

Though St. John the Evangelist and St. Luke's are both 1, the future new or redevelopment contexts differ. Comparison of the two properties displays the importance of qualitative property analysis with a heritage lens as an addition to the broader numbered categorizations. However, the numbered categorizations are meant to allow quick evaluation when comparing many Parishes. When readers want to know more about heritage context for a specific Parish property, we encourage them to consider section 6 (Heritage) of the *comprehensive commentary* for that Parish.

3.6.11 Heritage Conservation Assessment Timeline

Time components are incorporated into the comprehensive commentaries for each Parish, and the heritage categorization for the consolidated considerations. The two primary time components are future designation status for currently undesignated Parish properties, and whether properties are likely to be added to Ottawa's Heritage Register as a result of Ottawa's Heritage Inventory Project. For currently undesignated Parishes, no actions are necessary for future monitoring, as the City must alert property owners when Council intends to designate a property (*Ontario Heritage Act*, 2017, s. 29(1.1)). For property not currently on the Ottawa's Heritage Register, status can be monitored via the City of Ottawa's website, which lists properties added to the Heritage Register through the Heritage Inventory Project.

In terms of heritage property management implications laid out in this report, the relevant time-frame is undetermined. Time-frame will depend on if/when relevant policy and/or regulatory documents are amended, namely the *Ontario Heritage Act*, section 92 Ottawa's *Property Standards By-law* (By-law 2013-416), and section 60 (Heritage Overlay) of Ottawa's *Zoning By-law* (By-law 2008-250).

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Chapter 4 - Parish Portfolio Reviews

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Church of the Ascension

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Church of the Ascension



Site Context

Municipal Address: 253 Echo Dr
Neighbourhood: Ottawa East
Ward: 17—Capital
Lot Area: 1,119 square metres
Lot Width: 34 metres

The Church of the Ascension can be found on the Rideau Canal in downtown Ottawa. It neighbours a Catholic high school in a quiet community. Parallel to the site is Main Street, which was one of Ottawa's first "complete streets". In light of this, the area surrounding the site has good circulation with ample bike lanes, wide sidewalks and excellent access to public transit. The site is well located with an abundance of nearby amenities and child-care centres. The closest Anglican Church is St. Matthew's and St. John the Evangelist, both 1 km away

WalkScore Performance

Service/Amenity	Number
Coffee Shops	53
Restaurants	74
Supermarkets	3
Parks	21
Schools	6
Commercial Uses	49
Essential Amenities (Banks, Pharmacy, Barber etc.)	11
Food Banks	1
Community Garden	8
Employment Service	1
Child Care Centres	13
Government Community and Social Support Centres	0

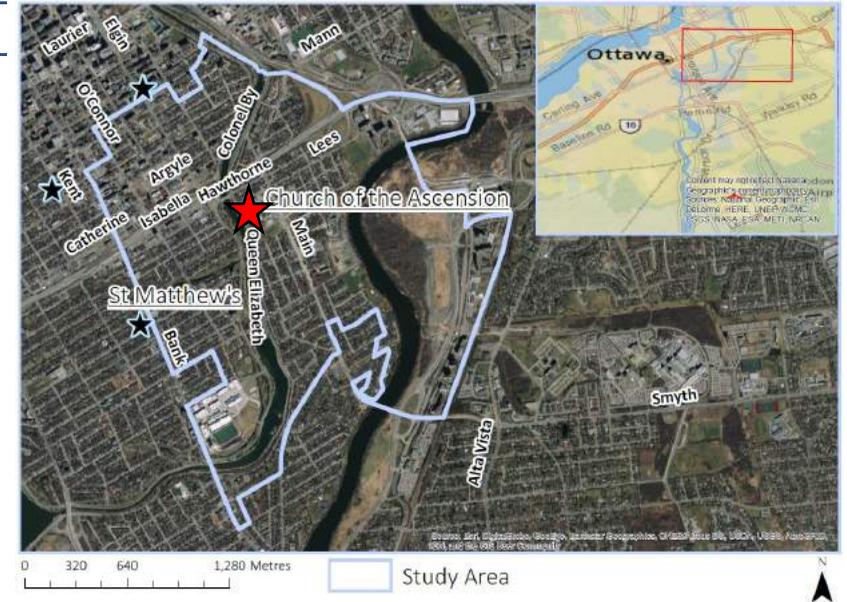
Active Development Applications (within 400 metres):

Currently, there are two active Site Plan Control Applications near the site which are proposals for residential use buildings that range from 4 to 6 storeys

Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 20,622, a 7.8% increase compared to 2006 In 2016, the study area had a population density of 4,813 person per sq.km. The study area contains a large portion of young adults (40% between ages 20-34, while in 2006, it was 38%) 40% of private households contain families (Ottawa = 68%) 41% of families have children (Ottawa = 61%) 	<ul style="list-style-type: none"> 38% of households earn \$49,999 or less (Ottawa = 27%) 32% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 30% of households earn over \$100,000 (Ottawa = 42%) Approximately 14.4% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 25% of households spend 30% or more on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 11,045 private occupied dwellings in the study area 76% of private dwellings are apartment buildings 32% of private dwellings are owned by their occupants, while 68% rent 6% of households that rent dwellings live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Real Estate Market

Mainly Rental Construction

In 2017, there were **173** construction starts in the study area, mainly comprised of **condominium apartments (94)**

Lower Vacancy Rate

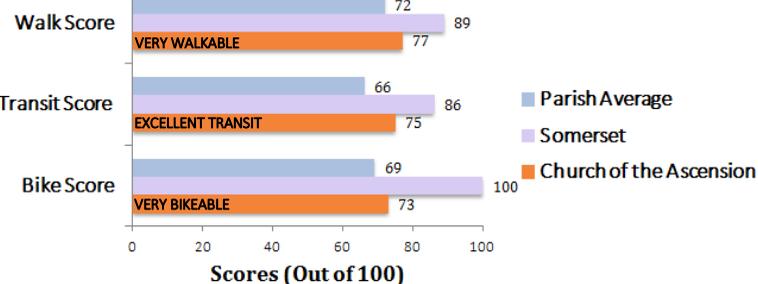
In September 2017, the average vacancy rate in the study area was **less than** Ottawa's average (**0.8%** vs. **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in the Glebe and Ottawa East (**\$761,100**) was **greater** than Ottawa's average (**\$427,700**).

Above Average Rental Rates

In 2017, the average rent rate in the study area (**\$1,194**) was **slightly higher** than the rate in Ottawa (**\$1,136**)



* Somerset is considered the benchmark ward in Ottawa for all-round transportation

* An average of the 13 selected parishes for this report was used to compare Scores

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input checked="" type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Reference List (HRL)

- **Internal document** used by Ottawa Heritage staff to assist in the review of **building permits** and **development applications**
- **No** (re)development or property management **implications**

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with purpose of **updating the Heritage Register**
- Area in which Church of the Ascension is located **has been reviewed** by City of Ottawa staff.
- Because city staff already reviewed area and **did not add Church of the Ascension to the Heritage Register**, it is **unlikely** that more heritage protections will be applied to the Church anytime soon
- When HIP completed within next 1-2 years, the HRL **will no longer exist**. This means Church of the Ascension will soon have no heritage protections

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa’s Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input type="checkbox"/>	Urban Tree Conservation Report

Implications

- No environmental constraints located within close proximity to the Church of the Ascension

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan

- The Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan **does not provide** any site-specific policies that affect the subject site. However, Section 10.2.4 of the Old Ottawa East Secondary Plan **supports the development of affordable housing** within the community. As per Schedule A—Land Use Plans for the Old Ottawa East Secondary Plan and for the Old Ottawa East Community Design Plan — the subject is designated for **Institutional uses** such as **schools, places of worship, and other community facilities**

Zoning: “^_I1A H(15) - Minor Institutional Zone” (Sec. 169-170)

- Interim Control By-Law (**By-Law No. 2018-257**): This Interim Control By-Law affects R1, R2, R3, and R4 zoned lands within the study area to allow the City to review the land use planning policies that are associated with low-rise single detached and multi-unit dwellings for the purposes of assessing the impact of such dwellings where they contain greater than four bedrooms. Since Church of the Ascension **is not zoned R1, R2, R3, and R4**, this Interim Control By-Law does not apply to the property.
- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer’s market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • Glebe Neighbourhood Cycling Plan may improve the overall cycling environment and connectivity • Lees and Hurdman LRT Confederation Line Stations will be within close proximity to the site • Excellent circulation concerning walkability, access to transit and bikeability • No current heritage limitations • Close proximity to Main Street (Mainstreet) could potentially allow for a high-density development through rezoning 	<ul style="list-style-type: none"> • Limited permitted uses with current zoning • Secondary Plan and Community Design Plan designated the site for institutional use • Interim Control By-Law can prevent development if the property is rezoned to R1, R2, R3, or R4

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1 - Introduction and Site Context

Church of the Ascension Anglican Church is located at 253 Echo Drive in the Capital Ward and Ottawa-East Neighbourhood. It is bounded by Echo Drive to the west, residential uses on the north, and institutional uses on the east and south. The surrounding neighbourhood has a broad mix of land uses, including residential, institutional, and commercial uses, and a variety of nearby services and amenities.

2 - Land Use Policy and Regulatory Framework

<p>Municipal Address: 253 Echo Drive Neighbourhood: Ottawa East Ward: 17 - Capital Legal Description: Church Plan 90280 Lot 21; Echo E Lot 26 To 27 Property Identification Number: 041260042 Lot Area: 1,119 square metres Lot Width: 34 metres</p>

2.1 Policy Review

2.1.1 - Development Review Area

Church of the Ascension is within the Central Area on the City of Ottawa’s Development Review Map. The Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

The purpose of this policy, which applies to Church of the Ascension, is to ensure that new development, including redevelopment, is respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, the Church would be required to undergo a Streetscape Character Analysis along Echo Drive to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018i).

2.1.3 - Development within 400 metres

There are two active site plan control applications that are within 400 metres of the Church. These include:

- 129 Main Street: proposal for a 4-storey mixed-use building that will contain 40 residential units
- 141 Main Street: proposal for a 6-storey residential building that will contain 140 units.

These applications exhibit an increasing level of new development and redevelopment within the area, particularly those being used as residential buildings.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is a policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules: Schedule A - Rural Policy Plan; and Schedule B - Urban Policy Plan (City of Ottawa, 2003a; 2003b). Church of the Ascension is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City. With this designation, a wide range of land uses are permitted including residential uses, as well as compatible commercial, institutional, and/or industrial uses. While in some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City, there are some instances where particular uses would not be permitted, and this is further regulated by the Zoning By-law.

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018k).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional and where new development, including redevelopment, is respectful of the established character of the street. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established (City of Ottawa, 2018k).

If chosen as a site for redevelopment, it is possible for Church of the Ascension to propose a development that is dissimilar to what currently exists along Echo Drive and still be considered compatible with what exists, so long as it works well with the surrounding form and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, the Church would be permitted to develop some form of affordable housing on the property if desired.

2.4 Old Ottawa East Secondary Plan (OESP) (OP Volume 2a) and Old Ottawa East Community Design Plan (OECDP)

Church of the Ascension falls within the boundaries of the Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan, which were adopted by Council in September 2011 and August 2011 respectively. These Plans are intended to guide development of Old Ottawa East, but focus extensively on Main Street.

2.4.1 - Policy Direction

The OESP and OECDP do not provide any site-specific policies that affect the Church; however, section 10.2.4 of the OESP supports the development of affordable housing within the community. As per Schedule A – Land Use Plans for the OESP and for the OECDP, the subject property is designated for institutional uses such as schools, places of worship, and other community facilities.

2.5 Zoning Review

Church of the Ascension is currently zoned “Minor Institutional Zone, (^_I1A H(15))” in Ottawa’s Zoning By-law 2008-250. “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018a).



Figure 4.1-1: Property Zoning

2.5.1 - Interim Control By-Law (By-Law No. 2018-257)

Interim Control By-Laws are temporary freezes on some land uses in an area to allow the City time to study and review its policies. Interim Control By-Law No. 2018-257 affects R1, R2, R3, and R4 zoned lands within the area around the Church. The City is using the By-law to review land use planning policies associated with low-rise single-detached and multi-unit dwellings for the purposes of assessing the impact of such dwellings where they contain greater than four bedrooms. *Since Church of the Ascension is not zoned R1, R2, R3, or R4, this Interim Control By-Law does not apply to the property.*

2.5.2 - H(15)

An upper-case ‘H’ followed by a number in parentheses indicates the maximum permitted height for a property in metres, despite zoning by-Law provisions. For this property, the maximum permitted height is 15 metres, the equivalent of four stories (City of Ottawa, 2018a).

2.5.3 - Permitted Uses

With the ^_I1A H(15) zone, Church of the Ascension is allowed numerous land-uses that include institutional, residential, recreational and limited commercial uses (City of Ottawa, 2018a).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Analysis of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius demonstrates that Church of the Ascension is well-located in terms of circulation and servicing.

3.2 - Walkability

Walk Scores are measured by Ward and range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population density, intersection density, and block length (WalkScore, 2018). The Capital Ward has a Walk Score of 77, which is considered “very walkable.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. The area surrounding Church of the Ascension has relatively short blocks and calm traffic. However, most of the nearby services and amenities are located outside of the immediate block, which may contribute to a lower Walk Score than the Somerset Ward.

Table 4.1-1: Services and amenities within 1.5km (geoOttawa, 2018; WalkScore, 2018)

Service/Amenity	Number
Coffee Shops	53
Restaurants	74
Supermarkets	3
Parks	21
Schools	6
Commercial Uses	49
Essential amenities (e.g. banks, pharmacy, barber, etc.)	11
Food Banks	1
Community Gardens	8
Employment Services	1
Child Care Centres	13
Government Community and Social Support Centres	0

3.3 - Public Transportation

Wards are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and distance to nearest transit stops. Transit near to this parish is considered “excellent” with a score of 75. For comparison, the Somerset Ward has a Transit Score of 86, which is also considered to be “excellent transit.” The parish average for this report is 66. While there are many nearby transit stops, the variety and frequency of routes running near the Church are quite limited.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are indicated for specific addresses rather than Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding Church of the Ascension is considered “very bikeable” with a score of

73. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score is considered a “biker’s paradise.” The parish average for this report is 69. Similar to the Walk Score, the Church’s Bike Score may be due to the flat road network and nearby bike trails and lanes, while amenities and services are located outside the immediate block.

3.5 - Potential Development Opportunities

In 2014, a Neighbourhood Cycling Plan was initiated for the Glebe Neighbourhood. This plan sought to review cycling connections in the neighbourhood in order to improve the overall cycling environment and connectivity (City of Ottawa, 2018f). While the planning phase was completed in 2016, the current project status is underway with completion anticipated in 2018. The Church’s site may have indirect benefits from this Plan due to its close proximity.

The LRT Confederation Line may also bring further improvements to the area, as the Lees and Hurdman stations will be near the Church. The LRT project intends to establish Transit Oriented Development in the area surrounding Lees Station. Additionally, there will be improved connectivity between the Lees station and alternate LRT stations, such as Hurdman. This may improve the overall connectivity and circulation of the area surrounding the Church.

4 - Demographics

Demographic data is courtesy of Statistics Canada. The study area is defined by dissemination area boundaries that are within or touching an 800-metre radius of the parish. Even if a small portion of the dissemination area is within the 800-metre radius, data is included.

4.1 - Population

In 2016, the study area surrounding Church of the Ascension had a population of 20,622; this is an 8 percent growth rate compared to the 2006 population. In comparison, the City of Ottawa had a 15 percent growth rate during this time. In 2016, the study area had a population density of 4813.1 persons per square kilometre. The study area is dominated by young adults, given that 40 percent of the population is between the ages of 20 and 34 (2016). The 20-34 age cohort was also the largest cohort in 2006, composing 38 percent of the study area population.

Of the 11,060 households in the study area 40 percent are families, and 41 percent of families in the study area have children. Comparatively 68 percent of private households in Ottawa are families and 61 percent of families have children.

Table 4.1-2: Church of the Ascension study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	20,622	19,118
Population Density per sq/km	334.4	4813.1	4466.8
Most Prevalent Age Cohort	45-59	20-34	20-34
Number of Households		11,060	-
Prevalence of Families	68%	40%	-
Prevalence of Families With Children	61%	41%	-

4.2 - Income

In 2016, 38 percent of study area households earned less than of \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 31 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In 2016, 27 percent of households in Ottawa earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the low-income measure (LIM) ¹¹, 20 percent of study area households were considered low-income, while only 12 percent of Ottawa households were considered low-income, in 2016. In 2016, approximately 25 percent of households in the study area spent 30 percent or more of their income on shelter costs; this is on par with Ottawa as a whole, where 23 percent of households spent 30 percent or more on shelter costs.

¹¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

Table 4.1-3: Church of the Ascension study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	38%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	31%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	31%
Prevalence of Low-income earners (LIM)	12.6%	20%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	25%

4.3 - Housing

In 2016 there were 11,045 private dwellings in the study area. Out of the 11,045 dwellings, 76 percent were apartment units, and 52 percent were apartment units in buildings with five or more storeys. 68 percent of study area households were rental dwellings, 6 percent of which lived in subsidized housing. In comparison, 31 percent of households in Ottawa lived in apartments, 34 percent rented dwellings, and 16 percent of rental households lived in subsidized housing in 2016.

Table 4.1-4: Church of the Ascension study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	11,045
Prevalence of households who live in apartments	31%	76%
Prevalence of households who rent dwellings	34%	68%
Prevalence of households who own dwellings	66%	32%
Prevalence of rental households who live in subsidized housing	16%	6%

4.4 - Summary of Demographic Data

The study area has a diverse range of incomes, with a predominantly young adult population. The population grew modestly between 2006 and 2016, but at an 8 percent lower rate than the Ottawa population. The housing stock is dominated by rental apartments.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around the Church include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation’s (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

² “Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board: *Single Family House Prices in June 2018*, which is used to calculate the average price of houses in the neighbourhood. The second source is Agent in Ottawa (2018), which was used to extract information for average prices of one, two, and three-bedroom households in the Ottawa East neighbourhood, for houses listed on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 173 construction starts in the study area, comprised of 36 single-detached apartments, 25 row houses and 112 apartments. The average number of construction starts for the 13 study areas in 2017 was 203 (CMHC, 2017). It can be concluded that development in the study area was average amongst all the Churches of analysis.

Table 4.1-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.1-6: 2017 Construction starts in Church of Ascension's study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	36	0	25	112	173
Homeowner	36	0	25	0	61
Rental	0	0	0	18	18
Condo	0	0	0	94	94

5.2 Vacancy Rates

In 2017, the average vacancy rate in the study area was 0.8 percent, which is 0.9 percent less than Ottawa's vacancy rate of 1.7 percent (CMHC, 2018). As expected, the average vacancy rate for different housing types in the study area were less than Ottawa: bachelor suite was 1 percent compared to 1.6 percent in Ottawa, one-bedroom units were 0.6 percent compared to 1.4 percent in Ottawa, two-bedroom units were 2.0 percent compared to 2.1 percent in Ottawa, and three-bedroom units were 1.1 percent compared to 1.8 percent in Ottawa.

Table 4.1-7: Ottawa's vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.1-8: Church of Ascension's study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.0%	0.6%	2.0%	1.1%	0.8%
Rental Rates 2017	\$849	\$987	\$1,396	\$1,640	\$1,194
Listing Price 2018	n/a	n/a	n/a	\$754,044	\$761,100

5.3 - Rental Rates

In 2017, the average rental rate in the study areas was \$1,194 per month; this is comparable to the average 2017 rental rate of \$1,136 per month in Ottawa. As expected, the average rental rates for the varying suites were also lower for the study area than for Ottawa in 2017. The average rate for a bachelor unit in the study area was \$849 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$987 compared to \$1,002 in Ottawa. The average rate for two-bedroom apartments in the study area was \$1,396 compared to \$1,231 in Ottawa. The one exception is that the rental rate for three-bedroom units was \$1,640, which is considerably higher than the average rental rate of \$1,435 in Ottawa (CMHC, 2018).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the in the Ottawa East neighbourhood was \$761,100, compared to \$427,700 in Ottawa. In September 2018, there were a total of 11 houses listed in the Ottawa East neighbourhood (Agent in Ottawa, 2018), which is fewer than the parish average of 18. The higher average single-family house price indicates that Old Ottawa East may be considered a relatively desirable neighbourhood in Ottawa. The low number of houses on the market may also indicate desirability since few current residents are leaving the neighbourhood.

6 - Heritage

The only current heritage regulation for the Church is listing on Ottawa's Heritage Reference List (HRL). The Heritage Reference List (HRL) is Ottawa-specific and has no statutory backing. Without statutory backing the City has no statutory jurisdiction to enforce property management measures, meaning there are no implications for listing on the HRL. The HRL includes over 10,000 properties in Ottawa and is primarily an internal document for City Staff to keep track of properties that may be of heritage value or significance at present, or in the future. It may contain properties with other levels of Heritage designation in order for staff

to have records of the specifics of said properties when reviewing development applications (City of Ottawa, 2018g).

The importance of knowing whether or not a property is on the HRL is in knowing that the City may pursue more restrictive heritage regulations in the future. However, the Church falls within an area of current review for Ottawa's Heritage Inventory Project (HIP). The HIP is a survey of potential properties of cultural heritage value or interest throughout the entire urban area. The purpose of the HIP is to update Ottawa's Heritage Register. The Project is slated for completion some time in 2019; as such, it is important to periodically assess whether the Church is added to Ottawa's Heritage Register within the next year and a half (City of Ottawa, 2018d). The fact that the Church is already on the HRL means it is a prime candidate to be added the Heritage Register. Once the HIP is complete, the HRL will no longer exist (City of Ottawa, 2018d).

6.1 - Heritage Register

The Heritage Register (HR) is a municipal list of properties of cultural heritage value or interest to the City of Ottawa. Listing on the HR is different, and far less restrictive, than individual heritage property designation (City of Ottawa, 2018b). The primary implication of listing on the HR is that property owners must provide the City 60 days' notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act, 2017, s. 27(3)*). The 60-day period gives the City time to negotiate with the property owner, and/or pursue individual heritage property designation (IPD), which can stall demolition, and if passed, prevent it (City of Ottawa, 2018g).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all previously acquired permits are void during this timeframe (*Ontario Heritage Act, 2017, s. 30(1)*). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.4).

6.2 - Individual Heritage Property Designation (IPD) (Ontario Heritage Act, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Heritage Toolkit, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act*, 2017, s. 29(5)). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act*, 2017, s. 33(13)).

6.2.1 - Implications of IPD

Each designated property has a specific By-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff).

Designation carries significant property management implications. Each designated property has an individual designation by-law. For properties designated after 2002, the by-law will list **heritage attributes**, which warrant the designation. As per OHA section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the bylaw will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of OHA section 33 as written prior to a 2002 OHA amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act*, 1998, s. 33).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act*, 2017, 34(2)).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act*, 2017, s. 34.1).

6.2.1.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (City of Ottawa, 2016, s. 92). Owners of designated properties or those in a heritage conservation district must:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (By-law 2013-416, s. 92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)).

For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes.

7 - Environmental Assessment

7.1 - Site Assessment

Church of the Ascension is not situated within any significant environmental feature that would impede future development on the property.

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions

Table 4.1-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.1-10: Permitted Uses.

Permitted Uses:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)
for a retail food store, limited to a farmers' market, no building or structure other than one farmer's market stand is permitted; the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 m and the maximum size of the farmers' market stand is 28 square m, and; where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for ^_I1A H(15) – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

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Church of the Resurrection

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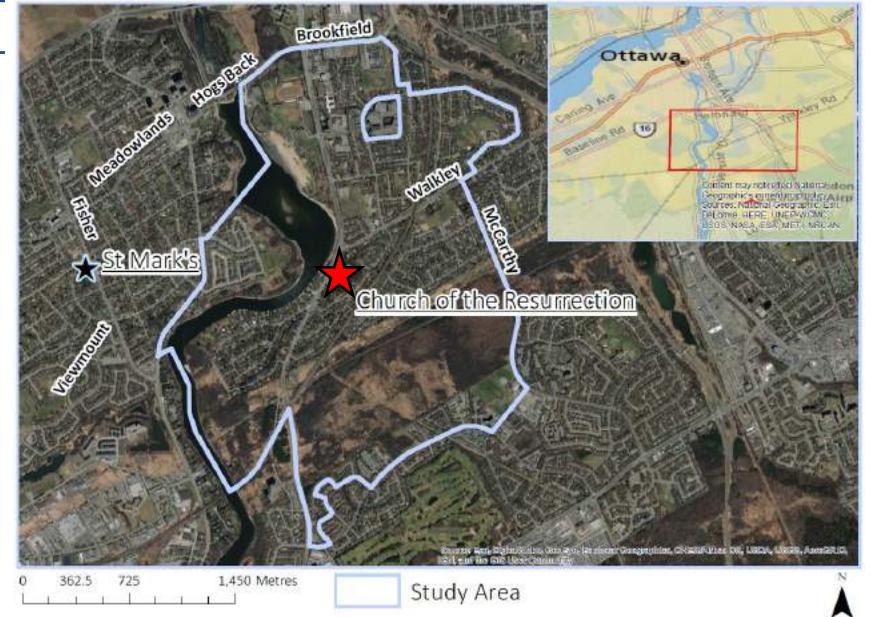
Church of the Resurrection



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population was 7,505, a 0.4% decrease from 2006 The study area in 2016 had a population density of 1,418 persons per sq.km. The population is aging. In 2006, the largest age cohort was between the ages of 40-54 (23% of population) and in 2016, the largest cohort was between the ages of 50-64 (22% of population) 72% of private households contain families (Ottawa = 68%) 59% of these families have children (Ottawa = 61%) 	<ul style="list-style-type: none"> 22% of households earn \$49,999 or less (Ottawa = 27%) 29% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 48% of households earn over \$100,000 (Ottawa = 42%) Approx. 10.4% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 21% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 2,835 private dwellings in the study area. This is a 2% decrease in private dwellings since 2006 56% of private dwellings are single-detached dwellings, 28% of dwellings are row houses/duplexes and 15% are apartment units 20% of households that rent their dwellings live in subsidized housing (Ottawa = 16%)

Study Area



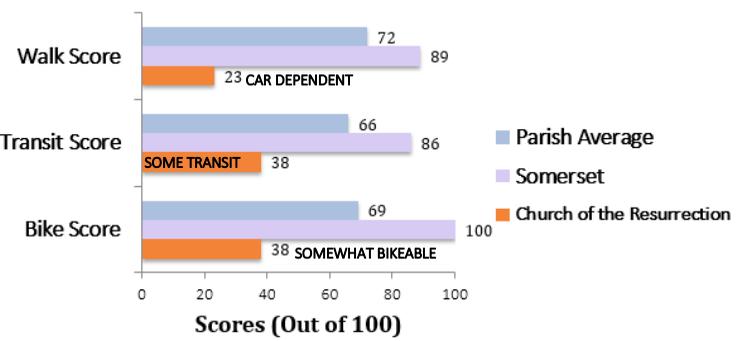
Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Site Context

Municipal Address: 3191 Riverside Dr
Neighbourhood: Hunt Club Woods - Quintarra - Revelstoke
Ward: 16 - River
Lot Area: 13,367 square metres
Lot Width: 75 metres
 The Church of the Resurrection's site is shared with Riverside United Church and is located west of the Rideau River. The Parish serves a variety of ages, with a nursery and Sunday School run out of the Church. The area surrounding the site is primarily residential and car-oriented. The closest Anglican Church is St. Mark's Anglican Church, 1.7km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	1
Restaurants	9
Supermarkets	0
Parks	3
Schools	5
Commercial Uses	2
Essential Amenities (Banks, Pharmacy, Barber etc.)	4
Food Banks	0
Community Garden	1
Employment Service	0
Child Care Centres	2
Government Community and Social Support Centres	0



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

Currently, there is one active Plan of Subdivision Applications near the site which includes the proposal of age in place community containing 26 townhouses, 3 low-rise buildings with flats, 2 low-rise mixed-use building, residential care facility, a 6-storey retirement home and a day care.

Real Estate Market

Few Construction Starts
 In 2017, there were 4 construction starts comprised of single-dwelling units

Lower Vacancy Rate
 In September 2017, vacancy rates in the study area were less than Ottawa's average (0.2% vs 1.7%)

Above Average Housing Prices
 In June 2018, the average single-family home in Billings Bridge and Riverside (\$488,300) was greater than Ottawa's average (\$427,700).



Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with the purpose of **updating the Heritage Register**
- Area in which Church is located **will be reviewed** by Ottawa staff in the **near future**
- Once HIP is complete, **Heritage Reference List will no longer exist**
- HIP complete in the **next 1-2 years**. Check periodically whether **added to Heritage Register** through Ottawa website, or by calling or emailing Heritage staff

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**; along with compatible **commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

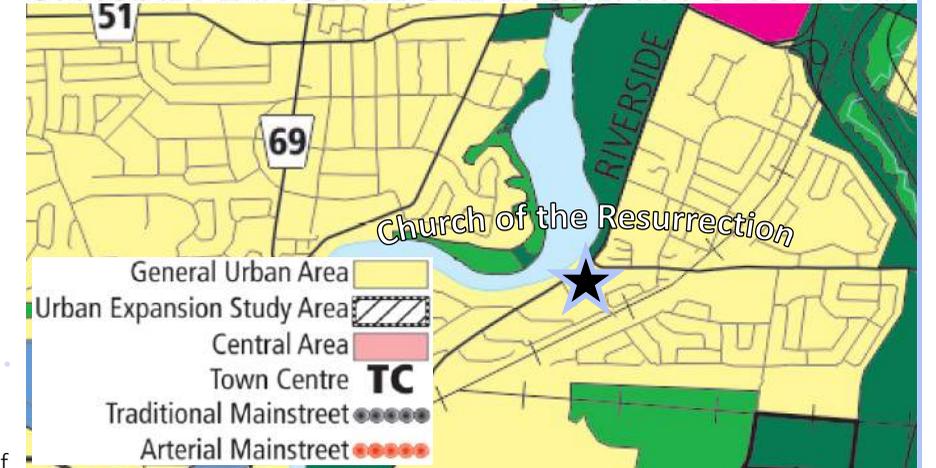
Riverside Park Secondary Plan:

- Church of the Resurrection is designated as **'Institutional'** for the purpose of **schools, places of worship, and other community facilities**. The Riverside Park Secondary Plan does not provide any other site-specific policies for this property

Zoning: "I1A—Minor Institutional Zone" (Sec. 169—170)

- **Maximum Permitted Height:** 15 metres (approximately 4.5 storeys)

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Permitted Uses:

- Residential (apartment dwelling (all), rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmers market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation, being the final implementing tool, shall prevail

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

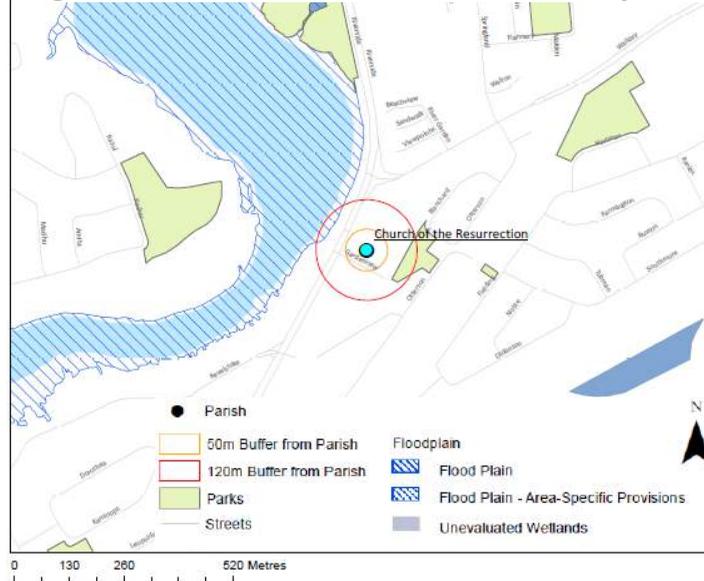
Site Constraints?	Environmental Trigger
<input checked="" type="checkbox"/>	Significant Environmental Features ¹
<input type="checkbox"/>	Urban Tree Conservation Report

Significant Environmental Features

- Located **within 50 meters** of an unstable slope (as shown in Schedule K of the Official Plan). Future developments on this property may trigger the requirements of an EIS.

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Significant Environmental Features Map



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • No current heritage limitations • More than 90% of the site is undeveloped 	<ul style="list-style-type: none"> • Minimal nearby amenities and services • Poor circulation regarding walkability, access to transit and bikeability • Limited permitted uses with current zoning • Secondary Plan designates the site for institutional use • The property is owned by Riverside United Church • Located within 50 metres of an unstable slope

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1 - Introduction and Site Context

Church of the Resurrection’s site is shared with Riverside United Church and is located at 3191 Riverside Drive in the River Ward and Hunt Club Woods – Quinterra – Revelstoke Neighbourhood. It is bounded by residential properties on its north and east, Gardenview Private to the south, and Riverside Drive to the west. The surrounding neighbourhood is primarily residential with minimal nearby commercial uses.

2 - Land Use Policy and Regulatory Framework

<p>Municipal Address: 3191 Riverside Drive Neighbourhood: Hunt Club Woods - Quinterra - Revelstoke Ward: 16 - River Legal Description: Con 2 Rf Pt Lot A Known As; Riverside United Church Property Identification Number: 040740616 Lot Area: 13,367 Square Metres Lot Width: 75 Metres</p>

2.1 - Policy Review

2.1.1 - Development Review Area

Church of the Resurrection is within the South Area on the City of Ottawa’s Development Review Map. In terms of land use, the South Area is composed of multiple land use types including commercial, institutional, and residential dwellings (City of Ottawa, 2018f).

2.1.2 - Development within 400 meters

Plan of Subdivision Application:

- There is one active Subdivision application within 400 metres of Church of the Resurrection:

- 3071 Riverside Drive: proposal for an age-in-place community containing 26 townhouses, 3 low-rise buildings with flats, 2 low-rise mixed-use buildings, a residential care facility, a 6-storey retirement home, and a day care.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is a policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules: Schedule A - Rural Policy Plan; and Schedule B - Urban Policy Plan. Church of the Resurrection is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City. With this designation, a wide range of land uses are permitted including residential uses, as well as compatible commercial, institutional, and/or industrial uses. While in some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City, there are some instances where particular uses would not be permitted, and this is further regulated by the Zoning By-law.

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase its supply of residential dwellings. This objective

will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods.

2.3.2 - Building Livable Communities (OP s. 2.5)

Section 2.5 of the OP brings together the elements of establishing communities that are multi-functional and where new development, including redevelopment, is respectful of the established character of the street. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, it is possible for Church of the Resurrection to propose a development that is dissimilar to what currently exists along Riverside Drive and still be considered compatible with what exists, so long as it works well with the surrounding forms and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, the Church would be permitted to develop some form of affordable housing on the property if desired.

2.3 - Riverside Park Secondary Plan (RPSP) (OP Volume 2a)

Church of the Resurrection falls within the boundaries of the Riverside Park Secondary Plan, which was adopted by Council in 1999 and updated in 2001 (City of Ottawa, 2018a). The Plan is intended to guide development of the Riverside Park Community.

2.3.1 - Policy Direction

Section 8.5.1 of the RPSP provides policy direction for land use in the community as per Schedule R – Riverside Park Land Use. The subject property is designated as ‘Institutional’ for

the purpose of schools, places of worship, and other community facilities, and is further designated for a Church. The RPSP does not provide any other site-specific policies for the Church property.

2.4 - Zoning Review

Church of the Resurrection is currently zoned “Minor Institutional Zone, (I1A)” in the City of Ottawa’s Zoning By-law 2008-250 (City of Ottawa, 2018f). “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018f).



Figure 4.2-1: Property Zoning

2.4.1 - Permitted Uses

With the I1A zone, Church of the Resurrection is allowed numerous land-uses that include institutional, residential, recreational and limited commercial uses.

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Analysis of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of the Church demonstrates that the site is not well located in terms of circulation and servicing.

Table 4.2-1 : Services and Amenities within 1.5km. Data From Walkscore and GeoOttawa, 2018.

Service/Amenity	Number
Coffee Shops	1
Restaurants	9
Supermarkets	0
Parks	3
Schools	5
Commercial Uses	2
Essential amenities (e.g. banks, pharmacy, barber, etc.)	4
Food Banks	0
Community Garden	1
Employment Service	0
Child Care Centres	2
Government Community and Social Support Centre	0

3.3 - Walkability

Walk Scores are measured by Ward and address, and range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (Walk Score, 2018a). This site has a Walk Score of 23, which is considered “car dependent.” For comparison, according to Walk score, the most walkable Ward in Ottawa is Somerset, with a score of

89 (Walk Score, 2018b). The parish average for this report is 72. Church of the Resurrection’s low score may be due to the lack of nearby amenities and services, as well as long blocks.

3.2 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. The site is considered to have “Some Transit” with a score of 38. As a comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66. Despite Mooney’s Bay Trillium Station only being 0.2km away from the site, there are very limited bus routes that run nearby. Minimal, infrequent buses likely contribute to Church of the Resurrection’s low Transit Score (City of Ottawa, 2018a).

3.4 - Bicycling

In contrast to Walk and Transit scores, which are measured by address and Ward, Bike Scores are only measured for specific addresses. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode shares, hills, and nearby destinations (Walk Score, 2018). The area surrounding Church of the Resurrection is considered “somewhat bikeable” with a score of 38. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100, which is considered a “biker’s paradise.” The parish average for this report is 69. While the streets surrounding Church of the Resurrection are mostly flat, and there are some bike lanes and trails, there are very few destinations nearby that could be reached quickly by bike.

3.5 - Potential Development Opportunities

Over the past two years, there have been efforts to alleviate traffic congestion by widening the Airport Parkway and modifying intersections along Prince of Wales Drive; however, the poor circulation and connectivity surrounding Church of the Resurrection likely result

from lack of nearby amenities. There are minimal plans for redevelopment or revitalization surrounding Church of the Resurrection’s site (City of Ottawa, 2018f).

4 - Demographics

Demographic data is courtesy of Statistics Canada, namely the 2006 and 2016 Censuses of Canada (Statistics Canada 2007; 2017). The study area is defined by dissemination area boundaries that are within or touching an 800-metre radius of the parish. Even if a small portion of the dissemination area is within the 800-metre radius, data is included.

4.1 - Population

In 2016, the study area surrounding Church of the Resurrection had a population of 7,505; this is a 0.4 percent decrease compared to the 2006 population. In comparison, the City of Ottawa had a 15 percent population growth rate during this time. In 2016 the study area had a population density of 1418.8 persons per square kilometre. The study area has aging population: in 2006 the largest age cohort was between the ages of 45-59 (23% of the population) and in 2016, 22 percent of the population was between the ages of 50-64.

Of the 2835 households in the study area 72 percent are families, and 59 percent of families have children. In comparison 68 percent of households in Ottawa are families, and 61 percent of families have children.

Table 4.2-2: Church of the Resurrection study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	7,505	7,542
Population Density per sq/km	334.4	1418.8	1450.4
Most Prevalent Age Cohort	45-59	50-64	45-59
Number of Households	373,755	2835	-
Prevalence of Families	68%	72%	-
Prevalence of Families With Children	61%	59%	-

4.2 - Income

In 2016, 22 percent of study area households earned less than of \$49,999 per year (before tax), 29 percent earned between \$50,000 and \$99,999, and 49 percent earned \$100,000 or more. A higher proportion of Ottawa households were in the lowest income group, and a lower proportion were in the highest income group. In 2016, 27 percent of households in Ottawa earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the low-income measure (LIM)¹, 13% of study area households were considered low-income, while only 12.6 percent of Ottawa households were considered low-income, in 2016. In 2016, approximately 21 percent of households in the study area spent 30 percent or more of their income on shelter costs; this is slightly lower than Ottawa as a whole, where 23 percent of households spent 30 percent or more on shelter costs.

Table 4.2-3: Church of the Resurrection study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	22%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	29%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	49%
Prevalence of Low-income earners (LIM)	12.6%	13%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	21%

4.3 - Housing

In 2016 there were 2,835 occupied private dwellings in the study area. Of the 2,835 dwellings, 56 percent were single detached dwellings, 28 percent were row-houses/duplexes, and 16 percent were apartment units. In the study area, 76 percent of households owned their dwellings, while 24 percent rented. Further, 20 percent of rental households lived in subsidized housing. In comparison, 66 percent of Ottawa households owned their dwellings and 16 percent of rental households lived in subsidized housing in 2016.

Table 4.2-4: Church of the Resurrection study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	2,835
Prevalence of Single Detached Dwellings	42%	56%
Prevalence of Row Houses/Duplexes	27%	28%
Prevalence of households who live in apartments	31%	16%
Prevalence of households who rent dwellings	34%	24%
Prevalence of households who own dwellings	66%	76%
Prevalence of rental households who live in subsidized housing	16%	20%

4.4 - Summary of Demographic Data

The study area is relatively high income with a slowly declining population. The majority of households in the area are families who own their dwellings.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around the Church include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board: *Single Family House Prices in June 2018*, which is used to calculate the average price of houses in the neighbourhood. The second source is Agent in Ottawa (2018), which was used to extract information for average prices of one, two, and three-bedroom households in the Hunt Club Woods - Quinterra - Revelstoke neighbourhood, that were listed on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 4 construction starts of single-detached houses in the study area. The average amount of construction starts in the thirteen study areas was 203 in 2017 (CMHC, 2017). As such, development surrounding the parish is very low compared to other Parishes of analysis.

Table 4.2-5: 2017 construction starts in Ottawa in 2017 (Data source: CMHC, 2018b).

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.2-6: 2017 construction starts in Church of the Resurrection's study area (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	4	0	0	0	4
Homeowner	4	0	0	0	0
Rental	0	0	0	0	0
Condo	0	0	0	0	0

5.2 Vacancy Rates

In 2017, the average vacancy rate in the study area was 1.5 percent, which was 0.2 percent less than Ottawa's vacancy rate of 1.7 percent (CMHC, 2018). The average vacancy rate of different housing types for the study area were generally less than Ottawa: 2-bedroom unit was 0.4 percent compared to 2.1 percent in Ottawa, and three-bedroom unit was 1.5 percent compared to 1.8 percent in Ottawa.

Table 4.2-7: Ottawa's vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018)

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.2-8: Church of the Resurrection’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	N/A	N/A	0.4%	1.9%	1.5%
Rental Rates 2017	N/A	N/A	N/A	N/A	\$1,084*
Listing Price 2018	N/A	N/A	\$463,300	\$446,350*	\$427,700
Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available.

5.3 - Rental Rates

In 2017, the average rental rate in the study area was less than Ottawa. The rental rate in the study area was \$1,084, while Ottawa’s average rental rate was \$1,136.

5.4 - Housing Prices

In June 2018, the average price for a single-family house was less than Ottawa. In the Riverside/Billings Bridge neighbourhood the average housing price was \$488,300, while in Ottawa, it was \$427,700. In addition, in September 28, 2018, there were a total of 10 houses listed in the Riverside neighbourhood (Agent in Ottawa, 2018), which was fewer than the parish average of 18. This indicates that the neighbourhood will likely remain stable, with consistent development numbers.

6 - Heritage

Church of the Resurrection does not currently have any heritage regulations; however, the Church falls within an area soon to be reviewed for Ottawa’s Heritage Inventory Project (HIP). The HIP is a survey of potential properties of cultural heritage value or interest throughout much of Ottawa in order to update Ottawa’s Heritage Register (HR). The Church of the Resurrection building is almost fifty years old. A common age for properties to start being considered for heritage designation is forty years of age. The HIP is slated for completion some time in 2019; as such, it is important to periodically assess whether the Church is added to the HR within the next year and a half. Once the HIP is complete, the HRL will no longer exist.

6.1 - Heritage Register

The Heritage Register (HR) is a municipal list of properties of cultural heritage value or interest to the City of Ottawa. Listing on the HR is different, and far less restrictive, than individual heritage property designation (City of Ottawa, 2018e). The primary implication of listing on the HR is that property owners must provide the City 60 days’ notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act, 2017, s. 27(3)*). The 60-day period gives the City time to negotiate with the property owner, and/or pursue individual heritage property designation (IPD), which can stall demolition, and if passed, prevent it (City of Ottawa, 2018e).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all previously acquired permits are void during this timeframe (*Ontario Heritage Act, s. 30(1)*). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.2).

6.2 - Individual Heritage Property Designation (IPD) (Ontario Heritage Act, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Ministry of Culture, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act, 2017, s. 29(5)*). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act, 2017, s. 33(13)*).

6.2.1 - Implications of IPD

Each designated property has a specific By-law with a reason for designation statement (properties designated before 2002), or a description of heritage attributes (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff).

Designation carries significant property management implications. Each designated property has an individual designation by-law. For properties designated after 2002, the by-law will list **heritage attributes**, which warrant the designation. As per OHA section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the bylaw will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of OHA section 33 as written prior to a 2002 OHA amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act, 1998, s. 33*).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act, 2017, 34(2)*).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act, 2017, s. 34.1*).

6.2.1.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (s. 92). Owners of designated properties or those in a heritage conservation district must:

"maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure" (s. 92(1)(a))

"maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes" (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (By-law 2013-416, s. 92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)).

For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes.

7 - Environmental Analysis

7.1 - Site Assessment

According to Schedule K of Ottawa's OP, Church of the Resurrection is situated within 50 meters of an unstable slope (City of Ottawa, 2003). Given the findings of this analysis, any future development on the property may require an Environmental Impact Statement (EIS). As described in section 4.8.3 of Ottawa's OP, City of Ottawa will not permit developments in areas with unstable slopes unless the City conducts a thorough site plan review to determine whether the site alteration will have adverse environmental effects on the stability of the soil. The expertise of an environmental consultant would be required for any site alterations or developments on the property.

7.2 - Overview of Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law

It should be noted that if a particular parish is identified to be within close proximity of a significant environmental feature, such as Church of the Resurrection, future developments and site alterations on the parish property can still be achieved. However, an Environmental Impact Statement, in accordance with section 4.7.8 of the Official Plan, may be required to be administered by an environmental consultant during the development application process.

It should also be noted that the environmental constraints map that was provided for Church of the Resurrection does not include unstable slopes. This is mainly because the GIS data for that particular layer was unavailable and the research team determined the presence of the unstable slope through studying the Official Plan Schedule K. The presence of the map serves to provide the reader with a better understanding of the additional environmental features located close to the parish property.

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.2-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.2-10: Permitted Uses.

Permitted Uses:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)
for a retail food store, limited to a farmers' market, <ul style="list-style-type: none"> i.no building or structure other than one farmer's market stand is permitted; ii.the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and; iii.where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for I1A – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

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St. Alban the Martyr

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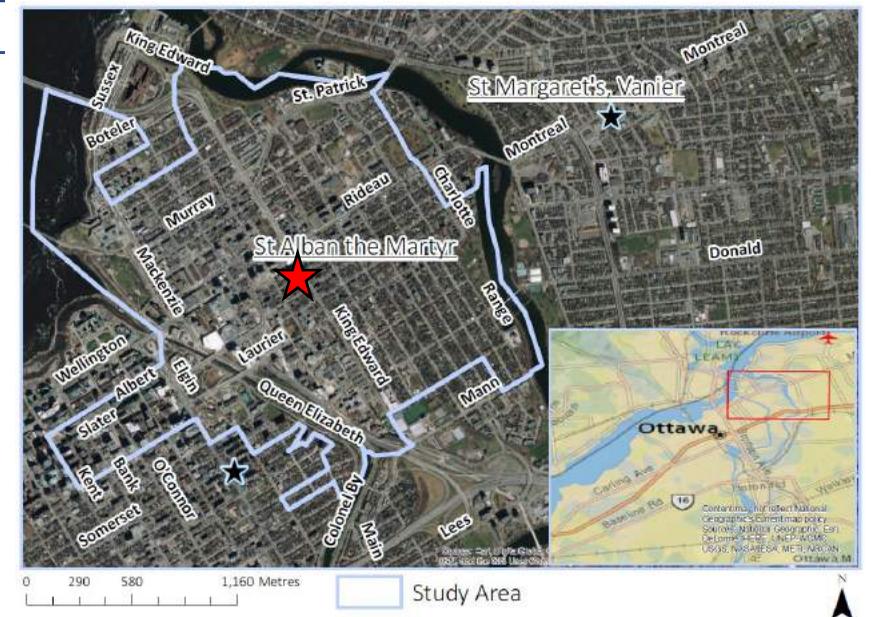
St. Alban the Martyr



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 21,767. This is a 12.6% decrease from 2006 In 2016, the study area had a population density of 5,297 people per sq.km. There is one prominent 14 year age cohort: 37% of the population is between the ages of 20-34. In 2006, 38% of the population was in this age cohort 33% of private households contain families (Ottawa = 68%) 	<ul style="list-style-type: none"> 47% of households earn \$49,999 or less (Ottawa = 27%) 29% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 24% of households earn over \$100,000 (Ottawa = 42%) 24% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 40% of households spend more than 30% of their income on housing (Ottawa = 24%) 	<ul style="list-style-type: none"> In 2016, there were 15,519 private dwellings in the study area 83% of private dwellings are apartment units, 63% of apartments are in buildings with 5 or more storeys and 37% are in buildings with less than 5 storeys 74% of households rent the dwelling they live in 17% of households that rent their dwellings live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

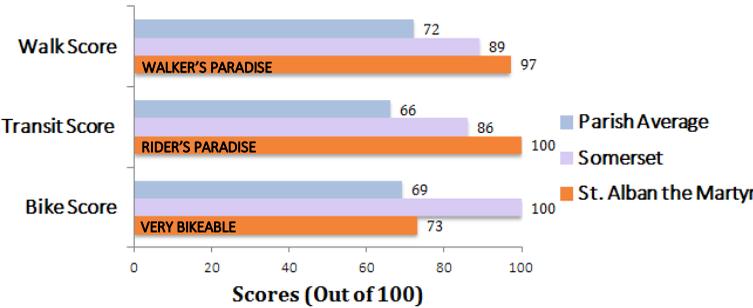
Site Context

Municipal Address: 454 King Edward Avenue
Neighbourhood: Lowertown
Ward: 12-Rideau-Vanier
Lot Area: 1,202 square metres
Lot Width: 30 metres

St. Alban the Martyr is one of the oldest churches in the Anglican Diocese of Ottawa. It serves a multi-ethnic and economically-mixed demographic, with a large portion of university and francophone students. The day program centre geared towards homeless men and people at risk has made this a popular drop-in spot in the downtown area. The area surrounding the site is served with an abundance of essential amenities, community gardens and childcare centres. Despite the heavy traffic on King Edward Avenue, the area surrounding the site is mainly pedestrian friendly with wide sidewalks and short block lengths. Additionally, a large variety of transit options makes the site very accessible. The closest Anglican Church is St. John the Evangelist, 1.1 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	66
Restaurants	273
Supermarkets	5
Parks	28
Schools	11
Commercial Uses	157
Essential Amenities (Banks, Pharmacy, Barber etc.)	64
Food Banks	1
Community Garden	10
Employment Service	1
Child Care Centres	14
Government Community and Social Support Centres	0



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

Currently, there are two active Zoning By-Law Amendment Applications near the site which are to permit a proposal for a 9-storey residential use building and a 17-storey hotel.

Real Estate Market

Above Average Housing Prices

In June 2018, the average single-family home in Lower Town/Sandy Hill (**\$629,900**) was **greater** than Ottawa's average (**\$427,700**)

Mainly Apartment Construction Starts

In 2017, there were **543** construction starts in the study area. The construction starts are mainly comprised of **Rental (210)** and **Condo-minimum (331)** Apartments

Average Vacancy Rates

In September of 2017, the vacancy rate in the study area was **greater than** the average in Ottawa (**2.0%** vs. **1.7%**). However, the vacancy rate for two bedroom units were **less** (**0.6%** vs. **2.1%**).

Average Rental Rates

In 2017, the average rental rate in the study area (**\$1,195**) was comparable to the rate in Ottawa (**\$1,136**), while the rate for two bedroom apartments in Ottawa (**\$1,022**) was **less** than the study area (**\$1,445**).

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input checked="" type="checkbox"/>	Individual Property Designation	By-law 78-83 (1982)
<input checked="" type="checkbox"/>	Heritage Conservation District	Sandy Hill West By-Law 255-94
<input checked="" type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law 2008-50, s.60
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Note: Based on the amount of heritage regulations for St. Alban's, readers are advised to read Section 6 of the text analysis for this brief to understand the heritage situation for the Church

Conservation Easement

- Agreement between "the Incumbent Rector and Churchwardens of St. Alban the Martyr Church" and the Ontario Heritage (the Trust)
- **Purpose:** "To conserve the **aesthetic** and **scenic character** and **condition** of the Property and the present historical, architectural, aesthetic and scenic character and condition of the **exterior of St. Alban's**"
- Remains on Property Title until December, 2085
- Church façade and property repairs and refinishings are the only things that can be done without written permission from the Trust (must not change appearance)

Individual Property Designation (IPD)

- Alterations to the property (includes additions) likely to affect reason for designation listed in IPD By-law (78-83) and may require written consent from City Council
- Demolition or removal of buildings or structures require written consent from City Council
- Subject to requirements for heritage properties in **Properties Standard By-Law** (2013-416)
 - Must "**maintain, preserve, and protect** heritage attributes [...] to maintain heritage **character, visual** and structural heritage **integrity**" (reason for designation in IPD Bylaw, 78-83 are basis for determining heritage attributes")

Heritage Conservation District (HCD)

- **Ontario Heritage Act section 41 (2.2):** legislation **regarding alterations to property, or demolition or removal** of buildings or structures on property in HCDs does not apply to St. Alban's. Rather, the requirements for individually designated properties apply (s. 30 and 33 to 34.4)

Heritage Overlay (Zoning By-law No. 2008-50)

- **Demolished buildings** must be reconstructed at the same **scale, massing, volume, floor area** and in the same **location** as before demolition or removal (s.60(1))
- Limits the size, height and location of additions

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: Central Area

- In areas designated as Central Area in the OP, a **variety of land uses are encouraged** to enhance the level of diversity and attractiveness
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Central Area Secondary Plan:

- Section 1.9.2 of the Central Area Secondary Plan acknowledges the heritage features of the neighbourhood and dictates that new development be sensitive to its established heritage features
- Section 1.9.3 of the Central Area Secondary Plan supports all types of residential uses but limits commercial development to protect the area's residential character
- King Edward Avenue falls within the area's beautification plan which encourages streetscaping along the street

Zoning: "A_1A S70—Minor Institutional Zone" (Sec. 169-170)

- Interim Control By-Law (**By-Law No. 2018-257**): This Interim Control By-Law affects R1, R2, R3, and R4 zoned lands within the study area to allow the City to review the land use planning policies that are associated with low-rise single detached and multi-unit dwellings for the purposes of assessing the impact of such dwellings where they contain greater than four bedrooms. Since St. Alban's the Martyr is not zoned R1, R2, R3, and R4, this Interim Control By-Law does not apply to this property.
- **Maximum Permitted Height:** As per *Schedule 70*, the maximum permitted height is the height of the building on the site.

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others

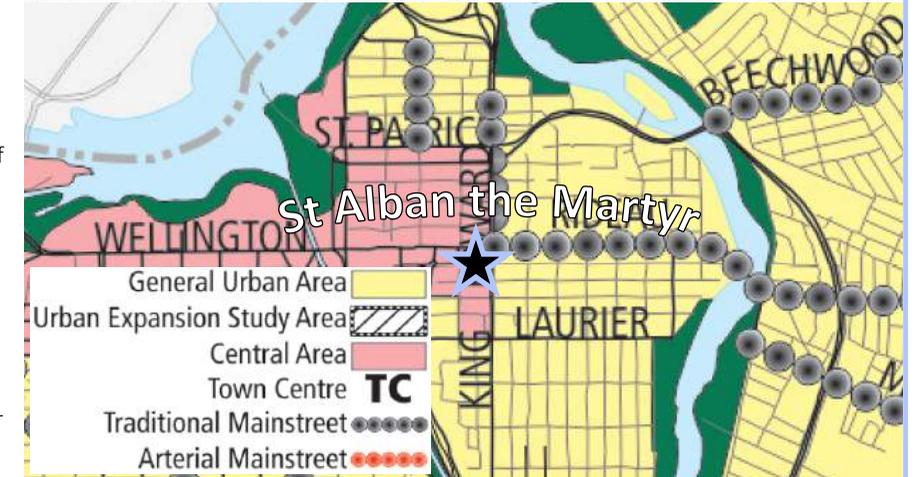
Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 centimetres** or more in diameter cannot be destroyed without City approval

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmers market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation, being the final implementing tool, shall prevail

Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • High-density redevelopment is generally supported in the Central Area, as per the Official Plan • The city has been conducting a study concerning the feasibility of a tunnel for trucks going to/from downtown Ottawa, especially in Lowertown. This tunnel would help alleviate congestion in the area, particularly from interprovincial truck travel • The Rideau and UOttawa LRT Confederation Line Stations may improve connectivity and circulation throughout the area • Close proximity to King Edward Ave. and Rideau Street could potentially allow for a high-density development through rezoning • Secondary Plan supports all types of residential uses within the area 	<ul style="list-style-type: none"> • Changes to property would require heritage permits from the City and Ontario Heritage Trust • Conservation Easement is the most restrictive possible heritage regulatory tool • Limited permitted uses with current zoning • Secondary Plan limits commercial developments within the area • Schedule 70 limits the maximum permitted height to the height of the existing building on the site • Interim Control By-Law can prevent development if the property is rezoned to R1, R2, R3, or R4

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1 - Introduction and Site Context

St. Alban the Martyr Anglican Church (from hereonin St. Albans) is located at 454 King Edward Avenue in the Rideau-Vanier Ward and Lowertown Neighbourhood. It is bounded by King Edward Avenue to the northeast, Daly Avenue to the south, and residential uses to the north and west. The surrounding neighbourhood has a broad mix of uses including residential properties and a variety of services and amenities.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 454 King Edward Avenue
Neighbourhood: Lowertown
Ward: 12 - Rideau-Vanier
Legal Description: Plan 6 Lot 10 To 11 Daly Npt; Known As St Alban's Anglican Church
Property Identification Number: 042100025
Lot Area: 1,202 Square Metres
Lot Width: 30 Metres

2.1 - Policy Review

2.1.1 - Development Review Area

St. Alban the Martyr is within the Central Area on the City of Ottawa’s Development Review Map. The Central Area is composed of multiple land use types including commercial and institutional buildings, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. Albans is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood is to ensure that new development, including redevelopment, is respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, St. Albans would be required to undergo a Streetscape Character Analysis

along King Edward Avenue and Daly Avenue to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018a).

2.1.3 - Development within 400 meters

Zoning By-Law Amendment (ZBLA) Application:

There are two active ZBLA applications that are within 400 metres of St. Albans. These include:

- 112 Nelson Street: proposal to rezone the site from IG1 H(11) to R5 to accommodate a 9-storey residential building with 176 units; and
- 116 York Street which is a proposal to amend the maximum building height (21.5 metres), heritage overlay, and loading space provisions for this site to accommodate a 17-storey (59.6 metres) hotel with 140 units.

These applications exhibit an increasing level of new development and redevelopment within the area, adding residential dwelling units to the housing stock, and increasing building heights within the area.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: Central Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. Alban the Martyr is designated as Central Area in Schedule B, which outlines the Urban Policy Plan for the City. The Central Area is described as the economic and cultural heart of Ottawa and the symbolic heart of Canada. This is due to the mix of activities that occur there such as “employment, government, retail, housing, entertainment, and cultural activities” (City of Ottawa, 2018). In areas designated as Central Area in the OP, a wide range of land uses is encouraged to enhance the level of diversity and attractiveness.

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods.

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established (City of Ottawa, 2018k). It would be possible to propose a development that is dissimilar to what currently exists along King Edward Avenue and/or Daly Avenue, while retaining compatibility, so long as the development works well with the surrounding form and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the

site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. Alban the Martyr would be permitted to develop some form of affordable housing on the property if desired.

2.4 - Central Area Secondary Plan (CASP) (OP Volume 2a)

St. Albans falls within the boundaries of the Central Area Secondary Plan. This Plan is intended to guide development of the Central Area, but specifically focuses on Main Street.

2.4.1 - Policy Direction

Section 1.9 of the CASP provides policy direction for Sandy Hill West in which St. Albans is situate. CASP section 1.9.2 acknowledges the heritage features of the neighbourhood and dictates that new development be sensitive to its established heritage features.

Section 1.9.3 of the CASP supports all types of residential uses but limits commercial development to protect the area’s residential character. King Edward Avenue falls within the area’s beautification plan which encourages enhanced streetscaping, such as street tree planting, sidewalk enhancement, public art, street furniture, and landscaping. Streetscaping elements are a part of Ottawa’s effort to implement the Downtown Ottawa Urban Design Strategy.

If St. Albans is identified as a site for development or redevelopment, the proposal must acknowledge the vision, objectives, and policies of the CASP, particularly those related to Sandy Hill West.

2.5 - Zoning Review

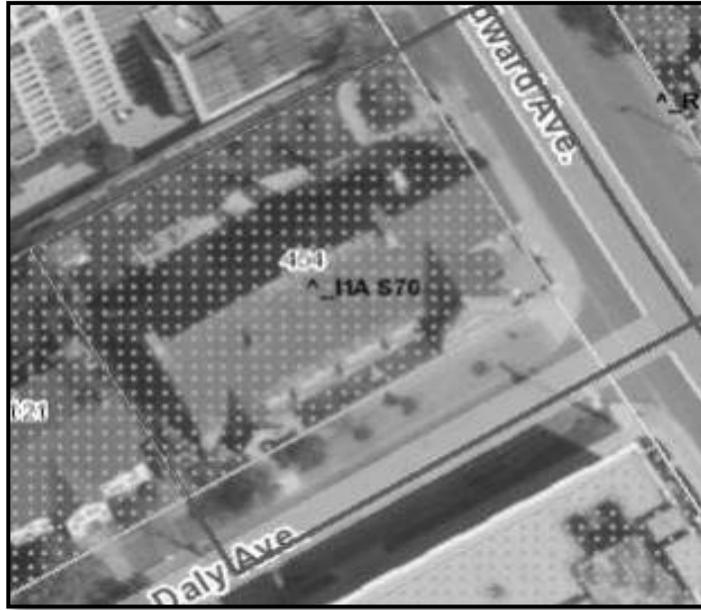


Figure 4.3-1: Property Zoning

St. Albans is currently zoned “Minor Institutional Zone, (^_I1A S70)” in the City of Ottawa’s Zoning By-law 2008-250 (City of Ottawa, 2018d). “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018d).

2.5.1 - Interim Control By-Law (By-Law No. 2018-257)

Interim Control By-Laws are temporary freezes on some land uses in an area to allow the City time to study and review its policies. Interim Control By-Law No. 2018-257 affects R1, R2, R3, and R4 zoned lands within the area around St. Albans. The City is using the By-law to review land use planning policies associated with low-rise single-detached and multi-unit dwellings for the purposes of assessing the impact of such dwellings where they contain greater than four bedrooms. *Since St. Albans is not zoned R1, R2, R3, or R4, this Interim Control By-Law does not apply to the property. However, proposals to add residential uses to the site would be delayed until the Interim Control By-law is lifted.*

2.5.2 - Schedule (S70)

Schedules are area or site-specific illustrations meant to clarify zoning provisions. Schedule 70 (S70), which is applicable to this site and can be found in “section 8 – Zoning Details”, limits the maximum permitted height to the height of the building on the site.

2.5.3 - Permitted Uses

With the ^_I1A S70 zone, St. Albans is allowed numerous land-uses that include institutional, residential, recreational and limited commercial uses (City of Ottawa, 2018d).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Albans facilitate understanding of nearby circulation and servicing. The area surrounding St. Albans has a variety of land uses with many nearby services and amenities, and excellent public transportation options.

Table 4.3-1: Services and amenities within 1.5 km. Data from WalkScore and GeoOttawa 2018

Service/Amenity	Number
Coffee Shops	66
Restaurants	273
Supermarkets	5
Parks	28
Schools	11
Commercial Uses	157
Essential amenities (e.g. banks, pharmacy, barber, etc.)	64
Food Banks	1
Community Gardens	10
Employment Services	1
Child Care Centres	14
Government Community and Social Support Centres	0

3.2 - Walkability

Walk Scores range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Albans has a Walk Score of 97, which is considered a “walker’s paradise.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Albans’ very high walk score may be due to the abundance of short blocks and nearby services and amenities.

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. The area surrounding this parish is considered a “rider’s paradise,” with a Transit Score of 100 (Walk

Score, 2018). For comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66. St. Albans’ very high Transit Score may be due to the abundance and variety of transit routes that run nearby, and a car share within 0.8km of the site.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, which are measured by Ward and address, Bike Scores are only measured for specific addresses. Bike scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Albans is considered “very bikeable,” with a score of 73. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100. The parish average for this report is 69. St. Albans’ high Bike Score is likely due to the mostly flat road network and abundance of nearby bike lanes and trails.

3.5 - Potential Development Opportunities

Ottawa’s OP supports redevelopment at higher densities in the Central Area (City of Ottawa, 2018h). Considering St. Albans’ central location, the site may indirectly benefit from a variety of redevelopment plans for Ottawa’s downtown core. The area surrounding St. Albans will likely benefit from the UOttawa and Rideau LRT Confederation Line stations. These stations are a short walk from St. Albans’ property and provide improved connectivity to Ottawa’s downtown core (City of Ottawa, 2018f).

The LRT project is expected to enhance pedestrian walkability and overall connectivity surrounding proposed stations. In particular, the UOttawa station intends to improve pedestrian and cyclist accessibility by creating a safer and more efficient environment (City of Ottawa, 2018f). While these redevelopment plans may not directly affect St. Albans, they may generate improved connectivity and circulation for the overall area and neighbourhood.

The City of Ottawa also plans to improve the area immediately surrounding St. Albans. A feasibility study is underway considering a tunnel for trucks along King Edward Avenue to alleviate congestion in the area, particularly from interprovincial truck travel (City of Ottawa,

2018f). Considering the heavier traffic on King Edward Avenue, this could further improve pedestrian walkability and accessibility to St. Albans.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, St. Albans' study area had a population of 21,767, and a population density of 5296.2 persons per square kilometre. The population has grown by 12.6 percent since 2006. Young adults were the largest age cohort in 2016, since 37 percent of the population was between 20-34. The 20-34 age cohort was also the largest age cohort in 2006, comprising 38 percent of the population.

Of the 11,580 households in the study area 33 percent are families, and 41 percent of families have children. In comparison, 68 percent of all private households in Ottawa are families, and 61 percent of families have children.

Table 4.3-2: St. Alban the Martyr study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	21,767	19,325
Population Density per sq/km	334.4	5,296.2	4,713.4
Most Prevalent Age Cohort	45-59	20-34	20-34
Number of Households	373,755	11,580	-
Prevalence of Families	68%	33%	-
Prevalence of Families With Children	61%	41%	-

4.2 - Income

In 2016, 47 percent of study area households earned less than of \$49,999 per year (before tax), 29 percent earned between \$50,000 and \$99,999, and 24 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In 2016, 27 percent of households in Ottawa earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the low-income measure (LIM)¹, 24 percent of the study area population were considered low-income, while only 12 percent of Ottawa's population were considered low-income, in 2016. In 2016, approximately 40 percent of households in the study area spent 30 percent or more of their income on shelter costs; this is considerably higher than Ottawa as a whole, where 23 percent of households spent 30 percent or more on shelter costs.

¹ Statistics Canada describes The Low-income measure, after tax, as "a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases" (Statscan 2017).

Table 4.3-3: St. Alban the Martyr study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	47%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	29%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	24%
Prevalence of Low-income earners (LIM)	12.6%	24%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	40%

4.3 - Housing

In 2016 there were 15,519 private dwellings in the study area; of these, 83 percent were apartment units and 63 percent were apartment units in buildings with five or more storeys. 71 percent of study area households were rental dwellings, 17 percent of which lived in subsidized housing. In comparison, 31 percent of households in Ottawa lived in apartments, 34 percent rented dwellings, and 16 percent of rental households lived in subsidized housing, in 2016.

Table 4.3-4: St. Alban the Martyr study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	15,519
Prevalence of households who live in apartments	31%	83%
Prevalence of household's who live in apartments in buildings with 5 or more storeys	60%	63%
Prevalence of household's who live in apartments in buildings with less than 5 storeys	34%	37%
Prevalence of household's who live in apartment in a flat/duplex	6%	0%
Prevalence of households who rent dwellings	34%	71%
Prevalence of households who own dwellings	66%	29%
Prevalence of rental households who live in subsidized housing	16%	17%

4.4 - Summary of Demographic Data

The study area is low-income within the Ottawa context. With very few families, the population is dominated by young adults. The majority of households rent dwellings and live in apartments. Compared to the twelve other Parish study areas for this report, St. Albans' study area has the highest proportion of households spending more than 30 percent of their income on shelter costs.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around St. Albans include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing

Corporation’s (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board: Single Family House Prices in June 2018, which was used to calculate the average price of houses in the neighbourhood. The second source is **Agent in Ottawa (2018)**, which was used to extract information for average prices of one, two, and three-bedroom households in the Lowertown neighbourhood, that were listed on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 543 construction starts in the area, comprised of 541 apartments (210 rental and 331 condo), and 2 semi-detached houses. In 2017, the average number of construction starts in the thirteen study areas was 203 (CMHC, 2017). Therefore, development in the study area was very high compared to areas around the other Parishes.

Table 4.3-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

² “Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

Table 4.3-6: 2017 Construction starts in St. Alban the Martyr's study area (Data source: CMHC, 2018b)

Housing Tenureship	Single-Detached	Semi-Detached	Row	Apartment	All
All	0	2	0	541	543
Homeowner	0	2	0	0	2
Rental	0	0	0	210	210
Condo	0	0	0	331	331

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 2.0 percent, which is slightly higher than Ottawa’s 2017 vacancy rate of 1.7 percent (CMHC, 2018a). However, the average vacancy rates of different housing types for the study area were both higher and lower than Ottawa. Vacancy rates were higher for one-bedroom suites: 1.9 percent compared to 1.4 percent in Ottawa; and for three-bedroom suites: 3.1 percent compared to 1.8 percent in Ottawa. The vacancy rate for bachelor suites was lower: 1 percent compared to 1.6 percent in Ottawa; and for two-bedroom suites: 0.60 percent compared to 2.1 percent in Ottawa.

Table 4.3-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.3-8: St. Alban the Martyr’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1%	1.90%	0.60%	3.10%	1.7%
Rental Rates 2017	\$844	\$926	\$1,445	\$1,825	\$1,136
Listing Price 2017/18	n/a	\$316,600	\$558,692	\$	\$427,700

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available.

5.3 - Rental Rates

In 2017, the average rental rate in the study areas was \$1,195 per month; this is higher than the average 2017 rental rate of \$1,136 per month in Ottawa. The average rental rates for some types of suites were lower for the study area than for Ottawa in 2017, while rates were higher for other types of suites. The average rate for a bachelor unit in the study area was \$844 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$926 compared to \$1,002 in Ottawa. The average rate for two-bedroom apartments in the study area was \$1,445 compared to \$1,231 in Ottawa. The average rental rate for three-bedroom units was \$1,825, which is considerably higher than the average rental rate of \$1,435 in Ottawa (CMHC, 2018a).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the Lower Town, Sandy Hill neighbourhood was \$629,900, compared to \$427,700 in Ottawa. There were a total of 32 houses listed in the Lower Town neighbourhood, while the average number of listings for the thirteen study areas was 18 (Agent in Ottawa, 2018). Data indicates that the St. Albans study area is desirable, and currently experiencing high levels of development.

6 - Heritage

St. Albans is regulated by all possible municipal heritage conservation mechanisms (short of designation as an archaeological site), and one Provincial heritage conservation mechanism. For municipal, the property is individually designated, within the Sandy Hill West Heritage Conservation District (HCD), and zoned with the Heritage Overlay.

The provincial conservation mechanism is a Heritage Conservation Easement agreement made between the “the Incumbent Rector and Churchwardens of St. Alban the Martyr Church,” and the Ontario Heritage Trust (the Trust) on January 1, 1987. The Easement remains on the property title for 99 years from the day the agreement was made, no matter who owns the property.

6.1 - Heritage Conservation Easement Agreement (Easement)

Ontario Heritage Act, R.S.O., 1990, c. O18, section 10(1)(c) allows the Ontario Heritage Trust (the Trust) to enter into easement agreements with owners of real property. The Trust is a corporation of the Province of Ontario, created under the *Ontario Heritage Act*. Heritage easements are documented agreements that property owners voluntarily enter into, for the purposes of conserving heritage elements of their property. The Easement for St. Albans is more restrictive than any of the other heritage protections for the property. The requirements for maintenance, alteration, demolition, and additions are very specific and extensive (Ontario Ministry of Citizenship and Culture, 1987).

Heritage Conservation District Plans and individual heritage property designation by-laws list heritage attributes for different properties, and buildings or structures on them. Heritage attributes are the basis for property management in that requirements aim to maintain and preserve the attributes. On the other hand, the Easement for St. Albans references the entire exterior of the Church, and the entire property, as well as the “scenic character” of the Church. Thus, most any change to the property or the exterior of the building requires written permission from the Ontario Heritage Trust (Ontario Ministry of Citizenship and Culture, 1987).

6.1.1 - Treatment of the Building (Easement)

The Easement includes photographs of all sides of the façade (exterior) of St. Albans. The Church is on a corner lot providing direct street frontage on the south (Daly Avenue) and east (King Edward Avenue). The lot is large enough that the north side of the building is also visible from King Edward Avenue. The house on the west side is far enough away that the west face of the building can be seen from Daly Avenue. As per the Easement, street views of the façade, and the façade itself, must be maintained “in as good and sound state of repair as a prudent owner would normally do” (s. 1.6).

Given the wording of the Easement, and the fact that St. Albans has been an important landmark building in the Sandy Hill neighbourhood since the 19th Century (as stated in the property designation By-law), it is unlikely that significant additions would be permitted on the property. Significant additions might compromise the views of the original façade, which can be seen from street frontages on all sides, and the overall scenic character of the building.

A possible caveat to the above is that heritage conservation practice is starting to allow for change, as long as it is done in a way that compliments heritage without detracting from it (Kalman, 2014; Winter, 2011). The Trust states: “Easements do not prohibit change. Instead, they ensure that change is managed in a manner consistent with sound conservation principles” (Ontario Heritage Trust, n.d., n.p.). Since the Easement was finalized in 1987, when heritage conservation planning was more prone to strict preservation than recognition of changing context, the Trust may allow some leeway when considering requests for alteration. The Trust may also take a more liberal reading of the Easement when faced with alteration propositions from the ADO and Churchwardens of St. Albans, because they are the original Trustees for the Easement.

6.1.2 - Property

The Easement requires written permission from the Trust for alterations to the property, including the landscaping, outside of regular maintenance. Erecting or placing even a small structure such as a picnic table or sign would require permission.

6.2 - Heritage Conservation District (Sandy Hill West, By-law 255-94)

Although St. Alban’s is in a Heritage Conservation District (HCD), alteration, demolition, and erection are regulated as per the individual heritage property designation (IPD) By-law and IPD legislation in the *Ontario Heritage Act*. This is not the case for all individually designated properties that are within HCDs. Rather, the IPD By-Law and *Ontario Heritage Act* regulations for individually designated properties prevail when an HCD was designated before the 2005, and the municipality has not subsequently adopted a Plan for the HCD. The 2005 *Ontario Heritage Act* amendment added the requirement for municipalities to adopt management Plans after designating Heritage Conservation Districts.

Although Ottawa has not passed a by-law for a Plan for Sandy Hill West, the original *Sandy Hill West Heritage Conservation District* study is publicly available upon request from the City. It provides interesting and important facts about Sandy Hill West, and puts the heritage elements of St. Albans into context. These facts could help the ADO write sound applications to the Ontario Heritage Trust if seeking alterations that require permission from the Trust.

6.3 - Individual Heritage Property Designation (By-law 150-78)

The City of Ottawa designated the property of St. Albans as a property of cultural heritage value and interest to the municipality under *Ontario Heritage Act* Part IV. As stated above, *Ontario Heritage Act* regulations for alteration, demolition, and erection of buildings or structures for individually designated properties apply to St. Albans, and those for HCDs do not (OHA s. 41(2.2)). *As currently written, Ontario Heritage Act, section 33, requires property owners to obtain written consent from City Council for alterations likely to affect heritage attributes as listed in the IPD By-law for that property.*

Before the 2002 amendment, IPD by-laws did not list heritage attributes, but contained a reason for designation section. In relation, section 33 before the 2002 amendment required written consent from City Council for alterations likely to affect physical attributes of the reasons for designation. In most cases, the reason for designation statement is very broad, which presents challenges when trying to discern whether a prospective alteration might affect reasons for designation (Ontario Ministry of Citizenship and Culture, 1984). When considering alterations, it is best to contact City Staff to determine whether such alterations are likely to affect the reasons for designation; if so, Staff will also assist in determining the requirements for the application for alteration, which goes to City Council.

The following property characteristics comprise the reasons for designation of St Albans (City of Ottawa, 1978):

Historical-associative:

1. The oldest Anglican Church in Ottawa
2. Designed by King Arnoldi, student of Thomas Fuller
3. Was the parish church for numerous prominent figures from the Confederation Era

Design/physical value

4. English country-style church with Gothic detailing

Contextual

5. A landmark building in historic Sandy Hill

Not all of these reasons for designation are relevant for property management concerns. For example, it is hard to understand how an alteration might affect attributes 1, 2, and 3, as they are not material in nature. It is easier to see how alterations or construction of additional buildings or structures on the property might change attributes 4 and 5. For attribute 4, additions that obscure the façade of the Church may compromise landmark status, in that the familiar aspects that make the Church a landmark are no longer fully visible.

For the physical and design elements, it is necessary to understand what constitutes “English country-style,” and what features represent “gothic detailing,” in order to understand what alterations might compromise these attributes. This will come down to what City Council considers to represent “English-country style” and “gothic” detailing,” as there are no single definitions. As such, it is best to contact City Staff to understand the aspects of St. Albans that distinguish the Church based on these physical design labels, when considering alterations.

Based on the Canadian Register of Historic Places, the following list describes the physical and design characteristics that distinguish the Church (English country style with gothic detailing) (Canada’s Historic Places, 1983). The City may have a more or less extensive list.

- random rubble limestone walls brought to courses
- dressed limestone quoins

- vestry court and limestone fence
- iron cresting and weathervane
- bell cote
- paired lancet windows with limestone surrounds
- heavy limestone buttresses
- pointed-arch window in the sanctuary with geometric tracery
- pointed-arch window in the vestry with trefoil tracery
- pressed metal gable roof
- matching pointed dormers
- Irish cross at the peak of the vestry roof
- stained glass windows

6.3.1 - Property Standards By-law (By-law No. 2013-416)

In addition to all of the minimum requirements for upkeep of properties listed in the City of Ottawa Property Standards By-law, designated heritage properties have additional requirements (City of Ottawa, 2016, s. 92). Owners of designated properties or those in a heritage conservation district must:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (By-law 2013-416, s. 92(2)(d)).

As discussed above, St. Albans was designated before the 2002 *Ontario Heritage Act* amendment that replaced a reason for designation statement with a list of heritage

attributes within IPD by-law. Accordingly, physical aspects of the reason for designation statement comprise heritage attributes for the purposes of the *Property Standards By-law*.

6.4 - Heritage Overlay (Zoning By-law 2008-250, Section 60)

The heritage overlay is an element of the City of Ottawa Zoning By-law 2008-250. It is an added layer of protection for heritage properties whether they are designated under the *Ontario Heritage Act* or not. The purpose of the Heritage Overlay is “to encourage the retention of existing heritage buildings by offering zoning incentives to reuse the buildings, and to limit the size and location of additions to preserve the heritage character of the original building” (Zoning By-law S. 60). The Heritage Overlay includes maintenance and redevelopment guidelines and limitations that must be complied with. Following are the main implications that apply to St. Albans based on analysis of Section 60 of Ottawa’s Zoning By-law 2008-250:

1. If demolishing and rebuilding, the new building must be “of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction” (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions “must be 60cm. greater than that of the wall of the building located closest to the side lot line” (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))
6. The only permitted projections from the current building are for accessibility ramps that comply with the minimum Building Code dimensions for “a ramp in a barrier-free path of travel” (s. 60(4)(a)).

6.5 - Heritage Summary

The heritage elements for St. Albans are more extensive than for any of the other twelve Parishes analyzed for this report, mainly due to the heritage Easement. Most any property

alterations, except for those to the Church interior, require written permission from the Trust. Alterations likely to affect physical aspects of the reasons for designation in the IPD by-law require a permit under the *Ontario Heritage Act*. Therefore, many alterations would require applications to, and permission from, the City and the Trust. This would present significant challenges for any sort of addition on the property, and any significant alteration to what currently exists.

The Trust also has statutory authority to enforce property maintenance standards as outlined in the heritage Easement. The City has statutory authority to enforce property maintenance standards as outlined in section 92 of the *Property Standards By-law* (By-law 2013-416) – the heritage attributes to be maintained are the physical elements of the reason for designation statement in the IPD By-law.

7 - Environmental Assessment

7.1 - Site Assessment

St. Albans is not situated within any significant environmental feature that would impede future development on the property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa’s Urban Tree Conservation By-Law, and OP section 4.72, which deals with the Protection of Vegetation Cover in Ottawa.

7.2 - Overview of Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa’s OP (City of Ottawa, 2015). Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa’s OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018)
- City of Ottawa Urban Tree Conservation By-Law

7.3 - Additional Constraints

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.3-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.3-10: Permitted Uses.

Permitted Uses:
community centre day care emergency service group home library museum municipal service centre one dwelling unit ancillary to a permitted use park place of assembly place of worship (By-law 2013-224) recreational and athletic facility residential care facility retail food store, limited to a farmers' market (By-law 2016-135) retirement home retirement home, converted, <i>see Part 5, Section 122</i> rooming house school shelter, <i>see Part 5, Section 134</i> sports arena training centre limited to job instruction/ training associated with a school (By-law 2008-341) urban agriculture, <i>see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)</i>
for a retail food store, limited to a farmers' market , <ol style="list-style-type: none"> i. no building or structure other than one farmer's market stand is permitted; ii. the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and; iii. where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for ^_11A S70 – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

8.3 - Schedule 70 (S70)

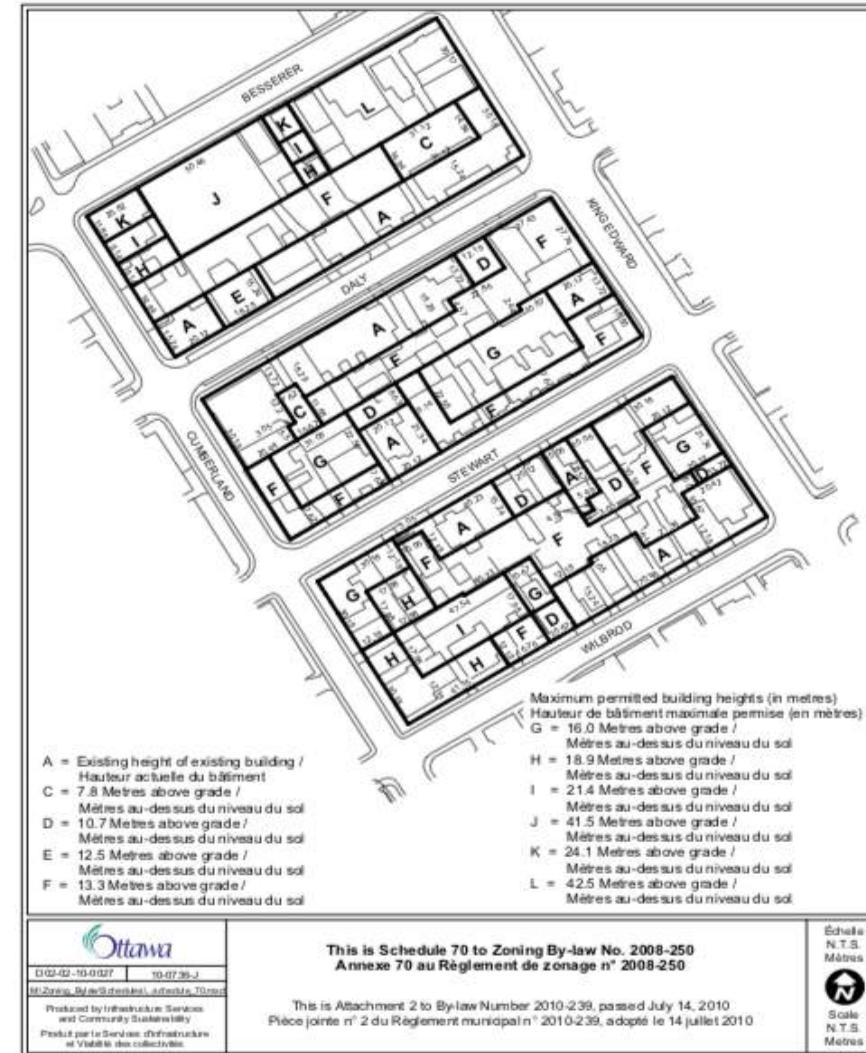


Figure 4.3-2: Schedule 70.

9 - References

- Agent in Ottawa. (2018). *Ottawa Homes for Sale*. Available from <https://www03.cmhc-schl.gc.ca/hmportal#Profile/1265/3/Ottawa>
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St. Barnabas

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St. Barnabas



Site Context

Municipal Address: 70 James St.
Neighbourhood: Centretown
Ward: 14—Somerset
Lot Area: 1,588 square metres
Lot Width: 33 metres

St. Barnabas is a niche congregation that is popularly referred to as High Church. The Church is located in the heart of Centretown, Ottawa, surrounded by a mix of housing types and densities. The site is well located in terms of services and amenities. There is an abundance of nearby restaurants, commercial uses, schools and child-care centres. The site is also well served with short blocks, convenient bus routes and bike lanes. The closest Anglican Church is St. John the Evangelist, 0.8 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	109
Restaurants	352
Supermarkets	4
Parks	23
Schools	22
Commercial Uses	93
Essential Amenities (Banks, Pharmacy, Barber etc.)	78
Food Banks	2
Community Garden	11
Employment Service	3
Child Care Centres	21
Government Community and Social Support Centres	1

Active Development Applications (within 400 metres):

Currently, there are three active Site Plan Control Applications near the site which include two proposals for mixed-use buildings which range between 3 and 5 storeys and one proposal for a 4-storey residential use building

Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 29,947, a 19.5% increase from the 2006 population In 2016, the study area had a population density of 8,979 person per sq.km. 40% of the population is between the ages of 20-34 (Ottawa = 21%) 17% of the population is between the ages of 25-29 alone (Ottawa = 7%) In 2006, 38% the population in the study area was between the ages of 20-34 and 16% between the ages of 25-29 30% of those living in private households are families (Ottawa = 68%) 	<ul style="list-style-type: none"> 43% of households earn \$49,999 or less (Ottawa = 27%) 33% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 24% of households earn over \$100,000 (Ottawa = 42%) 21% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 35% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 18,025 occupied private dwellings in the study area. This is a 23.4% increase since 2006 88% of dwellings are apartment units, 66% of apartment units are in buildings with 5 storeys or more, 31% of apartment units are in buildings with less than 5 storeys and 3% of apartment units are in duplexes 77% of households live in rental households 15% of households that rent their dwelling units live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Real Estate Market

Primarily Rental Construction

In 2017, there were **275** construction starts in the study area, mainly comprised of **condominium apartments (261)**

Lower Vacancy Rates

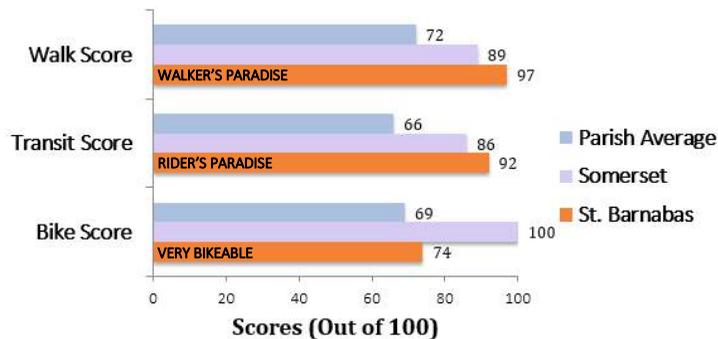
In September 2017, the average vacancy rate in the study area was **less than** Ottawa's average (**1.06%** vs. **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in Centretown (**\$657,800**) was **greater** than the average in Ottawa (**\$427,700**).

Average Rental Rates

In 2017, the average rent rate in the study area (**\$1,130**) was **comparable** to the rate in Ottawa (**\$1,136**)



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input checked="" type="checkbox"/>	Heritage Conservation District	Centretown By-Law 269-97
<input type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law S. 60
<input type="checkbox"/>	Other	N/A

Heritage Conservation District

- **Permit from municipality** required to alter any part of the property **other than** interior of buildings or structures
- **Permit from municipality** required to **erect, demolish, or remove** any building or structure on the property
- **Heritage attributes** must be maintained in **original state**, or as close to original as possible
- **No HCD Plan**, so must contact municipality to determine Centretown heritage attributes
- **Contact municipality** for guidance on **permit applications**
- **Contact municipality** for *Centretown Heritage Conservation District Study* for more information on compatibility for **prospective additions, reconstruction, or alterations**

Heritage Overlay

- **Additions:** regardless of other zoning provisions, **height of walls**, and **height and slope of roof**, cannot exceed those of the current building
- **Additions:** side-yard set-back “must be **60cm greater than** that of the wall of the building located closest to the side lot line”
- **Additions:** permitted in the rear yard, or interior yard abutting the rear yard, **if compliant** with rear yard setback of the underlying zone
- **Additions: not permitted** in a front yard



Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Centretown Secondary Plan and Centretown Community Design Plan:

- Section 3.4.1 of the Centretown Secondary Plan acknowledges the low-rise characteristic and the consistency in layout, form and architectural quality of the houses west of Kent Street and states that this must be preserved. The Centretown Secondary plan does not identify this area as one for intensification and encourages development that will enhance its character
- Section 3.9.4 of the Centretown Secondary Plan, and also, the Centretown Community Design Plan identifies the subject property as Residential Designation. In this designation, detached dwellings, semi-detached dwellings, converted houses, townhouses and low-rise apartment buildings are permitted. Public open spaces are also permitted throughout Residential areas

Zoning: “I1A—Minor Institutional Zone” (Sec. 169-170)

- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa’s Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 cm** in diameter cannot be destroyed without city permission.

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer’s market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • Abundance of nearby commercial uses, amenities, schools and childcare centres • Area surrounding the site is well served with numerous transit options and bike lanes • High-density development is supported along Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan • The Centretown Community Design Plan aims to create a more balanced transportation network for the surrounding area • The LRT Confederation Line Lyon Station will be within a 15-minute walk • High amount of infill development for an HCD 	<ul style="list-style-type: none"> • Limited permitted uses with current zoning • Heritage Overlay limits height, roof slope and location of additions • Heritage Overlay limits height, scale, and size of reconstruction to that of the current Church

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1- Introduction and Site Context

St. Barnabas Church is located at 70 James Street in the Somerset Ward and the Centretown Neighbourhood. It is bounded by James Street to the north, Kent Street to the east, and commercial and residential properties on the south and west. The surrounding neighbourhood has a broad mix of land uses, including residential properties and a variety of services and amenities.

2 - Land Use Policy and Regulatory Framework

<p>Municipal Address: 70 James Street Neighbourhood: Centretown Ward: 14 - Somerset Legal Description: Plan 30671 Lots 11 To 14; James S Less Rp5r14264 Part ;1 Property Identification Number: 041200246 Lot Area: 1,588 square metres Lot Width: 33 metres</p>

2.1 Policy Review

2.1.1 - Development Review Area

St. Barnabas is in the Central Area on the City of Ottawa’s Development Review Map. The Central Area is composed of multiple land use types including commercial and institutional buildings, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. Barnabas is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development and redevelopment are respectful of the main character of the established neighbourhood and corresponding street

character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, St. Barnabas would need to complete Streetscape Character Analyses along King Edward Avenue and Daly Avenue to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018e).

2.1.3 - Development within 400 metres

There are three active SPC applications that are within 400 metres of St. Barnabas. These include:

- 506 Gladstone Avenue: proposal for a 3-storey mixed-use building that will contain 13 residential units
- 406 Bank Street: proposal for a 5-storey mixed-use building that will contain 14 residential units
- 443 Kent Street: proposal for a 4-storey residential building

These applications exhibit an increasing level of new development and redevelopment within the area, particularly for residential development.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. Barnabas is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City.

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa's Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018b).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018b).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional and where new development, including redevelopment, is respectful of the established character of the street. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established (City of Ottawa, 2018b).

If chosen as a site for redevelopment, it is possible for St. Barnabas to propose a development that is dissimilar to what currently exists along James Street or Kent Street and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s.2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. Barnabas would be permitted to develop some form of affordable housing on the property if desired.

2.4 Centretown Secondary Plan (CTSP) (OP Volume 2a) and Centretown Community Design Plan (CTDP)

St. Barnabas falls within the boundaries of the Centretown Secondary Plan and Centretown Community Design Plan, which were adopted by Council in May 2013. These Plans are intended to guide development of Centretown, which is bounded by Gloucester Street and Lisgar Street to the north, Rideau Canal to the east, the Queensway to the south and Bronson Avenue to the west (City of Ottawa, 2018a).

2.4.1 - Policy Direction

CTSP section 3.4.1 aims to preserve the consistent low-rise form, layout, and architectural quality of the houses west of Kent Street. The CTSP does not identify this area as one for intensification, and encourages character-enhancing development (City of Ottawa, 2018a). CTSP section 3.9.4, and the CTCDP, designate St.

Barnabas as a residential property. In the designation, detached dwellings, semi-detached dwellings, converted houses, townhouses, and low-rise apartment buildings are permitted. Public open spaces are also permitted throughout residential areas (City of Ottawa, 2018a).

2.5 Zoning Review

St. Barnabas is currently zoned “Minor Institutional Zone, (I1A)” in the City of Ottawa’s Zoning By-law 2008-250. “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018e).



Figure 4.4-1: Property Zoning

2.5.1 - Permitted Uses

With the I1A zone, St. Barnabas is allowed institutional, residential, recreational and limited commercial land-uses (City of Ottawa, 2018a).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Barnabas facilitate understanding of nearby circulation and servicing. The area surrounding St. Barnabas has a variety of land uses, with many nearby services and amenities, and public transportation options.

3.2 - Walkability

Walk Scores range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Barnabas has a Walk Score of 97, which is considered a “walker’s paradise.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72 (Walkscore, 2018). St. Baranabas’ very high Walk Score is likely due to the abundance of nearby amenities and services, as well as short block lengths.

Table 4.4-1: Services and amenities within 1.5km (geoOttawa, 2018; WalkScore, 2018)

Service/Amenity	Number
Coffee Shops	109
Restaurants	352
Supermarkets	4
Parks	23
Schools	22
Commercial Uses	93
Essential amenities (e.g. banks, pharmacy, barber, etc.)	78
Food Banks	2
Community Gardens	11
Employment Services	3
Child Care Centres	21
Government Community and Social Support Centres	1

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on frequency and type of nearby transit routes, and the distance to nearest stops. The area surrounding St. Barnabas is considered a “rider’s paradise,” with a score of 92. For comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66 (Walkscore, 2018). While few transit routes run near the site, the ones that do are very frequent and have bus stops in close proximity.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are indicated for specific addresses, but not for Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Barnabas is considered “very bikeable” with a score of 74. Although there is no Bike Score for the overall Somerset Ward, St. Barnabas Anglican Church

is located within the Somerset Ward and has a Bike Score of 100; any address with this score is considered a “biker’s paradise.” The parish average for this report is 69. While there are many nearby bike lanes and trails, heavy traffic throughout the area may create a less cycle-friendly environment.

3.5 - Potential Development Opportunities

High density redevelopment is supported along Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan (City of Ottawa, 2018b). Considering St. Barnabas’ close proximity to Bank Street, intensification may be supported for the site. The Centretown Community Design Plan may also benefit St. Barnabas; this Plan intends to create a more balanced transportation network with more multi-functional streets in the area (City of Ottawa, 2018a). In addition to this Community Design Plan, the area surrounding St. Barnabas may benefit from the Lyon LRT Confederation Line station (City of Ottawa, 2018h). This station will be an approximately 15-minute walk from the St. Barnabas, improving connectivity. The LRT project expects to enhance pedestrian walkability and overall connectivity surrounding proposed stations (City of Ottawa, 2018h).

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. Barnabas had a population of 29,947; this is a growth rate of 19.5 compared to the 2006 population. This is a larger growth than the City of Ottawa as a whole, where the population increased by 15 percent from 2006-2016. The 2016

study area population density was 8,979 persons per square kilometre. The study area has a large young adult population: 40 percent of 2016 the population was between the ages of 20-34, and 17 percent was between the ages of 25-29. This is a slight increase in the young adult population from 2006, when 38 percent of the population was between the ages of 20-34, and 16 percent was 25-29.

Of the 18,025 private households in the study area, 30 percent are families, and 36 percent of families have children. In comparison, 68 percent of households in Ottawa are families, and 61 percent of families have children.

Table 4.4-2: St. Barnabas' study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	29,947	25,041
Population Density per sq/km	334.4	8,979	7,474.9
Most Prevalent Age Cohort	45-59	20-34	20-34
Number of Households		18,025	-
Prevalence of Families	68%	30%	-
Prevalence of Families With Children	61%	36%	-

4.2 - Income

In 2016, 43 percent of households in the study area earned of \$49,999 or less (before tax), 33 percent earned between \$50,000 and \$99,999, and 24 percent earned more than \$100,000. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM), ¹ 21 percent of the study area population were considered low-income in 2016, while only 12.6 percent of Ottawa's population were considered low-income. In 2016, approximately 35 percent of households in the study area spent 30 percent or more of their income on shelter costs; this is considerably higher than the 23 percent rate in Ottawa as a whole.

Table 4.4-3: St. Barnabas' study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	43%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	33%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	24%
Prevalence of Low-income earners (LIM)	12.6%	21%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	35%

¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

4.3 - Housing

In 2016 there were 18,025 occupied private dwellings in the study area, 88 percent of which were apartment units. 66 percent of apartment units were in buildings with 5 or more stories, 31 percent were in buildings with 5 stories or less, and 3 percent were in duplexes. 77 percent of study area households live in rental dwellings, and 15 percent of renters live in subsidized housing. In comparison, 31 percent of dwellings in Ottawa are apartments, 34 percent of households are renters and 16 percent of renters live in subsidized housing.

Table 4.4-4: St. Barnabas' study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	18,025
Prevalence of households who live in apartments	31%	88%
Prevalence of household's who live in apartments in buildings with 5 or more storeys	60%	66%
Prevalence of household's who live in apartments in buildings with more less 5 storeys	34%	31%
Prevalence of household's who live in apartments in flats/duplexes	6%	3%
Prevalence of households who rent dwellings	34%	77%
Prevalence of households who own dwellings	66%	23%
Prevalence of rental households who live in subsidized housing	16%	15%

4.4 - Summary of Demographic Data

The study area can be described as a lower income area, dominated by young adults who are not a part of families. The area is in the downtown, so it is not surprising that the housing stock is dominated by apartment dwelling units. Compared to Ottawa, the St. Barnabas study area has many more rental households, though a similar number of households in subsidized housing.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around St. Barnabas include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. A table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, is the first source; it was used to calculate the average price of houses in the neighbourhood. Agent in Ottawa (2018) is the second source; it was used to extract information for average listing prices of one, two, and three-bedroom households in the Centretown neighbourhood – data pertains to houses that were listed on September 28, 2018.

5.1 Real Estate Data Analysis

5.1.1 - Construction Starts

In 2017, there were 275 construction starts in the area, comprised of 263 apartments (2 rental and 263 condo), 5 single-detached houses, and 7 row houses. The average number of construction starts in the thirteen Parish study areas in 2017 was 203 (CMHC, 2018b), or 3.7percent of the total construction starts in Ottawa. Based on this data, development in the area is relatively good.

² "Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program" (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

Table 4.4-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.4-6: 2017 Construction starts in St. Barnabas’s study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	5	0	7	263	275
Homeowner	5	0	7	0	12
Rental	0	0	0	2	2
Condo	0	0	0	261	261

5.12 Vacancy Rates

In 2017, the average vacancy rate in the study area was 1.1 percent, which is slightly less than Ottawa’s 2017 vacancy rate of 1.7 percent (CMHC, 2018b). The average vacancy rate of some housing types in the study area were also lower than Ottawa: bachelor suite was 1 percent compared to 1.6 percent in Ottawa; one-bedroom suite was 0.8 percent compared to 1.4 percent in Ottawa. The study area vacancy rate for two-bedroom units was comparable to Ottawa: 2.2 percent in the study area compared to 2.1 percent in Ottawa.

Table 4.4-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.4-8: St. Barnabas’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1%	0.8%	2.2%	n/a	1.06%
Rental Rates 2017	\$823	\$954	\$1361	\$1,681	\$1,130
Listing Price 2018	n/a	\$328,323	\$480,045	\$912,680	\$657,800

5.13 - Rental Rates

In the study area, the average 2017 rent rate was \$1,130, which is comparable to the average 2017 rental rate of \$1,136 in Ottawa. The average rent rates for varying suites were generally similar. The average rate for a bachelor unit in the study area was \$823 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$954 compared to \$1,002 in Ottawa. The average rent of two-bedroom units in the study area was \$1,362, slightly higher than the average rate of \$1,231 in Ottawa. One major difference between Ottawa and the study area in 2017 was the rental rate for three-bedroom units. The average rent for three-bedroom units in the study area was \$1,681, considerably higher than the average rate of \$1,435 in Ottawa, in 2017 (CMHC, 2018b).

5.14 - Housing Prices

In June 2018, the average price for a single-family house in the Centretown neighbourhood was \$657,800, considerably higher than Ottawa’s average housing price of \$449,613. There were 38 houses listed in Centretown, while the average number of listings of the thirteen study areas is 18 (Agent in Ottawa, 2018). Data suggests that the study area is desirable and will continue to develop.

6 - Heritage

The property of St. Barnabas is in the Centretown Heritage Conservation District and zoned with Ottawa’s Heritage Overlay (City of Ottawa, 2018g). Heritage Overlay. Neither of these regulate the interior of buildings; as such, interior alterations can be made at will.

6.1 - Centretown Heritage Conservation District (HCD)

From a planning perspective, location in an HCD is often positive. HCD Plans and Studies, and *Ontario Heritage Act*, R.S.O. 1990, C. 18 regulations, facilitate cohesive neighbourhoods with distinct characters. Such neighbourhoods can lead to a higher quality public realm and increase social cohesion and wellbeing for residents (Kalman, 2014). Each HCD is unique, with particular heritage attributes listed in either an HCD Plan or Study. In 2005, the *Ontario Heritage Act* was amended to require an HCD Plan upon designation of an HCD. Heritage Districts designated before 2005 only had to have a study conducted for purposes of the designation decision.

In some cases, Ottawa includes future management plans in HCD studies, though this is an *Ontario Heritage Act* requirement. Although municipalities are now required to adopt HCD Plans, they still need to do studies for the purposes of designation. HCD Plans can also be adopted for districts designated before the 2005 OHA amendment, in order to better manage the HCD. The benefit of a Plan is that it is often much shorter than a study, and written such that the public can use it as a guide for property management. Studies are much more comprehensive and laden with jargon, making them less practical than Plans for residents. In addition, where Plans are adopted through a By-law, studies are not. Correspondingly, Plans can enforce management regulations, while studies are simply a guide without statutory backing.

The Centretown HCD was designated before 2005, and an HCD Plan has not been adopted. As such, the original *Centretown Heritage Conservation District Study* (CHCDS) (1998) is still used to manage heritage matters in the District (Julian Smith & Associates et al.).

6.1.1 - Property Management

For properties in HCDs, Section 41(1) of the OHA requires permits for alteration of property, the exterior of buildings or structures on the property, and for constructing or demolishing buildings or structures. However, Section 41(2) allows municipalities to classify specific types of alterations that do not require a heritage permit. The CHCDS recommends that the City allow the following without a heritage permit:

- “New additions or constructions at the rear of existing lots, beyond the 5 metre setback from the front facades...These additions and constructions would simply follow the zoning and code requirements for the area” (s. VII.2.1).

As noted above, the CHCDS was not adopted through by-law, so it does not have statutory weight. For this reason, it is important to contact the City before any alterations. The two list items above are noted as alterations that the City will likely allow without a heritage permit; but it is crucial to verify particular proposals to avoid any possible issues. Heritage permits are definitely required for proposed alterations, demolitions, or new construction outside the purview of the above. The OHA legislation is written such that it is necessary to contact the City in order to know exactly what needs to be included in an application. This is the most effective way to ensure a smooth application and permit process.

6.2 - Property Standards By-law (By-law No. 2014-316)

The Property Standards By-law (PSB) section 92 regulates properties that carry an individual property designation, or fall within an HCD. Since St. Barnabas is within an HCD, section 92 of the PSB applies. *Ontario Heritage Act* section 45.1(1) gives municipalities the authority to require that properties failing to meet PSB standards be maintained and/or repaired as outlined in the PSB. The heritage section of the PSB is meant to ensure the continuity of heritage attributes listed in the CHCDS.

The physical design heritage attributes listed in the CHCDS, that are relevant to St. Barnabas, are:

- Smooth face brick of Rideau red clay
- Milled architectural wood products
- Decorative terra cotta components
- Wrought iron and pressed metal
- Decorative brick work
- Stone or artificial stone highlights
- When heritage attributes are mentioned in the PSB, the above physical design elements are of concern for St. Barnabas.

Property owners are required to:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using original materials (By-law 2013-

416, s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (By-law 2013-416, s. 92(2)(d)). When replacing materials, original materials must be used, unless they are no longer available. If non-original materials must be used, they must also “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (s. 92(3)(b)).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners “can apply for grant funding once every two years” (City of Ottawa, 2018d).

6.3 - Heritage Overlay (Zoning By-law 2008-250, s. 60)

Almost all property parcels in the Centretown HCD, including St. Barnabas, are zoned with the Heritage Overlay (City of Ottawa, 2018g). The heritage overlay provides very detailed guidelines for how buildings, structures, and properties can be managed.

1. If demolishing and rebuilding, the new building must be “of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction” (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions “must be 60cm. greater than that of the wall of the building located closest to the side lot line” (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))
6. The only permitted projections from the current Church and Rectory are for accessibility ramps that comply with the minimum *Building Code* dimensions for “a ramp in a barrier-free path of travel” (s. 60(4)(a)).

It is important to recognize that the Heritage Overlay is a zoning tool allowed under Ontario's *Municipal Act, 2001, S.O. 2001, c. 25* and *Planning Act, R.S.O. 1990, Ch. P.13*, meaning that (re)developments outside limits of the Heritage Overlay require a minor variance or zoning by-law amendment, rather than a heritage permit. For example, item two deals with the height and roof angle of additions. If the ADO wanted to do make an addition to the property that was only 3 meters higher than the existing church, with roof angle only 10 degrees lower, a minor variance would suffice. An addition that is ten metres taller than the current Church, with a flat roof, would likely require a zoning by-law amendment.

7 - Environmental Assessment

7.1 - Site Assessment

St. Barnabas is not situated within any significant environmental feature that would impede any future property development. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa's Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover in Ottawa.

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.4-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.4-10: Permitted Uses.

Permitted Uses:
community centre

<p>day care emergency service group home library museum municipal service centre one dwelling unit ancillary to a permitted use park place of assembly place of worship (By-law 2013-224) recreational and athletic facility residential care facility retail food store, limited to a farmers' market (By-law 2016-135) retirement home retirement home, converted, <i>see Part 5, Section 122</i> rooming house school shelter, <i>see Part 5, Section 134</i> sports arena training centre limited to job instruction/ training associated with a school (By-law 2008-341) urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)</p> <p>for a retail food store, limited to a farmers' market, i. No building or structure other than one farmer's market stand is permitted; ii. The farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 m and the maximum size of the farmers' market stand is 28 square m, and; iii. Where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)</p>
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Detailed policies for ^_I1A H(15) – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

9 - References

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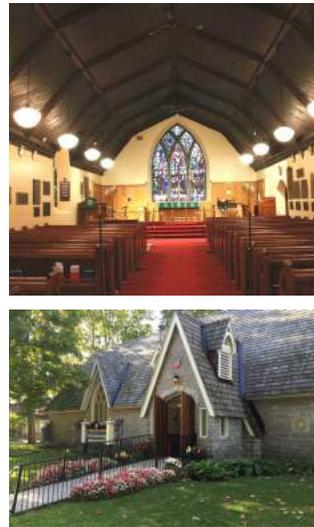
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St. Bartholomew's

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St. Bartholomew's



Site Context

Municipal Address: 125 MacKay St
Neighbourhood: Lindenlea—New Edinburgh
Ward: 13—Rideau—Rockcliffe
Lot Area: 1,729 square metres
Lot Width: 37 metres

St. Bartholomew's is located in northern Ottawa, across from the Rideau Hall. The Church holds historic significance for the Anglican Diocese of Ottawa as it was founded in 1866. It serves a variety of ages, with a thriving Sunday School and nursery. The area surrounding the site is made of residences and greenspace. While the site is mostly car-oriented, there is also an abundance of nearby bike lanes and trails, making the site quite accessible by bike. The closest Anglican Church is St. Alban the Martyr, 1.7 km away.

WalkScore Performance

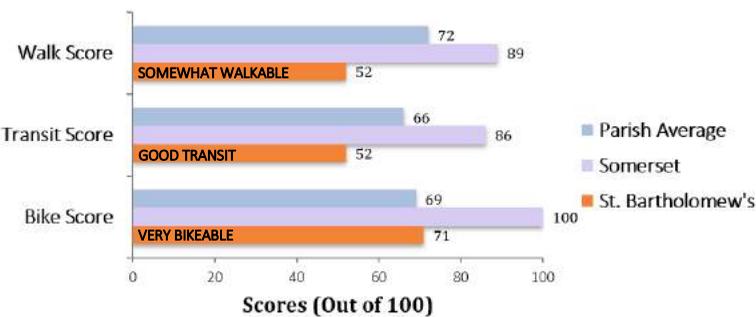
Service/Amenity	Number
Coffee Shops	17
Restaurants	11
Supermarkets	4
Parks	20
Schools	11
Commercial Uses	43
Essential Amenities (Banks, Pharmacy, Barber etc.)	26
Food Banks	1
Community Garden	5
Employment Service	0
Child Care Centres	11
Government Community and Social Support Centres	0

Active Development Applications (within 400 metres):

Currently, there are two active Zoning By-Law Amendment Applications near the site which are to permit the proposal of an office use in an R1 zone and a rezoning from I1A to R4S to accommodate the construction of a three-storey semi-detached residential building. There is also an active Heritage Application which is a proposal to demolish and construct a new building within the New Edinburgh Heritage Conservation District

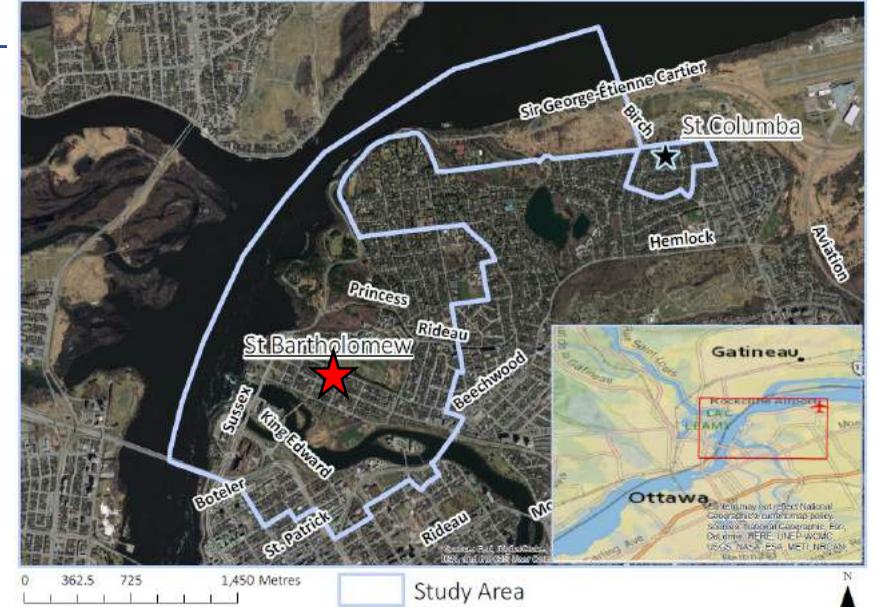
Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 6,598. This is a 13.4% increase from 2006 In 2016, the study area had a population density of 1,386 people per sq.km. The population is aging: 28% of the population is between the ages of 55-69. This is the largest 14-year age cohort 60% of private households contain families (Ottawa = 68%) 	<ul style="list-style-type: none"> The study area is generally comparable to Ottawa's average with 26% of households earning \$49,999 or less (Ottawa = 27%) 27% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 47% of households earn over \$100,000 (Ottawa = 42%) 11% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 23% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 2,825 private dwellings in the study area. This is a 8% increase since 2006 40% of private dwellings are apartment units, 36% of private dwellings are row-houses/duplexes and 24% are single-detached 56% of households own their private dwellings, while 44% rent 14% of households that rent their dwellings live in subsidized housing (Ottawa = 16%)



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Real Estate Market

Expensive Housing Prices

In June 2018, the average single-family home in Rockcliffe Park (**\$1,607,900**) was **significantly higher** than Ottawa's average (**\$427,700**)

Few Construction Starts

In 2017, there were **7** construction starts in the study area, mainly comprised of **rental apartments (6)**

Lower Vacancy Rates

In September of 2017, the average vacancy rate in the study area was **less than** the average in Ottawa (**0.4% vs. 1.7%**)

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input checked="" type="checkbox"/>	Individual Property Designation	By-law 78-83 (1982)
<input checked="" type="checkbox"/>	Heritage Conservation District	New Edinburgh By-law 2001-44
<input checked="" type="checkbox"/>	Heritage Register	Ontario Heritage Act S. 27
<input type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law 2008-50, s.60
<input type="checkbox"/>	Other	N/A

Note: Based on the amount of heritage regulations for St. Alban's, readers are advised to read Section 6 of the text analysis for this brief to understand the heritage situation for the Church

Individual Property Designation (IPD)

- Ontario Heritage Act (OHA) s. 41(2.3): For alterations, demolition, and construction, legislation for Part V, Heritage Conservation Districts (HCD), applies.
 - This is because St. Bartholomew's is in an HCD with a Plan in effect

Heritage Conservation District (HCD) - Classified as Contributing Building

- HCD Plan and By-law apply to the entire property and any buildings or structures on it.
- Original (1868) Church classified as "Contributing Building", resulting in highest level of maintenance and alteration standards
- Additions on West classified as "Non-contributing", resulting in lowest level of maintenance and alteration standards
- Interiors can be maintained, changed and/or repaired however property owners see fit
- Section 9.1 of HCD Plan lists "minor alterations" that do not require a permit
- Alteration of any part of the property (including buildings and structures) not classified as "minor" within the HCD Plan, require a heritage permit from the City
- See New Edinburgh HCD Plan for repair, maintenance and alteration requirements and guidelines
- If HCD Plan conflicts with a municipal by-law, "the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force" (OHA s. 41.2(2))

Property Standards By-Law

- Applies to entire property and all buildings and structures thereon
- Reason for designation listed in IPD By-law (only Original Church), and heritage attributes listed in HCD Plan (property and all structures thereon), must be maintained, preserved, and protected

Heritage Overlay

- Demolished buildings must be reconstructed at the same scale, massing, volume, floor area and in the same location as before demolition or removal (s.60(1))
- Limits the size, height and location of additions

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including residential uses, along with compatible commercial, institutional, and/or industrial uses
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 supports affordable housing throughout the City where residential uses are permitted

Zoning: "I1A—Minor Institutional Zone" (Sec. 169-170)

- Maximum Permitted Height: 15 metres

Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmers market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation, being the final implementing tool, shall prevail

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others

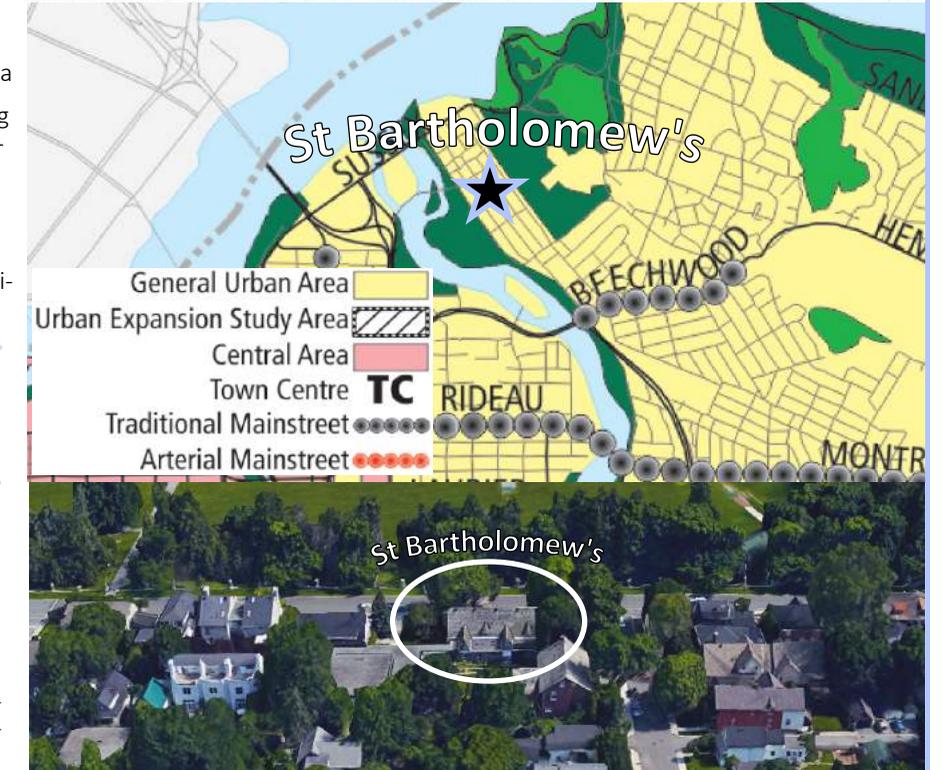
Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is greater than 50 centimetres or more in diameter cannot be destroyed without City approval

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> Due to its close proximity to Beechwood Avenue, the site surrounding St. Bartholomew's may benefit from Beechwood's Community Design Plan. This plan intends to establish a more pedestrian friendly mainstreet with traffic calming measures Property does not fall within a Secondary Plan or Community Design Plan 	<ul style="list-style-type: none"> Poor circulation concerning walkability and access to transit Minimal nearby services and amenities Heritage permit required for alteration, demolition, or erection of new structures Heritage Overlay limits size, height and location of additions Heritage Overlay limits reconstruction to scale, massing, volume, and floor area of original Church Limited permitted uses with current zoning

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1 - Introduction and Site Context

St. Bartholomew’s Anglican Church is located at 125 MacKay Street in the Rideau-Rockcliffe Ward and Lindenlea-New Edinburgh Neighbourhood. It is bounded by MacKay Street to the north, Queen Victoria Street to the east, Avon Lane to the south, and residential properties on the west. The surrounding neighbourhood is primarily residential, with some nearby services and amenities.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 125 Mackay Street
Neighbourhood: Lindenlea - New Edinburgh
Ward: 13 - Rideau-Rockcliffe
Legal Description: Plan 17 Pt Lot 12 And Plan 17 Lot 11 To Lot 12; Plus Part 13 To Lot 14 Known; As St Bartholomew's Church
Property Identification Number: 042190115 And 042190118
Lot Area: 2,575 Square Metres
Lot Width: 73 Metres

2.1 Policy Review

2.1.1 - Development Review Area

St. Bartholomew’s is within the Central Area on the City of Ottawa’s Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

The St. Bartholomew’s is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development, including

redevelopment, is respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design.

With this Overlay, if identified as a site for redevelopment, St. Bartholomew’s would be required to undergo a Streetscape Character Analysis along MacKay Street and Avon Lane to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018d).

2.1.3 - Development within 400 metres

Zoning By-Law Amendment (ZBLA) Application:

There are two active ZBLA applications that are within 400 metres of St. Bartholomew’s. These include:

- 9 Rideau Gate Street: proposal to amend the current R1 zoning to allow for an office use on the site, and reduce the required parking from 4 to 2 spaces.
- 225 MacKay Street: proposal to rezone the property from I1A to R4S[xxxx] to accommodate the construction of a three-storey semi-detached residential building.

Heritage Application:

There is one active Heritage application within 400 metres of St. Bartholomew’s:

- 227 MacKay Street: proposal to demolish and construct a new building within the New Edinburgh Heritage Conservation District (City of Ottawa, n.d.).

These applications exhibit an increasing level of new development and redevelopment within the area for residential buildings, and redevelopment within the New Edinburgh Heritage Conservation District.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. Bartholomew’s is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City.

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa’s Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018b).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018b).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established (City of Ottawa, 2018k). It would be possible to propose a development that is dissimilar to what currently exists along King Edward Avenue and/or Daly Avenue, while retaining compatibility, so long as the development works well with the surrounding form and functions (City of Ottawa, 2018b).

2.3.3 - Affordable Housing (OP s.2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. Bartholomew’s is permitted to develop some form of affordable housing on the property (City of Ottawa, 2018b).

2.4 Zoning Review

St. Bartholomew’s is currently zoned “Minor Institutional Zone, (I1A)” in the City of Ottawa’s Zoning By-law 2008-250. “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018c).



Figure 4.5-1: Property Zoning

2.5.3 - Permitted Uses

I1A zoning allows numerous land-uses on the property of St. Bartholomew’s, including institutional, residential, recreational and limited commercial uses.

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Analysis of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Bartholomew’s demonstrates that the area surrounding the site is primarily residential, with some nearby services and amenities, and some public transportation options.

3.2 - Walkability

Walk Scores are measured by Ward and address, and range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (Walk Score, 2018). St. Bartholomew’s has a Walk Score of 52, which is considered “somewhat walkable.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Bartholomew’s’ lower walk score is likely due to a lack of services and amenities in the immediate surrounding area, and long street blocks.

Table 4.5-1: Services and amenities within 1.5km. Data from WalkScore and GeoOttawa, 2018.

Service/Amenity	Number
Coffee Shops	17
Restaurants	11
Supermarkets	4
Parks	20
Schools	11
Commercial Uses	43
Essential amenities (e.g. banks, pharmacy, barber, etc.)	26
Food Banks	1
Community Gardens	5
Employment Services	0
Child Care Centres	11
Government Community and Social Support Centres	0

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. Transit near St. Bartholomew’s is only considered “good,” with a score of 52 (Walk Score, 2018). For comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66. St. Bartholomew’s’ lower score is likely due to a lack of transit routes running near the site, and low frequency of buses on existing routes.

3.4 - Bicycling

In contrast to Walk and Transit scores, which are measured by address and Ward, Bike Scores are only measured for specific addresses. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Bartholomew's is considered a "very bikeable" with a score of 71. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100. The parish average for this report is 69. St. Bartholomew's high score is likely due to the abundance of nearby bike lanes and trails connecting the property to various parts of Ottawa, and a moderately high number of nearby amenities.

3.5 - Potential Development Opportunities

Considering the central location of St. Bartholomew's, the property and its users may benefit from a variety of redevelopment plans for Ottawa's downtown core. Particularly, the Community Design Plan for Beechwood Avenue may pose offset benefits for the New Edinburgh and Lindenlea Neighbourhoods. This plan intends to establish a pedestrian friendly mainstreet with traffic calming measures (City of Ottawa, 2018a). Additionally, intensification with 4-6-storey buildings, and a mix of land-uses, are encouraged in the general Beechwood area (City of Ottawa, 2018b). The possibility for more amenities and improved walkability are what will improve circulation and servicing for St. Bartholomew's.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, St. Bartholomew's' study area had a population of 6,598; this is a growth rate of 13.4 percent compared to the 2006 population. The study area had a population density of 1386.2 persons per square kilometre in 2016, and has an aging population. In 2006, the largest age cohort was between the ages of 45-59. In 2016, the largest age cohort was between the ages of 55-69, comprising 28 percent of the study area population.

Of 2835 private households in the study area in 2016, 60 percent were families, where 68 percent of Ottawa households were families. 52 percent of study area families had children, while 61 percent of families in Ottawa had children, in 2016.

Table 4.5-2: St. Bartholomew's study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	6,598	5,815
Population Density per sq/km	334.4	1386.2	1224.2
Most Prevalent Age Cohort	45-59	55-69	45-59
Number of Households		2,835	-
Prevalence of Families	68%	60%	-
Prevalence of Families With Children	61%	52%	-

4.2 - Income

Within the study area in 2016, 26 percent of households had a yearly before tax income of \$49,999 or less, 31 percent earned between \$50,000 and \$99,999, and 47 percent earned more than \$100,000. A higher proportion of Ottawa households were in the lowest income group, and a lower proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 11 percent of the 2016 study area population were considered low-income, while 12.6 percent were considered low-income in Ottawa. In 2016, approximately 23 percent of households in the study area spent 30 percent or more of their before-tax income on shelter costs; this is the same proportion as Ottawa in 2016.

Table 4.5-3: St. Bartholomew’s study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	26%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	31%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	47%
Prevalence of Low-income earners (LIM)	12.6%	11%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	23%

4.3 - Housing

In 2016 there were 2,825 occupied private dwellings in the study area. 40 percent of private dwellings were apartment units, 36 percent were rowhouses/duplexes, and 24 percent were single detached homes. There was almost an even divide between those who rent and own dwellings in the study area in 2016: 56 percent of households were owners and 44 percent were renters, while 14 percent of renters lived in subsidized housing. In comparison, 66

¹ ¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

percent of Ottawa households were owners, 34 percent were renters, and 16 percent of renters lived in subsidized housing.

Table 4.5-4: St. Bartholomew’s study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	2,825
Prevalence of Single Detached Dwellings	42%	24%
Prevalence of Row Houses/Duplexes	27%	36%
Prevalence of households who live in apartments	31%	40%
Prevalence of households who rent dwellings	34%	44%
Prevalence of households who own dwellings	66%	56%
Prevalence of rental households who live in subsidized housing	16%	14%

4.4 - Summary of Demographic Data

The study area can be described as an aging area, with incomes on par with the City of Ottawa as a whole. The study area has a healthy mix of dwelling types, as well as household composition.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around St. Bartholomew’s include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation’s (CMHC) Housing Market Information Portal database,

and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board: *Single Family House Prices in June 2018*, which was used to calculate the average price of houses in the neighbourhood. The second source is Agent in Ottawa (2018), which was used to extract information for average prices of one, two, and three-bedroom households in the Lindenlea – New Edinburgh neighbourhood – data pertains to houses that were listed on September 28, 2018.

5.1 Real Estate Data Analysis

5.1.1 Construction Starts

In 2017, there were 11 construction starts in the study area, comprised of 7 apartments, 2 single-detached houses, and 3 where the housing type and size are unidentified. Of the 13 Parish study areas in 2017, the average number of constructions starts was 203 (CMHC, 2018b). As such, development in the study area was very low.

Table 4.5-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

² “Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

Table 4.5-6: 2017 Construction starts in the St. Bartholomew’s study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	1	0	0	6	7
Homeowner	1	0	0	0	0
Rental	0	0	0	6	0
Condo	0	0	0	0	0

5.1.2 Vacancy Rates

In 2017, the average vacancy rate in the study area was 0.4 percent, which is much lower than Ottawa’s vacancy rate of 1.7 percent (CMHC, 2018b). The average vacancy rate of different housing types for the study area were also lower than Ottawa: one-bedroom suite was 0.3 percent compared to 1.4 percent in Ottawa, and two-bedroom suite was 0.8 percent compared to 2.1 percent in Ottawa.

Table 4.5-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.5-8: St. Bartholomew’s study area vacancy rate, rental rate, and housing prices (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	n/a	0.3%	0.8%	n/a	0.4%
Rental Rates 2017	\$850	\$869	\$1,090	\$2,095	1,137
Listing Price 2018	n/a	n/a	n/a	\$919,500	\$1,607,900

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available

5.1.3 - Rental Rates

The average 2017 rental rate in the study area was \$1,137, which is comparable to the average rental rate of \$1,136 in Ottawa. As expected, the average rental rates for varying suites were varied. The average 2017 rental rate for a bachelor unit in the study area was \$850 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$869 compared to \$1,002 in Ottawa. The average rate for a two-bedroom apartment in the study area was \$1,090 versus \$1,231 in Ottawa. The 2017 rental rate difference for three-bedroom units is an outlier: \$2,095 in the study area compared to \$1,435 in Ottawa (CMHC, 2018b).

5.1.4 - Housing Prices

In June 2018, the average price for a single-family house in the Rockcliffe Park neighbourhood was \$1,607,900; this was the most expensive neighbourhood in Ottawa. On September 28, 2018, there were a total of 2 house listed in Rockcliffe Park (Agent in Ottawa, 2018), indicating that the study area is very stable.

6 - Heritage

Several heritage regulations apply to St. Bartholomew’s. The property is an municipally designated heritage property under Part IV of the *Ontario Heritage Act*, R.S.O 1990, C. O.18, and is situated in the New Edinburgh Heritage Conservation District (HCD), under Part V of the *Ontario Heritage Act*. Part IV and V properties are subject to specific heritage requirements listed in the City of Ottawa’s Property Standards By-law (By-law 2013-416, s. 92). In addition, the property is subject to Section 60 of Ottawa’s Zoning By-Law 2008-250, referred to as the Heritage Overlay (City of Ottawa, 2018e).

It is important to recognize that none of these regulations have any bearing on the interior of the Church, meaning property owners can alter interiors as they see fit. Further, these regulations do not apply to how the building is being used. This means that the Church can be used for anything permitted by the zoning for the property.

6.1 - Individual Property Designation (IPD)

Ontario Heritage Act Part IV allows municipalities to designate individual properties as those of cultural heritage value or interest. To be designated, a property must meet one of a set of criteria in Ontario Regulation 9/06, a regulation under the *Ontario Heritage Act* (1998; 2017). Each designated property has a specific by-law listing reasons for designation, which most often consist of historical and physical design aspects of the property and buildings or structures on it. IPD by-laws automatically apply to all buildings and structures on the property unless the specific By-law states otherwise. **For St. Bartholomew’s, the designation By-law only makes reference to the exterior of the original 1868 Church, and not the additions west of the Church.** This will lead to different property management implications described below.

The *Ontario Heritage Act* has specific property management details for individually designated heritage properties within HCDs, as is the case for St. Bartholomew’s. If municipalities adopt an HCD Plan, HCD requirements for alteration, demolition, and erection of new structures apply, and IPD requirements under *Ontario Heritage Act* sections 30 and 33-34.4 do not. Since Ottawa has adopted an HCD Plan for the New Edinburgh HCD, IPD regulations for alteration, demolition, and erection of new structures do not apply. However,

maintenance requirements outlined in Ottawa’s *Property Standards By-law* require property owners to maintain heritage attributes listed in both the HCD Plan, and the IPD By-law (described in more detail in section 6.3 below).

6.2 - Heritage Conservation District (New Edinburgh, By-law 2001-44)

The New Edinburgh HCD Plan was adopted through a municipal by-law under the Ontario Heritage Act (2017, s. 41.1(2)). As such, the City has statutory jurisdiction to enforce property management regulations through the Plan. The New Edinburgh HCD Plan differentiates between “contributing” and “non-contributing” properties. Contributing buildings “contribute to the special character of the HCD through their history, architecture, and environment” (City of Ottawa, n.d., p. 15). Non-contributing buildings “do not contribute to the heritage character of the HCD” (City of Ottawa, n.d., p. 15). There are more property management implications for contributing than non-contributing buildings. For St. Bartholomew’s, **the original 1868 Church is classified as “contributing,” while the additions to the west are non-contributing.**



Figure 4.5-2: Display of heritage regulations as they apply to the property of St. Bartholomew’s.

6.2.1 - HCD Property Management

The *Ontario Heritage Act* requires owners of any property within an HCD to acquire a permit for alterations to the property or buildings or structures on the property (s. 42). The *Ontario Heritage Act* also allows municipalities to list “minor alterations” that do not require a permit in HCD Plans. “Minor alterations” listed in the New Edinburgh HCD Plan are:

- “Interior alterations”
- “Insulating, weather stripping, caulking”
- “Painting/paint colour (not including masonry surfaces)”
- “Paving or repaving an existing driveway”
- “Regular on-going building maintenance such as repointing and foundation repairs using appropriate methods”
- “Planting, gardening and minor landscaping that is in character with the streetscape” (City of Ottawa, n.d., p. 31).

The HCD Plan notes that large projects “such as demolition, new construction or a significant addition...require the approval of City Council after consultation with the Built Heritage Sub-Committee prior to the issuance of a heritage permits” (City of Ottawa, n.d., p. 31). For smaller projects, the process is less extensive and “approval may be delegated to staff” (City of Ottawa, n.d., p. 31).

The only circumstance in which a contributing property can be demolished is if it is destroyed by a natural disaster of fire, and is beyond repair (City of Ottawa, n.d.). It would be easier to receive a permit to demolish a non-contributing building, given plans to replace it with a similar building. New Construction must match “siting, form, and materials” of the surrounding streetscape, and be “sympathetic to the character of the HCD and meet the guidelines for new construction in Section 9.5.4” (City of Ottawa, n.d., s. 8.5.1(7)). **For St. Bartholomew’s, this means that additions to the west of the original Church could be rebuilt if desired (because they are non-contributing buildings). as long as they conform with guidelines in the New Edinburgh HCD Plan.**

6.3 - Property Standards By-law (By-law 2013-416)

In addition to all of the minimum requirements for upkeep of properties in the City of Ottawa *Property Standards By-law 2013-416*, designated heritage properties and those in HCDs have additional requirements (By-law 2013-416, s. 92). Property owners must:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (By-law 2013-416, s. 92(2)(d)).

Heritage attributes form the basis of regulations for heritage properties in the *Property Standards By-law*. For all buildings and structures on St. Bartholomew’s property, the heritage attributes listed in the New Edinburgh HCD Plan are applicable. Given that St. Bartholomew’s is listed as a heritage attribute in the HCD, the Church building and surrounding area demarcated by the red square in figure 1 must be maintained as close as possible to their original state.

The physical design elements of the reason for designation statement in the IPD By-law are the heritage attributes that must also be maintained as per the *Property Standards By-law*. These are:

- Rectangular footprint
- Low profile massing
- Stone exterior
- Steeply pitched roof
- Gabled dormers
- Pointed arched windows

- Stone Buttresses

6.4 - Heritage Overlay (Zoning By-law 2008-250, Section 60)

The heritage overlay is an element of the City of Ottawa Zoning By-law 2008-250. It is an added layer of protection for heritage properties whether they are designated under the *Ontario Heritage Act* or not. The purpose of the Heritage Overlay is “to encourage the retention of existing heritage buildings by offering zoning incentives to reuse the buildings, and to limit the size and location of additions to preserve the heritage character of the original building” (Zoning By-law S. 60).

The Heritage Overlay includes maintenance and redevelopment guidelines and limitations that must be complied with. Following are the main implications that apply to St. Bartholomew’s based on analysis of Section 60 of the City of Ottawa Zoning By-law 2008-250:

1. If demolishing and rebuilding, the new building must be “of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction” (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions “must be 60cm. greater than that of the wall of the building located closest to the side lot line” (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))
6. The only permitted projections from the current building are for accessibility ramps that comply with the minimum Building Code dimensions for “a ramp in a barrier-free path of travel” (s. 60(4)(a)).

6.4 - Heritage Summary

The New Edinburgh HCD Plan lists St. Bartholomew's Church as a heritage attribute in the HCD. Thus, the City of Ottawa recognizes the Church as a very important, meaningful building within New Edinburgh. This would present challenges for (re)development of the property, as heritage permits would be required. Further, any additions would likely need to be subordinate to the original Church, significantly limiting size. The heritage overlay limits size, scale, height, massing, and location of prospective additions, meaning that a zoning amendment would be needed in many development scenarios.

It might be possible to obtain a heritage permit to reconstruct the additions on the west side of the property. This is not a certainty, only a possible scenario which would require further discussion with Ottawa Staff. However, additions would need to respect the character of the area, meaning height of new buildings or structures would have to be similar to the residential houses surrounding the property. Further, heritage permit applications would require detailed plans for the reconstruction (City of Ottawa, n.d., s. 8.5.1(6)).

7 - Environmental Assessment

7.1 - Site Assessment

St. Bartholomew's Anglican Church is not situated within any significant environmental feature that would impede future development on the property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa's Urban Tree Conservation By-Law, and OP section 4.72, which deals with the Protection of Vegetation Cover in Ottawa.

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate

potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.2 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.5-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.5-10: Permitted Uses.

Permitted Uses:
community centre day care emergency service group home library museum municipal service centre one dwelling unit ancillary to a permitted use park place of assembly place of worship (By-law 2013-224) recreational and athletic facility residential care facility retail food store, limited to a farmers' market (By-law 2016-135) retirement home retirement home, converted, <i>see Part 5, Section 122</i> rooming house school shelter, <i>see Part 5, Section 134</i> sports arena training centre limited to job instruction/ training associated with a school (By-law 2008-341) urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)
for a retail food store, limited to a farmers' market, <ol style="list-style-type: none"> i. No building or structure other than one farmer's market stand is permitted; ii. The farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 m and the maximum size of the farmers' market stand is 28 square m, and; iii. Where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for ^_I1A H(15) – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

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St. Columba

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St. Columba



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 5,644, a 0.25% increase from 2006 The study area in 2016 had a population density of 664 persons per sq.km. The population is aging: 24% of the population is between the ages of 50-64. This is the largest age cohort In 2006, the largest age cohort was 40-54, which accounted for 25% of the population 63% of private households contain families (Ottawa = 68%) 59% of families have children (Ottawa = 61%) 	<ul style="list-style-type: none"> 31% of households earn \$49,999 or less (Ottawa = 27%) 28% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 41% of households earn over \$100,000 (Ottawa = 42%) 12.8% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 22% of households spend 30% or more of their yearly income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 2,510 occupied private dwellings in the area. This is a 2% increase since 2006 38% of private dwellings are rowhouses/duplexes, 36% of private dwellings are single detached homes and 27% are apartment units 56% of households own their private dwellings while 44% rent 28% of households that rent their dwellings live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

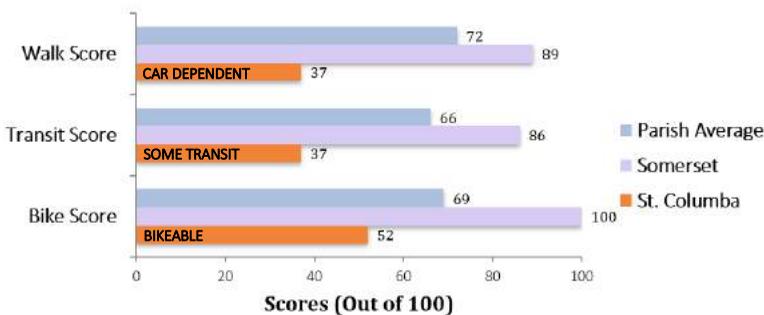
Site Context

Municipal Address: 24 Sandridge Rd
Neighbourhood: Rockcliffe Park
Ward: 13—Rideau—Rockcliffe
Lot Area: 4,674 square metres
Lot Width: 22 metres

St. Columba is located in northern Ottawa, adjacent to the Canadian Police College. The Parish is comprised of many members who grew up in the community. The area surrounding the site is mostly residential and green-space. With longer block lengths and calm traffic, the site is primarily car-oriented. The closest Anglican Church is St. Margaret's, 2.3 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	2
Restaurants	8
Supermarkets	0
Parks	7
Schools	3
Commercial Uses	1
Essential Amenities (Banks, Pharmacy, Barber etc.)	3
Food Banks	0
Community Garden	1
Employment Service	0
Child Care Centres	4
Government Community and Social Support Centres	0



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

There are no active development applications near St. Columba.

Real Estate Market

Mostly Single-Dwelling Construction Starts

In 2017, there were **69** homeowner construction starts in the study area, mostly comprised of **single-dwelling houses (43)**

Lower Vacancy Rate

In September 2017, the vacancy rate in the study area was **less than** the average in Ottawa (**1.3%** vs **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in Manor Park and Cardinal Glen (**\$610,100**) was **greater** than the average in Ottawa (**\$427,700**).

Above Rental Rates

In 2017, the average rental rate in the study area (**\$1,031**) was comparable to the rate in Ottawa (**\$1,136**).

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with purpose of **updating the Heritage Register**
- Area in which St. Columba's is located **currently under review** by City of Ottawa staff
- May be added in **Heritage Register** if City determines to be of **cultural heritage value or interest**
- HIP slated for completion in **next 1-2 years**—can periodically check whether added to Heritage Register within this time by contacting City

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input type="checkbox"/>	Urban Tree Conservation Report

Implication:

- No environmental constraints located within close proximity of the church

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**; along with compatible **commercial, institutional, and/or industrial** uses
- Sec. 2.2.2 **supports intensification**, particularly on Traditional Mainstreets, such as Montreal Road
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the city where residential uses are permitted

Zoning: "I1A—Minor Institutional Zone" (Sec. 169-170)

- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

Permitted Uses:

- Residential (apartment dwelling (all), rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer's market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • No current limiting heritage regulations • Property does not fall within a Secondary Plan or Community Design Plan • Nearly 85% of the property is undeveloped 	<ul style="list-style-type: none"> • Minimal nearby amenities and services • Area surrounding the site is not very accessible regarding walkability, access to transit and bikability • Limited permitted uses with current zoning

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1 - Introduction and Site Context

St. Columba Anglican Church is located at 24 Sandridge Road in the Rideau-Rockcliffe Ward and the Rockcliffe Park Neighbourhood. It is bounded by Sandridge Road to the north, and residential properties on the east, south and west. The surrounding neighbourhood is primarily residential, with the Canadian Police College located slightly northeast of the Parish property.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 24 Sandridge Road
Neighbourhood: Rockcliffe Park
Ward: 13 - Rideau-Rockcliffe
Legal Description: Plan M82 S Pt Lot 99; Sandridge S Lot 107 Ld W Pt; Lot 108 Arundel N Lot 107 Ld; W4 Lot 108 Arundel N
Property Identification Number: 042780211
Lot Area: 4,674 Square Metres
Lot Width: 22 Metres

2.1 - Policy Review

2.1.1 - Development Review Area

St. Columba is within the Central Area on the City of Ottawa’s Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. Columba is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development, including redevelopment, is

respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design.

With this Overlay, if identified as a site for redevelopment, St. Columba would be required to undertake a Streetscape Character Analysis along Sandridge Road to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018f).

2.1.3 - Development within 400 meters

There are no active development applications within 400 meters St. Columba.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on land-use planning matters of provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014, p. 1). Section 1.1.3. of the PPS promotes both intensification and redevelopment of “built-up areas” to facilitate efficient use of land where existing infrastructure and public service facilities already exist; this form of development minimizes public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan, and Schedule B - Urban Policy Plan. St. Columba is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City.

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa's Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018b).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase its supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods.

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character (City of Ottawa, 2018b). Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, it is possible for St. Columba to propose a development that is dissimilar to what currently exists along James Street or Kent Street and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. Columba would be permitted to develop some form of affordable housing on the property if desired.

2.4 - Zoning Review



Figure 4.6-1: Property Zoning

St. Columba is currently zoned "Minor Institutional Zone, (I1A)" in the City of Ottawa's Zoning By-law 2008-250. "The purpose of the I1-Minor Institutional Zone is to 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" (City of Ottawa, 2018b, n.p.).

2.4.3 - Permitted Uses

With the I1A zone, St. Columba is can use the property for institutional, residential, recreational and limited commercial uses.

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Columba facilitate understanding of nearby circulation and servicing. The area surrounding St. Columba is primarily residential and car-oriented, with minimal nearby services, amenities, and public transportation options (WalkScore, 2018).

Table 4.6-1: Services and amenities within 1.5km. Data from WalkScore and GeoOttawa 2018

Service/Amenity	Number
Coffee Shops	2
Restaurants	8
Supermarkets	0
Parks	7
Schools	3
Commercial Uses	1
Essential amenities (e.g. banks, pharmacy, barber, etc.)	3
Food Banks	0
Community Gardens	1
Employment Services	0
Child Care Centres	4
Government Community and Social Support Centres	0

3.2 - Walkability

Walk Scores are measured by ward and address on a scale of 0-100, based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Columba has a Walk Score of 37, which is considered “car dependent” (Walk Score, 2018, n.p.). For comparison, according to Walk Score, the most walkable ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Columba’s very low Walk Score is likely due to lack of nearby amenities, and long block lengths.

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and distance to nearest stops. The area surrounding St. Columba has “some transit” with a score of 37 (Walk Score, 2018, n.p.). For comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit” (Walk Score, 2018, n.p.). Of the thirteen Parishes of analysis for this report, the average Transit Score is 66. St. Columba’s very low Transit Score may be due to the lack of transit routes running near the site, and the low frequency of buses on these routes.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Columba is considered “bikeable” with a score of 52. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score is considered a “biker’s paradise.” Of the thirteen Parishes of analysis for this report, the average Bike Score is 69. While there are some bike lanes along the Ottawa River and Beechwood Avenue, there are no designated bike lanes within the immediate area. Coupled with minimal nearby amenities and services, this gives reasoning for St. Columba’s relatively low Bike Score.

3.5 - Potential Development Opportunities

Considering St. Columba’s central location, the site may indirectly benefit from a variety of redevelopment plans for Ottawa’s downtown core. Intensification and high-density redevelopment are generally supported throughout Central Ottawa Wards, including Rideau-Rockcliffe (City of Ottawa, 2018i). However, the area surrounding St. Columba is not specifically targeted for intensification. Outside targeted areas, compatible redevelopment with the surrounding neighbourhood is supported. There are no redevelopment plans proposed for the area surrounding St. Columba.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. Columba had a population of 5,644; this is a growth rate of 0.25 percent compared to the 2006 population. The study area population is growing very slowly compared to Ottawa as a whole, which grew by 15 percent from 2006-2016. The 2016 study area population density was 664.4 persons per square kilometre. The study area has an aging population. In 2016, the largest 15-year age cohort was 50-64, comprising 24 percent of the population. The 50-64 age cohort was also the largest in 2006, comprising 32 percent of the population.

Of the 2,505 study area households in 2016, 63 percent were families, and 59 percent of families had children. In comparison 68 percent of households in Ottawa were families, and 61 percent of families had children.

Table 4.6-2: St. Columba’s study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	5,644	5,660
Population Density per sq/km	334.4	664.4	665.8
Most Prevalent Age Cohort	45-59	50-64	50-64
Number of Households	373,755	2,505	-
Prevalence of Families	68%	63%	-
Prevalence of Families With Children	61%	59%	-

4.2 - Income

In 2016, 31 percent of households earned less than of \$49,999 per year (before tax), 28 percent earned between \$50,000 and \$99,999, and 41 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a slightly higher proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 14 percent of the study area population were considered low-income in 2016, while 12.6 percent of the Ottawa population was considered low-income. In 2016, approximately 22 percent of households in the study area spent 30 percent or more of their before-tax income on shelter costs, which is almost equal to the 23 percent rate in Ottawa as a whole.

Table 4.6-3: St. Columba's study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	31%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	28%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	41%
Prevalence of Low-income earners (LIM)	12.6%	14%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	22%

4.3 - Housing

In 2016 there were 2,510 occupied private dwellings in the study area. 48 percent of households were rowhouses/duplexes, 36 percent were single-detached homes, and 24 percent were apartment units. There was almost an even divide between those who rent and own dwellings. 56 percent of study area households owned their dwellings, and 44 percent rented their dwellings, and 28 percent of renter households lived in subsidized housing. In comparison, 66 percent of Ottawa households owned their dwellings, 34 percent rented, and 16 percent of rental households live in subsidized housing in 2016.

Table 4.6-4: St. Columba's study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	2,510
Prevalence of Single Detached Dwellings	42%	36%
Prevalence of Row Houses/Duplexes	27%	48%
Prevalence of households who live in apartments	31%	24%
Prevalence of households who rent dwellings	34%	44%
Prevalence of households who own dwellings	66%	56%
Prevalence of rental households who live in subsidized housing	16%	28%

4.4 - Summary of Demographic Data

The St. Columba study area has an aging population with a large proportion of households earning more than \$100,000 per year (before tax). Housing type and tenure in the study are a relatively mixed, with a high rate of renters living in subsidized housing.

5 - Residential Real Estate Analysis

Indicators for the residential real estate analysis around St Columba include: construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018.

The data for construction starts, vacancy rates, and average rental rates are extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database and are geographically based on the 2016 Census Tract (CT) level¹. Then through a GIS analysis of the data, a dataset is generated pertaining to CTs that are either touching or within 800-metre radii of the parish, referred as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ontario Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, which is used to calculate the average price of houses in the neighbourhood. The second source is Agent in Ottawa (2018), which is used to extract information for average prices of single, double, and triple-bedroom households in the Rockcliffe Park neighbourhood – data pertain to houses that were listed on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 69 construction starts in the study area, 43 of which were single-detached dwellings. The average number of construction starts in the thirteen Parish study areas in 2017 was 195 (CMHC, 2018b). Therefore, development in the study area was slightly less than average when compared to the 13 other Parish study areas.

Table 4.6-5: 2017 Construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.6-6: 2017 Construction starts in St. Columba's study area (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	43	9	17	0	69
Homeowner	43	9	17	0	69
Rental	0	0	0	0	0
Condo	0	0	0	0	0

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 1.3 percent, which is slightly less than Ottawa's 2017 vacancy rate of 1.7 percent (CMHC, 2018b). Data for average 2017 vacancy rates of different housing types in the study area is limited. The 2017 vacancy rate for two-bedroom dwellings in the study area was slightly lower than Ottawa: 0.9 percent compared to 2.1 percent respectively.

Table 4.6-7: Ottawa's vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018)

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.6-8: St Columba’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	0	0	0.9%*	n/a	1.3%
Rental Rates 2017	n/a	\$929*	\$1,035	\$1,065*	\$1,040
Listing Price 2018	n/a	\$149,900*	\$389,633	\$467,944	\$610,100

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available

5.3 - Rental Rates

The average 2017 rental rate for the study area was \$1,040, which is slightly less than the average 2017 rental rate of \$1,136 in Ottawa. As expected, average rental rates for varying house sizes were also comparable: the average rate for a one-bedroom unit in the study area was \$929 compared to \$1,002 in Ottawa. The average rate for two-bedroom apartments in the study area was \$1,035 compared to \$1,231 in Ottawa. Three-bedroom units were an exception, in that the study area rental rate was \$1,065, where the Ottawa rate was \$1,435 (CMHC, 2018b).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the Manor Park, Cardinal Glen neighbourhood was \$610,100, which was greater than the average housing price of \$427,700 in Ottawa. On September 28, 2018, 11 houses were listed in Manor Park, Cardinal Glen (Agent in Ottawa, 2018), which is slightly below the 13-Parish average of 18. Thus, the study area will likely remain relatively stable and desirable in the near future.

6 - Heritage

St. Columba’s currently has no heritage regulations. However, it falls within an area of current review for Ottawa’s Heritage Inventory Project (HIP). The HIP is an Ottawa-wide survey of potential properties of heritage interest, with the purpose of updating Ottawa’s Heritage Register (HR). The HIP is slated for completion some time in 2019. As such, it is important to periodically assess whether the Church is added to the HR within the next year and a half.

6.1 - Ottawa’s Heritage Register

Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 allows municipalities to list properties of cultural heritage value or interest to their City, on a municipal HR. Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days’ notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, s. 27(3)). The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation (IPD). Recommendations for IPD can also be made by the property owner, members of the community, or the Minister of Tourism, Culture, and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it.

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all permits received are void during this timeframe (*Ontario Heritage Act*, s. 30(1)). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.4).

6.2 - Individual Heritage Property Designation (IPD) (*Ontario Heritage Act, Part IV*)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Heritage Toolkit, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act, 2017, s. 29(5)*). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act, 2017, s. 33(13)*).

6.2.1 - Implications of IPD

Each designated property has a specific By-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff). As per *Ontario Heritage Act* section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the designation by-law will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of *Ontario Heritage Act* section 33 as written prior to a 2002 OHA amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act, 1998, s. 33*).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The

Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act, 2017, 34(2)*).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act, 2017, s. 34.1*).

6.2.1.2 - Property Standards By-law (*By-law 2013-416*)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (s. 92). Owners of designated properties or those in a heritage conservation district must:

- "maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure" (s. 92(1)(a))
- "maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes" (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (s. 92(2)(b-c)). If original materials are not available, the alternative must "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)). For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes.

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an

estimated cost of \$5000, the City would provide up to \$2500. Property owners “can apply for grant funding once every two years” (City of Ottawa, 2018d).

7 - Environmental Analysis

7.1 - Site Analysis

St. Columba Anglican Church is not situated within any significant environmental feature. Furthermore, this analysis confirms that there are no environmental factors that would impede any future developments.

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa’s OP. Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa’s OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018b)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.6-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.6-10: Permitted Uses.

Permitted Uses:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)

Detailed policies for I1A – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

9 - References

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St. James Leitrim

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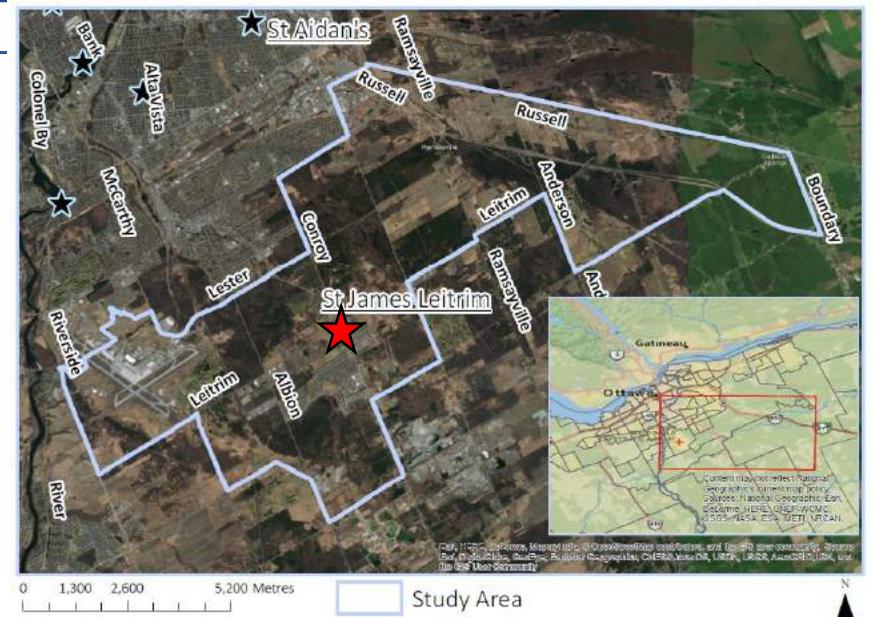
St. James', Leitrim



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 9,837, a 320% increase from the 2006 population In 2016, the study area had a population density of 129.36 person per sq.km. The study area is dominated by families (88% of private households are families) 32% of the population is below the age of 19 and 33% of the population is between the ages of 30-49 	<ul style="list-style-type: none"> 38% of households earn \$49,999 or less (Ottawa = 27%) 32% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 30% of households earn over \$100,000 (Ottawa = 42%) Approximately 8.1% of the population is considered to be low income (Ottawa = 12.6%) 21% of households spend 30% or more of their yearly income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 3,055 private dwellings in the study area. This is a 277.16% increase in dwellings since 2006 50% of private dwellings are single detached homes 43% of private dwellings are row houses/semi-detached homes 6% of private dwellings are apartments There is no subsidized housing in the surrounding areas of the church

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

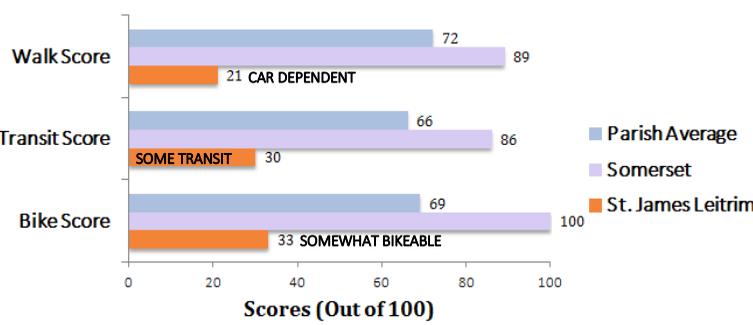
Site Context

Municipal Address: 4540 Bank St
Neighbourhood: Riverside South
Ward: 22-Gloucester South-Nepean
Lot Area: 1,818 square metres
Lot Width: 43 metres

St. James Leitrim has historical routes in the Leitrim community having been established in 1853. The Parish serves a variety of ages, with an active Children's Program run out of the church. The area surrounding the site is primarily rural and agricultural with sparse pockets of suburban residential development. The closest Anglican Church is St. Thomas the Apostle Anglican Church, 7.7km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	1
Restaurants	5
Supermarkets	0
Parks	3
Schools	1
Commercial Uses	1
Essential Amenities (Banks, Pharmacy, Barber etc.)	8
Food Banks	0
Community Garden	0
Employment Service	0
Child Care Centres	1
Government Community and Social Support Centres	0



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

Currently, there are two active Site Plan Control Applications near the site which includes the proposal of 6 low-rise residential use buildings and another for a place of worship.

Real Estate Market

Many Construction Starts
 In 2017, there were **317** construction starts in the study area, mainly comprised of **single (132)** and **row (39)** houses



Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input checked="" type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Reference List

- **Internal document** used by Heritage staff to assist in the review of **building permits** and **development applications**
- **No** (re)development or property management **implications**

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with purpose of **updating the Heritage Register**
- Area in which St. James Leitrim is located is **currently under review** by City of Ottawa staff.
- Because Church is on HRL, **may be added** to the Heritage Register in the next **1-2 years** as a result of HIP

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input checked="" type="checkbox"/>	Significant Environmental Features ¹
<input type="checkbox"/>	Urban Tree Conservation Report

Significant Environmental Features

- Located within **50 metres** of Ottawa's Greenbelt. Future developments on lands designated under the Greenbelt are required to respect the Greenbelt's character, irrespective of location in a rural or urban setting

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**; along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

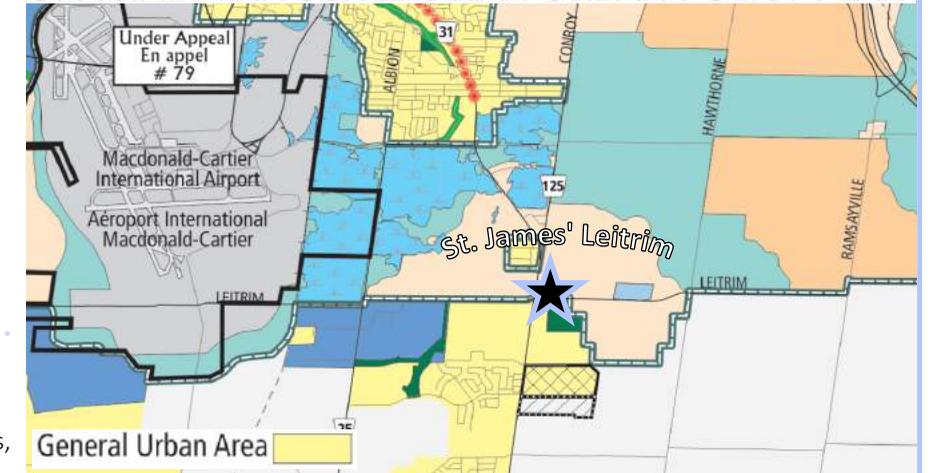
Leitrim Community Design Plan:

- St. James Leitrim is designated as 'Institutional'. It is intended that this area be reserved for uses such as schools, places of worship, community centres, government offices, retirement homes, libraries, fire and police stations or other similar uses. The Leitrim Community Design Plan does not provide any other site-specific policies for this property

Zoning: "I1E - Minor Institutional Zone" (Sec. 169-170)

- The minimum required setback from a residential zone is one metre per metre of building height to a maximum of ten metres; the minimum required yard setback from any other zone is one metre and the maximum permitted height is 18 metres
- **Maximum Permitted Height:** 15 metres (approximately 4.5 storeys)

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN

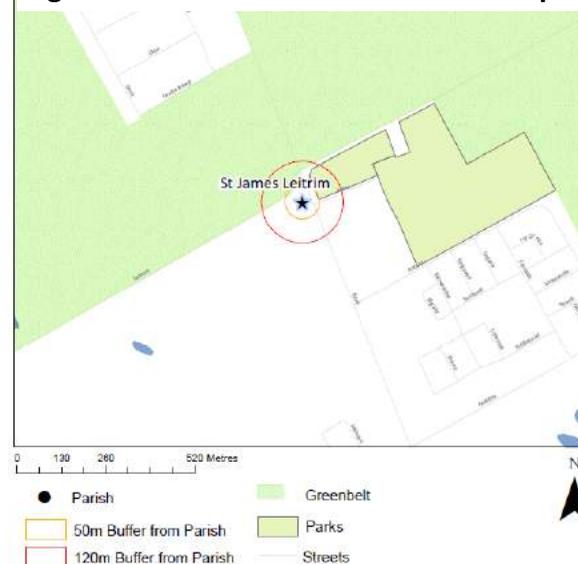


Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to farmers market)
- Institutional (places of worship, place of assembly, community centre etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Significant Environmental Features Map



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • No current heritage limitations • Official Plan supports intensification of suburban communities • Plans to widen Bank Street from two lanes to four between Leitrim Road and the Earl Armstrong Road Extension • Close proximity to Bank Street could allow for a high-density development through rezoning • Leitrim is a developing community with the potential for growth 	<ul style="list-style-type: none"> • Limited nearby services and amenities • Minimal nearby services and amenities • Poor circulation regarding walkability, access to transit and bikeability • Limited permitted uses with current zoning • Community Design Plan designates the site for institutional use • Located within 50 metres of Ottawa's Greenbelt

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1 - Introduction and Site Context

St. James Leitrim Anglican Church (St. James from hereon in) is located at 4540 Bank Street in the Gloucester-South Ward and the Riverside South-Leitrim Neighbourhood. It is bounded by Leitrim Road to the north, Bank Street to the east, a senior's centre to the south, and Ottawa Fire Station 32 to the west. The surrounding neighbourhood is primarily rural and agricultural land, with some residential and limited commercial uses nearby.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 4540 Bank Street, Hwy 31

Neighbourhood: Riverside South - Leitrim

Ward: 22 - Gloucester South - Nepean

Legal Description: Con 4rf N Pt Lot 16

Property Identification Number: 043280197

Lot Area: 1,818 Square Metres

Lot Width: 43 Metres

2.1 Policy Review

2.1.1 - Development Review Area

St. James is within the South Area on the City of Ottawa's Development Review Map. In terms of land use, the South Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Development within 400 metres

There are two active SPC applications that are within 400 metres of St. James Leitrim. These include:

- 3310 Leitrim Road which is a proposal to construct a place of worship; and
- 99 Fairweather Street which is a proposal for a 6 low-rise residential building that will contain a total of 72 units.

These applications exhibit development within the area that are in compliance with the Land Use Plan of the approved Community Design Plan.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all "decisions affecting planning matters shall be consistent with" the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of "built-up areas" to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. James Leitrim is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City.

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa's Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018b).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018b).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional and where new development, including redevelopment, is respectful of the established character of the street. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established (City of Ottawa, 2018b).

If chosen as a site for redevelopment, it is possible for St. James Leitrim to propose a development that is dissimilar to what currently exists along James Street or Kent Street and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s.2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. James would be permitted to develop some form of affordable housing on the property if desired.

2.4 Leitrim Community Design Plan (LCDP)

St. James Leitrim falls within the boundaries of the LCDP, which was adopted by Council in July 2005. The Plan is intended to serve as a development concept plan, and servicing study, that will be used as a development guide in the LCDP study area. The LCDP study area is bounded by Leitrim Road to the north, Bank Street to the east, Earl Armstrong Road extension to the south, and Albion Road to the west (The Planning Partnership et al., 2005).

2.4.1 - Policy Direction

Section 4 of the LCDP provides direction for Land Use Distribution within the study area (City of Ottawa, 2018f). The LCDP identifies the property of St. James Leitrim as institutional, which is consistent with zoning for the property (City of Ottawa, 2018c). The intent is for the property to be reserved for uses such as schools, places of worship, community centres, government offices, retirement homes, libraries, fire and police stations, and similar uses. The LCDP does not provide any other site-specific policies for the property.

2.5 Zoning Review

St. James Leitrim is currently zoned “Minor Institutional Zone (I1E)” in the City of Ottawa’s Zoning By-law 2008-250. “The purpose of the I1-Minor Institutional Zone is to 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 (City of Ottawa, 2018e, n.p.).



Figure 4.7-1: Property Zoning

2.5.1 - Permitted Uses

With the I1E zone, St. James Leitrim could have institutional, residential, recreational and limited commercial land-uses on the property (City of Ottawa, 2018e).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. James facilitate understanding of nearby circulation and servicing. The area surrounding St. James has a variety of land uses, with many nearby services, amenities, and public transportation options.

3.2 - Walkability

Walk Scores are measured by ward and address, ranging from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. James has a Walk Score of 21, which is considered “car dependent.” For comparison, the most walkable Ward in Ottawa is Somerset, with a score of 89 (WalkScore, 2018). The parish average for this report is 72. St. James’ extremely low score is likely due to the lack of nearby amenities and services and long block lengths.

Table 4.7-1: Services and amenities within 1.5km (geoOttawa, 2018; WalkScore, 2018)

Service/Amenity	Number
Coffee Shops	1
Restaurants	5
Supermarkets	0
Parks	3
Schools	1
Commercial Uses	1
Essential amenities (e.g. banks, pharmacy, barber, etc.)	8
Food Banks	0
Community Gardens	0
Employment Services	0
Child Care Centres	1
Government Community and Social Support Centres	0

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on frequency and type of nearby transit routes, and distance to nearest stops. According to Walk Score (2018), St. James has “some transit,” with a score of 30. As a comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66. St. James’ much lower score is likely due to lack of nearby transit stops and routes, and the infrequent buses on existing routes.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not for Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. James is considered “somewhat bikeable” with a score of 33. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist

Anglican Church is located within the Somerset Ward and has a Bike Score of 100, which is considered a “biker’s paradise.” The parish average for this report is 69. St. James Leitrim’s low Bike Score may be due to the lack of nearby bike lanes and nearby amenities.

3.5 - Potential Development Opportunities

Ottawa’s Official Plan encourages intensification of suburban communities. This support has resulted in a 70 percent increase of suburban residential densities (City of Ottawa, 2018a). As suburban residential development continues, there could be an increase in amenities to service the growing population. Due to the significant population increase, Leitrim was required to create a Community Design Plan. The LCDP (described in section 2.4 above) intends to develop a concept plan and servicing study that will guide anticipated future development (City of Ottawa, 2018e). Ottawa also intends to widen Bank Street from two lanes to four between Leitrim Road and the Earl Armstrong Road Extension (City of Ottawa, 2018e). These factors may help improve the connectivity and circulation surrounding St. James Leitrim.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. James Leitrim had a population of 9,837. The study area experienced a population boom from 2006 to 2016, during this time there was a 320 percent increase in population. The study area in 2016 had a population density of 129.4 persons per square kilometre. The study area is dominated by children and middle-aged

adults: 32 percent of the population is under the age of 19 and 33 percent of people are between the ages 30-44. In 2016 the most prevalent age cohort was 30-44.

The study area is dominated by families, 88 percent of 3,050 private households are families, 74 percent of families have children. In comparison 68 percent of Ottawa households are families and 61 percent of families have children.

Table 4.7-2: St. James Leitrim study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	9,837	2,342
Population Density per sq/km	334.4	129.4	30.8
Most Prevalent Age Cohort	45-59	30-44	30-44
Number of Households		2835	-
Prevalence of Families	68%	88%	-
Prevalence of Families With Children	61%	74%	-

4.2 - Income

Within the study area in 2016, 14 percent of households earned less than of \$49,999 per year (before tax), 30 percent earned between \$50,000 and \$99,999, and 56 percent earned \$100,000 or more. A much higher proportion of Ottawa households were in the lowest income group, and a lower proportion were in the highest income group. In Ottawa, 27 percent of households earn less than \$49,999 per year (before tax), 31 percent earn between \$50,000 and \$99,999, and 42 percent earn \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 9 percent of the 2016 study area population were considered low-income, compared to 12.6 of households in the City of Ottawa. In 2016,

¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different

approximately 21 percent of households in the study area spent 30 percent or more of their income on shelter costs. This is just below the 23 percent rate in Ottawa as a whole.

Table 4.7-3: St. James Leitrim study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	43%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	33%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	24%
Prevalence of Low-income earners (LIM)	12.6%	21%
Prevalence of households who spend 30% or more of annual income on housing.	23%	35%

4.3 - Housing

In 2016, there were 3055 private occupied dwellings in the study area, a major increase of 277 percent compared to 2006. Of the 3055 dwellings, 50 percent are single detached dwellings, 44 percent are rowhouses/duplexes, and 6 percent are apartments. 89 percent of households are owner households. In 2016 there was not any rental subsidized housing in the study area. In comparison, 42 percent of Ottawa’s households live in single detached dwellings, 66 percent are owners, and 16 percent of rental households live in subsidized housing.

household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

Table 4.7-4: St. James Leitrim study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	2,825
Prevalence of Single Detached Dwellings	42%	50%
Prevalence of Row Houses/Duplexes	27%	44%
Prevalence of households who live in apartments	31%	6%
Prevalence of households who rent dwellings	34%	11%
Prevalence of households who own dwellings	66%	89%
Prevalence of rental households who live in subsidized housing	16%	0%

4.4 - Summary of Demographic Data

The study area can be described as a family dominated area which was subject to an extreme increase in the population between 2006-2016. The area has a very high proportion of households that earn more than \$100,000 a year.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around St. James include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses between 2017 and 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic

² "Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program" (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (Ottawa Neighbourhood Study, 2018). The data is derived from two sources. A table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, is the first source; it was used to calculate the average price of houses in the neighbourhood. Agent in Ottawa (2018) is the second source; it was used to extract information for average listing prices of one, two, and three-bedroom households in the Riverside South – Leitrim neighborhood. Agent in Ottawa (2018) data pertains to houses that were listed on September 28, 2018.

A site visit and planning analysis led to conclusion that the area surrounding St. James is mainly rural and industrial, with new greenfield developments in the early stages. Due to these factors, data pertaining to vacancy rates, average housing prices, and rental rates is unavailable.

5.1 Real Estate Data Analysis

5.1.1 - Construction Starts

In 2017, there were 317 construction starts in the area, mainly comprised of single-detached dwellings (132) and row houses (180). The average construction starts of the thirteen study areas in 2017 was 195 (CMHC, 2017), leading to the conclusion that development in the study area is very high, and will likely continue at the current pace, or faster.

Table 4.7-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.7-6: Construction starts in St. James Leitrim's study area in 2017 (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	132	0	180	5	317
Homeowner	132	0	180	5	317
Rental	0	0	0	0	0
Condo	0	0	0	0	0

6 - Heritage

St. James' only current heritage regulation is listing on Ottawa's Heritage Reference List (HRL). The HRL is an internal document for staff to keep track of prospective heritage properties for development review purposes, and carries no immediate development implications. However, the Church falls within an area of current review for Ottawa's Heritage Inventory Project (HIP). The HIP is a survey of potential properties of cultural heritage value or interest throughout the entire urban area in order to update Ottawa's Heritage Register (HR). The HIP is slated for completion some time in 2019 (City of Ottawa, 2018b); as such, it is important to periodically assess whether St. James is added to the HR within the next year and a half. Once the HIP is complete, the HRL will no longer exist (City of Ottawa, 2018b).

6.1 - Ottawa's Heritage Register

Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 allows municipalities to list properties of cultural heritage value or interest to their City on a municipal HR. Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days' notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, s. 27(3)). The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation (IPD). Recommendations for IPD can also be made by the property owner, members of the community, or the

Minister of Tourism, Culture, and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it (*Ontario Heritage Act*, 2017).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all permits received are void during this timeframe (*Ontario Heritage Act*, s. 30(1)). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.4).

6.2 - Individual Heritage Property Designation (IPD) (*Ontario Heritage Act*, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Ministry of Culture, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act*, 2017, s. 29(5)). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act*, 2017, s. 33(13)).

6.2.1 - Implications of IPD

Each designated property has a specific By-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff). As per *Ontario Heritage Act* section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the designation by-law will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of *Ontario Heritage Act* section 33 as written prior to a 2002 OHA amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act*, 1998, s. 33).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act*, 2017, 34(2)).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act*, 2017, s. 34.1).

6.2.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (City of Ottawa, 2016, s. 92). Owners of designated properties or those in a heritage conservation district must:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)). For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes.

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners “can apply for grant funding once every two years” (City of Ottawa, 2018d).

7 - Environmental Assessment

7.1 - Site Assessment

St. James Leitim is situated within Ottawa's Greenbelt. Future developments inside Greenbelt boundaries are required to respect the character of the Greenbelt and have minimal impact on the existing natural environment. These stipulations must be met regardless of whether the property is situated in an urban or rural context. This analysis confirms that the expertise of an environmental consultant may be required if there are any site alterations or developments made to the parish property (City of Ottawa, 2018a).

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate

potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa’s OP. Additional reports under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa’s OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

It should be noted that if a particular parish is identified to be within close proximity of a significant environmental feature, such as St. James Leitrim, future developments and site alterations on the parish property can still be achieved. However, an Environmental Impact Statement, in accordance with section 4.7.8 of the Official Plan, may be required to be administered by an environmental consultant during the development application process.

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (IIE - Minor Institutional)

Table 4.7-7: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m2)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone-7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.7-8: Permitted Uses.

Permitted Uses:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)
for a retail food store, limited to a farmers' market, <ul style="list-style-type: none"> i. No building or structure other than one farmer's market stand is permitted; ii. The farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 m and the maximum size of the farmers' market stand is 28 square m, and; iii. Where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for I1E – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

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St. John the Evangelist

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St. John the Evangelist



Site Context

Municipal Address: 154 Somerset St West
Neighbourhood: Centretown
Ward: 14—Somerset
Lot Area: 1,767 square metres
Lot Width: 33 metres

St. John the Evangelist Anglican Church is located in the heart of downtown Ottawa. It services a multi-ethnic and economically mixed demographic, with a focus on community outreach. The site has an abundance of nearby restaurants, commercial uses, schools, community gardens and childcare centres. The area surrounding the site has many short blocks, convenient bus routes, and bike lanes, making the site very accessible. The closest Anglican Church is St. Barnabas (0.9 km away)

WalkScore Performance

Service/Amenity	Number
Coffee Shops	124
Restaurants	416
Supermarkets	4
Parks	21
Schools	16
Commercial Uses	164
Essential Amenities (Banks, Pharmacy, Barber etc.)	78
Food Banks	1
Community Garden	10
Employment Service	3
Child Care Centres	15
Government Community and Social Support Centres	1

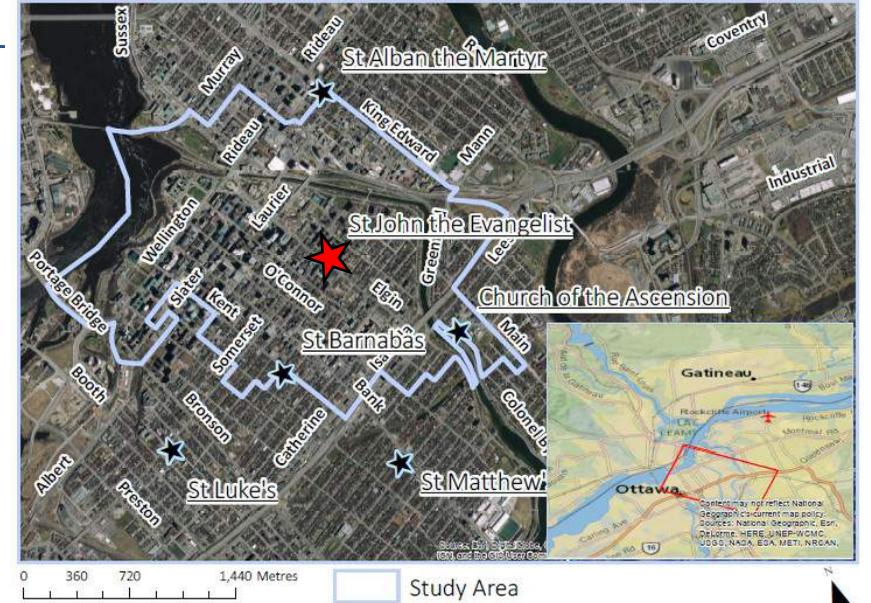
Active Development Applications (within 400 metres):

Currently, there are two active Site Plan Control Applications near the site which include a proposal for a 27-storey mixed-use building and a Zoning By-Law Amendment Application for two 27-storey residential use buildings.

Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population was 23,407. This is a 22.3% increase from 2006 In 2016, the study area had a population density of 5,573 people per sqkm Young adults are the most prevalent age group: 40% of the population is between the ages of 20-34 (Ottawa = 21%) Only 31% of private households contain families (Ottawa = 68%) Households that are owned by a single occupant are prevalent within the study area (62% of households are owned by a single occupant compared to Ottawa's 28% average) 	<ul style="list-style-type: none"> 42% of households earn \$49,999 or less (Ottawa = 27%) 33% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 25% of households earn over \$100,000 (Ottawa = 42%) 18.7% of the population is identified as in the lower income bracket. This is much higher than the 12.6% prevalence of low income earners in Ottawa as a whole 35% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 14,185 private dwellings in the study area. This is a 23.4% increase since 2006 91% of private dwellings are apartment units, 71% of private dwellings are in buildings with 5 or more storeys, 26% of apartment units are in buildings with less than 5 and 1% of apartment units are duplexes 77% of households rent their private dwelling spaces (Ottawa = 34%) 14% of renters live in subsidized housing

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Real Estate Market

Above Average Housing Prices

In June 2018, the average single-family home in Centretown (**\$657,800**) was **greater** than the average in Ottawa (**\$427,700**)

Condo Construction

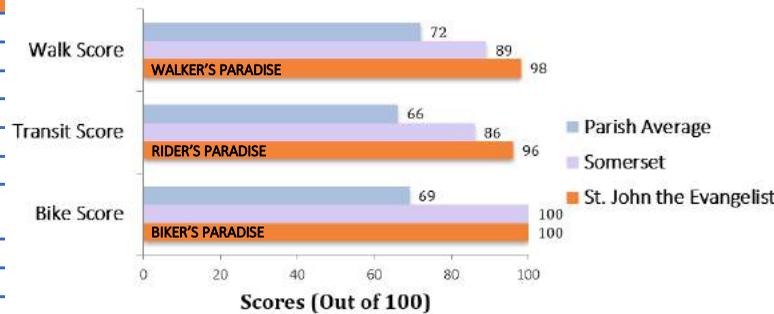
In 2017, there were **517** construction starts in the study area, mainly comprised of **condominium apartments (487)**

Low Vacancy Rates

In September of 2017, vacancy rates in the study area were **less than** the averages in Ottawa (**1.07%** vs. **1.7%**)

Average Rental Rates

In 2017, the average rental rate in the study area (**\$1,166**) was **comparable** to the rate in Ottawa (**\$1,136**)



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	Ontario Heritage Act Part IV
<input checked="" type="checkbox"/>	Heritage Conservation District	Centretown; By-law 259-97
<input type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law 2008-50, s.60
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Conservation District (HCD)

- **Alteration** of any part of the property, or **exterior of buildings or structures** on the property will require a permit from the City
- Permit from City required to **erect new buildings or structures**, and/or **to demolish or remove** a building or structure
- City of Ottawa is in **early stages of forming an HCD Plan** to more extensively and efficiently regulate District.

Property Standards By-Law (By-law No. 2014-316)

- Properties in HCDs are subject to **heritage-specific property management regulations**
- **Applicable heritage attributes** are physical design elements listed in the Centretown Heritage Conservation Study, sections IV.2.2 and IV.2.4
- Must maintain, preserve, and protect **heritage attributes** and aspects of property that support **heritage attributes**

Heritage Overlay

- **Demolished buildings** must be reconstructed at the same **scale, massing, volume, floor area** and in the same **location** as before demolition or removal (s.60(1))
- Limits the size, height and location of additions



Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including residential uses, along with compatible commercial, institutional, and/or industrial uses
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Centretown Secondary Plan and Centretown Community Design Plan

- Section 3.4.4 of the Centretown Secondary Plan acknowledges Somerset Street, Bank Street and Elgin Street as Mainstreets and encourages commercial activities along them as long as they respect the heritage character of the area
- Section 3.9.4 of the Centretown Secondary Plan and also the Centretown Community Design Plan identifies the subject property as a Mixed-Use Designation. In this designation, active uses such as retail are required on the ground floors of buildings, fronting onto Bank Street and Elgin Street and a continuous streetwall must be maintained. Retail is permitted on the second floor; otherwise, upper floors must be occupied by residential and/or office uses.

Zoning: "TM1[989] - Traditional Mainstreet, Urban Exception 989,)" (Sec. 197-198)

- As per Urban Exception 989, St. John the Evangelist must comply to site specific provisions including:
 - Required parking may be provided off site on the abutting lands to the east zoned R5G[990] H(32)
 - Minimum rear yard setback: 1m
- **Maximum permitted height:** 20 metres (no greater than 6 storeys)
- As per TM1 Subzone, the only permitted residential uses are dwelling units, group homes, converted retirement homes and rooming houses. These uses must be contained in a building where there is one or more permitted non-residential use

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others

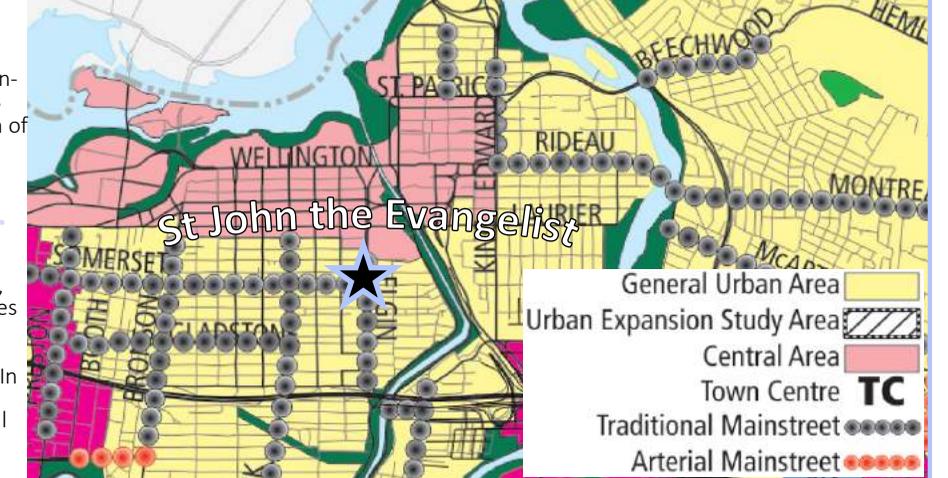
Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 centimetres** or more in diameter cannot be destroyed without City approval

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial (restaurant, retail store, convenience store etc.)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation, being the final implementing tool, shall prevail

Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • Abundance of nearby services, amenities, schools and childcare centres • Area surrounding the site is well served with numerous transit options and bike lanes • High-density development is supported on Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan • The Centretown Community Design Plan aims to create a more balanced transportation network for the area surrounding the church • The Parliament, UOttawa and Rideau LRT Confederation Line Stations will all be within a 15-minute walk from the site • Institutional buildings are not a major element of the Centretown HCD, meaning alterations may be more easily attainable than for Churches in other HCDs 	<ul style="list-style-type: none"> • Heritage Overlay limits size, height, and location of additions • Heritage Overlay limits reconstruction to scale, massing, volume, and floor area of original Church • Interim Control By-Law can prevent development if the property is rezoned to R1, R2, R3, or R4

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1 - Introduction and Site Context

St. John the Evangelist Anglican Church is located at 154 Somerset Street West in the Somerset Ward and the Centretown Neighbourhood. It is bounded by Somerset Street West to the north, Somerset Gardens Condominium on the east, residential and commercial uses on the south, and Elgin Street to the west. The surrounding neighbourhood has a broad mix of land uses, including residential properties and a variety of services and amenities.

2 - Land Use Policy and Regulatory Framework

<p>Municipal Address: 154 Somerset Street West</p> <p>Neighbourhood: Centretown</p> <p>Ward: 14 - Somerset</p> <p>Legal Description: Plan 15558 Lots 5 And 6 Pt; Lot 58 Rp 4r20909 Parts 1; And 2</p> <p>Property Identification Number: 041180285</p> <p>Lot Area: 1,767 Square Metres</p> <p>Lot Width: 33 Metres</p>
--

2.1 - Policy Review

2.1.1 - Development Review Area

St. John the Evangelist is within the Central Area on the City of Ottawa’s Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. John the Evangelist is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development and redevelopment are respectful of the main character of the established neighbourhood and corresponding street

character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, St. John the Evangelist would need to complete Streetscape Character Analyses along King Edward Avenue and Daly Avenue to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018e).

2.1.3 - Development within 400 meters

Site Plan Control (SPC) Application:

There are two active SPC applications that are within 400 metres of St. John the Evangelist. These include:

- 96 Nepean Street: proposal for a 27-storey mixed-use building that will contain 201 residential units; and
- 215 McLeod Street: proposal for a 4-storey embassy building.

Zoning By-Law Amendment (ZBLA) Application:

There is one active ZBLA application within 400 metres of St. John the Evangelist:

- 267 O’Connor Street: proposal to accommodate two, 27-storey residential buildings with retail on the ground floor.

These applications exhibit an increasing level of new development and redevelopment within the area, particularly for high-rise residential-use buildings.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities

already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. James is designated as Central Area in Schedule B, which outlines the Urban Policy Plan for the City. The Central Area is described as the economic and cultural heart of Ottawa and the symbolic heart of Canada. This is due to the mix of activities that occur there such as “employment, government, retail, housing, entertainment, and cultural activities” (City of Ottawa, 2018a). In areas designated as Central Area in the OP, a wide range of land uses is encouraged to enhance the level of diversity and attractiveness.

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018a).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character (City of Ottawa, 2018a). Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, it is possible for St. John the Evangelist to propose a development that is dissimilar to what currently exists along Bank Street, and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the OP supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental (City of Ottawa, 2018a). Zoning for the site allows residential uses including, but not limited to apartment dwellings (all types), retirement homes, and rooming houses (City of Ottawa, 2018g). As such, St. John the Evangelist would be permitted to develop some form of affordable housing on the property if desired.

2.4 - Centretown Secondary Plan (CTSP) (OP Volume 2a) and Centretown Community Design Plan (CTDP)

St. John the Evangelist falls within the boundaries of the Centretown Secondary Plan and Centretown Community Design Plan, which were adopted by Council in May 2013. These Plans are intended to guide development of Centretown, which is bounded by Gloucester Street and Lisgar Street to the north, Rideau Canal to the east, the Queensway to the south and Bronson Avenue to the west (City of Ottawa, 2013).

CTSP section 3.4.1 aims to preserve the consistent low-rise form, layout, and architectural quality of the houses west of Kent Street. The CTSP does not identify this area as one for intensification, and encourages character-enhancing development (City of Ottawa, 2013).

CTSP section 3.9.4, and the CTCDP, designate St. John the Evangelist as a residential property. In the designation, detached dwellings, semi-detached dwellings, converted houses, townhouses, and low-rise apartment buildings are permitted. Public open spaces are also permitted throughout residential areas (City of Ottawa, 2013).

2.5 - Zoning Review

St. John the Evangelist is currently zoned “Traditional Mainstreet, Urban Exception 989, (TM1[989])” in Ottawa’s Zoning By-law 2008-250. “The purpose of the Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan” (City of Ottawa, 2018h).

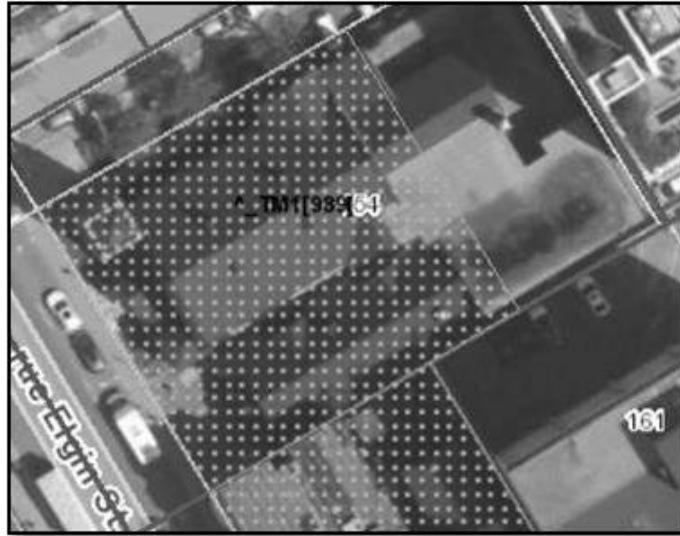


Figure 4.8-1: Property zoning for St. John the Evangelist (City of Ottawa, 2018c)

2.5.1 - Exception (Urban Exception 989)

Exceptions are variations to the Zoning By-Law’s permitted land uses and/or zoning provisions that property owner must comply to. As per Urban Exception 989, St. John the Evangelist has the following exceptions:

- required parking may be provided off site on the abutting lands to the east zoned R5G[990] H(32)
- minimum rear yard setback: 1 m
- no parking is required for the place of worship located at 138 Somerset Street West - despite Section 54, restaurant, full-service means a restaurant that sells, serves and prepares on-site food and beverages to patrons seated at tables, for consumption on the premises.

2.5.2 - Interim Control By-Law (By-Law No. 2018-257)

Interim Control By-Laws are temporary freezes on some land uses in an area to allow the City time to study and review its policies. This Interim Control By-Law affects R1, R2, R3, and R4 zoned lands within the study area. The City is reviewing land use planning policies that are associated with low-rise single detached and multi-unit dwellings with more than four bedrooms, in order to assess the impact of such dwellings on the public realm. Since St. John the Evangelist is not zoned R1, R2, R3, and R4, this Interim Control By-Law does not currently apply to the property. However, any residential development on the property would have to wait until the Interim Control By-law is closed on July 11, 2019.

2.5.3 - Permitted Uses

With the ^_TM1[989] zone, St. John the Evangelist is allowed numerous land-uses that include commercial, residential, recreational and institutional uses (City of Ottawa, 2018h).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions.

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. John the Evangelist facilitate understanding of nearby circulation and servicing. The area surrounding the site has a variety of land uses, with many nearby services, amenities, public transportation options, and bike lanes.

3.2 - Walkability

Walk Scores are measured by ward and address, ranging from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. John the Evangelist has a Walk Score of 98, which is considered a “walker’s paradise.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. John the Evangelist’s very high Walk Score is likely due to the abundance of nearby amenities and services, and short block lengths.

Table 4.8-1: Services and amenities within 1.5km. Data from WalkScore and GeoOttawa, 2018

Service/Amenity	Number
Coffee Shops	124
Restaurants	416
Supermarkets	4
Parks	21
Schools	16
Commercial Uses	164
Essential amenities (e.g. banks, pharmacy, barber, etc.)	78
Food Banks	1
Community Gardens	10
Employment Services	3
Child Care Centres	15
Government Community and Social Support Centres	1

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on frequency and type of nearby transit routes, and distance to nearest stops. According to WalkScore (2018), the area surrounding St. John the Evangelist is “rider’s paradise,” with a score of 96 (WalkScore 2018, n.p.). For comparison, the Somerset Ward has a Transit Score of 86, which is considered to be “excellent transit” (WalkScore 2018, n.p). The parish average for this report is 66. St. John the Evangelist’s high Transit Score is likely due to the many nearby transit options and stops.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not for Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). Since there is no Bike Score for the overall Somerset Ward, St. John the Evangelist has been used as a benchmark for comparison for this report, considering it has the highest Bike Score out of the selected parishes. The area surrounding St. John the Evangelist is considered a “biker’s paradise” with a score of 100 (WalkScore, 2018). The parish average for this report is 69. There are many nearby bike lanes and trails, which may give reason for St. John the Evangelist’s very high Bike Score.

3.5 - Potential Development Opportunities

Higher density development is generally supported along Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan (City of Ottawa, 2018a). Considering St. John the Evangelist’s close proximity to Bank Street, intensification may be supported for the area surrounding the site. The Centretown Community Design Plan may also benefit St. John the Evangelist. This Plan intends to create a more balanced transportation network with more multi-functional streets in the area (City of Ottawa, 2013).

In addition to this Community Design Plan, the area surrounding St. John the Evangelist may benefit from the Parliament, UOttawa and Rideau LRT Confederation stations. All these stations are a short walk from the Church property, and provide improved connectivity. The LRT project expects to enhance pedestrian walkability and overall connectivity surrounding proposed stations. In particular, the UOttawa station intends to improve pedestrian and cyclist accessibility by creating a safer and more efficient environment (City of Ottawa, 2018i)

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion

of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. John the Evangelist had a population of 23,407; this is a growth rate of 22 percent compared to the 2006 population. This is a larger growth than the City of Ottawa as a whole, where the population increased by 15 percent from 2006-2016. The 2016 study area population density was 5573.8 persons per square kilometre. The study area is dominated by young adults: 40 percent of the population is between the ages of 20-34, while only 21 percent of Ottawa’s population in this age range. In 2006, 41 percent of the study area population was between the ages of 20-34.

Of the 14,185 private households in the study area, 30 percent are families, while in Ottawa, 68 percent of households are families. Single-person households are very prevalent in the study area, comprising 62 percent of households. In comparison, 28 percent of Ottawa households are single-person households.

Table 4.8-2: Key population variables in 2006 and 2016 for the St. John the Evangelist study area, compared to Ottawa in 2016.

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	23,407	19,126
Population Density per sq/km	334.4	5573.8	4,464.8
Most Prevalent Age Cohort	45-59	20-34	20-34
Number of Households	373,755	14,185	-
Prevalence of Families	68%	30%	-
Prevalence of Families with Children	61%	30%	-
Prevalence of single person households	28%	62%	-

4.2 - Income

Within the study area in 2016, 42 percent of households earned less than of \$49,999 per year (before tax), 33 percent earned between \$50,000 and \$99,999, and 25 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In Ottawa, 27 percent of households earn less than \$49,999 per year (before tax), 31 percent earn between \$50,000 and \$99,999, and 42 percent earn \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 18.3 percent of the 2016 study area population were considered low-income, compared to 12.6 of households in the City of Ottawa. In 2016, approximately 35 percent of households in the study area spent 30 percent or more of their income on shelter costs. This is considerably higher than the 23 percent rate in Ottawa as a whole.

Table 4.8-3: Key income variables for the Ottawa and the St. John the Evangelist study area in 2016.

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	42%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	33%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	25%
Prevalence of Low-income earners (LIM)	12.6%	18%
Prevalence of households who spend 30% or more of before tax income on housing.	23%	36%

4.3 - Housing

In 2016, there were 14185 private occupied dwellings in the study area. Of these, 91 percent are apartment units, 71 percent of apartment units are in buildings with 5 or more stories, 26 percent of apartment units are in buildings with less than 5 storeys, and 3 percent of apartment units are in duplexes. In 2016, 77 percent of study area households were renters, and 14 percent of rental dwellings are subsidized housing units. In comparison, 31 percent of dwellings in Ottawa are apartments, 34 percent of households are renters, and 16 percent of renters live in subsidized housing

¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

Table 4.8-4: Key housing variables for Ottawa and the St. John the Evangelist Study Area in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	14,185
Prevalence of households who live in apartments	31%	91%
Prevalence of household's who live in apartments in buildings with 5 or more storeys	60%	71%
Prevalence of household's who live in apartments in buildings with less than 5 storeys	34%	26%
Prevalence of household's who live in apartment in a flat/duplex	6%	3%
Prevalence of households who rent dwellings	34%	77%
Prevalence of households who own dwellings	66%	23%
Prevalence of rental households who live in subsidized housing	16%	14%

4.4 - Summary of Demographic Data

The study area can be described as relatively low income, and is dominated by young adults who live alone. The study area is in downtown Ottawa; as such, it is dominated by apartment dwelling units.

5 - Residential Real Estate Analysis

Indicators for the residential real estate analysis around St. James include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (Ottawa Neighbourhood Study, 2018). The data is derived from two sources. A table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, is the first source; it was used to calculate the average price of houses in the neighbourhood. Agent in Ottawa (2018) is the second source; it was used to extract information for average listing prices of one, two, and three-bedroom households in that were listed on September 28, 2018, in the Centretown neighbourhood.

A site visit and planning analysis led to conclusion that the area surrounding St. John the Evangelist is mainly rural and industrial, with new greenfield developments in the early stages. Due to these factors, data pertaining to vacancy rates, average housing prices, and rental rates is unavailable.

² "Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program" (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

5.1 - Construction Starts

In 2017, there were 517 construction starts in the area, comprised of 494 apartments (7 rental and 487 condo), 12 single-detached houses, 10 row houses, and 2 semi-detached houses. The average construction starts of the thirteen study areas in 2017 was 203 (CMHC, 2017), leading to the conclusion that development in the study area is high.

Table 4.8-5: Construction starts in Ottawa in 2017 (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.8-6: 2017 Construction starts in St. John the Evangelist's study area (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	12	2	10	494	517
Homeowner	12	2	10	0	0
Rental	0	0	0	7	7
Condo	0	0	0	487	0

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 1.1 percent, which is slightly less than Ottawa's vacancy rate of 1.7 percent (CMHC, 2018b). The average vacancy rate of different housing types for the study area were also lower than Ottawa. Bachelor suite was 1 percent compared to 1.6 percent in Ottawa. One-bedroom suite was 0.8 percent compared to 1.4 percent in Ottawa. Three-bedroom suite was 1.1 percent compared to 1.8 percent in Ottawa.

However, the vacancy rate for two-bedroom units was slightly higher in the study area than in Ottawa: 1.2 percent compared to 2.1 percent respectively.

Table 4.8-7: Ottawa's vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.8-8: St. John the Evangelist study area vacancy rate, rental rate, and housing prices (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1%	0.8%	2.2%	1.1%*	1.07%
Rental Rates 2017	\$824	\$975*	\$1,434	\$1,643	\$1,166
Listing Price 2018	n/a	\$316,740	\$482,824	603,233*	\$657,800

5.3 - Rental Rates

In the study area, the average 2017 rental rate was \$1,166, which is comparable to the average rental rate of \$1,136 in Ottawa. The average rent rates for the varying suites varied. The average rate for a bachelor unit in the study area was \$824 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$975 compared to \$1,002 in Ottawa. The average rental rate for two-bedroom apartments was higher in the study area, \$1,434 versus \$1,231 in Ottawa. The average rental rate in the study area was also higher for three-bedroom units, \$1,643 compared to \$1,435 in Ottawa (CMHC, 2018b).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the Centretown neighbourhood was \$657,800, which is considerable higher than Ottawa’s 2018 average housing price of \$427,700. In addition, on September 28, 2018, there were a total of 27 house listed in Centretown/Golden Triangle Area (Agent in Ottawa, 2018), while the average number of listings of the 13-study areas was 17. This indicates that the study area is desirable but stable.

6 - Heritage

The property of St. John the Evangelist falls within the Centretown Heritage Conservation District. Zoning for the property includes the Heritage Overlay (City of Ottawa, 2018g). Neither of these regulate the interior of buildings; as such, interior alterations can be made at will.

6.1 - Centretown Heritage Conservation District

From a planning perspective, location in an HCD is often positive. HCD Plans and Studies, and *Ontario Heritage Act*, R.S.O. 1990, C. 18 regulations, facilitate cohesive neighbourhoods with distinct characters. Such neighbourhoods can lead to a higher quality public realm and increase social cohesion and wellbeing for residents (Kalman, 2014). Each HCD is unique, with particular heritage attributes listed in either an HCD Plan or Study. In 2005, the *Ontario Heritage Act* was amended to require an HCD Plan upon designation of an HCD. Heritage Districts designated before 2005 only had to have a study conducted for purposes of the designation decision.

In some cases, Ottawa includes future managements plans in HCD studies, though this is an *Ontario Heritage Act* requirement. Although municipalities are now required to adopt HCD Plans, they still need to do studies for the purposes of designation. HCD Plans can also be adopted for districts designated before the 2005 OHA amendment, in order to better manage the HCD. The benefit of a Plan is that it is often much shorter than a study, and written such that the public can use it as a guide for property management. Studies are much more comprehensive and laden with jargon, making them less practical than Plans for residents. In addition, where Plans are adopted through a By-law, studies are not. Correspondingly, Plans

can enforce management regulations, while studies are simply a guide without statutory backing.

The Centretown HCD was designated before 2005, and an HCD Plan has not been adopted. As such, the original *Centretown Heritage Conservation District Study* (CHCDS) (1998) is still used to manage heritage matters in the District (Julian Smith & Associates et al.).

6.1.1 - HCD Property Management

For properties in HCDs, Section 41(1) of the OHA requires permits for alteration of property, the exterior of buildings or structures on the property, and for constructing or demolishing buildings or structures. However, Section 41(2) allows municipalities to classify specific types of alterations that do not require a heritage permit. The CHCDS recommends that the City allow the following without a heritage permit:

- Alterations that do not “affect the front facades or the first 5 metres of the side facades of buildings in the district” (s. VII.2.1). Because St. John the Evangelist is on a corner lot, the frontages on Somerset Street and Bank Street are considered front facades.
- “New additions or constructions at the rear of existing lots, beyond the 5 metre setback from the front facades...These additions and constructions would simply follow the zoning and code requirements for the area” (s. VII.2.1).

As noted above, the CHCDS was not adopted through by-law, so it does not have statutory weight. For this reason, it is important to contact the City before any alterations. The two list items above are noted as alterations that the City will likely allow without a heritage permit; but it is crucial to verify particular proposals to avoid any possible issues. Heritage permits are definitely required for proposed alterations, demolitions, or new construction outside the purview of the above. The OHA legislation is written such that it is necessary to contact the City in order to know exactly what needs to be included in an application. This is the most effective way to ensure a smooth application and permit process.

6.2 - Property Standards By-law (By-law No. 2014-316)

Section 92 of Ottawa's Property Standards By-law (PSB) regulates properties that carry an individual property designation, or fall within an HCD (City of Ottawa, 2016). Since St. John the Evangelist is within an HCD, section 92 of the PSB applies. *Ontario Heritage Act* section 45.1(1) gives municipalities the authority to require that properties failing to meet PSB standards be maintained and/or repaired as outlined in the PSB. The heritage section of the PSB is meant to ensure the continuity of heritage attributes listed in the CHCDS.

The physical design heritage attributes listed in the CHCDS, that are relevant to St. John the Evangelist, are:

- Smooth face brick of Rideau red clay
- Milled architectural wood products
- Decorative terra cotta components
- Wrought iron and pressed metal
- Decorative brick work
- Stone or artificial stone highlights

When heritage attributes are mentioned in the PSB, the above physical design elements are of concern for St. John the Evangelist.

Property owners are required to:

- "maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure" (s. 92(1)(a))
- "maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes" (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using original materials (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (By-law 2013-416, s. 92(2)(d)). When replacing materials, original materials must be

used, unless they are no longer available. If non-original materials must be used, they must also "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (s. 92(3)(b)).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners "can apply for grant funding once every two years" (City of Ottawa, 2018d).

6.3 - Heritage Overlay (Zoning By-law 2008-250, s. 60)

Almost all property parcels in the Centretown HCD, including St. John the Evangelist, are zoned with the Heritage Overlay (City of Ottawa, 2018g). The Heritage Overlay provides very detailed guidelines for how buildings, structures, and properties can be managed.

1. If demolishing and rebuilding, the new building must be "of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction" (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions "must be 60cm. greater than that of the wall of the building located closest to the side lot line" (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))
6. The only permitted projections from the current Church and Rectory are for accessibility ramps that comply with the minimum *Building Code* dimensions for "a ramp in a barrier-free path of travel" (s. 60(4)(a)).

It is important to recognize that the Heritage Overlay is a zoning tool allowed under Ontario's *Municipal Act*, 2001, S.O. 2001, c. 25 and *Planning Act*, R.S.O 1990, Ch. P.13, meaning that (re)developments outside limits of the Heritage Overlay require a minor variance or zoning by-law amendment, rather than a heritage permit. For example, item two deals with the height and roof angle of additions. If the ADO wanted to do make an addition to the property that was only 3 meters higher than the existing church, with roof angle only 10 degrees lower, a

minor variance would suffice. An addition that is ten metres taller than the current Church, with a flat roof, would likely require a zoning by-law amendment.

6.4 - Heritage Summary

St. John the Evangelist is at the intersection of Elgin Street and Somerset Street, a location of high intensification. Further, St. John the Evangelist would have space available for a new building if placed where the rectory is currently situated. The neighbourhood context is ideal for either mixed-use (commercial at grade and residential above) or residential development on the property.

The Centretown HCD is unique in it has seen a high level of new development for an HCD. The area surrounding St. John the Evangelist has several mixed-use and residential buildings nearby, many 6 stories or taller. As a result, it would likely be possible to receive a Heritage Permit (required for alterations under *Ontario Heritage Act* for properties in HCDs) and zoning bylaw amendment (for Heritage Overlay if proposed new building is taller than Church) to construct a residential or mixed-use building on the property of St. John the Evangelist.

** This hypothetical scenario only applies if the Congregation of St. John the Evangelist would be comfortable replacing the rectory. We fully recognize that this may not be an option, and encourage readers to recognize that this is only a hypothetical scenario to illustrate the scope of our qualitative heritage analysis*

7 - Environmental Analysis

7.1 - Site Assessment

St. John the Evangelist is not situated within any significant environmental feature that would impede any future property development. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa's Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover in Ottawa (City of Ottawa, 2014).

7.2 - Overview of Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP (City of Ottawa, 2015). Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of the Ottawa's Official Plan:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018a)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018a)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation, and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application. If required, the EIS must be completed by a certified agency that is qualified to conduct the assessment (City of Ottawa, 2015).

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (TM - Traditional Mainstreet)

Table 4.8-9: Zoning Mechanism and Provisions (TM – Traditional Mainstreet).

ZONING MECHANISMS		PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Maximum front yard setback		2 m, subject to the provisions of subsection 197(4) below.
(d) Interior side yard setbacks	(i) Maximum	3 m between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces
	(ii) Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: (1) 3 ms for a non-residential use building or a mixed-use building abutting a residential zone, and (2) 1.2 m for a residential use building All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)
(e) Minimum corner side yard setback		3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided
(f) Minimum rear yard setback	(i) Rear lot line abutting a residential zone	7.5 m
	(ii) Rear lot line abutting a public laneway	4.5 m

	(iii) For residential use building	7.5 m
	(iv) Other cases	No minimum
(g) Building height	(i) Minimum	6.7 m for a distance of 20 m from the front lot line as set out under subsection 197(5) below
	(ii) Maximum	(1) 20 m but not more than 6 storeys, except where otherwise shown on the zoning maps (2) Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 2 m more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2012-349)
(h) Maximum floor space index		No maximum
(i) Minimum width of landscaped area	(i) Abutting a residential zone	3 m; may be reduced to 1 m where a minimum 1.4 m high opaque fence is provided
	(ii) in all other cases	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(j) Minimum width of landscaped area around a parking lot		<i>See Section 110 – Landscaping Provisions for Parking Lots</i>

Table 4.8-10: TM1 Subzone.

In the TM1 Subzone:

(a)	the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to: (i) being in a building containing one or more of the permitted non-residential uses; dwelling unit, group home, retirement home, retirement home, converted, rooming house (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2018-206)
(b)	the following use is also permitted: hotel
(c)	all uses located on the ground floor of a building, with the exception of a place of worship, are limited to a maximum gross floor area of 600 square metres;
(d)	the provisions of subsection 197(3)(f) do not apply to lots having a depth of less than 20 metres and the minimum rear yard setback must be at least 3 metres, within which a 1.4 metre opaque screen must be provided;
(e)	all uses located at the ground floor, must not exceed a width of 20 metres for a minimum depth of 3 metres from the building façade that faces the street;
(f)	in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height; and
(g)	in the case of lots fronting on Elgin Street: (i) the maximum front yard setback is 1 metre; (ii) restaurants may only be located on the ground floor, and (iii) the maximum permitted height is 15 metres and 4 storeys.

8.2 - Permitted Uses

Table 4.8-11: Permitted Uses.

Permitted Uses:
amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, <i>see Part 3, Section 88</i>
emergency service
home-based business, <i>see Part 5, Section 127</i>
home-based day care, <i>see Part 5, Section 129</i>
hotel
instructional facility
library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
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
school
service and repair shop
small batch brewery, <i>see Part 3, Section 89</i>
storefront industry, <i>see Part 3, Section 99</i> (By-law 2018-171)
theatre
training centre
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148)
apartment dwelling, <i>low rise</i>
<i>apartment dwelling, mid-high rise</i> (Subject to By-law 2014-292)
bed and breakfast, <i>see Part 5, Section 121</i>
dwelling units
group home, <i>see Part 5, Section 125</i>
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house (By-law 2018-206)

Detailed policies for ^_TM1[989] – Traditional Mainstreet Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 197-198.

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St. Luke's

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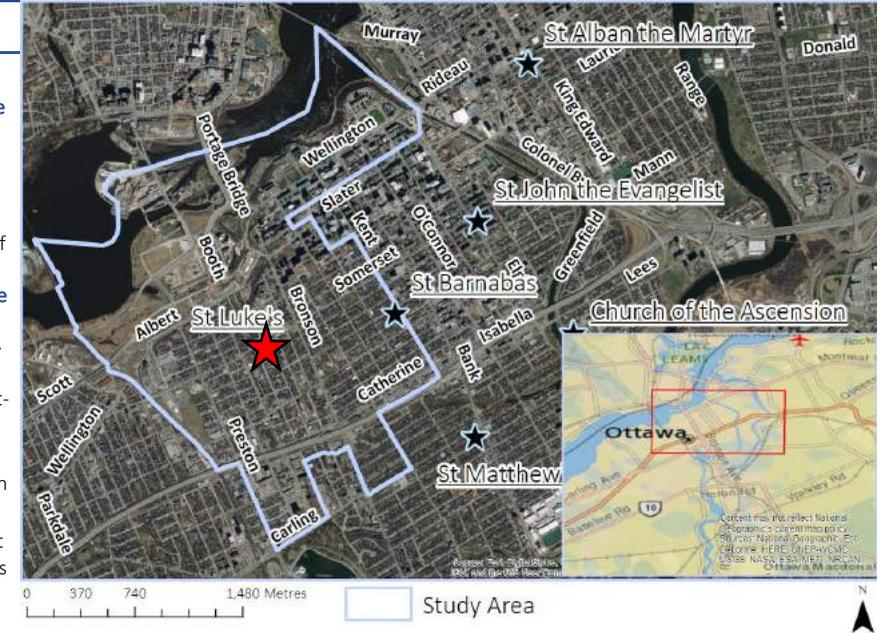
St. Luke's



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 19,305, a 1.6% decrease from the 2006 population In 2016, the study area had a population density of 4,175 person per sq.km. 36% of the population is between the ages of 20-34 (Ottawa = 21%) In 2006, 34% of the population in the study area was between the ages of 20-34 40% of those living in private households are families (Ottawa = 68%) 84% of households in the study area have two or less occupants (Ottawa = 62%) 	<ul style="list-style-type: none"> 45% of households earn \$49,999 or less (Ottawa = 27%) 31% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 24% of households earn over \$100,000 (Ottawa = 42%) 22.9% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 36% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 10,675 occupied private dwellings in the study area. This is a 3.2% increase since 2006 78% of dwellings are apartment units, 56% of apartment units are in buildings with 5 or more storeys, 38% of apartment units are in buildings with less than 5 storeys and 6% of apartment units are in duplexes 72% of occupants live in rental households 16% of households that rent their dwelling units live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch

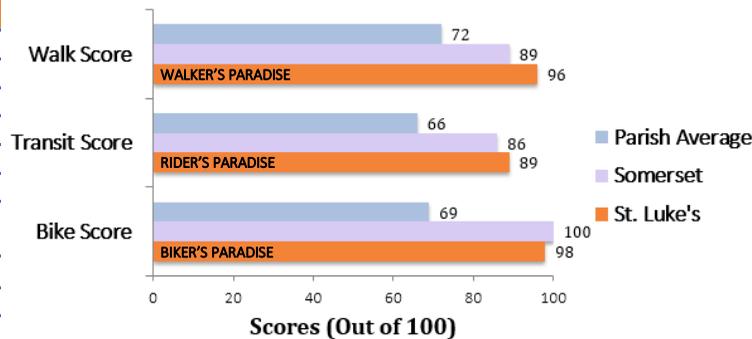
Site Context

Municipal Address: 760 Somerset St. W.
Neighbourhood: West Centretown
Ward: 14—Somerset
Lot Area: 1,757 square metres
Lot Width: 39 metres

St. Luke's Anglican Church is a vibrant Church in the heart of China Town, Ottawa. It is adjacent to the Clarke Serson Apartments and St. Peter's Chinese Anglican Church. The site is well located in terms of circulation and amenities. There is an abundance of nearby coffee shops, essential amenities, schools and childcare centres. The site is also well served with wide sidewalks and cross walks, as well as many nearby bus routes and bike lanes. The closest Anglican Church is the Ottawa Anglican Church, St. Barnabas and Christ Church Cathedral Ottawa, all located approximately 0.9 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	74
Restaurants	268
Supermarkets	2
Parks	11
Schools	18
Commercial Uses	62
Essential Amenities (Banks, Pharmacy, Barber etc.)	55
Food Banks	2
Community Garden	10
Employment Service	23
Child Care Centres	18
Government Community and Social Support Centres	1



* Somerset is considered the benchmark ward in Ottawa for all-round transportation

* An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

Currently, there are six active Site Plan Control Applications near the site which includes five proposals for residential use buildings that range from 3 to 9 storeys and one proposal for a 6-storey mixed-use building

Real Estate Market

Mainly Condominium Apartment Construction Starts

In 2017, there were **405** construction starts in the study area, mainly comprised of **condominium apartments (387)**

Lower Vacancy Rates

In September 2017, the average vacancy rate in the study area was **less than** Ottawa's average (**0.87%** vs. **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in Hintonburg and West Centretown (**\$537,200**) was **greater** than averages in Ottawa (**\$449,613**). The prices appreciated by **11.2%** since the beginning of 2017.

Average Rental Rates

In 2017, the average rent rate in the study area (**\$1,088**) was **comparable** to the rate in Ottawa (**\$1,136**)

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input checked="" type="checkbox"/>	Individual Property Designation	By-law 202-90 (1990)
<input type="checkbox"/>	Heritage Conservation District	N/A
<input checked="" type="checkbox"/>	Heritage Register	Ontario Heritage Act, s. 27
<input type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law S. 60
<input type="checkbox"/>	Other	N/A

Individual Property Designation (IPD)

- **Reason for designation** (in By-law 202-90) **do not reference** the Parish Hall or interior of any building on property
 - See IPD By-law (202-90) for exact dimensions of the building affected by designation
- **Alterations** likely to affect **reason for designation** in IPD By-law (202-90) require **written consent from City Council**
 - It is advisable to contact **City staff** to determine specific physical aspects of reason for designation (as written in IPD By-law 202-90) when applying for consent for alteration
- **Demolition or removal** of any building or structure on the property requires **written consent from City Council**
- Subject to **Section 92 of Property Standards By-law** (By-law 2013-416), which deals with maintenance requirements for heritage properties

Heritage Overlay

- **Demolished buildings** must be reconstructed at the **same scale, massing, volume, floor area**, and in the same **location** as before demolition or removal (s.60(1))
- **Additions:** regardless of other zoning provisions, **height of walls**, and **height and slope of roof**, cannot exceed those of the current building
- **Additions:** side-yard set-back “must be **60 cm greater than** that of the wall of the building located closest to the side lot line”
- **Additions:** permitted in the rear yard, or interior yard abutting the rear yard, **if compliant** with rear yard setback of the underlying zone
- **Additions: not permitted** in a front yard



Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a wide variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Zoning: “TM[112] H(16) - Traditional Mainstreet, Urban Exception 112)” (Sec. 197-198)

- As per Urban Exception 112, St. Luke’s must comply to site specific provisions that state that any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every square metre of commercial floor area developed an equal or greater amount of residential floor area must be developed
- **Maximum Permitted Height:** 16 metres (approx. 4.5 storeys)

Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer’s market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa’s Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others

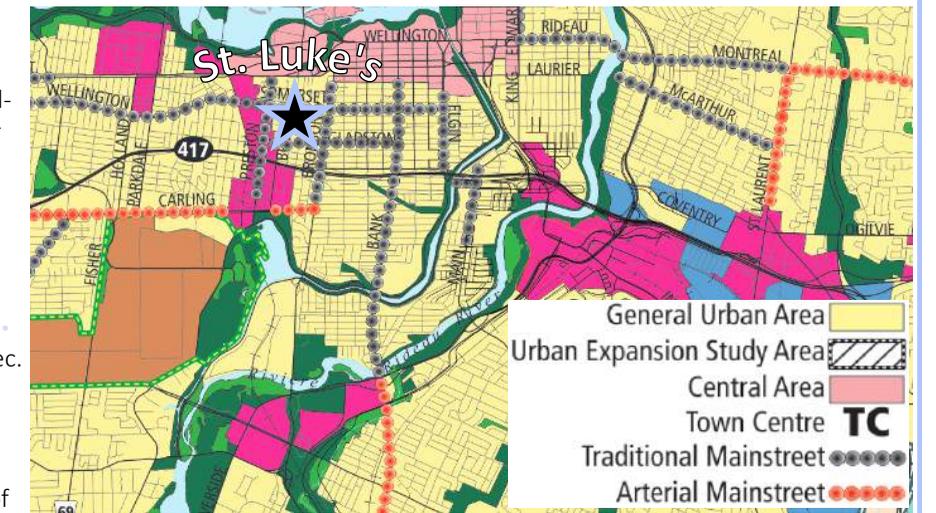
Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 cm** in diameter cannot be destroyed without city permission.

¹ If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • Abundance of nearby commercial uses, amenities, schools and child-care centres • Area surrounding the site is well served with numerous transit options and bike lanes • Gladstone Station District Community Design Plan may improve circulation and connectivity surrounding the site • Council approved multi-phase projects for high-rise buildings ranging from 25 to 65 storeys adjacent to Pimisi Station and Bayview Station. • Located near the Pimisi, Gladstone, Lyon and Bayview LRT Confederation Line Stations • High-density development is supported along Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan 	<ul style="list-style-type: none"> • Individual property designation limits ability to alter the Church • Heritage overlay limits size and location of additions to the property or any buildings or structures thereon

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1 - Introduction and Site Context

St. Luke’s Anglican Church is located at 769 Somerset Street West in the Somerset Ward and the West Centertown Neighbourhood. It is bounded by Somerset Street West to the north, Bell Street North to the east, the Annunciation Orthodox Cathedral and residential properties on the south, and Clarke Serson Apartments on the west. The surrounding neighbourhood has a broad mix of land uses, including residential properties and a variety of services and amenities.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 760 Somerset St. West
Neighbourhood: West Centretown
Ward: 14 - Somerset
Legal Description: Plan 4908 Pt Lot 31 Pt Lot; 32 Pt Lot 25 Rp5r-14238 Part; 1 And Plan 4908 E Pt Lot 32; Rp5r-14238 Part 2 Known As; St Luke's Anglican Church
Property Identification Number: 041090236
Lot Area: 1,757 Square Metres
Lot Width: 39 Metres

2.1 - Policy Review

2.1.1 - Development Review Area

St. Luke’s is within the Central Area on the City of Ottawa’s Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. Luke’s is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development and redevelopment are

respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, St. Luke’s would need to complete Streetscape Character Analyses along King Edward Avenue and Daly Avenue to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018e).

2.1.3 - Development within 400 meters

Site Plan Control (SPC) Application:

There are six active SPC applications that are within 400 metres of St, Luke’s. These include:

- 601 Somerset Street: proposal for a 3-storey mixed-use building that will contain 8 residential units;
- 394 Bronson Avenue: a proposal for a 6-storey mixed-use building that will contain 13 residential units;
- 444 Bronson Avenue: proposal for a 6-storey mixed-use building;
- 360 Booth Street: proposal for a 4-storey mixed-use building that will contain 18 residential units;
- 770 Somerset Street: proposal for a 9-storey mixed-use building that will contain 75 residential units; and
- 288 Booth Street: proposal for a 7-storey mixed-use building that will contain 54 residential units.

These applications exhibit an increasing level of new development and redevelopment within the area, particularly for residential-use buildings.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan and Schedule B - Urban Policy Plan. St. Luke’s is designated as Central Area in Schedule B, which outlines the Urban Policy Plan for the City.

The Central Area is described as the economic and cultural heart of Ottawa and the symbolic heart of Canada. This is due to the mix of activities that occur there such as “employment, government, retail, housing, entertainment, and cultural activities” (City of Ottawa, 2018a). In areas designated as Central Area in the OP, a wide range of land uses is encouraged in order to enhance levels of diversity and attractiveness. However, there are some instances where particular uses would not be permitted, and this is further regulated by the Zoning By-Law 2008-250.

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018a).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character (City of Ottawa, 2018a). Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, it is possible for St. Luke’s to propose a development that is dissimilar to what currently exists along Bank Street, and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the OP supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental (City of Ottawa, 2018a). Zoning for the site allows residential uses including, but not limited to apartment dwellings (all types), retirement homes, and rooming houses (City of Ottawa, 2018h). As such, St. Luke’s would be permitted to develop some form of affordable housing on the property if desired.

2.4 - Zoning Review

St. Luke's is currently zoned "Traditional Mainstreet, Urban Exception 112, H(16) (TM[112] H(16))" in the City of Ottawa Zoning By-law 2008-250 (City of Ottawa, 2018h). "The purpose of the Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses,

in areas designated Traditional Mainstreet in the Official Plan" (City of Ottawa, 2018h).

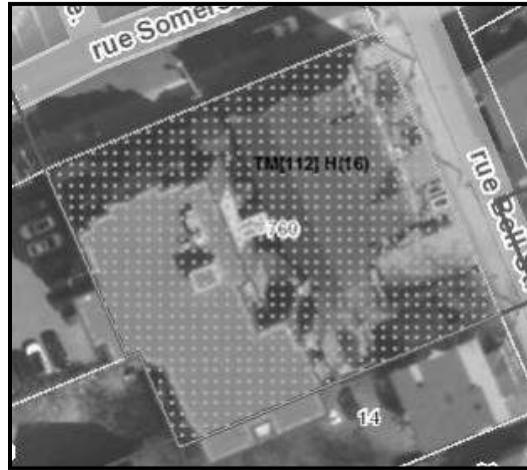


Figure 4.9-1: Property zoning for St. Luke's (City of Ottawa, 2018b).

2.4.1 - Exception (Urban Exception 112)

Exceptions are variations to the Zoning By-Law's permitted land uses and/or zoning provisions that property owner must comply to. As per Urban Exception 112, St. Luke's has the following exceptions:

- any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every square metre of commercial floor area developed an equal or greater amount of residential floor area must be developed.

2.4.2 - H(16)

An upper-case 'H' followed by a number in parentheses indicates the maximum permitted height for a property in metres despite the By-Law provisions. For this property, the maximum permitted height is 16 metres (4-5 stories depending on scale of construction and ceiling heights) (City of Ottawa, 2018h).

2.4.3 - Permitted Uses

With the TM[112] H(16) zone, St. Luke's is allowed numerous land-uses that include commercial, residential, recreational and institutional uses (City of Ottawa, 2018h).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section "8 - Zoning Details" for specific zoning requirements, allowances, and exceptions

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Luke's facilitate understanding of nearby circulation and servicing. The area surrounding the site has a variety of land uses, with many nearby services, amenities, public transportation options, and bike lanes.

3.2 - Walkability

Walk Scores are measured by ward and address, ranging from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Luke's has a Walk Score of 96, which is considered a "walker's paradise." For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Luke's very high Walk Score is likely due to the abundance of nearby amenities and services, and short block lengths.

Table 4.9-1: Services and amenities within 1.5km. Data from WalkScore and GeoOttawa, 2018

Service/Amenity	Number
Coffee Shops	124
Restaurants	416
Supermarkets	4
Parks	21
Schools	16
Commercial Uses	164
Essential amenities (e.g. banks, pharmacy, barber, etc.)	78
Food Banks	1
Community Gardens	10
Employment Services	3
Child Care Centres	15
Government Community and Social Support Centres	1

3.4 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on frequency and type of nearby transit routes, and distance to nearest stops. According to WalkScore (2018), the area surrounding St. Luke’s is “rider’s paradise,” with a score of 96 (n.p.). For comparison, the Somerset Ward has a Transit Score of 86, which is considered to be “excellent transit” (WalkScore 2018, n.p). The parish average for this report is 66. St. Luke’s’ high Transit Score is likely due to the many nearby transit options and stops.

3.5 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not for Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Luke’s’ is considered a “biker’s paradise” with a score of 98.

Although there is no Bike Score for the overall Somerset Ward, St. Luke’s is located within the Somerset Ward and has a Bike Score of 100. The parish average for this report is 69. St. Luke’s very high Bike Score is likely due to the flat road network and abundance of nearby bike lanes and trails.

3.6 - Potential Development Opportunities

Considering St. Luke’s central location, the site may indirectly benefit from a variety of redevelopment plans for Ottawa’s downtown core. Particularly, the LRT Confederation and Line may bring improvements to the area, as the Pimisi, Lyon and Bayview stations will be near St. Luke’s (City of Ottawa, 2018f). The LRT Trillium Line Gladstone station will also be in close proximity to the site. Further, council approved multi-phase high-density projects near the LRT Confederation Line Pimisi and Bayview Stations. The Gladstone Station District Community Design Plan may pose benefits for the area surrounding the site. This Plan aims to create a more vibrant area for prospective redevelopment (City of Ottawa, 2018c).

The Pimisi project will include 5 high-rise buildings ranging from 25 to 45 storeys, child-care services, affordable housing, and commercial uses (City of Ottawa, 2018b). The Bayview project includes 3 high-rise buildings on a 3-storey podium, ranging from 27 to 65 storeys. Also included in this plan are improved sidewalks and bike facilities, and a public plaza at City Centre Avenue (City of Ottawa, 2018b). All these Plans and proposed developments will lead to a more vibrant public realm around St. Luke’s, with improved circulation and connectivity.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. Luke’s had a population of 23,407; this is a 1.6 percent decrease compared to the 2006 population. This is very inconsistent with the City of Ottawa as a whole, which had a 15 percent population growth during this time. In 2016, the study area population density was 4175.5 persons per square kilometre. The study area is dominated by young adults, as 36 percent of the population is between the ages of 20-34, a 2 percent increase from 2006. The same age cohort composes only 21 percent of Ottawa’s population.

Of the 10,675 households in the study area, 40 percent are families, while 68 percent of Ottawa households are families. Households with 2 people or less are very prevalent in the study area, comprising 84 percent. This is high compared to Ottawa, where only 62 percent of households are 2 people or less.

Table 4.9-2: St. Luke’s study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	19,305	19,621
Population Density per sq/km	334.4	4175.5	4265.4
Most Prevalent Age Cohort	45-59	20-34	20-34
Number of Households	373,755	10,675	-
Prevalence of Families	68%	40%	-
Prevalence of Families with Children	61%	41%	-
Prevalence of households with 2 or less people	62%	84%	-

4.2 - Income

Within the study area in 2016, 45 percent of households earned less than of \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 24 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In Ottawa, 27 percent of households earn less than \$49,999 per year (before tax), 31 percent earn between \$50,000 and \$99,999, and 42 percent earn \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 22.6 percent of the 2016 study area population were considered low-income, compared to 12.6 of households in the City of Ottawa. In 2016,

¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different

approximately 36 percent of households in the study area spent 30 percent or more of their income on shelter costs. This is considerable higher than the 23 percent rate in Ottawa as a whole.

Table 4.9-3: St. Luke’s study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	45%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	31%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	24%
Prevalence of Low-income earners (LIM)	12.6%	23%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	36%

4.3 - Housing

In 2016, there were 12,277 occupied private dwellings in the study area, 78 percent of which are apartment units. 56 percent of apartment units are in buildings with 5 or more stories, 38 percent of apartment units are in buildings with 5 or less stories, and 6 percent of apartment units are in duplexes. 72 percent of study area households were renters, and 16

household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases” (Statscan 2017).

percent of renters lived in subsidized housing. In comparison, 31 percent of Ottawa dwellings were apartments, 34 percent of households were renters, and 16 percent of renters live in subsidized housing.

Table 4.9-4: St. Luke’s study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	12,277
Prevalence of households who live in apartments	31%	78%
Prevalence of household's who live in apartments in buildings with 5 or more storeys	60%	56%
Prevalence of household's who live in apartments in buildings with less than 5 storeys	34%	38%
Prevalence of household’s who live in apartment in a flat/duplex	6%	6%
Prevalence of households who own dwellings	66%	28%
Prevalence of households who rent dwellings	34%	72%
Prevalence of rental households who live in subsidized housing	16%	16%

4.4 - Summary of Demographic Data

The study area can be described as a low income when compared to the Ottawa population. A high proportion of residents are young adults who live alone or with one other person. The study area is near the downtown core as such it is dominated by apartment dwelling units.

5 - Residential Real Estate Analysis

Indicators for the residential real estate analysis around St. Luke’s include construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, the average price of houses that were listed on September 28, 2018. The data for construction starts, vacancy rates, and average rental rates is extracted from Canada Mortgage and Housing Corporation’s (CMHC) Housing Market Information Portal database, and is geographically based on 2016 Census Tract (CT) boundaries.² A dataset was generated via geographic information systems software based on CTs that are either touching or within an 800-metre radius of the Parish – this is referred to as the **study area**.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (Ottawa Neighbourhood Study, 2018). The data is derived from two sources. A table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, is the first source; it was used to calculate the average price of houses in the West Centretown neighbourhood. Agent in Ottawa (2018) is the second source; it was used to extract information for average listing prices of one, two, and three-bedroom households in the West Centretown neighbourhood – data pertains to houses that were listed on September 28, 2018.

A site visit and planning analysis led to conclusion that the area surrounding St. Luke’s is mainly rural and industrial, with new greenfield developments in the early stages. Due to these factors, data pertaining to vacancy rates, average housing prices, and rental rates is unavailable.

5.1 - Construction Starts

In 2017, there were 405 construction starts in the area, comprised of 396 apartments (9 rental and 387 condo), 2 single-

² “Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada - <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo013-eng.cfm>)

detached houses, and 8 row houses. The average number of construction starts for the 13 study areas in 2017 was 195 (CMHC, 2018b). This indicates that development in the study area was very high.

Table 4.9-5: Construction starts in Ottawa in 2017 (Data source: CMHC, 2018b).

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.9-6: 2017 Construction starts in St. Luke’s study area (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	1	0	8	396	405
Homeowner	1	0	8	0	9
Rental	0	0	0	9	9
Condo	0	0	0	387	387

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 0.87 percent, which is slightly less than Ottawa’s vacancy rate of 1.7 percent (CMHC, 2018b). The average vacancy rate of different housing types for the study area were also lower than Ottawa. Bachelor unit was 1 percent compared to 1.6 percent in Ottawa. One-bedroom unit was 0.8 percent compared to 1.4 percent in Ottawa. The vacancy rate for two-bedroom units was much lower in the study area than Ottawa: 0.98 percent compared to 2.1 percent respectively.

Table 4.9-7: 2017 vacancy and rental rates, and housing prices between 2017 and 2018 in Ottawa (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.9-8: St. Luke's study area vacancy and rental rates (2017), and housing prices (2017-2018) (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.35%	0.80%	0.98%	n/a	0.87%
Rental Rates 2017	\$810	\$944	\$1,285	\$1,597	\$1,088
Listing Price 2018	n/a	\$315,960	\$649,700	\$1,380,000	\$630,782

5.3 - Rental Rates

In the study area, the average 2017 rental rate was \$11,088, which is comparable to the average rental rate of \$1,136 in Ottawa. The average rental rates for varying types of units were generally lower in the study area than in Ottawa. The average rate for a bachelor unit in the study area was \$810 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$944 compared to \$1,002 in Ottawa. The average rental rate for two-bedroom apartments in the study area was \$1,285, compared to \$1,231 in Ottawa. The average rental rate in the study area was higher for three-bedroom units, \$1597 compared to \$1,435 in Ottawa (CMHC, 2018b).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the West Centretown neighbourhood was \$537,200, which is higher than Ottawa's average housing price of \$449,613 in June 2018. Housing prices in West Centretown appreciated by 11.2% since June 2017. In addition, on September 28, 2018, there were a total of 11 house listed in West Centretown, while the average number of listings of the 13-study areas was 15 (Agent in Ottawa, 2018). The data suggests that the study area is desirable, and will continue to develop in the near future.

6 - Heritage

St. Luke's is a municipally designated heritage property under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18. The zoning for St. Luke's also includes the Heritage Overlay, section 60 of Ottawa's Zoning By-law (By-law No. 2008-50).

6.1 - Individual Heritage Property Designation (IPD)

The City of Ottawa designated the property of Luke's as a property of cultural heritage value and interest to the municipality in 1990. Section 33 of the *Ontario Heritage Act* deals with alterations to municipally designated properties. In 2002, the *Ontario Heritage Act* was amended by section 2 of Schedule F to the *Government Efficiency Act, 2002*, which altered the wording of section 33. For properties designated before the amendment, alteration is governed by *Ontario Heritage Act* section 33 as written before the 2002 amendment.

Section 33 as currently written requires property owners to obtain written consent from City Council for alterations likely to affect heritage attributes as listed in the IPD By-law for that property. Before the 2002 amendment, IPD By-laws did not list **heritage attributes**, but contained a **reason for designation** section. In relation, Section 33 before the 2002 amendment requires written consent from City Council for alterations likely to affect the **reasons for designation** (*Ontario Heritage Act*, 1998).

The physical aspects of the **reason for designation** of St. Luke's are (City of Ottawa, 1990):

- Landmark status within the surrounding portion of Somerset Street West
- 20th Century example of the Gothic Revival style
- Square entrance tower and belfry
- Narrow lancet windows
- Art glass

In most cases, the reason for designation statement is very broad, which presents challenges when trying to discern whether a prospective alteration might affect the reason for designation (Ontario Ministry of Citizenship and Culture, 1984). When considering alterations, it is best to contact City Staff to determine whether the alterations are likely to affect the reason for designation; if so, staff will assist in determining the requirements for the application for alteration, which goes to City Council. It is likely that any alterations to aspects of the gothic revival style above would be challenging to alter.

Although IPD By-laws apply to real property, the reason for designation may only reference a certain building or structure, section of a building or structure, or section of property. For St. Luke's the **reason for designation** statement does not reference St. Luke's Parish Hall or the interior of the Church. Further, the designation is only for a portion of Lot 32, Registered Plan 4908, as displayed in Figure X below.

In addition to alteration requirements, demolition of any building or structure on the property requires written consent from City Council (Ontario Heritage Act, s. 34). Further, section 92 of Ottawa's *Property Standards By-law* lists specific requirements for the maintenance and upkeep of designated heritage properties and those in Heritage Conservation Districts (City of Ottawa, 2016).

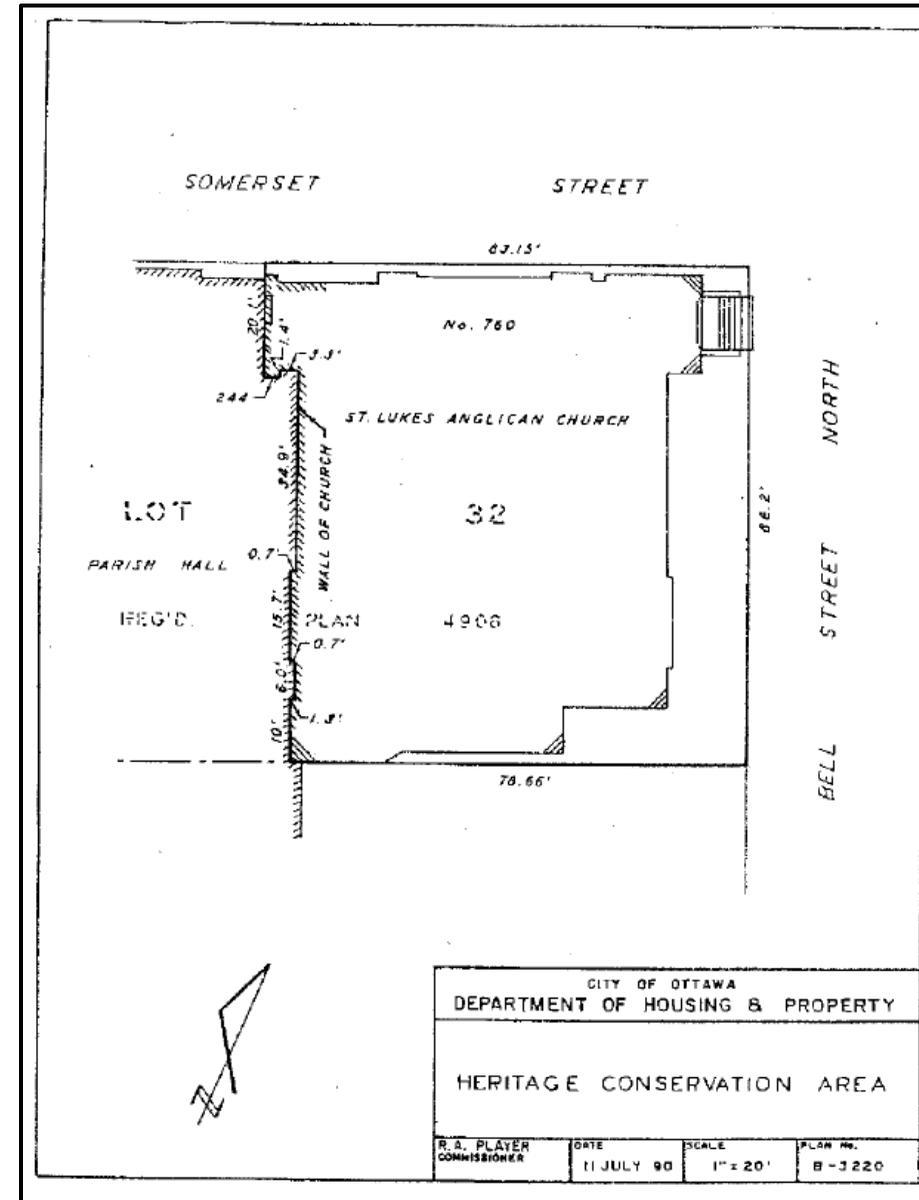


Figure 4.9-2: Portion of St. Luke's property for the IPD By-law (City of Ottawa, 1990).

6.2 - Property Standards By-law (By-law No. 2014-316)

Section 92 of Ottawa's Property Standards By-law (PSB) regulates properties that carry an individual property designation, or fall within an HCD (City of Ottawa, 2016). Since St. Luke's is an individually designated property, section 92 of the PSB applies. *Ontario Heritage Act* section 45.1(1) gives municipalities the authority to require that properties failing to meet PSB standards be maintained and/or repaired as outlined in the PSB. The heritage section of the PSB is meant to ensure the continuity of heritage attributes listed in the CHCDS.

Property owners are required to:

- "maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure" (s. 92(1)(a))
- "maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes" (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using original materials (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (By-law 2013-416, s. 92(2)(d)). When replacing materials, original materials must be used, unless they are no longer available. If non-original materials must be used, they must also "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (s. 92(3)(b)).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners "can apply for grant funding once every two years" (City of Ottawa, 2018d).

6.3 - Heritage Overlay (Zoning By-law 2008-250, s. 60)

The property of St. Luke's is zoned with Ottawa Heritage Overlay (City of Ottawa, 2018g). The Heritage Overlay provides very detailed guidelines for how buildings, structures, and properties can be managed.

1. If demolishing and rebuilding, the new building must be "of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction" (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions "must be 60cm. greater than that of the wall of the building located closest to the side lot line" (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))
6. The only permitted projections from the current Church and Rectory are for accessibility ramps that comply with the minimum *Building Code* dimensions for "a ramp in a barrier-free path of travel" (s. 60(4)(a)).

It is important to recognize that the Heritage Overlay is a zoning tool allowed under Ontario's *Municipal Act*, 2001, S.O. 2001, c. 25 and *Planning Act*, R.S.O 1990, Ch. P.13, meaning that (re)developments outside limits of the Heritage Overlay require a minor variance or zoning by-law amendment, rather than a heritage permit. For example, item two deals with the height and roof angle of additions. If the ADO wanted to make an addition to the property that was only 3 meters higher than the existing church, with a roof angle only 10 degrees lower, a minor variance would suffice. An addition that is ten metres taller than the current Church, with a flat roof, would likely require a zoning by-law amendment.

7 - Environmental Analysis

7.1 - Site Assessment

St. Luke's Anglican Church is not situated within any significant environmental feature. Furthermore, this analysis confirms that there are no environmental factors that would impede any future developments

7.2 - Overview of Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP (City of Ottawa, 2015). Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of the Ottawa's Official Plan:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018a)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018a)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation, and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application. If required, the EIS must be completed by a certified agency that is qualified to conduct the assessment (City of Ottawa, 2015).

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (TM - Traditional Mainstreet)

Table 4.9-9: Zoning Mechanism and Provisions (TM 0 – Traditional Mainstreet).

ZONING MECHANISMS		PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Maximum front yard setback		2 m, subject to the provisions of subsection 197(4) below.
(d) Interior side yard setbacks	(i) Maximum	3 m between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 m where the driveway leads to a parking area of 20 or more spaces
	(ii) Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: (1) 3 m for a non-residential use building or a mixed-use building abutting a residential zone, and (2) 1.2 m for a residential use building All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)
(e) Minimum corner side yard setback		3 m, except for any part of a building above 15 m for which an additional 2 m setback must be provided
(f) Minimum rear yard setback (m)	(i) Rear lot line abutting a residential zone	7.5
	(ii) Rear lot line abutting a public laneway	4.5
	(iii) For residential use building	7.5
	(iv) Other cases	No minimum

(g) Building height	(i) Minimum	6.7 m for a distance of 20 m from the front lot line as set out under subsection 197(5) below
	(ii) Maximum	(1) 20 m but not more than 6 storeys, except where otherwise shown on the zoning maps (2) Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 2 m more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2012-349)
(h) Maximum floor space index		No maximum
(i) Minimum width of landscaped area	(i) Abutting a residential zone	3 m; may be reduced to 1 m where a minimum 1.4 m high opaque fence is provided
	(ii) In all other cases	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(j) Minimum width of landscaped area around a parking lot		See Section 110 – Landscaping Provisions for Parking Lots

Table 4.9-10: TM1 Subzone Provisions

In the TM1 Subzone:	
(a)	The uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
(i)	Being in a building containing one or more of the permitted non-residential uses; Dwelling unit group home retirement home retirement home, converted rooming house (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2018-206)
(b)	The following use is also permitted: Hotel
(c)	All uses located on the ground floor of a building, with the exception of a place of worship, are limited to a maximum gross floor area of 600 square m;
(d)	The provisions of subsection 197(3)(f) do not apply to lots having a depth of less than 20 m and the minimum rear yard setback must be at least 3 m, within which a 1.4 m opaque screen must be provided;
(e)	All uses located at the ground floor, must not exceed a width of 20 m for a minimum depth of 3 m from the building façade that faces the street;
(f)	In addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height; and
(g)	In the case of lots fronting on Elgin Street:
(i)	The maximum front yard setback is 1 m;
(ii)	Restaurants may only be located on the ground floor, and
(iii)	The maximum permitted height is 15 m and 4 storeys.

8.2 - Permitted Uses

Table 4.9-11: Permitted Uses.

Permitted Uses:

amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
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*
emergency service
home-based business, *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
hotel
instructional facility
library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
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
school
service and repair shop
small batch brewery, *see Part 3, Section 89*
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
theatre
training centre
urban agriculture, *see Part 3, Section 82* (By-law 2017-148)
apartment dwelling, *low rise*
apartment dwelling, mid-high rise (Subject to By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling units
group home, *see Part 5, Section 125*
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house (By-law 2018-206)

Detailed policies for ^_TM1[989] – Traditional Mainstreet Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 197-198.

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St. Margaret's Vanier

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St. Margaret's Vanier



Site Context

Municipal Address: 206 Montreal Road
Neighbourhood: Overbrook-McArthur
Ward: 12 - Rideau-Vanier
Lot Area: 1,026 square metres

St. Margaret's Vanier recently amalgamated with All Saints Sandy Hill. It serves a multi-ethnic and economically mixed demographic, and includes an Inuit speaking congregation. The site is served with an abundance of nearby commercial uses, community gardens and essential amenities. The site is pedestrian friendly with wide sidewalks and curb ramps. The closest Anglican Church is St. Alban the Martyr, 1.9 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	12
Restaurants	73
Supermarkets	3
Parks	18
Schools	16
Commercial Uses	23
Essential Amenities (Banks, Pharmacy, Barber etc.)	34
Food Banks	2
Community Garden	11
Employment Service	2
Child Care Centres	18
Government Community and Social Support Centres	0

Active Development Applications (within 400 metres):

Currently, there are five active Site Plan Control Applications near the site which includes proposals for residential buildings that range from 3 to 19 storeys, retail developments and the relocation of the Salvation Army from ByWard Market to 333 Montreal Road. Two of the proposed developments seek to amend the Zoning By-Law and one to amend the Official Plan.

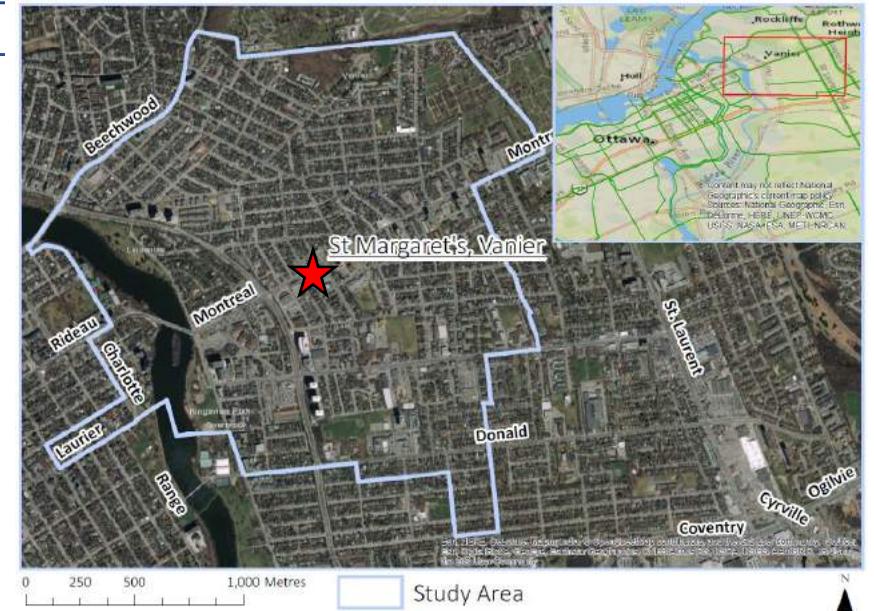
Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population was 19,943, a 3.1% increase from 2006 Two main age groups: 25% between 20-35 and 22% between ages 50-64. In 2006, the largest cohort was between ages 45-59 (24%) 28% of the population works in the service industry 41% of private households are families, 48% have children 	<ul style="list-style-type: none"> 51% of households earn \$49,999 or less (Ottawa = 27%) 32% of households earn between \$50,000 to \$99,999 (Ottawa = 31%) 17% of households earn over \$100,000 (Ottawa = 42%) 38% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> There are 12,544 private dwellings in the study area From 2006 to 2016, there was a 7.6% increase in private dwellings. This is relatively low compared to Ottawa (16.4%) 81% of all private dwellings are apartment units (Ottawa = 31%) 70% of households rent the dwellings they live in (Ottawa = 34%) 13% of rental dwellings are subsidized housing (Ottawa = 16%)



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

Real Estate Market

Mostly Rental Construction

In 2017, there were **11** construction starts in the study area. This figure is comprised primarily of **rental apartments (7)**

Higher Vacancy Rate

In September 2017, vacancy rates in the study area were generally **higher** than compared to Ottawa, but **less** for two bedrooms apartment units (**1.7% vs 2.1%**)

Lower Housing Prices

In June 2018, the average asking price in the Vanier neighbourhood (**\$359,900**) was **less** than compared to Ottawa (**\$427,700**). However, the average price of a single-family home increased at a greater rate than compared to Ottawa (**9.9% vs. 8.8%**) on a year-by-year basis.

Average Rent Rates

In 2017, the average rent rate in the study area (**\$1010**) was **slightly less** than compared to Ottawa's average (**\$1,136**), yet the 2 bedroom apartment rate in the study area (**\$1,674**) was **greater** than Ottawa's average (**\$1,435**).

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input checked="" type="checkbox"/>	Heritage Reference List	N/A
<input checked="" type="checkbox"/>	Heritage Overlay	Zoning By-law Section 60
<input type="checkbox"/>	Other	N/A

Heritage Reference List

No property management, alteration, (re)development implications

Heritage Overlay

- **Additions:** regardless of other zoning provisions, **height** of **walls**, and **height** and **slope** of **roof**, cannot exceed those of current building
- **Additions:** side-yard set-back “must be 60 cm. **greater than** that of the wall of the building located closest to the side lot line”
- **Additions:** permitted in the rear yard, or interior yard abutting the rear yard, **if compliant** with rear yard setback of the underlying zone
- **Additions: not permitted** in a front yard

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa’s Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 cm** in diameter cannot be destroyed without city permission.

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**; along with compatible **commercial**, **institutional**, and/or **industrial** uses
- Sec. 2.2.2 **supports intensification**, particularly on Traditional Mainstreets, such as Montreal Road
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the city where residential uses are permitted

Secondary Plan: Montreal Road District

If this property is identified as site for development or redevelopment, proposal **must**:

- Incorporate the **required building setback** to facilitate streetscaping improvements along Montreal Road
- Include elements which **acknowledge the history of the French Quarter** through its building, site design and streetscaping
- Conform to all of the relevant policies of the Montreal Road District Secondary Plan

Zoning: “TM[173] - Traditional Mainstreet, Urban Exception 173,)” and “TM3-Traditional Mainstreet, Subzone 3” (Sec. 197-198)

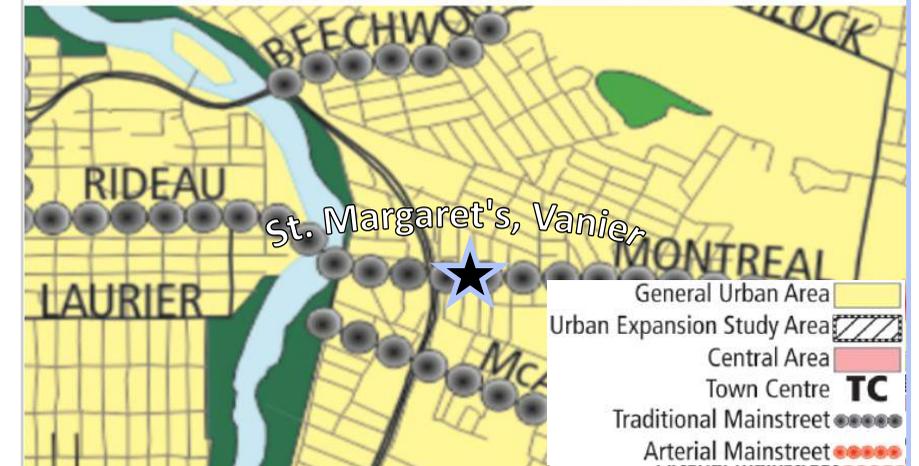
- The portion of the property currently occupied by parking spaces is zoned TM3, which **limits residential uses** to dwelling units and rooming units that are within a mixed-use building. Any residential development on this portion of the property must comply to the provisions of this subzone
- **Maximum Permitted Height:** 20 metres (up to 6 storeys)

Permitted Uses:

- Residential (apartment dwelling (all), rooming house, retirement home etc.)
- Commercial (restaurant, retail store, convenience store etc.)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park ,recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • The Montreal Road Revitalization is scheduled to improve cycling and transit infrastructure and overall walkability in the area • Traditional Mainstreet designation would allow for a high-density development, as per the Official Plan 	<ul style="list-style-type: none"> • Heritage overlay limits height, size, roof angle and location of additions • If church is demolished, new buildings must be of same size, massing and floor area • If a residential development is proposed, a rezoning may be required for the portion of the lot zoned TM3 • Due to legal non-compliant status, minor variances or a By-law amendment may be required for redevelopment

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1 - Introduction and Site Context

St. Margaret's Vanier (St. Margaret's from hereonin) Anglican Church is located at 206 Montreal Road in the Rideau-Vanier Ward and the Overbrook-McArthur neighbourhood. It is bounded by Montreal Road to the north, Cody Avenue to the west, and commercial uses on the east and south. The surrounding neighbourhood has a broad mix of land uses, including residential properties and a variety of services and amenities.

2 - Land Use Policy and Regulatory Framework

<p>Municipal Address: 206 Montreal Road Neighbourhood: Overbrook-McAthur Ward: 12 Rideau-Vanier Legal Description: Plan 121 Lot 1 Property Identification Number: 042380043 Lot Area: 1,026 square metres Lot Width: 30 metres</p>

2.1 - Review of Property

2.1.1 - Development Review Area

St. Margaret's is within the Central Area on the City of Ottawa's Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

The purpose of this policy, which applies to St. Margaret's, is to ensure that new development, including redevelopment, is respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, St. Margaret's would be required

to undergo a Streetscape Character Analysis along Montreal Road to establish the most dominant features of the Street. Features of focus would be setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018b).

2.1.3 - Development within 150 meters

There is currently a Demolition Control Application to permit the demolition of the building at 240 Montreal Road, which is deteriorating from vandalism, and the building at 234 Montreal Road, which was destroyed by fire. Currently, the properties are zoned Traditional Mainstreet, Subzone 3 (TM3). Both buildings previously contained commercial and residential uses and are presently unoccupied.

There is currently a Site Plan Control Application to permit a 7-storey mixed-use building comprised of ground floor commercial uses with office use on the 2nd through 7th floors, as well as a 4-storey above-ground parkade south of the site.

2.2 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

As per the City of Ottawa's Official Plan (OP), St. Margaret's is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City. With this designation, a wide range of land uses are permitted including residential uses, as well as compatible commercial, institutional, and/or industrial uses. While in some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City, there are some instances where particular uses would not be permitted, and this is further regulated by the Zoning By-Law (City of Ottawa, 2018b).

2.2.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage the anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase its supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods. OP Section 2.2.2 also encourages the

redevelopment of this site, which might allow for a high-density proposal. In addition, policy 4 of this Section identifies target areas for intensification, including the Central Area, Mixed-Use Centres, Arterial and Traditional Mainstreets, and Town Centres. St. Margaret's Vanier is within a Traditional Mainstreet making it a target area for intensification (City of Ottawa, 2018b).

2.2.2 - Building Livable Communities (OP s. 2.5)

Section 2.5 of the OP brings together the elements of establishing communities that are multi-functional and where new development, including redevelopment, is respectful of the established character of the street. Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, it is possible for St. Margaret's to propose a development that is dissimilar to what currently exists along Montreal Road and still be considered compatible with what exists, so long as it works well with the surrounding forms and functions (City of Ottawa, 2018b).

2.2.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for either home ownership or rental. Since zoning for the site allows residential uses, St. Margaret's is permitted to develop some form of affordable housing on the property (City of Ottawa, 2018h).

2.3 - Montreal Road District Secondary Plan (MRDSP) (OP Volume 2a)

St. Margaret's Vanier falls within the boundaries of the Montreal Road District Secondary Plan, which was adopted by Council in January 2014. The Plan is intended to guide development of the Montreal Road District, which includes lands in proximity to Montreal Road between North River Road and St. Laurent Boulevard (City of Ottawa, 2018b).

2.3.1 - Policy Direction

Section 1.1.2 of the MRDSP provides policy direction for the District. Policy 11 requires that all developments with frontage to Montreal Road incorporate building setbacks of at least 5 metres for sidewalks and boulevards in order to improve the pedestrian realm along the street. Policy 13 states that, consistent with the Official Plan, building form fronting Montreal Road will be a maximum of 6 storeys.

St. Margaret's is located in the Central Sector in the MRDSP. The primary role of this sector is to act as the historic downtown core of the former City of Vanier. Being referred to as the French Quarter, the role of the Central Sector along Montreal Road is to be the focal point of the Former City of Vanier's cultural identity. Therefore, the MRDSP values that all development and redevelopment in this area which includes building, site design, and streetscaping elements that acknowledge this history.

If St. Margaret's is identified as site for development or redevelopment, the proposal must incorporate the required building setback to facilitate streetscaping improvements along Montreal Road. The development must also include elements which acknowledge the history of the French Quarter through its building, site design, and streetscaping. The proposed development must conform to all of the relevant policies of the Montreal Road District Secondary Plan (City of Ottawa, 2018b).

2.4 - Zoning Review

St. Margaret's is currently zoned "Traditional Mainstreet, Urban Exception 173, (TM[173])" and "Traditional Mainstreet, Subzone 3, (TM3)" in the City of Ottawa Zoning By-law 2008-250. "The purpose of the Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan" (City of Ottawa, 2018h).

Since this site is zoned both TM[173] and TM3, it is important to note that the TM3 subzone limits the permitted residential uses on the property to dwelling units and rooming units that are within a mixed-use building, which applies to any development on this portion of the property (City of Ottawa, 2018h).



Figure 4.10-1: Property Zoning

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Sec. 197-198, Secondary Plans, Community Design Plans, and/or Heritage Policy Documents, the most restrictive provisions shall prevail.

2.4.1 - Exceptions (Urban Exception [173])

As per Urban Exception 173, St. Margaret's is allowed to have parking that is located a minimum distance of 2.4 m from Montreal Road. Currently, parking for the Parish is located on the abutting property, at 208 Montreal Road, which is a property that is also owned by the Anglican Diocese of Ottawa.

2.4.2 - Permitted Uses

With the TM[173] and TM3 zones, St. Margaret's is allowed numerous residential dwelling types. All of which are suitable options for affordable housing, with the exception of "bed and breakfast."

Note: See section "8 – Zoning Details" for specific zoning requirements, allowances, and exceptions.

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Analysis of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius demonstrates that the site is well located in terms of circulation and servicing.

3.2 - Walkability

Walk Scores range from 0-100 based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as the population and intersection density, and block length (WalkScore, 2018). This site has a Walk Score of 87, which is considered to be "very walkable." For comparison, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Margaret's' high walk score may be due to the abundance of short blocks and relatively calm traffic.

Table 4.10-1: Services and Amenities within 1.5km. Data From Walkscore and GeoOttawa, 2018.

Service/Amenity	Number
Coffee Shops	12
Restaurants	73
Supermarkets	3
Parks	18
Schools	16
Commercial Uses	23
Essential amenities (e.g. banks, pharmacy, barber, etc.)	34
Food Banks	2
Community Garden	11
Employment Service	2
Child Care Centres	18
Government Community and Social Support Centre	0

3.3 - Public Transportation

Wards are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. Despite being a very walkable area, transit near to this parish is only considered to be “good” with a score of 57. For comparison, the Somerset Ward has a Transit Score of 86, which is considered to be “excellent transit.” The parish average for this report is 66. St. Margaret’s’ lower score may be due to the lack of transit routes that run near the site, and the low frequency of buses on these routes.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are indicated for specific addresses rather than Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Margaret’s is considered “very bikeable” with a score of 72.

Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score is considered a “Biker’s Paradise.” The parish average for this report is 69. Despite having an abundance of nearby amenities and flat road conditions, St. Margaret’s’ lower score may be due to minimal bike lanes in the area.

3.5 - Potential Development Opportunities

Although transit and bike infrastructure around St. Margaret’s are currently lacking, the City of Ottawa is in the process of forming a plan that will likely result in significant improvements: the Montreal Road Revitalization Plan. Presently, the Plan is in the public consultation phase and construction of the Plan is scheduled to begin in Spring 2019. The Plan aims to implement cycling lanes and improve transit and bike infrastructure on Montreal Road by 2021. When implemented, the plan aims to facilitate a more vibrant environment in Vanier, likely improving walkability, transit access, and bikability (City of Ottawa, 2018i).

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

The St Margaret’s study area has a population of 19,943; this is a growth rate of 3.1 percent compared to the 2006 population. Young adults and middle-aged individuals make up the largest proportions of the population: 25 percent of the population is between the ages of 20

and 34, and 22 percent is between the ages of 50 and 64. In 2006, the largest age cohort was between the ages of 45 and 59, with 24 percent of the population in this age range.

Of the 11,150 private households in the study area, 41 percent are families, and 48 percent of those families have children. 24 percent of families with children are single parent families. This is a large amount of single parent families locally when compared to the 16 percent of single parent families in the City of Ottawa.

Table 4.10-2: St. Margaret’s study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	19,943	19,336
Population Density per sq/km	334.4	5573.8	5524.6
Most Prevalent Age Cohort	45-59	20-34	45-59
Number of Households		11,150	-
Prevalence of Families	68%	41%	-
Prevalence of Families with Children	61%	48%	-

4.2 - Income

Compared to Ottawa as a whole, the study area is relatively low-income. In 2016, 51 percent of households earned less than \$49,999 per year (before tax), 32 percent earned between \$50,000 and \$99,999, and 17 percent earned more than \$100,000. On a city-wide basis, a lower proportion of Ottawa households are in the lowest income group, while a higher proportion are in the highest income group. In 2016, 27 percent of Ottawa households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 26 percent of the study area population are considered to be low-income. This proportion is more than double the proportion for the City of Ottawa (12.6 percent). In 2016, approximately 38 percent of households in the study area spent 30 percent or more before-tax income on shelter costs, which is considerably higher than the 23 percent rate for Ottawa.

Table 4.10-3: St. Margaret’s study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	51%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	32%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	27%
Prevalence of Low-income earners (LIM)	12.6%	26%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	38%

¹ Statistics Canada describes The Low-income measure, after tax, as “a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases” (StatsCan 2017).

4.3 - Housing

In 2016 there were 12,544 private dwellings in the study area. From 2006 to 2016 there were 770 new private dwellings created. This 7.6 percent increase is small when compared to the 16.4 percent increase of private dwellings created in Ottawa as a whole during this period. The study area is dominated by renters, as 70 percent of households rent their dwellings. 81 percent of private dwellings in the study area are apartments. In comparison, only 31 percent of dwellings in Ottawa are apartments and only 34 percent of households are renters.

Table 4.10-4: St. Margaret’s study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	12,544
Prevalence of households who live in apartments	31%	81%
Prevalence of households who rent dwellings	34%	38%
Prevalence of households who own dwellings	66%	51%
Prevalence of rental households who live in subsidized housing	16%	11%

4.4 - Summary of Demographic Data

The study area can be described as a low-income, working-class area, which has a steady young population replacing an aging middle-aged population. In relation to study areas surrounding the other parishes analyzed in this report, the St. Margaret’s study area has the highest proportions of: (1) people in income brackets below \$49,999 per year, and (2) people considered to be low-income based on the LIM.

5 - Real Estate Market

Indicators for the residential real estate analysis around Trinity include: construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018.

The data for construction starts, vacancy rates, and average rental rates are extracted from Canada Mortgage and Housing Corporation’s (CMHC) Housing Market Information Portal database, and are geographically based on the 2016 Census Tract (CT) level.² GIS analysis of the data was used to generate a dataset based on CTs that are either touching or within an 800-metre radius of the Trinity property; this area is referred as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (Ottawa Neighbourhood Study, 2018). The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, which was used to calculate the average price of houses in the Overbrook-McAthur neighbourhood (Ottawa Real Estate Board, 2018). The second source is Agent in Ottawa (2018), which was used to extract information for average listing prices of one, two, and three-bedroom households in the the Overbrook-McAthur neighbourhood – data pertains to houses that were listed on September 28, 2018.

² “Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada, 2016, n.p.).

5.1 - Construction Starts

In 2017, there were eleven construction starts in the area, comprising of 7 apartments and 2 single-dwelling houses and 3 unidentified. Given that there were 7,457 construction starts in Ottawa in 2017 (CMHC, 2018b), it can be concluded that the development in study area was low.

Table 4.10-5: 2017 construction starts in Ottawa in 2017 (Data source: CMHC, 2018b).

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.10-6: 2017 Construction starts in St. Margaret's' study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	2	0	0	7	11
Homeowner	2	0	0	0	2
Rental	0	0	0	7	7
Condo	0	0	0	0	0

5.2 - Vacancy rates

In 2017, the average vacancy rate in the study area was 1.8 percent (CMHC, 2018a), which is slightly more than Ottawa's vacancy rate of 1.7 percent. The average vacancy rate for different types of housing in the study area study area were also higher than Ottawa, with the exception of two-bedroom units. The vacancy rate for bachelor units was 2 percent in the study area compared to 1.6 percent in Ottawa. The rate for one-bedroom units was 2.4 percent in the study area compared to 1.4 percent in Ottawa. The rate for two-bedroom units was 1.7 percent in the study area compared to 2.1 percent in Ottawa. The rate for

three-bedroom units was 3.1 percent in the study area compared to 1.8 percent in Ottawa.

Table 4.10-7: Ottawa's vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.10-8: St. Margaret's' study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	2%	2.4%	1.7%	3.1%*	1.8%
Rental Rates 2017	\$720	\$831	\$1,084	\$1,674	\$1,010
Listing Price 2018		\$283,550	\$320,724	\$440,018	\$359,900

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with "n/a" indicates that there is no data available

5.3 - Rental Rates

The average rental rate in the study area in 2017 was \$1,010, which is less than the average rental rate of \$1,136 in Ottawa. As expected, the average rent rates of varying suites were also lower. The average rate of bachelor units was \$720 compared to \$836 in Ottawa. The average rate of one-bedroom units was \$831 compared to \$1,022 in Ottawa. The average rent of two-bedroom apartments was \$1,084 compared to \$1,231 in Ottawa. The only exception was three-bedroom units, which were more expensive in the study area than in

Ottawa as a whole, with an average rate of \$1,674 compared to \$1,435 in Ottawa (CMHC, 2018a).

5.4 - Housing Prices

In June 2018, the average price of houses in the Vanier neighborhood (\$359,900) was less than Ottawa (\$427,700), but house prices in the neighbourhood increased by 9.9% compared to June 2017. On September 28, 2018 there were a total of 41 houses listed on the Agent in Ottawa website – this indicates that the area may be experiencing socio-economic changes and increased future development.

6 - Heritage

St. Margaret's is on the City of Ottawa's Heritage Reference List (HRL) and zoned with the Heritage Overlay. However, the property is in an area of current review for Ottawa's Heritage Inventory Project (HIP) (City of Ottawa, 2018c). The HIP is a survey of potential properties of cultural heritage value or interest throughout the entire urban area in order to update Ottawa's Heritage Register (HR). The Project is slated for completion some time in 2019; as such, it is important to periodically assess whether the Church is added to the HR within the next year and a half. Once the HIP is complete, the HRL will no longer exist (City of Ottawa, 2018c).

Upon a brief heritage analysis of the St. Margaret's Church building, it is surprising that St. Margaret's is not a municipally designated heritage property. . Of nine possible criteria under Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest*, under the *Ontario Heritage Act*, only one must be met. It seems that St. Margaret's fulfills at least four of the nine criteria.

One criterion for municipal designation is that a property has components that display a high degree of craftsmanship or artistic merit, which St. Margaret's displays without a doubt (O.Reg 9/06, s. 1(iii)). The Church building, particularly the sanctuary and bell tower are excellent examples of Gothic Revival style, which is a common element of many other heritage Church designations in Ottawa.

Two other criteria for designation merit are that a property "is important in defining, maintaining, or supporting the character of an area," and that it "is...historically linked to its surroundings" (Ontario Regulation 9/06 s. 1(2)3.i, iii). St. Margaret's maintains the historical character of Vanier in light of significant changes throughout the 20th Century, and is thus, historically linked to its surroundings. It was built before the area took on the name Vanier.

A third criterion for designation merit is that a property "has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community" (O.Reg. 9/06, s. 1(2)2.i). In the cornerstone laying ceremony for the Church, Lady MacDonald, wife of Prime Minister Sir John A. Macdonald, laid the cornerstone (St. Margaret's Anglican Church, 2018). Prime Minister Robert Borden and Lady Borden were "among the first subscribers to the building fund" for the parish hall, for which "construction began in 1910" (St. Margaret's Anglican Church, 2018). All three of these people are likely seen as important figures for the St. Margaret's community, as they are mentioned in the "Our Story" section of the St. Margaret's website (St. Margaret's Anglican Church, 2018). Further, they are significant people within Ottawa.

The above discussion is provided to illustrate the likelihood of designation for St. Margaret's. There are many designation examples where fulfillment of legal designation criteria are much less clear. In addition, many of the heritage attributes of St. Margaret's are those that provide reason for designation of other Anglican Churches, and properties in general, in Ottawa. Therefore, it would not be surprising if the property of St. Margaret's was designated as a heritage property by the City in the near future (see section 6.3 below, for implication).

At the current time, additions to the property would be fairly straightforward from a heritage perspective. However, if the property is designated, redevelopment on the property would be significantly more cumbersome, but still possible. Relevant limitations and considerations are described in more detail below.

6.1 - Heritage Reference List (HRL)

The HRL includes over 10,000 properties in Ottawa and is primarily an internal document for City Staff to keep track of properties that may be of cultural heritage value or interest at present, or in the future (City of Ottawa, 2018e). There is no statutory backing for the HRL; as

a result, there are no associated limitations for owners of properties on the HRL. The HRL is wholly administered by the City of Ottawa.

More restrictive heritage tools that the City can use are individual heritage property designation or listing on the municipal Heritage Register (HR). The Province of Ontario gives municipalities the power to use these methods to conserve heritage. Designation processes, (re)development, and property management implications are in the *Ontario Heritage Act*, R.S.O, c. O.18.

Listing on the HRL indicates that the City sees the St. Margaret's property as one that in the future, may be worthy of inclusion on the HR, or worthy of individual heritage property designation. See section 6.3 for more information on the HR, and Section 6.4 for more information on individual heritage property designation.

6.2 - Heritage Register (HR) (Ontario Heritage Act, Section 27)

St. Margaret's is not on the Ottawa Heritage Register. However, as indicated above, the fact that St. Margaret's is on the HRL means it may be targeted for inclusion on the HR in the near future. The HR is a municipal list of properties of heritage interest or significance to the City of Ottawa (City of Ottawa, 2018e).

Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days' notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, 2017, s. 27(3)). The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation. Recommendations for individual heritage property designation can also be made by the property owner, members of the community, or the Minister of Tourism, Culture, and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it.

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the individual heritage property designation process is complete – all permits are void during this timeframe (*Ontario Heritage Act*, 2017, s. 30(1)). If the result is individual heritage property designation,

property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.4).

6.3 - Individual Heritage Property Designation (IPD) (Ontario Heritage Act, Part IV)

Although the St. Margaret's is not currently designated, the fact that it is on the Heritage Reference List means the City considers it to have heritage significance and may pursue designation in the future. If designation is initiated by the property owner, City Council, a community member, or the Minister, and City Council agrees with the proposal, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can object to the designation within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act*, 2017, s. 29(5)).

6.3.1 - Implications of Individual Heritage Property Designation

Each designated property has a specific By-law listing reasons for designation, which most often consist of historical and architectural aspects of the property and buildings or structures on it – these are considered **heritage attributes**. Individual heritage property designation By-laws automatically apply to all buildings and structures on the property unless the specific By-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872.

Any alterations that are likely to change the heritage attributes listed in the By-law require written permission from City Council (*Ontario Heritage Act*, s. 33(1)). The council may permit, refuse to permit, or permit with conditions, the desired alterations. The property owner(s) can appeal Council's decision, resulting in a hearing conducted by the Ontario Heritage Review Board. The Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit.

6.3.11 - Property Standards By-law

In addition to all of the minimum requirements for upkeep of properties listed in the City of Ottawa Property Standards By-law 2013-416, designated heritage properties have additional requirements (By-law 2013-416, s. 92). Owners of designated properties or those in a heritage conservation district must:

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (By-law 2013-416, s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (By-law 2013-416, s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (By-law 2013-416, s. 92(2)(d)).

6.4 - Heritage Overlay (Zoning By-law 2008-250, Section 60)

The heritage overlay is an element of the City of Ottawa Zoning By-law 2008-250. It is an added layer of protection for heritage properties whether they are designated under the *Ontario Heritage Act* or not (City of Ottawa, 2018g). The purpose of the Heritage Overlay is “to encourage the retention of existing heritage buildings by offering zoning incentives to reuse the buildings, and to limit the size and location of additions to preserve the heritage character of the original building” (City of Ottawa, 2018g).

Even though St. Margaret’s is not on the Ottawa HR, not designated, and not in a heritage conservation district (HCD), the Heritage Overlay includes maintenance and redevelopment guidelines and limitations that must be complied with. Following are the main implications that apply to St. Margaret’s based on analysis of section 60 of the City of Ottawa Zoning By-law 2008-250:

1. If demolishing and rebuilding, the new building must be “of the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction” (s. 60(1)).
2. Additions must not exceed the height or roof angle of the existing building (s. 60(3)(a)).
3. Side-yard set-back of additions “must be 60cm. greater than that of the wall of the building located closest to the side lot line” (s. 60(3)(b)(i)).
4. Additions are permitted in the rear yard, or interior yard abutting the rear yard, if compliant with rear yard setback of the underlying zone (s. 60(3)(b)(ii)).
5. Additions are not permitted in a front yard (s. 60(3)(c))

The only permitted projections from the current building are for accessibility ramps that comply with the minimum Building Code dimensions for “a ramp in a barrier-free path of travel” (s. 60(4)(a)).

7 - Environmental Analysis

7.1 - Site Analysis

St. Margaret’s Vanier is not situated within any significant environmental feature that would impede future development on parish property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa’s Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover (City of Ottawa, 2014; 2018a).

7.2 - Overview of Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa’s OP.

Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018b)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment (City of Ottawa, 2015).

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (TM - Traditional Mainstreet)

Table 4.10-9: Zoning Mechanism and Provisions (TM – Traditional Mainstreet).

Zoning Mechanisms	Provisions
(a) Minimum Lot Area	No minimum
(b) Minimum Lot Width	No Minimum
(c) Maximum Front Yard Setback (m)	2 m, subject to the provisions of subsection 197(4) below.
(d) Interior Side Yard Setback	(i) Maximum 3 m between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 m where the driveway leads to a parking area of 20 or more spaces
	(ii) Minimum The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: (1) 3 m for a non-residential use building or a mixed-use building abutting a residential zone, and (2) 1.2 m for a residential use building All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)
(e) Minimum Corner Side Yard Setback	3 m, except for any part of a building above 15 m for which an additional 2 m setback must be provided
(f) Minimum Rear Yard Setback (m)	(i) Rear lot line abutting a residential zone 7.5
	(ii) Rear lot line abutting a public laneway 4.5
	(iii) For residential use building 7.5
	(iv) Other cases No minimum
(g) Building Height (m)	(i) Minimum 6.7 m for a distance of 20 m from the front lot line as set out under subsection 197(5) below.

	(ii) Maximum	(1) 20 m but not more than 6 storeys, except where otherwise shown on the zoning maps (2) Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 2 m more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2012-349)
(h) Maximum floor space index	No maximum	
(i) Minimum width of landscaped area	(i) Abutting a residential zone	3 m; may be reduced to 1 m where a minimum 1.4 m high opaque fence is provided
	(ii) in all other cases	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(j) Minimum width of landscaped area around a parking lot	See Section 110 – Landscaping Provisions for Parking Lots	

8.2 - Permitted Uses

Table 4.10-10: Permitted Uses.

Permitted Uses:

amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
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*
emergency service
home-based business, *see Part 5, Section 127*
home-based day care, *see Part 5, Section 129*
hotel
instructional facility
library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
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
school
service and repair shop
small batch brewery, *see Part 3, Section 89*
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
theatre
training centre
urban agriculture, *see Part 3, Section 82* (By-law 2017-148)
apartment dwelling, *low rise*
apartment dwelling, mid-high rise (Subject to By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling units
group home, *see Part 5, Section 125*
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house (By-law 2018-206)

Detailed policies for TM3 & TM[173] - Traditional Mainstreet Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 197-198.

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St. Matthew's

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St. Matthew's



Site Context

Municipal Address: 217 First Avenue
Neighbourhood: Glebe—Dows Lake
Ward: 17—Capital
Lot Area: 2657 square metres
Lot Width: 33 metres

St. Matthew's is a vibrant Church just south of the downtown core. It services a variety of ages, with a key focus on Christian education and acceptance. The site is pedestrian friendly with sidewalks and calm traffic and is also served with many nearby amenities due to its close proximity to Bank Street. There is an abundance of nearby schools, restaurants and child-care centres close to the Church. The closest Anglican Church is the Church of the Ascension and St. Barnabas, both 1 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	48
Restaurants	197
Supermarkets	4
Parks	16
Schools	18
Commercial Uses	53
Essential Amenities (Banks, Pharmacy, Barber etc.)	39
Food Banks	2
Community Garden	5
Employment Service	2
Child Care Centres	18
Government Community and Social Support Centres	1

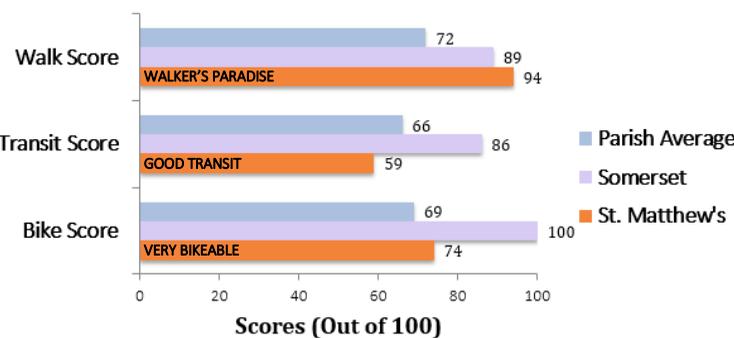
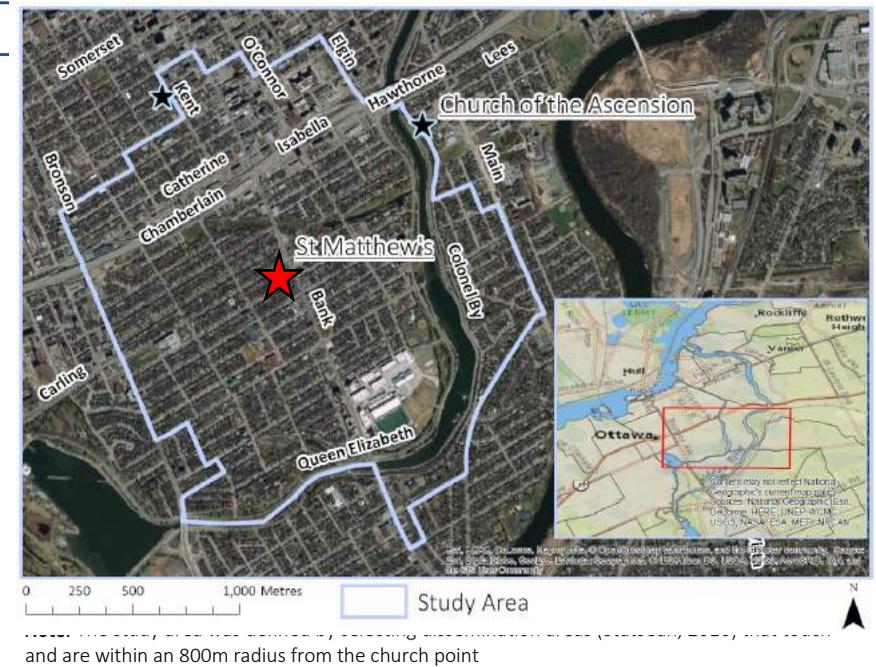
Active Development Applications (within 400 metres):

Currently, there are three active Site Plan Control Applications near the site which include proposals for residential use buildings that range from 4 to 7 storeys, two Zoning By-Law Amendment Applications which include a rezoning to permit a low-rise apartment dwelling and a 5-storey multi-use building.

Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 17,023, a 17.1% increase from the 2006 population In 2016, the study area had a population density of 5,165 person per sqkm 28% of the population is between the ages of 25-39, and 20% between the ages of 45-59 11% of the population is between the ages of 25-29. In 2006, 10% of the population was in this age cohort 53% of those living in private households contain families (Ottawa = 68%) 49% of these families have children (Ottawa = 61%) 	<ul style="list-style-type: none"> 27% of households earn \$49,999 or less (Ottawa = 27%) 29% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 44% of households earn over \$100,000 (Ottawa = 42%) 10% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 28% of households spend more than 30% of their income on housing (Ottawa = 24%) 	<ul style="list-style-type: none"> In 2016, there were 8,704 occupied private dwellings in the study area 60% of dwellings are apartment units, 26% are single-detached dwellings, and 14% are rowhouses/duplexes 48% of households own their dwelling units while 52% rent 7% of households that rent their dwelling units live in subsidized housing (Ottawa = 16%)

Study Area



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Real Estate Market

Mainly Rental Construction

In 2017, there were **51** construction starts in the study area, mainly comprised of **apartments (39)**

Lower Vacancy Rate

In September 2017, the average vacancy rate in the study area was **less than** Ottawa's average (**0.8%** vs. **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in the Glebe and Ottawa East (**\$761,100**) was **greater** than averages in Ottawa (**\$427,700**).

Above Average Rental Rates

In 2017, the average rent rate in the study area (**\$1,205**) was **slightly higher** than the rate in Ottawa (**\$1,136**)

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input checked="" type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Reference List

- **Internal document** used by Ottawa Heritage staff to assist in the review of **building permits** and **development applications**
- **No** (re)development or property management **implications**

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with purpose of **updating the Heritage Register**
- Area in which St. Matthew's is located is **currently under review** by City of Ottawa staff.
- Because Church is on HRL, **may be added** to the Heritage Register in the next **1-2 years** as a result of HIP
- Once HIP complete, **Heritage Reference List will no longer exist**

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Urban Tree Conservation Report

- Any tree that is **greater than 50 cm** in diameter cannot be destroyed without city permission.

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Zoning: "11A[388] S133 - Minor Institutional Zone, Urban Exception 388, Schedule 133" (Sec. 169-170)

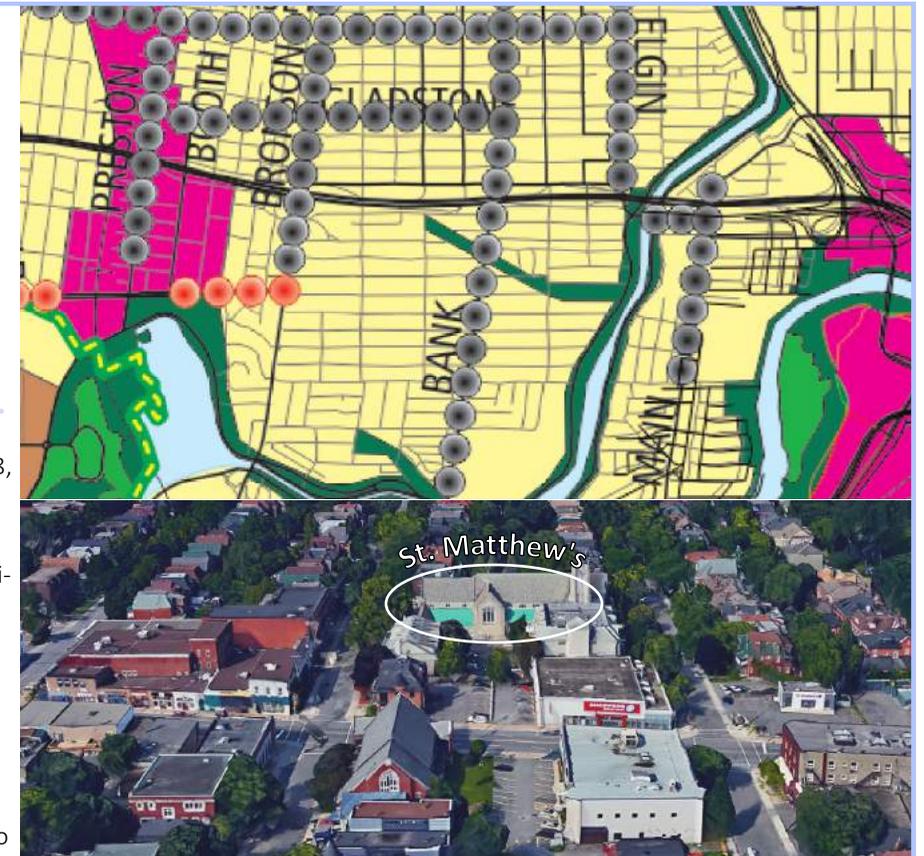
- As per **Urban Exception 388**, St Matthew's must comply to site specific provisions including, but not limited to, an east side yard setback of 0.3 m, other side yard setback of 2.1 m, and a minimum of 25% of the area of this zone must be landscaped area
- **Schedule 133** illustrates some of the provisions set out in the Urban Exception
- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

Due to Mature Neighbourhood Overlay, St. Matthew's would have to undergo a Streetscape Character Analysis along First Avenue and Glebe Avenue to establish the most dominant features of the street

Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer's market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • The Glebe Neighbourhood is considered desirable land, which may benefit potential development of the site • The Glebe Neighbourhood Cycling Plan is currently underway with intentions to improve the overall cycling environment and connectivity of the area • No current heritage limitations • Close proximity to Bank Street could potentially allow for high-density development through re-zoning • Property does not fall within a Secondary Plan or Community Design Plan 	<ul style="list-style-type: none"> • Limited permitted uses with current zoning

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1 - Introduction and Site Context

St. Matthew's Anglican Church is located at 217 First Avenue in the Capital Ward and the Glebe-Dows Lake Neighbourhood. It is bounded by Glebe Avenue to the north, First Avenue to the south, and residential uses on its east and west. The surrounding neighbourhood is primarily residential with a variety of commercial uses to the west along Bank Street.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 217 First Avenue
Neighbourhood: Glebe - Dows Lake
Ward: 17 - Capital
Legal Description: Plan 34756 pt blk 3 Plan; 76125 pt Lots 38 39 lots 40 ;and 41 see nte
Property Identification Number: 041370407
Lot Area: 2,657 square metres
Lot Width: 33 metres

2.1 - Policy Review

2.1.1 - Development Review Area

St. Matthew's is within the Central Area on the City of Ottawa's Development Review Map. In terms of land use, the Central Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

St. Matthew's is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development, including redevelopment, is respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design.

With this Overlay, if identified as a site for redevelopment, St. Matthew's would be required to undertake a Streetscape Character Analysis along **First Avenue and Glebe Avenue** to establish the most dominant features of the Streets. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018g).

2.1.3 - Development within 400 meters

Site Plan Control (SPC) Application:

There are three active SPC applications that are within 400 metres of St. Matthew's. These include:

- 170 Pretoria Avenue: proposal for a 4-storey residential building that will contain four units;
- 170 Second Avenue: proposal for a 4-storey open air parking structure; and
- 99 Fifth Street: proposal for a 7-storey residential building that will contain 160 units.

Zoning By-Law Amendment (ZBLA) Applications:

There are two active ZBLA applications that are within 400 metres of St. Matthew's. These include:

- 667 Bank Street": proposal to amend the performance standards as related to building setbacks, building height, and width of landscaped area for a 5-storey multi-use building.
- 174 Glebe Avenue: proposal to rezone the property from R3B[1268] to R4 in order to accommodate the construction of a low rise apartment building containing 17 units.

These applications exhibit an increasing level of new development and redevelopment in the area around St. Matthew's, particularly for residential use buildings.

2.4.1 - Urban Exception (Urban Exception [388])

Exceptions are variations to the Zoning By-Law's permitted land uses and/or zoning provisions/ Property owners must comply with exceptions. As per Urban Exception 388, St. Matthew's has the following exceptions:

- a right-of-way servicing the uses permitted in the abutting R4M[899] zone is permitted in the area shown hatched on Schedule 133 (*see section 8.3*)
- in the case of a place of worship, a minimum of 18 parking spaces must be provided in the area shown hatched on Schedule 133 (*see section 8.3*)
- 2 of the 18 parking spaces may be located in the portion of the front yard abutting First Avenue located in the shaded area on Schedule 133 (*see section 8.3*)
- 4 of the 18 parking spaces required for the uses located in the R4M[899] zone may be located in this zone
- a minimum of 25% of the area of this zone must be landscaped area
- east side yard setback of 0.3 m
- other side yard setback of 2.1 m
- the yard abutting First Avenue must have a depth of at least 3.9 m
- the yard abutting Glebe Avenue must have a depth of at least 7.6 m
- canopies and their supports may extend or project into a required yard to the lot line

2.4.2 - Zoning Schedule (S133)

Schedules are area or site-specific illustrations of zoning provisions that are meant to provide clarity to those provisions. Schedule 133 (S133) is applicable to this site and can be found in section 8 (Zoning Details) below.

2.4.3 - Permitted Uses

With the I1A zone, St. Matthew's can use the property for institutional, residential, recreational and limited commercial uses (City of Ottawa, 2018f).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section "8 – Zoning Details" for specific zoning requirements, allowances, and exceptions.

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St. Matthew's facilitate understanding of nearby circulation and servicing. The area surrounding St. Matthew's has a variety of land uses, with many nearby services and amenities, and public transportation options (Walk Score, 2018).

3.2 - Walkability

Walk Scores are measured by ward and address on a scale of 0-100, based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Matthew's has a Walk Score of 94, which is considered "walker's paradise." For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Matthew's high walk score is likely due to short blocks, calm traffic, and many nearby amenities.

Table 4.11-1: Services and amenities within 1.5km. Data from WalkScore and GeoOttawa, 2018

Service/Amenity	Number
Coffee Shops	48
Restaurants	197
Supermarkets	4
Parks	16
Schools	18
Commercial Uses	53
Essential amenities (e.g. banks, pharmacy, barber, etc.)	39
Food Banks	2
Community Gardens	5
Employment Services	2
Child Care Centres	18
Government Community and Social Support Centres	1

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. Despite being a very walkable area, transit near St. Matthew’s is only considered to be “good” with a score of 59 (Walk Score, 2018). For comparison, the Somerset Ward has a Transit Score of 86, which is considered “excellent transit.” The parish average for this report is 66. St. Matthew’s’ lower score may be due to the lack of transit routes that run near the site, and the low frequency of buses on these routes.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Matthew’s is considered “very bikeable” with a score of 74.

Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score is considered a “biker’s paradise” (WalkScore, 2018). The parish average for this report is 69. St. Matthew’s good Bike Score is likely due to an abundance of nearby bike lanes, but a lack of them along the busier Bank Street.

3.5 - Potential Development Opportunities

In 2014, a Neighbourhood Cycling Plan was initiated for the Glebe Neighbourhood. This plan sought to review cycling connections in the neighbourhood as a whole and individually, in order to improve the overall cycling environment, and connectivity (City of Ottawa, 2018d). While the planning phase was completed in 2016, the current project status is underway with completion anticipated in 2018. In addition to Glebe’s Cycling Plan, the LRT Confederation Line may bring further improvements to the area.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the study area surrounding St. Matthews had a population of 17,023; this is a growth rate of 17.1 percent compared to the 2006 population. The 2016 study area population density was 5165.3 persons per square kilometre. Middle Aged individuals made up a large proportion of the population: 28 percent of the population was between 25-39, and 20 percent was between 45-59. There is one 5-year age cohort that stands out: 11 percent of the 2016 and 2006 study area populations was between 30-34.

Of the 7,850 households in the study area, 53 percent are families, and 49 percent of families have children. In comparison, 68 percent of households in Ottawa are families, and 61 percent of families have children.

Table 4.11-2: St. Matthew’s study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	17,023	14,536
Population Density per sq/km	334.4	5,165.3	4,404.8
Most Prevalent Age Cohort	45-59	25-39	20-34
Number of Households	373,755	7,850	-
Prevalence of Families	68%	53%	-
Prevalence of Families With Children	61%	49%	-

4.2 - Income

In 2016, 27 percent of households earned less than of \$49,999 per year (before tax), 29 percent earned between \$50,000 and \$99,999, and 44 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a slightly higher proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 10 percent of the study area population was considered low-income in 2016, while 12.6 percent of the Ottawa population was considered low-income. In 2016, approximately 28 percent of households in the study area spent 30 percent or more of their before-tax income on shelter costs, a higher amount than the 23 percent rate in Ottawa as a whole.

Table 4.11-3: St. Matthew’s study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	27%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	29%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	44%
Prevalence of Low-income earners (LIM)	12.6%	10%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	28%

4.3 - Housing

In 2016 there were 8,704 private dwellings in the study area. Of the 8,704 dwellings, 60 percent were apartment units, 26 percent were single-detached houses, and 14 percent were rowhouses/duplexes. 52 percent of households are rental households, while 48 percent are owners. 7 percent of rental households live in subsidized housing. In comparison 66 percent of households in Ottawa are owner households, 34 percent are rental households, and 16 percent of rental households in Ottawa live in subsidized housing.

Table 4.11-4: St. Matthew's study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	8,704
Prevalence of Single Detached Dwellings	42%	26%
Prevalence of Row Houses/Duplexes	27%	14%
Prevalence of households who live in apartments	31%	60%
Prevalence of households who rent dwellings	34%	52%
Prevalence of households who own dwellings	66%	48%
Prevalence of rental households who live in subsidized housing	16%	7%

4.4 - Summary of Demographic Data

The study area is dominated by high-income middle-aged adults. The study area has a high proportion of apartments with a good mix of housing tenures. The area has a low proportion of subsidized housing, while at the same time, a high proportion of households that spend more than 30 percent of their income on housing.

5 - Residential Real Estate Analysis

Indicators for the residential real estate analysis around St Matthew's include: construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018.

The data for construction starts, vacancy rates, and average rental rates are extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database and are geographically based on the 2016 Census Tract (CT) level¹. Then through a GIS analysis of the data, a dataset is generated pertaining to CTs that are either touching or within 800-metre radii of the parish, referred as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study. The data is derived from two

sources. The first source is through a table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, which is used to calculate the average price of houses in the Glebe-Dows Lake neighbourhood. The second source is Agent in Ottawa (2018), which is used to extract information for average listing prices of one, two, and three-bedroom households in the Glebe - Dows Lake neighbourhood – data pertains to houses that were listed on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 51 construction starts in the area, comprised of 9 single-detached apartments, 3 row houses, and 39 apartment units. As the average construction starts of the thirteen study areas was 203 in 2017 (CMHC, 2017), it can be concluded that development in the study area was below average.

Table 4.11-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b).

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.11-6: 2017 Construction starts in St. Matthew's study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	9	0	3	39	51
Homeowner	9	0	3	0	12
Rental	0	0	0	11	0
Condo	0	0	0	28	28

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 0.8 percent, which is 0.9 percent lower than Ottawa’s vacancy rate of 1.7 percent (CMHC, 2018). The average vacancy rates of different housing types in the study area were generally lower than Ottawa. Bachelor unit was 1 percent compared to 1.6 percent in Ottawa. One-bedroom suite was 1 percent compared to 1.4 percent in Ottawa. Three-bedroom unit was 1.1 percent compared to 1.8 percent in Ottawa. However, the vacancy rate for two-bedroom units was higher in the study area at 2.7 percent, while in Ottawa it was 2.1 percent.

Table 4.11-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Table 4.11-8: St Matthew’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1%	1%*	2.7%*	1.1%*	0.8%*
Rental Rates 2017	\$ 861	\$995	\$1,387	\$1,836	\$1,205
Listing Price 2018		\$399,900*	\$545,667	\$834,950	\$761,100

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available

5.3 - Rental Rates

The average 2017 rental rate in the study area was \$1,010, which is less than the average rental rate of \$1,136 in Ottawa. As expected, the average rental rates for varying unit types were also lower. The average rate for a bachelor unit in the study area was \$720 compared to \$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$831 compared to \$1,002 in Ottawa. The average rate for two-bedroom units in the study area was \$1,084 versus \$1,231 in Ottawa. The one exception was that the rental rate for three-bedroom units, which was \$1,674 in the study area compared to \$1,435 in Ottawa (CMHC, 2018).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the in the Glebe neighbourhood was \$761,100, much higher than Ottawa’s average price of \$427,700. In addition, on September 28, 2018, there were a total of 9 house listed in the Glebe neighbourhood (Agent in Ottawa, 2018), which is fewer than the Parish average. This indicates that the neighbourhood is stable, and development numbers will likely remain relatively low.

6 - Heritage

St. Matthews’ only current heritage regulation is listing on Ottawa’s Heritage Reference List (HRL). The HRL is an internal document for staff to keep track of prospective heritage properties for development review purposes, and carries no immediate development implications. However, the Church property falls within an area of current review for Ottawa’s Heritage Inventory Project (HIP). The HIP is a survey of potential properties of cultural heritage value or interest throughout the entire urban area in order to update Ottawa’s Heritage Register (HR). The Project is slated for completion some time in 2019; as such, it is important to periodically assess whether the Church is added to the HR within the next year and a half. Once the HIP is complete, the HRL will no longer exist (City of Ottawa, 2018b).

6.1 - Ottawa's Heritage Register

Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 allows municipalities to list properties of cultural heritage value or interest to their City on a municipal HR. Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days' notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, s. 27(3)).

The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation (IPD). Recommendations for IPD can also be made by the property owner, members of the community, or the Minister of Tourism, Culture, and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it (*Ontario Heritage Act*, 2017).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all permits received are void during this timeframe (*Ontario Heritage Act*, s. 30(1)). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.2)

6.2 - Individual Heritage Property Designation (IPD) (*Ontario Heritage Act*, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Heritage Toolkit, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act*, 2017, s. 29(5)). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act*, 2017, s. 33(13)).

6.2.1 - Implications of IPD

Each designated property has a specific by-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff). As per *Ontario Heritage Act* section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the designation by-law will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of *Ontario Heritage Act* section 33 as written prior to a 2002 amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act*, 1998, s. 33).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act*, 2017, 34(2)).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act*, 2017, s. 34.1).

6.2.1.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (s.

92). Owners of designated properties or those in a heritage conservation district must (City of Ottawa, 2016):

“Maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))

“Maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (s. 92(2) (b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)). For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes (*Ontario Heritage Act*, 1998).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners “can apply for grant funding once every two years” (City of Ottawa, 2018e).

7 - Environmental Analysis

7.1 - Site Analysis

St. Matthew’s is not situated within any significant environmental feature that would impede any future development on parish property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa’s Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover (City of Ottawa, 2014; 2018a).

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa’s OP. Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa’s OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018b)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.11-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

Zoning Mechanisms	Provisions		
	II Areas A and B (Schedule 1)	III Abutting a residential zone (Area C Schedule 1)	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2, or R3 Zone 0- 7.5 Other cases, 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-Law 2017-303)		

8.2 - Permitted Uses

Table 4.11-10: Permitted Uses.

Permitted Uses:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)</i>
for a retail food store, limited to a farmers' market, <ul style="list-style-type: none"> i. No building or structure other than one farmer's market stand is permitted; ii. The farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and; iii. Where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for I1A – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

8.3 - Schedule 133 (S133)

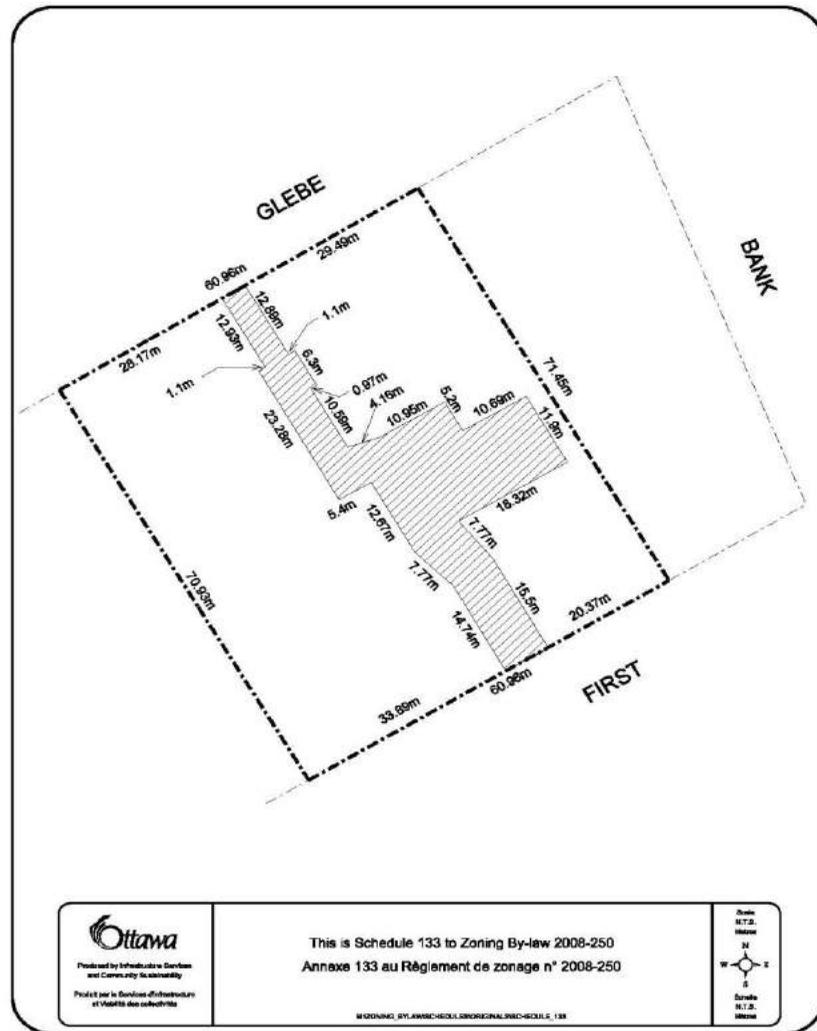


Figure 4.11-2: Schedule 133.

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St. Thomas the Apostle

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St. Thomas the Apostle



Site Context

Municipal Address: 2345 Alta Vista Dr.
Neighbourhood: Billings Bridge - Alta Vista
Ward: 18—Alta Vista
Lot Area: 8, 464 square metres
Lot Width: 102 metres

St. Thomas the Apostle is a welcoming Anglican Church located in Alta Vista. The area surrounding the site is mainly comprised of suburban low-density developments. The site is moderately located in terms of circulation and servicing. The commercial uses and amenities are located outside the immediate block, more towards the Queensway. Considering its close proximity to the Queensway, numerous nearby transit options and bike lanes make the site accessible. The closest Anglican Church is Trinity Anglican Church, 1.6 km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	9
Restaurants	12
Supermarkets	3
Parks	10
Schools	9
Commercial Uses	23
Essential Amenities (Banks, Pharmacy, Barber etc.)	32
Food Banks	1
Community Garden	2
Employment Service	1
Child Care Centres	9
Government Community and Social Support Centres	0

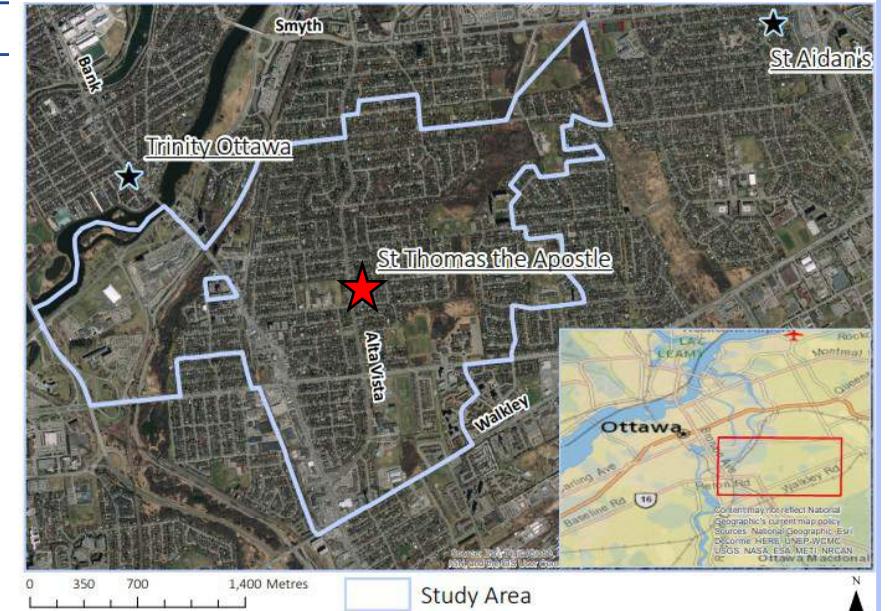
Active Development Applications (within 400 metres):

Currently, there are no active development applications near St. Thomas the Apostle

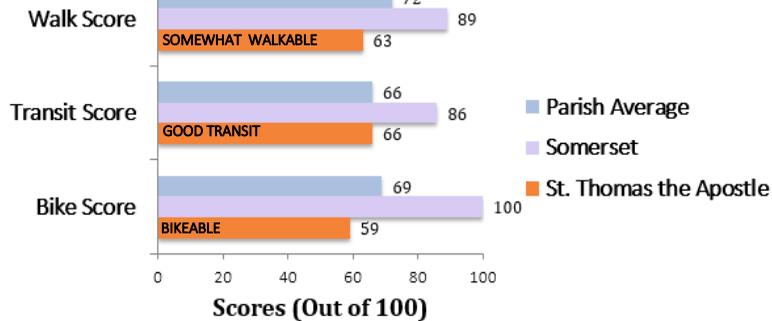
Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 13,013. This is a 3% increase from the 2006 population In 2016, the study area had a population density of 2345 person per sq.km. 24% of the population is between the ages of 20-35 and 21% between the ages of 45-69 In 2006, the two largest age cohorts were 20-34 and 40-54, both making 21% of the population each 62% of those living in private households are families (Ottawa = 68%) 	<ul style="list-style-type: none"> 36% of households earn \$49,999 or less (Ottawa = 27%) 27% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 37% of households earn over \$100,000 (Ottawa = 42%) 18% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 29% of households spend more than 30% of their income on housing (Ottawa = 24%) 	<ul style="list-style-type: none"> In 2016, there were 5,375 occupied private dwellings in the study area. This is a 1.4% increase since 2006 46% of dwellings are single-detached dwellings, 41% are apartment units and 13% are rowhouses/duplexes 59% of households own their dwelling units, while 41% rent 13% of households that rent their dwelling units live in subsidized housing (Ottawa = 16%)

Study Area



and are within an 800m radius from the church point



* Somerset is considered the benchmark ward in Ottawa for all-round transportation

* An average of the 13 selected parishes for this report was used to compare Scores

Real Estate Market

Mainly Rental Construction Starts

In 2017, there were **134** construction starts in the study area, mainly comprised of **rental apartments (124)**

Lower Vacancy Rates

In September 2017, the average vacancy rate in the study area was **higher** than Ottawa's average (**5.4%** vs. **1.7%**)

Above Average Housing Prices

In June 2018, the average single-family home in the Glebe (**\$563,800**) was **greater** than averages in Ottawa (**\$427,700**).

Above Average Rent Rates

In 2017, the average rent rate in the study area (**\$1,041**) was **comparable** to Ottawa (**\$1,136**)

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input type="checkbox"/>	Heritage Register	N/A
<input type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input checked="" type="checkbox"/>	Other	Heritage Inventory Project

Heritage Inventory Project (HIP)

- **City-wide review** of potential properties of cultural heritage value or interest, with purpose of **updating the Heritage Register**
- Area in which St. Thomas the Apostle is located is **currently under review** by City of Ottawa staff
- Because St. Thomas the Apostle is on HRL, it **may be added** to the Heritage Register in the next **1-2 years** as a result of HIP
- Once HIP complete, **Heritage Reference List will no longer exist**

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input type="checkbox"/>	Urban Tree Conservation Report

Implication

- No environmental constraints located within close proximity of the church.

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Alta Vista/ Faircrest/ Riverview Park Secondary Plan

Review considers section 9.6 of the Secondary Plan. The Secondary Plan does not provide any other site-specific policies for this property.

- **New development must be compatible** with the existing development, both **visually and functionally**
- Existing trees and shrubs **must be maintained or replaced** with trees and shrubs of comparable size, if possible

Zoning: "I1A[1485] - Minor Institutional Zone, Urban Exception 1485, Schedule 133" (Sec. 169-170)

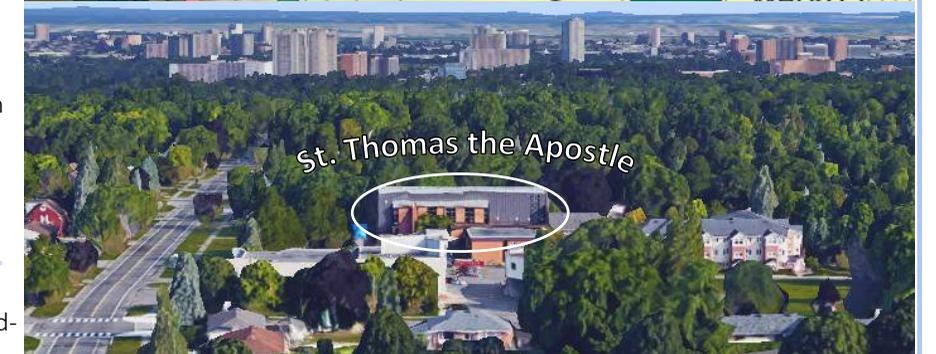
- As per **Urban Exception 1485**, no minimum separation distance applies from the group home to any other group home
- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

Permitted Uses:

- Residential (group home, rooming house, retirement home etc.)
- Commercial: retail store (limited to a farmer's market)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • A Bus Rapid Transit line from Baseline Station to Heron Station is scheduled to begin construction in 2019 • The Bank Street Renewal Plan aims to improve overall multi-modal services from Riverside Dr. to Walkey Rd. • The Trillium Line Extension is proposed to construct a station at Walkey Rd. and Bank St. in 2021 • No current heritage limitations 	<ul style="list-style-type: none"> • Limited permitted uses with current zoning • Minimal services and amenities in the surrounding area

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1 - Introduction and Site Context

St. Thomas the Apostle Anglican Church (St. Thomas from hereonin) is located at 2345 Alta Vista Drive in the Alta Vista Ward and the Billings Bridge-Alta Vista Neighbourhood. It is bounded by residential properties to the north, Ellewood Senior Residence to the east, Fire Station 35 to the south, and Alta Vista Drive to the west. The surrounding neighbourhood is primarily residential with some nearby services and amenities.

2 - Land Use Policy and Regulatory Framework

Municipal Address: 2345 Alta Vista Drive
Neighbourhood: Billings Bridge – Alta Vista
Ward: 18 – Alta Vista
Legal Description: Plan 552 Lnpt Rp5r11949 Part;1 & 4 Less Rp5r-12578 Part 1
Property Identification Number: 041900037
Lot Area: 8, 464 Square Metres
Lot Width: 102 Metres

2.1 - Policy Review

2.1.1 - Development Review Area

St. Thomas the Apostle is within the South Area on the City of Ottawa’s Development Review Map. In terms of land use, the South Area is composed of multiple land use types including commercial, institutional, and residential dwellings.

2.1.2 - Development within 400 meters

There are no active development applications within 400 metres of the St. Thomas Church property.

2.2 - Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on land-use planning matters of provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014, p. 1). Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to facilitate efficient use of land where existing infrastructure and public service facilities already exist; this form of development minimizes public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 - Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan, and Schedule B - Urban Policy Plan. St. Thomas is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City.

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa’s Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018c).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase its supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018c).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character (City of Ottawa, 2018c). Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, St. Thomas could propose a development that is dissimilar to what currently exists along Alta Vista drive, and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s. 2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental. The Institutional zoning for the site limits residential uses, but permits residential uses including group home, retirement home, and rooming house. As such, St. Thomas would be permitted to develop some form of affordable housing on the property if desired.

2.4 - Alta Vista/Faircrest/Riverview Park Secondary Plan (AFRSP) (OP Volume 2a)

St. Thomas falls within the boundaries of the Alta Vista/Faircrest/Riverview Park Secondary Plan, which was adopted by Council in May 2013 (City of Ottawa, 2013). These Plans are intended to guide development of Alta Vista and Riverview Park. Riverview Park is bounded by Riverside Drive and the CNR line to the northwest; Bank Street to west; Heron Road to the south; Coronation/Industrial Avenues to the north; and Russell Road to the east.

2.4.1 - Policy Direction

AFRSP section 9.6 mandates that new development must be visually and functionally compatible with existing development. Section 9.6 also mandates that existing trees and shrubs must be maintained, or replaced with trees and shrubs of comparable size if possible.

The AFRSP does not provide any other site-specific policies for this property (City of Ottawa, 2013).

2.5 - Zoning Review

St. Thomas is currently zoned “Minor Institutional Zone, (I1A)” in the City of Ottawa’s Zoning By-law 2008-250. “The purpose of the I1-Minor Institutional Zone is to 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” (City of Ottawa, 2018g).



Figure 4.12-1: Property Zoning (City of Ottawa, 2018e).

2.5.1 - Urban Exception (Urban Exception [1485])

Exceptions are variations to the Zoning By-Law’s permitted land uses and/or zoning provisions. Property owners must comply with exceptions. As per Urban Exception 1485, no minimum separation distance applies from the group home to any other group home (City of Ottawa, 2018g).

2.5.2 - Permitted Uses

With the I1A zone, St. Thomas can use the property for institutional, residential, recreational and limited commercial uses (City of Ottawa, 2018g).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section “8 – Zoning Details” for specific zoning requirements, allowances, and exceptions.

3 - Circulation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of St Thomas facilitate understanding of nearby circulation and servicing. The area surrounding St. Thomas is primarily residential, with some nearby services, amenities, and public transportation options (Walk Score, 2018).

3.2 - Walkability

Walk Scores are measured by ward and address on a scale of 0-100, based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). St. Thomas has a Walk Score of 63, which is considered “somewhat walkable.” For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72. St. Thomas’ lower Walk Score may be due slightly low quantities of nearby amenities and services, and relatively long block lengths.

Table 4.12-1: Services and amenities within 1.5km (geoOttawa, 2018; WalkScore, 2018)

Service/Amenity	Number
Coffee Shops	9
Restaurants	12
Supermarkets	3
Parks	10
Schools	9
Commercial Uses	23
Essential amenities (e.g. banks, pharmacy, barber, etc.)	32
Food Banks	1
Community Gardens	2
Employment Services	1
Child Care Centres	9
Government Community and Social Support Centres	0

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. St. Thomas is considered to have “good transit,” with a score of 66 (Walk Score, 2018). For comparison, the Somerset Ward has a Transit Score of 86, which is considered to be “excellent transit.” The parish average for this report is 66. Despite numerous transit lines running near the site, some of the routes are not very frequent or convenient (WalkScore, 2018). This may give reasoning for St. Thomas’ moderate Transit Score.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding St. Thomas is considered “bikeable” with a score of 59. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score

is considered a “biker’s paradise.” The parish average for this report is 69 (WalkScore, 2018). Despite having many nearby bike lanes, St. Thomas’ lower Bike Score may be due to minimal services and amenities in the area.

3.5 - Potential Development Opportunities

The area around St. Thomas will likely benefit from a number of nearby redevelopment plans. A planning and environmental assessment study was completed for a bus rapid transit route from Baseline Station to Heron Station (City of Ottawa, 2018i). This route is scheduled to begin construction in 2019, with phases being completed until 2031. The route intends to implement 14km of bus-dedicated lanes, and cycling facilities.

St. Thomas is located close to Bank Street, and will likely benefit from Ottawa’s Bank Street Renewal Plan (BSRP) (City of Ottawa, 2018b). The BRSP incorporates areas between Riverside Drive North and Ledbury Avenue. The Plan aims to improve transit reliability in the area, especially concerning intersection density (City of Ottawa, 2018b). The Plan will consider multi-modal services for pedestrians, cyclists and transit. Construction is intended to commence in 2019. A second phase will continue in 2021 between Riverside South and Walkey Road. This phase intends to create guiding principles for future development, particularly concerning servicing and transportation structure (City of Ottawa, 2018a; 2018b). In addition to this, the Trillium Line Extension Walkey Station is proposed to be located in close proximity to the site (City of Ottawa, 2018b). This may improve the site’s connectivity to south Ottawa and the downtown core.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the St. Thomas study area had a population of 13,013, which is a 17.1 percent growth rate compared to the 2006 population. The 2016 study area population density was 2345 persons per square kilometre. The two most dominant 15-year age cohorts are 20-34 and 45-59. 24 percent of the 2016 study area population was between 20-34, and 21 percent was between the ages of 45-59 years. In 2006, the two largest 15-year age cohorts were 20-34 and 40-54, each comprising 21 percent of the study area population.

Of the 7,850 households in the study area, 62 percent are families, and 62 percent of families have children. In comparison, 68 percent of households in Ottawa are families, and 61 percent of families have children.

Table 4.12-2: St. Thomas study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	13,013	12,633
Population Density per sq/km	334.4	2345.2	2296.9
Most Prevalent Age Cohort	45-59	20-34	20-34 & 40-54
Number of Households		5,360	-
Prevalence of Families	68%	62%	-
Prevalence of Families with Children	61%	62%	-

4.2 - Income

In 2016, 36 percent of study area households earned less than of \$49,999 per year (before tax), 27 percent earned between \$50,000 and \$99,999, and 37 percent earned \$100,000 or more. A lower proportion of Ottawa households were in the lowest income group, and a higher proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more.

Based on the Low-Income Measure (LIM)¹, 18 percent of the study area population was considered low-income in 2016, while 12.6 percent of the Ottawa population

was considered low-income. In 2016, approximately 30 percent of households in the study area spent 30 percent or more of their before-tax income on shelter costs, a higher amount than the 23 percent rate in Ottawa as a whole.

Table 4.12-3: St. Thomas study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	36%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	27%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	37%
Prevalence of Low-income earners (LIM)	12.6%	18%
Prevalence of households who spend 30% or more of annual income on housing.	23%	30%

4.3 - Housing

In 2016 there were 5,375 private dwellings in the study area. Of the 5,375 dwellings, 46 percent were single-detached households, 41 percent were apartment units, and 13 percent were rowhouses/duplexes. 41 percent of households are rental households, while 59 percent are owners. 13 percent of rental households live in subsidized housing. In comparison 66 percent of households in Ottawa are owner households, 34 percent are rental households, and 16 percent of rental households in Ottawa live in subsidized housing.

Table 4.12-4: St. Thomas study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	5,375
Prevalence of households who live in apartments	31%	46%
Prevalence of households who rent dwellings	34%	13%
Prevalence of households who own dwellings	66%	41%
Prevalence of rental households who live in subsidized housing	16%	41%

4.4 - Summary of Demographic Data

The study area population is lower income when compared with Ottawa as a whole. The population in the study area is dominated by young adults and late-middle aged adults (baby-boomers). The majority of households are owner households, even though there is almost an even split of single-detached houses and apartment units.

5 - Residential Real Estate Analysis

Indicators for the residential real estate analysis around St. Thomas include: construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018.

The data for construction starts, vacancy rates, and average rental rates are extracted from Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Portal database, and are geographically based on the 2016 Census Tract (CT) level.¹ GIS analysis of the data was used to generate a dataset based on CTs that are either touching or within an 800-metre radius of the parish; this area is referred as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study. The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, which is used to calculate the average price of houses in the Billings Bridge–Alta Vista neighbourhood. The second source is Agent in Ottawa (2018), which was used to extract information for average listing prices of one, two,

and three-bedroom households in the Billings Bridge–Alta Vista neighbourhood – data pertains to houses that were listed on on September 28, 2018.

5.1 - Construction Starts

In 2017, there were 134 construction starts in the study area, comprised of 124 apartment units and 10 single-detached houses. As the average number of construction starts in the 13 study areas in 2017 was 203 (CMHC, 2018b), it can be concluded that development in the study area was slightly below average in relation to several other areas of Ottawa.

Table 4.12-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.12-6: 2017 Construction starts in St. Thomas’ study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	10	0	0	0	134
Homeowner	10	0	0	0	10
Rental	0	0	0	124	124
Condo	0	0	0	0	0

5.2 - Vacancy Rates

In 2017, the average vacancy rate in the study area was 5.4 percent, which is greater than Ottawa’s 2017 vacancy rate of 1.7 percent (CMHC, 2018b). However, the average vacancy rate of different housing types for the study area were both lower and higher than Ottawa. The study area vacancy rate for one-bedroom units was 3.2 percent compared to 1.4 percent

in Ottawa. The rate for two-bedroom units was 1.54 percent in the study area compared to 2.1 percent in Ottawa. Given this variation, and lack of data available for the area, it is unlikely that this data is provides a completely accurate representation of vacancy rates in the study area.

Table 4.12-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2017		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.12-8: St. Thomas’ study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	n/a	3.2%*	1.54%*	n/a	5.4%*
Rental Rates 2017	\$740*	\$931	\$1,137	\$1,365*	\$1,041
Listing Price 2017	n/a	n/a	n/a	\$612,933	\$563,800

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available

5.3 - Rental Rates

The average 2017 rental rate in the study area was \$1,041, which is less than the average 2017 rental rate of \$1,136 in Ottawa. The average rental rates for varying unit types were also lower. The average rate for a bachelor unit in the study area was \$740 compared to

\$836 in Ottawa. The average rate for a one-bedroom unit in the study area was \$931 compared to \$1,002 in Ottawa. The average rate for two-bedroom units in the study area was \$1,137 compared to \$1,231 in Ottawa. The average rate for three-bedroom units in the study area was \$1365 compared to \$1,435 in Ottawa (CMHC, 2018).

5.4 - Housing Prices

In June 2018, the average price for a single-family house in the in the Alta Vista neighbourhood was \$563,800, which is slightly higher than Ottawa’s average price of \$427,700. In addition, on September 28, 2018, there were a total of 2 houses listed in the Alta Vista neighbourhood (Agent in Ottawa, 2018), which is fewer than the Parish average. This indicates that the neighbourhood is stable, and development numbers will likely remain relatively low.

6 - Heritage

St. Thomas currently has no heritage regulations. However, the Church property falls within an area to be reviewed in the near future for Ottawa’s Heritage Inventory Project (HIP) (City of Ottawa, 2018d). The HIP is a survey of potential properties of cultural heritage value or interest throughout much of Ottawa in order to update Ottawa’s Heritage Register (HR). The HIP is slated for completion some time in 2019 (City of Ottawa, 2018d). *As such, it is important to periodically assess whether the Church is added to the HR within the next year and a half* (see section 6.1 below to understand the implications of listing on Ottawa’s HR).

Ottawa also has a Heritage Reference List, which will no longer exist once the HIP is complete. The HRL is an internal document for staff to keep track of prospective heritage properties for development review purposes, and carries no immediate development implications. However, properties currently listed on the Heritage Reference List are most likely to be added to Ottawa’s HR through the HIP.

The fact that St. Thomas is not currently on the HRL reduces likelihood of further heritage protections on the property within the next 10 years; however, this is not a guarantee. Though the Church building is relatively new (1959) compared to most other heritage

Churches in Ottawa, it is a good example of a modernist style-Church. Good examples of a particular style are often considered for heritage designation. Further, 40 years of age is the common benchmark for heritage property analysis (Kalman, 2014). In light of these points, choice of heritage properties is subjective, and it is not possible to fully determine the future heritage situation for St. Thomas.

6.1 - Ottawa’s Heritage Register

Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 allows municipalities to list properties of cultural heritage value or interest to their City on a municipal HR. Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days’ notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, s. 27(3)).

The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation (IPD). Recommendations for IPD can also be made by the property owner, members of the community, or the Minister of Tourism, Culture, and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it (*Ontario Heritage Act*, 2017).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all permits received are void during this timeframe (*Ontario Heritage Act*, s. 30(1)). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.2)

6.2 - Individual Heritage Property Designation (IPD) (Ontario Heritage Act, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Heritage Toolkit, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council’s intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available

to the public through a newspaper of general circulation in the City (Ontario Heritage Act, 2017, s. 29(5)). The appeal results in a hearing before the Ontario Conservation Review Board. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act*, 2017, s. 33(13)).

6.2.1 - Implications of IPD

Each designated property has a specific by-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872 (information provided by Ottawa Heritage staff). As per *Ontario Heritage Act* section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the designation by-law will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of *Ontario Heritage Act* section 33 as written prior to a 2002 amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act*, 1998, s. 33).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act*, 2017, 34(2)).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of council

decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (*Ontario Heritage Act*, 2017, s. 34.1).

6.2.1.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (s. 92). Owners of designated properties or those in a heritage conservation district must (City of Ottawa, 2016):

"maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure" (s. 92(1)(a))

"Maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes" (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (s. 92(2)(b-c)). If original materials are not available, the alternative must "replicate the design, colour, texture, grain or other distinctive features and appearance of the original material" (92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)). For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes (*Ontario Heritage Act*, 1998).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners "can apply for grant funding once every two years" (City of Ottawa, 2018f).

7 - Environmental Analysis

7.1 - Site Analysis

St. Thomas is not situated within any significant environmental feature that would impede any future development on parish property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa's Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover (City of Ottawa, 2014; 2018c).

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations (City of Ottawa, 2015). If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports and policies under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018c)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (I1A - Minor Institutional)

Table 4.12-9: Zoning Mechanism and Provisions (I1A – Minor Institutional).

ZONING MECHANISMS	PROVISIONS		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

8.2 - Permitted Uses

Table 4.12-10: Permitted Uses.

PERMITTED USES:
community centre
day care
emergency service
group home
library
museum
municipal service centre
one dwelling unit ancillary to a permitted use
park
place of assembly
place of worship (By-law 2013-224)
recreational and athletic facility
residential care facility
retail food store, limited to a farmers' market (By-law 2016-135)
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house
school
shelter, <i>see Part 5, Section 134</i>
sports arena
training centre limited to job instruction/ training associated with a school (By-law 2008-341)
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148) (By-law 2018-206)
for a retail food store, limited to a farmers' market ,
i.no building or structure other than one farmer's market stand is permitted;
ii.the farmer's market stand is not subject to the primary or subzone provisions, however the maximum height is 3.5 metres and the maximum size of the farmers' market stand is 28 square metres, and;
iii.Where a farmers' market stand is located on a lot with another use it may only be located in the building, parking lot or in the front or corner side yard of the other permitted use. (By-law 2016-135)

Detailed policies for I1A – Minor Institutional Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 169-170.

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Trinity Ottawa South

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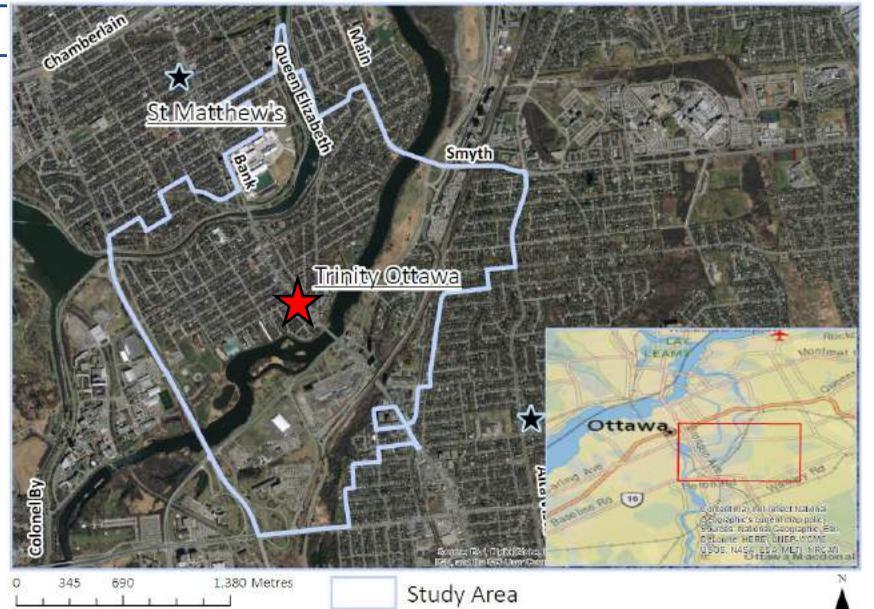
Trinity Ottawa South



Demographics

Population	Income	Housing
<ul style="list-style-type: none"> In 2016, the population of the study area was 11,225, a 7.5% increase from the 2006 population In 2016, the study area had a population density of 2457 person per sq.km. 22% of the population is between the ages of 15-29 and 22% between the ages of 45-59 9% of the population is between the ages of 20-24. This figure has not changed since 2006 64% of those living in private households are families (Ottawa = 68%) 62% of families have children (Ottawa = 61%) 	<ul style="list-style-type: none"> 27% of households earn \$49,999 or less (Ottawa = 27%) 22% of households earn between \$50,000 and \$99,999 (Ottawa = 31%) 51% of households earn over \$100,000 (Ottawa = 42%) 13.3% of the population is identified as in the lower income bracket (Ottawa = 12.6%) 25% of households spend more than 30% of their income on housing (Ottawa = 23%) 	<ul style="list-style-type: none"> In 2016, there were 4,605 occupied private dwellings in the study area 43% of dwellings are single detached dwellings, 38% are apartment units and 19% are rowhouses/duplexes 63% of households own their dwelling units, while 37% rent 14% of households that rent their dwelling units live in subsidized housing (Ottawa = 16%)

Study Area



Note: The study area was defined by selecting dissemination areas (StatsCan, 2016) that touch and are within an 800m radius from the church point

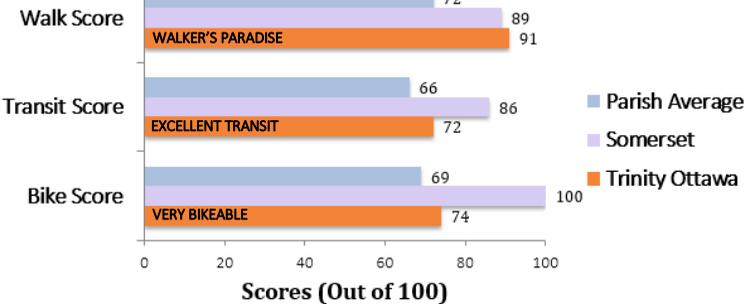
Site Context

Municipal Address: 1230 Bank St.
Neighbourhood: Riverside South- Leitrim
Ward: 22—Gloucester South—Nepean
Lot Area: 1,818 square metres
Lot Width: 43 metres

Ottawa's Trinity Anglican Church is a vibrant and welcoming Church located in Old Ottawa South. The congregation has a keen interest in energy efficiency, with solar panels on its roof. Considering Trinity Ottawa's location on Bank St., the site is well located and served with many nearby amenities. The area surrounding the site is pedestrian friendly, with wide sidewalks and relatively calm traffic. Additionally, the frequent transit options and nearby bike lanes make the site very accessible. The closest Anglican Church is St. Matthew's Anglican Church, 1.6km away.

WalkScore Performance

Service/Amenity	Number
Coffee Shops	24
Restaurants	64
Supermarkets	4
Parks	14
Schools	6
Commercial Uses	35
Essential Amenities (Banks, Pharmacy, Barber etc.)	24
Food Banks	0
Community Garden	2
Employment Service	1
Child Care Centres	9
Government Community and Social Support Centres	0



* Somerset is considered the benchmark ward in Ottawa for all-round transportation
 * An average of the 13 selected parishes for this report was used to compare Scores

Active Development Applications (within 400 metres):

Currently, there are two active Site Plan Control Applications near the site which includes a proposal for a 4-storey residential use building and a 16-storey mixed-use building.

Real Estate Market

Few Construction Starts

In 2017, there were **7** construction starts in the study area, mainly comprised of **single housing (3)** and **rental apartments (4)**

Above Average Housing Prices

In June 2018, the average single-family home in Alta Vista (**\$563,800**) was **greater** than the average in Ottawa (**\$427,700**).

Average Rental Rates

In 2017, the average rent rate in the study area (**\$1,102**) was **comparable** to the rate in Ottawa (**\$1,136**)

Heritage

Applicable to Site	Heritage Aspect	Policy/Legislation
<input type="checkbox"/>	Individual Property Designation	N/A
<input type="checkbox"/>	Heritage Conservation District	N/A
<input checked="" type="checkbox"/>	Heritage Register	Ontario Heritage Act s. 27
<input type="checkbox"/>	Heritage Reference List	N/A
<input type="checkbox"/>	Heritage Overlay	N/A
<input type="checkbox"/>	Other	N/A

Heritage Register

- **Must** provide municipality with written notice **60 day's prior** to **demolition or removal** of any building or structure on the property
- Above **time-frame** gives the municipality time to **negotiate** intentions to demolish or pursue **individual property designation** (far more extensive and restrictive) for the Church
- If the City provides a **notice of intention to designate**, all **prior permits** received for the property will be null and void until designation process is complete
 - The result will **not necessarily** be a designation. After **research and possible appeals**, the City may not designate

Environmental Constraints

Analysis considers Sections 3.2 and 4.7 in Ottawa's Official Plan, which pertains to environmental policies regarding natural features, protection of trees, or unstable slopes, among others.

Site Constraints?	Environmental Trigger
<input type="checkbox"/>	Significant Environmental Features ¹
<input checked="" type="checkbox"/>	Urban Tree Conservation Report

Implications

- *Urban Tree Conservation Report*
 - Any tree that is **greater than 50 cm** in diameter cannot be destroyed without city permission
- There is possibility of site contamination for this property

¹If a significant environmental feature(s) is/are identified, as per the discretion of an environmental planner, an Environmental Impact Statement or scoped impact statement may be required. Additional reports and policies under the Official Plan may also be required.

Official Plan & Zoning

Official Plan Designation as per Official Plan Schedule B: General Urban Area

- With this designation, a variety of land uses could be permitted including **residential uses**, along with **compatible commercial, institutional, and/or industrial uses**
- Compatibility can be achieved without replicating the design forms and function of existing developments
- Section 2.5.2 **supports affordable housing** throughout the City where residential uses are permitted

Zoning: "TM2 [989] - Traditional Mainstreet, Urban Exception 989" (Sec. 197-198)

- As per the **TM2 Subzone**, the only permitted residential uses are dwelling units and rooming houses and they must be contained in a building where there is one or more permitted non-residential use
- **Maximum Permitted Height:** 15 metres (approx. 4.5 storeys)

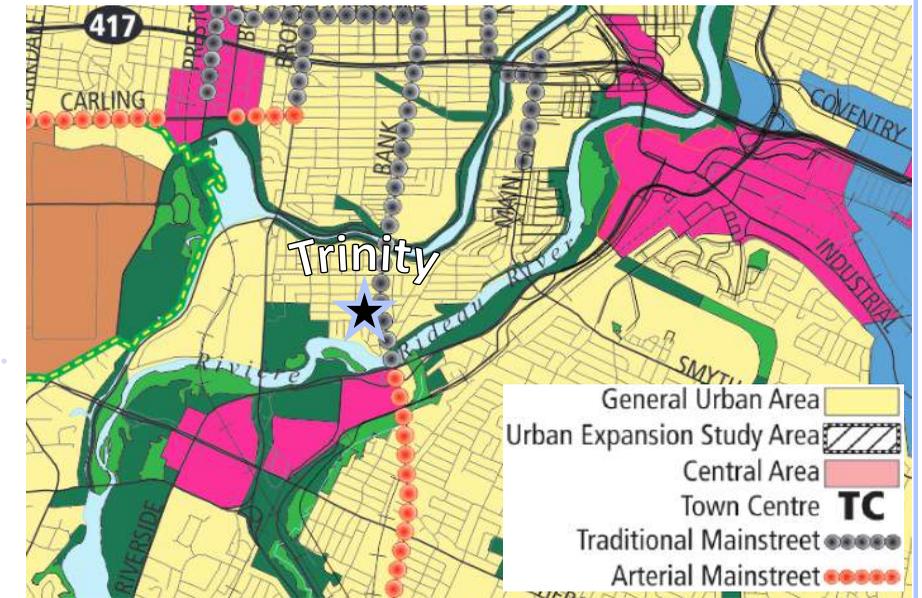
Permitted Uses:

- Residential (dwelling unit, rooming house)
- Commercial (restaurant, retail store, convenience store, etc.)
- Institutional (place of worship, place of assembly, community centre etc.)
- Recreational (park, recreational and athletic facility etc.)

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.



OFFICIAL PLAN SCHEDULE B: URBAN POLICY PLAN



Development Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> • Nearby restaurants, amenities and childcare centres • Area surrounding the site is well served with numerous transit options and bike lanes • High density development is supported on Traditional Mainstreets in Central Ottawa, such as Bank St., as per the Official Plan • The Bank Street Renewal Plan may improve circulation and connectivity to the site • Minimal current heritage regulations 	<ul style="list-style-type: none"> • Demolition of Church may result in municipal individual heritage property designation, which would extensively limit (re)development opportunities • Interim Control By-Law can prevent development if the property is rezoned to R1, R2, R3, or R4 • Possibility of site contamination

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1- Introduction and Site Context

Ottawa’s Trinity Anglican Church (from hereonin Trinity) is located at 1230 Bank Street in the Capital Ward and the Ottawa-South Neighbourhood. It is bounded by Bank Street to the northeast, Cameron Avenue to the northwest, Harvard Avenue to the southwest, and residential and commercial properties on the southeast. The surrounding neighbourhood is primarily residential, with an abundance of commercial uses and amenities along Bank Street.

2 - Land Use Policy and Regulatory Framework

Municipal address: 1230 Bank Street
Neighbourhood: Ottawa South
Ward: 17 - capital
Legal description: Con C Pt Lot M And Plan 133; Lot 5 Pt Lot 6 Plan M34 Lot; 14 And Rp 4r22564 Part 2; Known As Trinity Anglican Church And Con C Pt Lot M And Plan 133; Lot 5 Pt Lot 6 Plan M34 Lot; 14 And Rp 4r22564 Part 2; Known As Trinity Anglican; Church And Con C Pt Lot M And Plan 133; Lot 5 Pt Lot 6 Plan M34 Lot; 14 And Rp 4r22564 Part 2; Known As Trinity Anglican; Church
Property Identification Number: 041450195 and 041450429 and 041450430
Lot area: 2,307 square metres
Lot width: 35 metres

2.1 Policy Review

2.1.1 - Development Review Area

Trinity is in the Central Area on the City of Ottawa’s Development Review Map. The Central Area is composed of multiple land use types including commercial and institutional buildings, and residential dwellings.

2.1.2 - Mature Neighbourhood Overlay (Section 139-140 of Zoning By-law 2008-250)

Trinity is zoned with the Mature Neighbourhood Overlay. The purpose of the Mature Neighbourhood Overlay is to ensure that new development and redevelopment are respectful of the main character of the established neighbourhood and corresponding street character, particularly relating to urban design. With this Overlay, if identified as a site for redevelopment, Trinity would need to complete Streetscape Character Analyses along Bank Street and Harvard Avenue to establish the most dominant features of the Street. Features of focus would be building setbacks, location of driveways and parking, and lot layouts. The goal would be to ensure that development is compatible with these features (City of Ottawa, 2018f).

2.1.3 - Development within 400 metres

Site Plan Control (SPC) Application:

There are two active SPC applications that are within 400 metres of Trinity Ottawa. These include:

- 559 Riverside Drive: proposal for a 4-storey low-rise apartment building that will contain 11 residential units; and
- 1335 Bank Street: proposal for a 16-storey mixed-use building that will contain 100 residential units.

These applications exhibit an increasing level of new development and redevelopment around Trinity, particularly for high-rise residential-use buildings.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is a policy document that provides direction on land use planning matters of Provincial interest. In municipal planning, all “decisions affecting planning matters shall be consistent with” the PPS (Ministry of Municipal Affairs and Housing, 2014).

Section 1.1.3 of the PPS promotes both intensification and redevelopment of “built-up areas” to allow for the efficient use of land where existing infrastructure and public service facilities already exist to minimize public expenditure. Section 1.4.3 of the PPS supports the implementation of affordable and low-income housing.

2.3 Official Plan Designation as per Official Plan Schedule B: General Urban Area

An Official Plan (OP) is a policy document that provides direction as to the future growth of a city, and policies to guide its physical development. In terms of OP Policies, Ottawa is divided into two Schedules, Schedule A - Rural Policy Plan, and Schedule B - Urban Policy Plan. Trinity is designated as General Urban Area in Schedule B, which outlines the Urban Policy Plan for the City (City of Ottawa, 2018b).

With this designation, a wide range of land uses are permitted including residential uses, and compatible commercial, institutional, and/or industrial uses. In some neighbourhoods designated as General Urban Area, a mix of uses is permitted and encouraged by the City. In other neighbourhoods, Ottawa's Zoning By-Law 2008-250 limits particular land uses on properties within the General Urban Area (City of Ottawa, 2018b).

2.3.1 - Managing growth within the urban area (OP s. 2.2.2)

To manage anticipated growth within the urban areas of the City, OP Section 2.2.2 has identified intensification as a tool to increase its supply of residential dwellings. This objective will be achieved through redevelopment of previously developed lots, and development of vacant lots within established neighbourhoods (City of Ottawa, 2018c). In addition, OP section 2.2.2, policy 4, identifies target areas for intensification. These include the Central Area, Mixed-Use Centres, Arterial and Traditional Mainstreets, and Town Centres. Trinity Ottawa is within a Traditional Mainstreet making it a target area for intensification (City of Ottawa, 2018g).

2.3.2 - Building Livable Communities (OP s. 2.5)

OP section 2.5 brings together the elements of establishing communities that are multi-functional, while ensuring that new development and redevelopment are respectful of established street character (City of Ottawa, 2018b). Section 2.5.1 provides that compatibility of form and function can be achieved without having a development that is the same as that which currently exists, as long as it fits well and enhances what has been established. If chosen as a site for redevelopment, Trinity could propose a development that is dissimilar to what currently exists along Bank Street or Harvard Avenue, and still be considered compatible with what exists, so long as it works well with surrounding forms and functions.

2.3.3 - Affordable Housing (OP s.2.5.2)

Section 2.5.2 of the Plan supports affordable housing throughout the City where residential uses are permitted. Affordable housing can be incorporated within a range of housing types and for both home ownership and rental (City of Ottawa, 2018b). Zoning for the site allows residential uses including, but not limited to apartment dwellings (all types), retirement homes, and rooming houses (City of Ottawa, 2018g). As such, Trinity is permitted to develop some form of affordable housing on the property if desired.

2.4 Zoning Review

Trinity Ottawa is currently zoned "Traditional Mainstreet, (TM2 H(15))" in the City of Ottawa Zoning By-law 2008-250. "The purpose of the Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan" (City of Ottawa, 2018g).

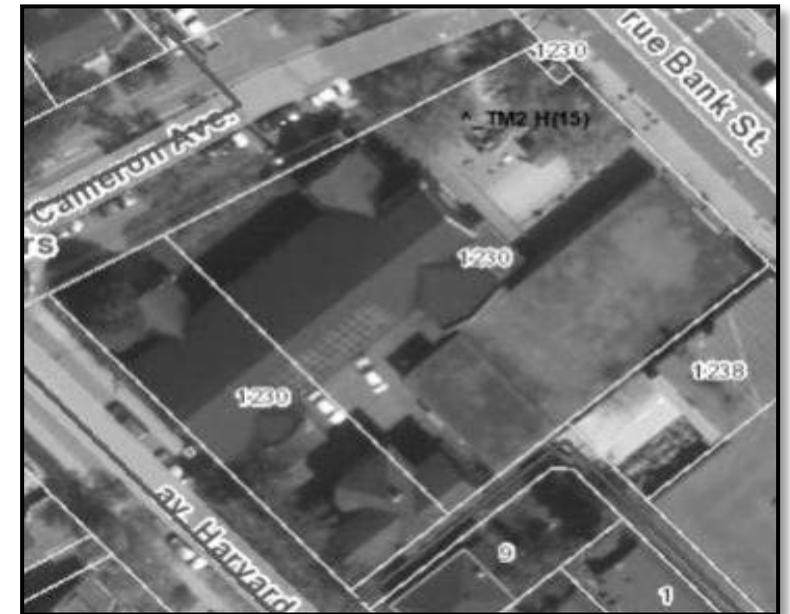


Figure 4.13-1: Property Zoning

2.4.1 - Interim Control By-Law (By-Law No. 2018-257)

Interim Control By-Laws are temporary freezes on some land uses in an area to allow the City time to study and review its policies. This Interim Control By-Law affects R1, R2, R3, and R4 zoned lands within the study area to allow the City to review the land use planning policies that are associated with low-rise single detached and multi-unit dwellings. The review purposes are centered on assessing the impact of such dwellings where they contain greater than four bedrooms. Since Trinity is not zoned R1, R2, R3, and R4, this Interim Control By-Law does not apply to the property. However, any residential development on the property would have to wait until the Interim Control By-law is closed on July 11, 2019.

2.4.2 - H(15)

An upper-case 'H' followed by a number in parentheses indicate the maximum permitted height for a property in metres despite the By-Law provisions. For Trinity's property, the maximum permitted height is 15 metres (4-5 stories depending on scale and ceiling heights) (City of Ottawa, 2018g).

2.4.3 - Permitted Uses

With the I1A zone, Trinity can use the property for institutional, residential, recreational and commercial uses (City of Ottawa, 2018g).

Note: In the case of conflicting zoning provisions between Zoning By-law 2008-250 Consolidation, Secondary Plans, and/or Heritage Regulations, the Zoning By-law 2008-250 Consolidation being the final implementing tool shall prevail.

Note: See section "8 – Zoning Details" for specific zoning requirements, allowances, and exceptions

3 - Transportation, Services, and Amenities

3.1 - Circulation and Servicing

Levels of walkability, bikability, public transportation, and surrounding services and amenities within a 1.5 km radius of Trinity facilitate understanding of nearby circulation and servicing. The area surrounding Trinity is mainly residential, with many nearby services, amenities, and public transportation options (Walk Score, 2018).

3.2 - Walkability

Walk Scores are measured by ward and address on a scale of 0-100, based on pedestrian friendliness and distance to nearby amenities. Pedestrian friendliness incorporates street elements such as population and intersection density, and block length (WalkScore, 2018). Trinity has a Walk Score of 91, which is considered a "walker's paradise." For comparison, according to Walk Score, the most walkable Ward in Ottawa is Somerset, with a score of 89. The parish average for this report is 72 (WalkScore, 2018).

In some cases, sites may have similar Walk Scores but substantial differences in the overall number of nearby services and amenities. For instance, within a 1.5km radius of Trinity, there is a smaller number of amenities concentrated in very close proximity to the site. Coupled with short block lengths, this may give reasoning for Trinity's very high Walk Score despite the relatively low number of amenities within the overall 1.5km radius.

Table 4.13-1: Services and amenities within 1.5km (geoOttawa, 2018; WalkScore, 2018)

Service/Amenity	Number
Coffee Shops	24
Restaurants	64
Supermarkets	4
Parks	14
Schools	6
Commercial Uses	35
Essential amenities (e.g. banks, pharmacy, barber, etc.)	24
Food Banks	0
Community Gardens	2
Employment Services	1
Child Care Centres	9
Government Community and Social Support Centres	0

3.3 - Public Transportation

Wards and addresses are also measured with Transit Scores that range from 0-100 based on the frequency and type of nearby transit routes, and the distance to nearest stops. Trinity is considered to have “excellent transit,” with a score of 72 (Walk Score, 2018). For comparison, the Somerset Ward has a Transit Score of 86, which is also considered “excellent transit.” The parish average for this report is 66. While there are few transit routes running near the site, the ones that do are very frequent and have bus stops in very close proximity.

3.4 - Bicycling

In contrast to Walk Scores and Transit Scores, Bike Scores are measured for specific addresses, but not Wards. These scores range from 0-100 based on bike lanes and trails, road connectivity, bike commuting mode share, hills, and nearby destinations (WalkScore, 2018). The area surrounding Trinity is considered “very bikeable” with a score of 74. Although there is no Bike Score for the overall Somerset Ward, St. John the Evangelist Anglican Church is located within the Somerset Ward and has a Bike Score of 100; any address with this score is

considered a “biker’s paradise.” The parish average for this report is 69. Bike lanes are abundant near Trinity, but heavy traffic along Bank Street and Riverdale Avenue may create a less cycle-friendly environment, giving reason for Trinity’s moderate Bike Score.

3.5 - Potential Community Development Opportunities

The City of Ottawa supports higher density redevelopment along Traditional Mainstreets in Central Ottawa, such as Bank Street, as per the Official Plan (City of Ottawa, 2018h). Further, the Bank Street Renewal Plan (BSRP) may help improve circulation and connectivity of the area surrounding Trinity (City of Ottawa, 2018a). The BSRP will consider multi-modal services for pedestrians, cyclists and transit. Construction is intended to commence in 2019 (City of Ottawa, 2018a). This Plan may improve connectivity from and to the area surrounding the Trinity.

4 - Demographics

Demographic data is from the 2006 and 2016 Censuses of Canada (Statistics Canada, 2007; 2017). The study area is defined by dissemination area boundaries which are within at least an 800-metre radius of the parish at their nearest point. This means that even if a small portion of a dissemination area falls within the 800-metre radius, it is included in the demographic study area.

4.1 - Population

In 2016, the Trinity study area had a population of 11,225, which is a 7.5 percent growth rate compared to the 2006 population. The 2016 study area population density was 2458 persons per square kilometre. Young adults and middle-aged individuals comprise the largest proportions of the population. 22 percent of the population is between 15-29, and another 22 percent is between the ages of 45-59. One 20-24 year age cohort stands out among the others, as it has the highest proportion of the population compared to all other 5-year cohorts in both 2006 and 2016, with 9 percent.

Of the 4,570 households in the study area, 64 percent are families, and 62 percent of families have children. In comparison, 68 percent of households in Ottawa are families, and 61 percent of families have children.

Table 4.13-2: Trinity Ottawa South’s study area population characteristics in 2006 and 2016, compared to Ottawa population characteristics in 2016 (Statistics Canada, 2007; 2017).

Variable	Ottawa 2016	Study Area 2016	Study Area 2006
Population	934,234	11,225	10,443
Population Density per sq/km	334.4	2457.8	2320.6
Most Prevalent Age Cohort	45-59	15-29 & 45-59	40-54
Number of Households		4,570	-
Prevalence of Families	68%	64%	-
Prevalence of Families With Children	61%	68%	-

4.2 - Income

In 2016, 27 percent of study area households earned less than of \$49,999 per year (before tax), 22 percent earned between \$50,000 and \$99,999, and 51 percent earned \$100,000 or more. The same amount of Ottawa households were in the lowest income group, and a lower proportion were in the highest income group. In Ottawa, 27 percent of households earned less than \$49,999 per year (before tax), 31 percent earned between \$50,000 and \$99,999, and 42 percent earned \$100,000 or more, in 2016.

Based on the Low-Income Measure (LIM)¹, 13 percent of the study area population was considered low-income in 2016, while 12.6 percent of the Ottawa population was considered low-income. In 2016, approximately 25 percent of households in the study area spent 30 percent or more of their before-tax income on shelter costs, a slightly higher amount than the 23 percent rate in Ottawa as a whole.

Table 4.13-3: Trinity Ottawa South’s study area population income characteristics compared to Ottawa population income characteristics in 2016 (Statistics Canada, 2017).

Variable	Ottawa 2016	Study Area 2016
Prevalence of households who earn less than \$49,999 per year (before tax)	27%	27%
Prevalence of households who earn between \$50,000-\$99,999 per year (before tax)	31%	31%
Prevalence of households who earn more than \$100,000 per year (before tax)	42%	42%
Prevalence of Low-income earners (LIM)	12.6%	13.3%
Prevalence of households who spend 30% or more of annual before tax income on housing.	23%	25%

4.3 - Housing

In 2016 there were 4,605 private dwellings in the study area. Of these dwellings, 43 percent were single-detached houses, 38 percent were apartment units, and 19 percent were rowhouses or duplexes. 37 percent of households are rent their dwellings, while 63 percent are owners. In comparison 66 percent of households in Ottawa own dwellings, while 34 percent rent. 14% of study area renter households live in subsidized housing, where 16% of renter households in Ottawa live in subsidized housing.

Table 4.13-4: Trinity Ottawa South’s study area population housing characteristics compared to Ottawa population housing characteristics in 2016.

Variable	Ottawa 2016	Study Area 2016
Number of private dwellings	395,985	4,605
Prevalence of households who live in single-detached dwellings	42%	43%
Prevalence of household's who live in apartments	31%	38%
Prevalence of household's who live in rowhouses/duplexs	27%	19%
Prevalence of households who rent dwellings	34%	37%
Prevalence of households who own dwellings	66%	63%
Prevalence of rental households who live in subsidized housing	16%	14%

4.4 - Summary of Demographic Data

The study area has a diverse mix of ages, incomes, and housing types. The study area is consistent with the City of Ottawa as whole when comparing subsidized housing totals, low income earners, and households who are families. The population has a high proportions of young and late-middle aged (‘baby boomers’) adults.

5 - Residential Real Estate Market

Indicators for the residential real estate analysis around Trinity include: construction starts in 2017, average vacancy rates in September 2017, average rental rates in 2017, and the average price of houses that were listed on September 28, 2018.

The data for construction starts, vacancy rates, and average rental rates are extracted from Canada Mortgage and Housing Corporation’s (CMHC) Housing Market Information Portal database, and are geographically based on the 2016 Census Tract (CT) level.¹ GIS analysis of

¹“Census tracts (CTs) are small, relatively stable geographic areas that usually have a population of less than 10,000 persons, based on data from the previous Census of Population Program” (Statistics Canada, 2016, n.p.).

the data was used to generate a dataset based on CTs that are either touching or within an 800-metre radius of the Trinity property; this area is referred as the study area.

Average housing prices are based on the geographical neighbourhood boundaries demarcated by the Ottawa Neighbourhood Study (Ottawa Neighbourhood Study, 2018). The data is derived from two sources. The first source is through a table published by Ottawa Real Estate Board, *Single Family House Prices in June 2018*, which was used to calculate the average price of houses in the Ottawa South neighbourhood. The second source is Agent in Ottawa (2018), which was used to extract information for average listing prices of one, two, and three-bedroom households in the Ottawa South neighbourhood – data pertains to houses that were listed on September 28, 2018.

5.1 Real Estate Data Analysis

5.1.1 - Construction Starts

In 2017, there were only 7 construction starts in the study area, comprised of 4 apartment units and 3 single-detached houses. Of the 13 Church property study areas, the 2017 average was 203 (CMHC, 2018b). As such, development in the study area was far below average in relation to several other areas of Ottawa.

Table 4.13-5: 2017 construction starts in Ottawa (Data source: CMHC, 2018b)

Housing Tenure	Single-Detached	Semi-Detached	Row	Apartment	All
All	2,283	271	1,961	2,942	7,457
Homeowner	2,283	262	1,911	10	4,466
Rental	0	9	0	1,501	1,136
Condo	0	0	50	1,431	1,855

Table 4.13-6: 2017 Construction starts in Trinity’s study area (Data source: CMHC, 2018b)

Housing Tenurship	Single-Detached	Semi-Detached	Row	Apartment	All
All	3	0	0	4	7
Homeowner	3	0	0	0	3
Rental	0	0	0	4	4
Condo	0	0	0	0	0

5.12 Vacancy Rates

Data on vacancy rates for the Trinity study area was not attainable.

Table 4.13-7: Ottawa’s vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018		\$291,704	\$371,449	\$491,500	\$427,700

Table 4.13-8: Trinity’s study area vacancy rate, rental rate, and housing price (Data sources: CMHC 2018a; CMHC 2018b; Ottawa Real Estate Board, 2018; Agent in Ottawa, 2018).

Indicator (Average)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Vacancy Rate 2017	1.6%	1.4%	2.1%	1.8%	1.7%
Rental Rates 2017	\$836	\$1,022	\$1,231	\$1,435	\$1,136
Listing Price 2018	n/a	\$291,704	\$371,449	\$491,500	\$427,700

Note: An average accompanied with a * indicates that the average is based on less than 3 data points, thus, may not be reliable and should be interpreted cautiously. Additionally, any columns with “n/a” indicates that there is no data available

5.13 - Rental Rates

In the study area, the average rental rate in 2017 was \$1,102, which is slightly lower than the average rental rate of \$1,136 in Ottawa. The average rental rates for varying unit types in the study area varied compared to Ottawa. The average rate for a bachelor unit was comparable, \$885 in the study area compared to \$836 in Ottawa. The average rate for a one-bedroom unit was lower in the study area, \$899 compared to \$1,002 in Ottawa. The average rent for two-bedroom apartments in the study area was much higher, \$1,906 versus \$1,231 in Ottawa. Finally, rental rate for three-bedroom units was \$1102 in the study area, much lower than the average rate of \$1,435 in Ottawa (CMHC, 2018b).

5.14 - Housing Prices

In June 2018, the average price for a single-family house in the in the Ottawa South neighbourhood was \$563,800, which is slightly higher than Ottawa’s average price of \$427,700. In addition, in September 28, 2018, there were a total of 2 houses listed in the neighbourhood (Agent in Ottawa, 2018), which is fewer than the Parish average. This indicates that the neighbourhood is stable, and development numbers will likely remain relatively low.

6 - Heritage

The Trinity Parish building is built in the Gothic Revival style, and has a cruciform floor-typology (Ontario Heritage Trust, n.d.). Though the Gothic Revival style is very common among Churches in Ontario, the cruciform floor-typology is much less common. The cruciform floor-typology means that the floor-plan literally forms a crucifix (see figure 1 below) (Ontario Heritage Trust, 2009). The cruciform floor-typology is likely one factor in why the Church property is listed on Ottawa’s Heritage Register (HR), which is Trinity’s only current heritage regulation. The HR is a municipal list of properties of cultural heritage value or interest to the City of Ottawa (see section 6.1 below).

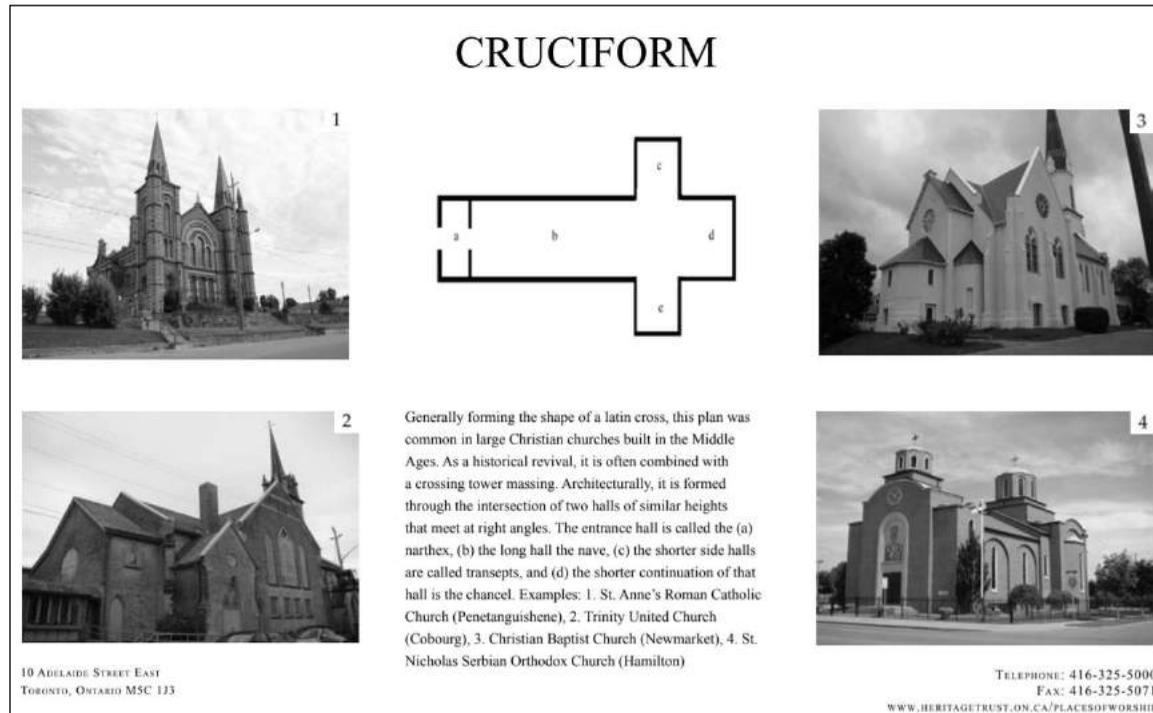


Figure 4.13-2: Trinity has a cruciform floor-typology, which is somewhat unique in Ottawa (Ontario Heritage Trust, 2009).

6.1 - Ottawa's Heritage Register

Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 allows municipalities to list properties of cultural heritage value or interest to their City on a municipal HR. Listing on the HR is different, and far less restrictive, than individual heritage property designation. The primary implication of listing on the HR is that property owners must provide the City 60 days' notice prior to demolition of any buildings or structures on the property (*Ontario Heritage Act*, 2017, s. 27(3)).

The 60-day period gives the City time to negotiate with the property owner and/or pursue individual heritage property designation (IPD). Recommendations for IPD can also be made by the property owner, members of the community, or the Minister of Tourism, Culture,

and Sport (the Minister); such initiations can stall demolition, and if passed, prevent it (*Ontario Heritage Act*, 2017).

If City Council serves the property owner a notice of intention to designate, no alterations can be made to buildings or structures on the property until the IPD process is complete – all permits received are void during this timeframe (*Ontario Heritage Act*, s. 30(1)). If the result is IPD, property owners will be subject to a host of development, redevelopment, maintenance, and renovation implications described below (Section 6.2)

Though Trinity is not yet a municipally designated heritage property, the fact that it is listed on the HR means that designation is possible within the next 10 years. If the City pursues designation, they will notify the owners listed on the property title. As such, there is no need to monitor whether the Church property is designated in the future.

6.2 - Individual Heritage Property Designation (IPD) (*Ontario Heritage Act*, Part IV)

City Council, residents of Ottawa, and property owners can all submit applications to designate heritage properties (Ontario Ministry of Culture, 2006). No matter who initiates IPD, if City Council agrees with the application, property owners and the general public will be notified of City Council's intention to designate. At this point, any person can appeal the decision within 30 days of the time the notice of intention to designate was made available to the public through a newspaper of general circulation in the City (*Ontario Heritage Act*, 2017, s. 29(5)). The appeal results in a hearing before the Ontario **Conservation Review Board**. The Conservation Review Board then writes a report with recommendations on the IPD decision. Council can comply with or disregard report recommendations (*Ontario Heritage Act*, 2017, s. 33(13)).

6.2.1 - Implications of IPD

Each designated property has a specific by-law with a **reason for designation** statement (properties designated before 2002), or a description of **heritage attributes** (properties designated after 2002). IPD by-laws automatically apply to all buildings and structures on the property unless the specific by-law states otherwise. For example, All Saints Westboro Anglican Church is individually designated by the City of Ottawa, but the By-law specifies that it applies only to the Chapel of the Holy Spirit, designed by Thomas Fuller and completed in 1872

(information provided by Ottawa Heritage staff). As per *Ontario Heritage Act* (2017) section 33, any alteration likely to affect heritage attributes listed in the by-law require written consent from City Council.

For properties designated before 2002, the designation by-law will have a **reason for designation** section, but no description of heritage attributes. For such properties, alteration is managed through the wording of *Ontario Heritage Act* section 33 as written prior to a 2002 amendment. The spirit of pre-2002 section 33 is similar to the current section 33. Any alteration that is likely to affect a physical aspect listed in the **reason for designation** section of the by-law requires written consent from City Council (*Ontario Heritage Act*, 1998, s. 33).

When an application for alteration is made, City Council may permit, refuse to permit, or permit with conditions, the desired alteration(s). The property owner can appeal Council's decision, resulting in a hearing conducted by the Ontario Conservation Review Board. The Conservation Review Board will then conduct research and write a report with recommendations. The report is meant to be used by City Council, but is also made available to the property owners. After receiving the report, Council can decide to change its original decision, or confirm the original decision, as it sees fit (*Ontario Heritage Act*, 2017, 34(2)).

Demolition or removal of buildings or structures on designated properties also require a permit under the *Ontario Heritage Act*. Unlike applications for alteration, appeals of Council decisions regarding demolition or removal go to Ontario's **Local Planning Appeal Tribunal** (LPAT) (*Ontario Heritage Act*, 2017, s. 34.1). Where the Conservation Review Board provides alteration recommendations, the LPAT can actually mandate that an appeal be dismissed, or that the municipality consents to demolition or removal of a building or structure on the property (*Ontario Heritage Act*, 1998; 2017, s. 34.1(6)).

6.2.1.2 - Property Standards By-law (By-law 2013-416)

In addition to all minimum requirements for upkeep of properties in Ottawa's Property Standards By-law 2013-416, designated heritage properties have additional requirements (s. 92). Owners of designated properties or those in a heritage conservation district must (City of Ottawa, 2016):

- “maintain, preserve and protect the heritage attributes so as to maintain the heritage character, visual and structural heritage integrity of the building or structure” (s. 92(1)(a))
- “maintain the property and the components of the property that hold up, support or protect the heritage attributes in a manner that will ensure the protection and preservation of the heritage attributes” (s. 92(1)(b))

When repairing heritage attributes, property owners must do so in a way that minimizes change and/or damage to the attribute (s. 92(2)(a-d)). This is done by maintaining distinctive features of the attribute, and using the same materials as originally used (s. 92(2)(b-c)). If original materials are not available, the alternative must “replicate the design, colour, texture, grain or other distinctive features and appearance of the original material” (92(2)(d)). If repair is possible, heritage attributes must be repaired rather than replaced (s. 92(2)). For properties designated before 2002, the physical aspects in the reason for designation section of the by-law are the relevant heritage attributes (*Ontario Heritage Act*, 1998).

The above requirements could lead to increased property maintenance costs. For this reason, Ottawa has the Heritage Grant Program (HGP). The HGP provides matching grants up to \$5000 for restoration of properties in HCDs. This means for a restoration project with an estimated cost of \$5000, the City would provide up to \$2500. Property owners “can apply for grant funding once every two years” (City of Ottawa, 2018e)).

7 - Environmental Assessment

7.1 - Site Assessment

Trinity is not situated within any significant environmental feature that would impede any future development on parish property. However, a Tree Conservation Report may be required to comply with Part III, Distinctive Tree, of the City of Ottawa's Urban Tree Conservation By-Law, and OP section 4.72, dealing with the protection of vegetation cover (City of Ottawa, 2014; 2018b).

Using the *geoOttawa* web-tool, we found that a self-servicing laundry facility exists within a 100-meter distance of the Trinity property (City of Ottawa, 2018d). It is possible that the

property is being contaminated considering its close proximity to the laundry facility. This is an environmental consideration worth noting, as it could trigger the need for an Environmental Impact Statement (EIS) in development scenarios. An environmental consultant may need to administer the EIS for future developments and site alterations on Trinity Church property (City of Ottawa, 2015).

7.2 Overview of the Analysis

An Environmental Impact Statement (EIS) is used as a guiding tool to identify significant environmental features existing within close proximity to developments and site alterations. If environmental features might be impacted by proposed developments and/or site alterations, the EIS is meant to recommend appropriate measures to avoid and mitigate potential impacts. Identifying a significant environmental feature depends on the complexity of the geographical landscape, but may rely on secondary studies and data derived from geospatial software, and Schedules outlined in Ottawa's OP. Additional reports under the OP (such as the Urban Tree Conservation Report) may also be required.

This analysis takes into consideration the following policies of Ottawa's OP:

- Section 3.2 – The Natural Environment: Sub-sections pertaining to significant wetlands, natural environment areas, urban natural features, and rural natural features (City of Ottawa, 2018b)
- Section 4.7 – Environmental Protection: Sub-sections pertaining to the protection of trees, unstable slopes, significant landform features and environmental impact statement (City of Ottawa, 2018c)
- City of Ottawa Urban Tree Conservation By-Law (City of Ottawa, 2014)

It should be noted that if a particular parish is identified to be within close proximity of a significant environmental feature, future developments and site alterations on the parish property can still be achieved. However, an Environmental Impact Statement, in accordance with section 4.7.8 of the Official Plan, may be required to be administered by an environmental consultant during the development application process.

7.3 - Additional Constraints to Consider

A comprehensive environmental analysis is beyond the scope of this report and may require the expertise of an environmental consultant. It is necessary to consider additional factors that may trigger an EIS and/or additional reports. For instance, hazardous building materials, urban wildlife habitats and environmental contamination all require separate documentation and the expertise of a qualified professional to conduct a proper assessment. It is during the pre-application consultation of a proposed development where a scoped or detailed EIS will be identified as a requirement for the approval of the development application and must be completed by a certified agency that is qualified to conduct the assessment.

8 - Zoning Details

8.1 - Zoning Mechanisms and Provisions (TM - Traditional Mainstreet)

Table 4.13-9: Zoning Mechanism and Provisions (TM – Traditional Mainstreet).

ZONING MECHANISMS		PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Maximum front yard setback		2 m, subject to the provisions of subsection 197(4) below.
(d) Interior side yard setbacks	(i) Maximum	3 m between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 m where the driveway leads to a parking area of 20 or more spaces
	(ii) Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: (1) 3 m for a non-residential use building or a mixed-use building abutting a residential zone, and (2) 1.2 m for a residential use building All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)
(e) Minimum corner side yard setback		3 m, except for any part of a building above 15 m for which an additional 2 m setback must be provided
(f) Minimum rear yard setback	(i) Rear lot line abutting a residential zone	7.5 m
	(ii) Rear lot line abutting a public laneway	4.5 m
	(iii) For residential use building	7.5 m
	(iv) Other cases	No minimum

(g) Building height	(i) Minimum	6.7 m for a distance of 20 m from the front lot line as set out under subsection 197(5) below
	(ii) Maximum	(1) 20 m but not more than 6 storeys, except where otherwise shown on the zoning maps (2) where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 2 m more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2012-349)
(h) Maximum floor space index		No maximum
(i) Minimum width of landscaped area	(i) Abutting a residential zone	3 m; may be reduced to 1 m where a minimum 1.4 m high opaque fence is provided
	(ii) In all other cases	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(j) Minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

Table 4.13-10: TM1 Subzone.

In the TM1 Subzone:	
(a)	the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to: (i) Being in a building containing one or more of the permitted non-residential uses; Dwelling unit or rooming house (By-law 2018-206)
(b)	each retail food store and retail store is limited to 600 square m of gross leasable area; and
(c)	in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height

8.2 - Permitted Uses

Table 4.13-11: Permitted Uses.

Permitted Uses:
amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, <i>see Part 3, Section 88</i>
emergency service
home-based business, <i>see Part 5, Section 127</i>
home-based day care, <i>see Part 5, Section 129</i>
hotel
instructional facility

library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
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
school
service and repair shop
small batch brewery, <i>see Part 3, Section 89</i>
storefront industry, <i>see Part 3, Section 99</i> (By-law 2018-171)
theatre
training centre
urban agriculture, <i>see Part 3, Section 82</i> (By-law 2017-148)
apartment dwelling, <i>low rise</i>
<i>apartment dwelling, mid-high rise (Subject to By-law 2014-292)</i>
bed and breakfast, <i>see Part 5, Section 121</i>
dwelling units
group home, <i>see Part 5, Section 125</i>
retirement home
retirement home, converted, <i>see Part 5, Section 122</i>
rooming house (By-law 2018-206)

Detailed policies for ^_TM1[989] – Traditional Mainstreet Zone can be found in the Zoning By-law 2008-250 Consolidation, Sec. 197-198.

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Chapter 5 - Future Considerations for General (Re)Development and Affordable Housing Suitability

5.0 Future Considerations for General (Re)Development and Affordable Housing Suitability

Another aspect of this project was to determine which Parish properties the Anglican Diocese of Ottawa may want to consider for future affordable housing development. This considered which Parish properties are most feasible for development, and most suitable for affordable housing development. In order to do this, two separate analyses took place:

- A policy and regulatory framework analysis for general (re)development (section 5.1); and
- An affordable housing need and suitability analysis (section 5.2)

These analyses were completed exclusive of each other using separate sources of data. The policy and regulatory framework analysis examined the extent of monetary and time constraints for general (re)development, based on site-specific policy and regulatory frameworks. This includes OP policies, zoning by-laws, environmental assessment, and heritage conservation.

The affordable housing need and suitability analysis examined the extent to which Parish properties are suitable for affordable housing development, based on neighbourhood and Parish study area characteristics. This includes demographics, residential real estate market, transportation context, and levels of nearby services and amenities.

The thirteen Parish properties reviewed for this report were categorized in each analysis based on their feasibility and suitability. Subsequently, the results for general (re)development feasibility (section 5.1.4) and affordable housing development suitability (section 5.2.4) were cross-examined. This resulted in consolidated considerations (section 5.3) that the Anglican Diocese of Ottawa may want to consider for future affordable housing development.

The process for these analyses and the future considerations was iterative. Opposed to numerically ranking Parish properties based on their feasibility and suitability, they were categorized utilizing the team's professional judgement.

Note: Parish properties are not ranked in any particular order, just listed in alphabetical order for all tables in Chapter Five.

5.1 - Policy and Regulatory Framework Analysis for General (re)Development

This section of the report focuses on general (re)development feasibility. To determine this, analyses of OP policies, zoning regulations, environmental assessment, and heritage conservation were conducted separately. While these analyses were used to help determine which Parish properties may be considered for affordable housing development, this section could also be used for any general (re)development purposes.

General development refers to any type of property development, which could include residential, commercial, and/or institutional uses. These sections examined relevant documents such as: The Provincial Policy Statement, the *Planning Act*, the *Municipal Act*, the *Ontario Heritage Act*, the City of Ottawa's OP, the City of Ottawa's Zoning By-law, and Ottawa's Environmental Impact Statement Guidebook.

To determine the general (re)development feasibility of the Parish properties, a Likert scale was utilized. This scale helped determine which properties had the greatest and least amount of constraints, ultimately determining their development feasibility.

Both the OP and zoning review (section 5.1.1), and the environmental assessment (section 5.1.2) used a three-point Likert scale, while the heritage assessment (section 5.2.3) used a six-point Likert scale.

5.11 - Official Plan (OP) and Zoning

Table 5-1: General (re)development feasibility based on the OP and zoning analysis.

Least Restrictive 	Moderately Restrictive 	Most Restrictive 
St. Luke's	St. Bartholomew's St. Columba St. James Leirim St. John the Evangelist St. Margaret's Vanier St. Matthew's St. Thomas the Apostle Trinity Ottawa South	Church of the Ascension Church of the Resurrection St. Alban the Martyr St. Barnabas

Table 1 demonstrates how restrictive the policy and regulations are for each Parish property, mainly reflecting (re)development on the property. For the purposes of this report, new development refers to development on the property without any modifications to the existing buildings, while redevelopment refers to either the demolition, modification, or repurposing of the existing buildings. There are a number of Parish properties that cannot accommodate any new development without the demolition of the existing building. These include: Church of the Ascension; St. Alban the Martyr; St. Barnabas; St. Bartholomew's; St. John the Evangelist; St. Luke's; St. Matthew's; and Trinity Ottawa South.

-  St. Luke's is most suited for (re)development based on the fact that:
 - a. An OP Amendment is likely not needed as the property does not fall within the boundaries of a Secondary Plan, or the relevant Secondary Plan would not likely restrict development; **AND**
 - b. A Zoning By-Law Amendment is likely not needed because of the permitted uses and/or performance standards of the current zoning.
-  St. Bartholomew's, St. Columba, St. James Leirim, St. John the Evangelist, St. Margaret's Vanier, St. Matthew's, St. Thomas the Apostle, and Trinity Ottawa South may be suitable for (re)development based on the fact that:
 - a. Only an OP Amendment is likely needed as the property falls within the boundaries of a Secondary Plan, and it restricts development; **OR**
 - b. Only a Zoning By-Law Amendment is likely needed because of the limited permitted uses and/or restrictive performance standards of the current zoning.
-  Church of the Ascension, Church of the Resurrection, St. Alban the Martyr, and St. Barnabas may not be suitable for (re)development based on the fact that:
 - a. An OP Amendment is likely needed as the property falls within the boundaries of a Secondary Plan, and it restricts development; **AND**
 - b. A Zoning By-Law Amendment is likely needed because of the limited permitted uses and/or restrictive performance standards of the current zoning.

5.1.2 Environmental Assessment

Table 5-2: General (re)development feasibility based on environmental assessment.

Least Restrictive 	Moderately Restrictive 	Most Restrictive 
Church of the Ascension St. Columba St. Luke's St. Thomas the Apostle	St. Alban the Martyr St. Barnabas St. Bartholomew's St. John the Evangelist St. Margaret's Vanier St. Matthew's	Church of the Resurrection St. James Leitrim Trinity Ottawa South

Note: Environmental assessment categorized features based on their proximity to the Parish property, their ability to impede future development on Parish property, and the quantity of features identified.

-  Church of the Ascension, St. Columba, St. Thomas the Apostle, and St. Luke's each have no significant environmental feature located within close proximity. This indicates that there are not likely to be any environmental barriers to future (re)development.
-  St. Alban the Martyr, St. Barnabas, St. Bartholomew's, St. John the Evangelist, St. Margaret's Vanier, and St. Matthew's each face the possibility that an Urban Tree Conservation Report will be required for future (re)development. While this is not a significant barrier to future development on Parish property, the Urban Tree Conservation Report is an important policy to consider.
-  Church of the Resurrection, St. James Leitrim, and Trinity Ottawa South each have a major environmental feature that may affect future (re)development. In these cases, a scoped or detailed Environmental Impact Statement (EIS) is likely necessary, to be completed by an environmental consultant. Church of the Resurrection is within 50 metres of an unstable slope, St. James Leitrim is within 50 metres of Ottawa's Greenbelt, and Trinity Ottawa South may face contamination issues due to its close proximity to a laundry service facility as well as the possibility of requiring an Urban Tree Conservation Report. These three properties are likely to need an EIS if future development was to take place on Parish property. Therefore, they fall within the category of "Significant Environmental Feature".

5.1.3 - Heritage Conservation

Table 5-3: General (re)development feasibility based on the level of heritage regulations.

Least Restrictive	
 Church of the Ascension Church of the Resurrection St. Columba St. Thomas the Apostle	 St. James Leirim St. Matthew's
Moderately Restrictive	
 St. Margaret's Vanier	 Trinity Ottawa South
Most Restrictive	
 St. Barnabas St. Bartholomew's St. John the Evangelist St. Luke's	 St. Alban Martyr

 In terms of heritage, Church of the Ascension, Church of the Resurrection, St. Columba, and St. Thomas the Apostle are easy to alter. There are no specific heritage requirements.

 James Leirim and St. Matthew's have no current heritage requirements for (re)development, but this may change in the near future. Both churches are on Ottawa's Heritage Reference List, meaning Ottawa has flagged them as prospective heritage properties. St. James Leirim is in an area of current review for Ottawa's Heritage Inventory Project (HIP), and St. Matthew's is in an area to be reviewed soon. Because these properties have already been flagged by the City, they will likely be added to the Heritage Register as a result of the HIP. If added to the Heritage Register, these properties would be moved to category 4.

 St. Margaret's Vanier is the only Parish that is zoned with the Heritage Overlay, but not on Ottawa's Heritage Register, designated as a heritage property, or within a heritage conservation district. However, St. Margaret's Vanier is on the Heritage Reference List, and in an area that will be reviewed soon for Ottawa's Heritage Inventory Project. Further, St. Margaret's Vanier was built in 1887. As a result, St. Margaret's Vanier will likely be added to the Heritage Register within the next two years and may even be individually designated as a heritage property within a similar timeframe. Either case will increase development constraints.

- a. The Heritage Overlay limits the size, shape, height, and location of additions. Depending on the nature of the development proposal, a ZBLA may be necessary.

 Trinity Ottawa South is on Ottawa's Heritage Register. The Ontario Heritage Act requires properties on a municipal Heritage Register to provide City Council 60 days' notice prior to demolition of buildings or structures on the property. There are no heritage-specific requirements for any other sort of (re)development.

 St. Barnabas, St. Bartholomew's, St. John the Evangelist, and St. Luke's are either individually designated, situated in a heritage conservation district, or both. (Re)development is still possible but requires a heritage permit under the Ontario Heritage Act.

 The only Parish property with an Ontario Heritage Trust Easement is St. Alban the Martyr. Most any alteration to the exterior of the Church, or any features of the property, require permission from the Ontario Heritage Trust. Alterations likely to affect reasons for designation in the heritage property designation by-law (By-law 150-78) require written permission from City Council. These processes significantly affect the viability of future (re)development on the property.

5.1.4 - RESULTS: Parish Property General (Re)Development Feasibility

Based on factors including OP policies and zoning regulations, environmental assessment, and heritage conservation, the Parish properties can be organized into three categories for general (re)development feasibility based on:

1. Properties that are most feasible for (re)development;
2. Properties where (re)development is moderately feasible but may be difficult due to a host of contributing factors such as restrictive policies, and/or restrictive heritage aspects; and,
3. Properties where (re)development would be least feasible and extremely difficult – if at all possible – due to restrictive policies, environmental constraints, and/or restrictive heritage designation.

Table 5-4: Parish property feasibility for general (re)development based on policy and regulatory categorical analyses

Parish Property	OP & Zoning		Environment Assessment	Heritage Conservation
	New Development	Redevelopment	(Re)Development	(Re)Development
Most Feasible for General (Re)Development				
St. Columba	◐	◐	⌚	⌚
St. James Leitrim	◐	◐	●	⌚
St. Margaret's Vanier	◐	◐	◐	◐
St. Matthew's	---	◐	◐	⌚
St. Thomas the Apostle	◐	◐	⌚	⌚
Trinity Ottawa South	---	◐	◐	●
Moderately Feasible for General (Re)Development				
St. John the Evangelist	---	◐	◐	●
St. Luke's	---	⌚	⌚	●
Least Feasible for General (Re)Development				
Church of the Ascension	---	●	⌚	⌚
Church of the Resurrection	●	●	●	⌚
St. Alban the Martyr	---	●	◐	●
St. Barnabas	---	●	◐	●
St. Bartholomew's	---	◐	◐	●

(⌚ = least restrictive)

(● = most restrictive)

(--- = new development cannot be accommodated without the demolition of the existing building) * As discussed previously in subsection 5.1.1.

Legends:

Table 5-5: Legend for OP and Zoning Categorization

OP and Zoning

Symbol	Description
	May not require an OP Amendment or Zoning By-Law Amendment
	May require an OP Amendment or Zoning By-Law Amendment
	May require both OP Amendment or Zoning By-Law Amendment

Table 5-6: Legend for Environmental Assessment

Environmental Assessment

Symbol	Description
	No significant environmental feature located within close proximity of parish
	No significant environmental feature identified but an Urban Tree Conservation Report might apply
	Significant environmental feature located within close proximity of Parish property - will likely require an EIS

Table 5-7: Legend for Heritage Conservation

Heritage Conservation

Symbol	Description
	No heritage requirements for alteration, demolition, or construction of new buildings or structures.
	No current heritage requirements but may be added to the Heritage Register soon. The only requirement of the Heritage Register is to provide the City 60 days' notice prior to demolition. Must: be on the Heritage Reference List Must: be in an area of current review for the Heritage Inventory Project, OR in an area that will be reviewed in the future for the Heritage Inventory Project
	The Heritage Overlay limits the size, shape, height, and location of additions. Depending on the nature of the development proposal, a ZBLA may be necessary. The property is currently on the Heritage Register List and may be considered for the Heritage Register soon. Must not: be a designated heritage property, located in a heritage conservation district, or have a heritage Easement on property title
	60 days' notice required for demolition of Parish property; heritage permits not required for any (re)development be on the Heritage Register Must not: be a designated heritage property, located in a heritage conservation district, or have a heritage Easement on property title
	Heritage permit required for (re)development, and significant alterations; minor variance or ZBLA required if desired (re)development does not conform to limits of Heritage Overlay Must: be an individually designated heritage property, OR situated in a Heritage Conservation District, OR be an individually designated heritage property situated in a Heritage Conservation District
	Heritage permit required for (re)development, and significant alterations; minor variance or ZBLA required if desired (re)development does not conform to limits of Heritage Overlay; permission from Ontario Heritage Trust needed for most any alteration on property Must: be an individually designated heritage property, OR situated in a Heritage Conservation District, OR be an individually designated heritage property situated in a Heritage Conservation District Must: have easement with Ontario Heritage Trust registered on the property title.

5.2 - AFFORDABLE HOUSING NEED AND SUITABILITY ANALYSIS

The following subsection analyzes whether Parish properties would be suitable for affordable housing. To determine this, an analysis of demographics, residential real estate, and circulation, services and amenities was conducted separately to examine key components and indicators of affordable housing. Unlike the policy and regulatory framework analysis, the affordable housing need and suitability analysis did not use a Likert scale. This analysis exercised qualitative discretion that varied from each subsection.

5.2.1 - Demographic Analysis

Demographics were used to categorize the *need* for affordable housing within Parish study areas (see *Table 6*). This analysis was based on the prevalence of low-income earners, based on the Low-Income Measure, as well as households spending 30% or more of their annual before-tax income on housing costs (see *Figure 7* in Appendix D). In each case a higher proportion indicated a greater need.

As well, the prevalence of households living in subsidized rental housing for each Parish study area was used to contribute to discussion on their respective *suitability* for affordable housing. A study area which had a higher proportion of households living in subsidized housing could generally be said to have less need for affordable housing, though this statement is strictly qualitative and will be dependent on other factors such as the two variables mentioned above, among others.

Parish study areas for Church of the Ascension, St. Barnabas, St. John the Evangelist, St. Luke’s, and St. Margaret’s Vanier were found to exhibit the highest need for affordable housing. These study areas had a high proportion of low-income earners based on the Low-Income Measure, as well as a high proportion of households who spend 30% or more of their annual before-tax income on housing. As well, these study areas had a prevalence of households in subsidized rental housing below or equal to the Ottawa average (16%).

Parish study areas for St. Alban the Martyr, St. James Leitim, St. Matthew’s, St. Thomas the Apostle, and Trinity Ottawa South were found to exhibit moderate need for affordable housing. St. James Leitim’s study area was deemed to have moderate need because there was a low amount of subsidized rental housing but also a low proportion of low-income earners. Meanwhile, St. Alban the Martyr had a high proportion of low-income earners but more households living in subsidized rental housing than the Ottawa average. The remaining study areas were deemed to have moderate need because they had similarly moderate proportions of low-income earners and subsidized rental housing.

Parish study areas for Church of the Resurrection, St. Bartholomew’s, and St. Columba were found to exhibit the least need for affordable housing. These study areas each had a higher proportion of households living in subsidized rental housing than low-income earners. In addition, St. Columba’s study area also had a higher proportion of households who spent thirty percent or more of their annual before-tax income on housing.

Table 5-8: Need for affordable housing based on demographic analysis.

Highest need	Moderate need	Least need
Church of the Ascension St. Barnabas St. John the Evangelist St. Margaret’s Vanier St. Luke’s	St. Alban the Martyr St. James Leitim St. Matthew’s St. Thomas the Apostle Trinity Ottawa South	Church of the Resurrection St. Bartholomew’s St. Columba

5.2.2 - Residential Real Estate Market

When cross-examined with the demographic analysis (section 5.2.1), the residential real estate market helps determine where affordable or social housing interventions are desirable. Under the assumption that neighbourhoods with a mix of incomes are preferable to neighbourhoods of homogenous incomes, it is preferable for affordable housing to be built in neighbourhoods with above average or average house prices or rental rates (see *Table 9*).

Vacancy rates were used as a general indicator for whether enough housing stock was available in the Parish study areas. A high vacancy rate signifies new housing construction in the study area may not be desirable. In these cases, the supply of housing is outpacing demand.

Table 5-9: Housing affordability by average house sale prices for Parish study areas, compared to the average for the City of Ottawa.

Expensive housing prices	Moderately expensive housing prices	Relatively average housing prices
Church of the Ascension St. Bartholomew's St. Matthew's Trinity Ottawa South	St. Alban the Martyr St. Barnabas St. Columba St. John the Evangelist	Church of the Resurrection St. Luke's St. Margaret's Vanier St. Thomas the Apostle

Note: There was no available data for St. James Leitim.

The Parish study areas for Church of the Ascension, St. Bartholomew's, St. Matthew's, and Trinity Ottawa South had the most expensive housing prices – each were well above the average for the City of Ottawa (\$427,700). The study areas for Church of the Ascension, St. Bartholomew's, and St. Matthew's each had rental rates slightly higher than the average for the City of Ottawa (\$1,136). In addition, the study areas for Church of Ascension, St. Bartholomew's, and St. Matthew's each had vacancy rates under one percent. This may be due to an undersupply of housing or may also be attributable to the housing mix present in

these areas (while not always true, neighbourhoods which are dominated by single-detached homes may be reasonably assumed to have generally lower vacancy rates).

The Parish study areas for St. Alban the Martyr, St. Barnabas, St. Columba, and St. John the Evangelist had moderately expensive housing prices. Each were well above the average for the City of Ottawa, though not as high as the first group of Parish study areas. The study areas for St. Alban the Martyr and St. John the Evangelist each had rental rates slightly higher than the average for the City of Ottawa. In addition, the study area for St. Alban the Martyr had a vacancy rate slightly higher than the average for the City of Ottawa (1.7%).

The Parish study areas for Church of the Resurrection, St. Luke's, St. Margaret's Vanier, and St. Thomas the Apostle had average housing prices which were relatively comparable to the average for the City of Ottawa. St. Margaret's Vanier was the only Parish study area that featured average home prices less than the City of Ottawa. None of these study areas had average rental rates in excess of the average for the City of Ottawa. In addition, the study area for St. Thomas the Apostle had a vacancy rate more than three times higher than the average for the City of Ottawa – the vacancy rate for the St. Margaret's Vanier study area was also higher than average.

It should be noted that year-on-year housing prices in the study area for St. Margaret's Vanier appreciated at a rate of nearly 10%, which was more than the average rate of appreciation for the City of Ottawa; and, this study area also featured 41 properties listed for sale which was the most of any study area. Although the study areas for Church of the Resurrection and St. Luke's had relatively low housing prices and rental rates, the vacancy rates for these study areas were below one percent which indicates an undersupply of housing.

5.2.3 - Circulation, Services, and Amenities

Information for circulation, services, and amenities were used to categorize the *suitability* for affordable housing within Parish study areas (see Table 10). This analysis was based on an average of the Walk, Bike, and Transit Scores for each Parish (see *Figure 1, 2, and 3* in Appendix C). Higher average Scores relate to less need to be car-reliant and represented areas of greater suitability for affordable housing. In addition, higher scores were also indicators for greater access to local services and amenities necessary to fulfill normal daily needs.

As well, proximity to planned light rail transit (LRT) stations were considered – closer proximity represented greater suitability.

Score from 70 to 89) and each – Church of the Ascension, St. Barnabas, and Trinity Ottawa South are each within a 20-minute walk of a planned LRT Confederation Line station.

St. Bartholomew’s and St. Thomas the Apostle were each classified as a fair multi-modal environment (an average Score from 50 to 69). Neither are within reasonable walking distance to a planned LRT station.

Church of the Resurrection, St. Columba, and St. James Leitrim were each classified as car-oriented (an average Score from 0 to 49). None of these Parish properties are within reasonable walking distance to a planned LRT station

Table 5-10: Categorization of Parish properties based on circulation.

Multi-Modal Paradise	Excellent Multi-Modal Environment	Fair Multi-Modal Environment	Car-Oriented Environment
St. Alban the Martyr St. John the Evangelist St. Luke’s	Church of the Ascension St. Barnabas St. Margaret’s Vanier St. Matthew’s Trinity Ottawa South	St. Bartholomew’s St. Thomas the Apostle	Church of the Resurrection St. Columba St. James Leitrim

Note: A custom scale – based on averages from the Walk, Bike, and Transit Scores for each Parish property – demonstrates local circulation characteristics. Proximity to current or planned light rail transit contributes to this understanding.

St. Alban the Martyr, St. John the Evangelist, and St. Luke’s were each classified as a multi-modal paradise (an average of Walk, Bike, and Transit Scores from 90 to 100) and each are within a 20-minute walk to a planned LRT Confederation Line station.

Church of the Ascension, St. Barnabas, St. Margaret’s Vanier, St. Matthew’s, and Trinity Ottawa South were each classified as having excellent multi-modal environments (an average

5.2.4 RESULTS: Parish Property Suitability for Affordable Housing

Each analysis categorized the thirteen Parish properties based on their affordable housing need and suitability. In order to determine which Parish properties are most suited for affordable housing development, the demographic analysis was first considered. This established a basis for where there is a *need* for affordable housing. Subsequently, residential real estate market data was incorporated to further refine the basis for affordable housing *need*. Finally, analysis for circulation, services, and amenities added a layer for affordable housing *suitability*.

Based on these factors, the Parish properties can be organized into three categories regarding their suitability for affordable housing development (see *Table 11*) based on:

1. Properties that are most suitable for affordable housing development;
2. Properties that are moderately suitable for affordable housing development; and,
3. Properties that are least suitable for affordable housing development.

Table 5-11: Parish property suitability for affordable housing

Parish Property	Demographic Analysis			Residential Real Estate Analysis			Transportation, Services and Amenities	
	Low-Income Measure Proportion	Households Spending More Than 30%	Proportion of Subsidized Housing	Average Household Costs	Average Rental Costs	Vacancy Rate	Average of Walk, Transit and Bike Score	Future LRT Station within 20-minute Walk
Most Suitable for Affordable Housing Development								
Church of the Ascension	20%	25%	6%	\$761, 100	\$1, 194	0.8%	75	Yes
St. Alban the Martyr	24%	40%	17%	\$657, 800	\$1, 166	1.1%	90	Yes
St. Barnabas	22%	35%	15%	\$657, 800	\$1, 130	1.1%	88	Yes
St. John the Evangelist	18%	35%	14%	\$629, 900	\$1, 195	2.0%	98	Yes
St. Luke’s	23%	36%	16%	\$537, 200	\$1, 088	0.9%	94	Yes
Moderately Suitable for Affordable Housing Development								
St. Margaret’s Vanier	26%	38%	13%	\$360, 127	\$1, 010	1.8%	72	No
St. Matthew’s	10%	28%	7%	\$760, 188	\$1, 205	0.8%	76	No
Trinity Ottawa South	15%	25%	14%	\$903, 925	\$1, 102	N/A	79	Yes
Least Feasible for Affordable Housing Development								
Church of the Resurrection	13%	21%	20%	\$488, 300	\$1, 084	0.2%	32	No
St. Bartholomew’s	11%	23%	14%	\$1, 607, 900	\$1, 137	0.4%	58	No
St. Columba	14%	22%	28%	\$610, 100	\$1, 040	1.3%	42	No
St. James Leitrim	9%	21%	0%	N/A	N/A	N/A	28	No
St. Thomas the Apostle	18%	30%	13%	\$563, 800	\$1, 041	5.4%	63	No

5.3 - CONSOLIDATED CONSIDERATIONS

To determine the most appropriate Parish properties, specifically for affordable housing, this section cross-examined the results from *general (re)development feasibility* (section 5.1.4) with *suitability for affordable housing* (section 5.2.4). No Parish property was perfectly suited for general (re)development or affordable housing development or both. *Table 5-12* and *Table 5-13* (as seen below) illustrate the categorization of the thirteen Parish properties based on the *Policy and Regulation Framework Analysis (Table 4)* and the *Affordable Housing Need and Suitability Analysis (Table 5-11)*. This resulted in consolidated considerations that the Anglican Diocese of Ottawa may want to consider for future affordable housing development.

Policy and Regulatory Framework Analysis

Table 5-12: Policy and Regulatory Framework

Most Feasible for General (Re)Development
St. Columba
St. James Leitrim
St. Margaret's Vanier
St. Matthew's
St. Thomas the Apostle
Trinity Ottawa South
Moderately Feasible for General (Re)Development
St. John the Evangelist
St. Luke's
Least Feasible for General (Re)Development
Church of the Ascension
Church of the Resurrection
St. Alban the Martyr
St. Barnabas
St. Bartholomew's

Affordable Housing Need and Suitability Analysis

Table 5-13: Affordable Housing Need and Suitability Analysis

Most Suitable for Affordable Housing Development
Church of the Ascension
St. Alban the Martyr
St. Barnabas
St. John the Evangelist
St. Luke's
Moderately Suitable for Affordable Housing Development
St. Margaret's Vanier
St. Matthew's
Trinity Ottawa South
Least Suitable for Affordable Housing Development
Church of the Resurrection
St. Bartholomew's
St. Columba
St. James Leitrim

5.3.1 - RESULTS - Consolidated Final Recommendations

This section summarizes those Parish properties which were categorized to be both at least moderately feasible for general (re)development and at least moderately suitable for affordable housing development (see *Table 14* below). These categories demonstrated that affordable housing development was possible according to the site-specific policy and regulatory framework, as well as suitable according to the site context.

It should be noted that although St. Luke’s has been identified as moderately feasible for general (re)development and moderately suitable for affordable housing development, it was not included in the final recommendations. It was omitted from the consolidated consideration for three reasons: social housing units currently neighbour the property; it has an individual heritage designation which makes any future development quite difficult regarding the heritage policy; and it is likely that the church building would need to be completely or partially demolished for any new development to occur.

In conclusion, the Parish properties that the Anglican Diocese of Ottawa may want to consider for future affordable housing development are: St. John the Evangelist, St. Margaret’s Vanier, St. Matthew’s, and Trinity Ottawa South. It is important to note these properties are not ranked in any particular order; they are just listed alphabetically.

Table 5-14: Consolidated recommendations for Parish properties recommended for affordable housing development

Parish Property	Feasibility for General (Re)Development				Suitability for Affordable Housing Development				
	OP and Zoning		Environmental Assessment	Heritage Conservation	Overall	Demographics	Residential Real Estate	Transportation, Services and Amenities	Overall
	New Development	Re(Development)							
St. John the Evangelist	---								
St. Margaret’s Vanier									
St. Matthew’s	---								
Trinity Ottawa South	---								

(--- = new development cannot be accommodated without the demolition of the existing building)

The coloured boxes reflect the categorization of Parish properties based on results from sections 5.1 to 5.2

Chapter 6 - Future Directions and Next Steps

6.0 Future Directions and Next Steps

This report is meant to facilitate strategic and evidence-informed real estate decision-making for the Anglican Diocese of Ottawa, particularly regarding the thirteen Parishes of analysis in or around the Central Deanery. Some possible next steps could help extend the analyses in this report. The following list contains some possible next steps worth considering.

1. A social planning analysis that might develop consultation strategies to assess Parish goals and community needs. This could be conducted as another Queen's School of Urban and Regional Planning (SURP) project course, or by other means.
2. A site-specific land-use planning assessment for Parish properties of particular interest, including preliminary concept designs and financial feasibility. This could be conducted as another Queen's SURP project course, or by other means.
3. For properties of interest in relation to (re)development, zoning criteria for legal development dimensions could be considered. Google Sketch-up or AutoCAD could be utilized to produce massing, scale, and building footprint images. This could help demonstrate whether policy and regulatory feasibility matches development goals, from a visual standpoint.
4. Congregation site tours to walk Parish members and leaders through information found in corresponding briefs and comprehensive commentaries.

Chapter 7 - Glossary

7.0 Glossary

Adaptive Reuse: A process that retains as much as possible of the original building while upgrading its performance to suit modern standards and changing user requirements (Latham, 2000).

Affordable Housing: Housing, owned or rented, for which a low- or moderate-income household pays less than 30 percent of its gross annual income (City of Ottawa, 2003).

Apartment in Duplex: One of two dwellings, located one above the other, which may or may not be attached to other dwellings or buildings (Statistics Canada, 2017).

Alteration: A substantive change to the built environment which could impact the heritage character of an individually-designated heritage property or a heritage conservation district or buildings in heritage zones, as indicated in the zoning by-law (City of Ottawa, 2003).

Bike Score: Walk Scores' assessment of how bikable a ward or area surrounding a specific address is. The Scores range from 0 to 100 based on bike infrastructure, hills, road connectivity, bike community mode share, and nearby destinations (Walk Score, 2018).

Census Tract: Relatively stable geographic areas with usual populations between 4,000 and 8,000 people (Statistics Canada, 2017).

Commercial Use: Any permitted use the primary purpose of which is to sell, lease, or rent a product or service directly to the public, including but not limited to retail sales, entertainment services, and personal or professional services, but excluding any residential use (City of Ottawa, 2018c).

Community Design Plan: A Council-approved policy document. A Community Design Plan generally focuses on the planning and design of the physical environment and may address a wide range of topics. A Community Design Plan is not a statutory document (City of Ottawa, 2018a).

Condominium: A dwelling unit which is privately owned, but the building and/or the land are collectively owned by all dwelling unit owners (CMHC, 2018c).

Construction Start: Development for which the concrete for the foundation of the building has been poured or is within an equivalent stage of the building process (CMHC, 2018b; CMHC, 2018c).

Dissemination Area: A small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. Dissemination Areas cover all of Canada (Statistics Canada, 2017).

Dissemination Block: An area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. Dissemination blocks cover all of Canada (Statistics Canada, 2017).

Duplex: A building for residential use containing two principal dwelling units that are divided horizontally (City of Ottawa, 2018c).

Family: A married couple (with or without children), a common-law couple (with or without children), or a lone-parent family (Statistics Canada, 2017).

H(xx): An upper-case 'H' followed by a number in parentheses indicates the maximum permitted height for a property, in metres, regardless of the By-Law provisions (City of Ottawa, 2018b).

Household: A person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone. Household members who are temporarily absent on the day the census is taken (temporarily residing elsewhere, for example) are considered as part of their usual household. Every person is a member of one and only one household. Unless otherwise specified, all data in household reports are for private households only (Statistics Canada, 2017).

Intensification: The development of a property, site, or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; or
- d) the expansion or conversion of existing buildings (Ministry of Municipal Affairs and Housing, 2014).

Interim Control By-Law: A temporary freeze on some land uses in an area to allow the City time to study and review its policies (City of Ottawa, 2018c).

Lot Area: The area of a parcel of land (City of Ottawa, 2018d).

Lot Width: The horizontal distance between the side lot lines measured at right angles to the lot depth, from a point that is equal to the front yard setback requirement for the zone (City of Ottawa, 2018e).

Minor Variance: A minor change to a performance standard under the Zoning By-law, granted by the Committee of Adjustment (City of Ottawa, 2018f).

Mixed-Use Building: A form of development in which a building contains both residential and non-residential uses; mixed-use development has the same corresponding meaning (City of Ottawa, 2018c).

Multi-Modal: Multiple forms of transportation (public transportation, cycling, or walking, for example).

Non-Residential Use: A form of development in which a building contains any type or combination of permitted non-residential uses, and non-residential development has the same corresponding meaning (City of Ottawa, 2018c).

Low-Income Measure: A fixed percentage (50 percent) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects

the fact that a household's needs increase, but at a decreasing rate, as its number of members increases (Statistics Canada, 2017).

Official Plan: Contains upper-, lower-, or single-tier municipal council or planning board's policies on land use. It is prepared with community input and helps to ensure that future planning and development will meet specific community needs (Ministry of Municipal Affairs and Housing, 2018). An official plan deals primarily with issues such as:

- where new housing, industry, offices and shops will be located;
- what services like roads, watermains, sewers, parks and schools will be needed;
- when, and in what order, parts of your community will grow; or,
- community improvement initiatives.

Ontario Heritage Act: Its purpose is to give municipalities and the provincial government powers to preserve the heritage of Ontario. Its primary focus is to protect heritage properties and archaeological sites. It also mandates a Crown agency ([Ontario Heritage Trust](#)) and the Conservation Review Board, a tribunal that hears objections to municipal and provincial decisions under the Act (Ministry of Tourism, Culture and Sport, 2018).

Ontario Heritage Trust: The Ontario Heritage Trust (OHT) is an agency of the Ontario Ministry of Tourism, Culture and Sport. Pursuant to the Ontario Heritage Act, the OHT has a broad, province-wide mandate to identify, protect, promote, and conserve Ontario's heritage in all of its forms (Ontario Heritage Trust, n.d.).

Permitted Use: A land use permitted in the City of Ottawa's Zoning By-law 2008-250 Consolidation (City of Ottawa, 2018c).

Plan of Subdivision: the purpose of a draft plan of subdivision is to develop land in an orderly manner by making sure that the proper infrastructure and municipal services will be in place, if they are not already (City of Ottawa, 2018e).

Private Dwelling: A separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule, or stairway inside the building. The

entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons (Statistics Canada, 2017).

Provincial Policy Statement: Provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians (Ministry of Municipal Affairs and Housing, 2014).

Redevelopment: The creation of new units, uses, or lots on previously developed land in existing communities, including brownfield sites (Ministry of Municipal Affairs and Housing, 2014).

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground-oriented. Owner-occupied units are not included in the rental building unit count (CMHC, 2018d).

Rental Rate: The amount that tenants pay for the unit or, if the unit is unoccupied, the amount that the landlord is requesting (CMHC, 2018d).

Rental Unit: Any dwelling constructed for rental purposes (CMHC, 2018c).

Residential Use Building: A building composed solely of residential units; residential use and residential premises have corresponding meanings (City of Ottawa, 2018c).

Row House: A one-family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof (CMHC, 2018d).

Schedule: Area or site-specific illustrations of zoning provisions that are meant to provide clarity to those provisions (City of Ottawa, 2018c).

Secondary Plan: A statutory policy document approved under the Ontario Planning Act. It forms part of the Official Plan and typically focuses on land use planning matters. The process to adopt and amend a Secondary Plan is regulated by the Planning Act. The decision by Council on the adoption and amendment to a Secondary Plan is appealable to the Ontario Municipal Board (City of Ottawa, 2018b).

Semi-detached Dwelling: One of two dwellings located side-by-side in a building, adjoining no other structure, and separated by a common or party wall extending from ground to roof (CMHC, 2018d).

Single-detached Dwelling: A building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure (CMHC, 2018d).

Site Plan Control: A tool that is used by the City to make sure that land development is designed appropriately, safe and functional, and minimizes potential impacts on neighboring properties. It also makes sure that the City’s standards for developing land are respected (City of Ottawa, 2018g).

Traditional Mainstreet: Those Mainstreets developed primarily before 1945. They generally present a tightly knit urban fabric, with buildings that are often small-scale, with narrow frontages and set close to and addressing the street. This results in a strong pedestrian orientation and transit-friendly environment. Land uses are often mixed, with commercial uses at the street level and residential uses on the upper levels. These streets normally have a four-lane cross-section, on-street parking, and adjacent development with limited on-site parking (City of Ottawa, 2018c).

Transit Score: Walk Scores’ assessment of how well served a ward or an area surrounding a specific address is by public transit. The Scores range from 0 to 100 based on the proximity of nearby transit routes and stops, as well as the frequency and type of transit route (Walk Score, 2018).

Urban Exception: Variation to the Zoning By-Law’s permitted land use and/or zoning provision that property owners must comply to (City of Ottawa, 2018c)

Vacancy: The number of units that are unoccupied and available for immediate rental (CMHC, 2018d).

Walk Score (the Company): A private company and website that aims to promote multi-modal neighbourhoods. The company provides a scoring system to measure whether an address or ward is walkable, bikeable, and has good access to public transit (Walk Score, 2018).

Walk Score (the Score): Walk Scores' assessment of how walkable a ward or an area surrounding a specific address is. The Scores range from 0 to 100, based on the pedestrian friendliness, street elements such as the population and intersection density, and block lengths (Walk Score, 2018).

Zoning By-Law: A by-law that controls the use of land in a municipality. It states exactly how land may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they may be used, and the lot sizes and dimensions, parking requirements, building heights and setbacks from the street (Ministry of Municipal Affairs and Housing, 2018).

Zoning By-Law Amendment: Development applications submitted to the City to amend the Zoning By-Law to change the use of land; maximum number of units in a building; minimum lot area or width; distance between the lot line and the building; minimum landscape requirements; or, parking and loading facilities (City of Ottawa, 2018h).

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Chapter 8 - Acronyms

8.0 Acronyms

AM – Arterial Mainstreet

BRT – Bus Rapid Transit

CDP – Community Design Plan

EIS – Environmental Impact Statement

HCD – Heritage Conservation District

ICBL – Interim Control By-Law

IPD – Individual Property Designation (under *Ontario Heritage Act*)

LRT – Light Rail Transit

MV – Minor Variance

OHA – Ontario Heritage Act

OHT – Ontario Heritage Trust

OP – Official Plan

OPA – Official Plan Amendment

PPS – Provincial Policy Statement

RD – Redevelopment Plan

SP – Secondary Plan

SPC – Site Plan Control

TM – Traditional Mainstreet

ZBL – Zoning By-Law

ZBLA – Zoning By-Law Amendment

Appendices

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Appendix A - Policy and Regulatory Parish Portfolio Summary

Table A-1: Policy and Regulatory Summary According to Official Plan policy and zoning by-law regulations.

Parish	Official Plan Designation	Secondary Plan (SP)	Community Design Plan (CDP)	Current Zoning	Zoning Symbol	Interim Control By-Law (^_)	Urban Exception and/or Schedule	Maximum Permitted Height	Mature Neighbourhood Overlay
<i>Church of the Ascension</i>	General Urban	Old Ottawa East SP	Old Ottawa East CDP	Minor Institutional Zone	^_I1A H(15)	By-Law No. 2018-257	No	15 metres	Yes
<i>Church of the Resurrection</i>	General Urban	Riverside Park SP	No	Minor Institutional Zone	I1A	N/A	No	15 metres	No
<i>St. Alban the Martyr</i>	Central	Central Area SP	No	Minor Institutional Zone	^_I1A S70	By-Law No. 2018-257	Yes	Height of the building on site	Yes
<i>St. Barnabas</i>	General Urban	Centretown SP	Centretown CDP	Minor Institutional Zone	I1A	N/A	No	15 metres	Yes
<i>St. Bartholomew's</i>	General Urban	No	No	Minor Institutional Zone	I1A	N/A	No	15 metres	Yes
<i>St. Columba</i>	General Urban	No	No	Minor Institutional Zone	I1A	N/A	No	15 metres	Yes
<i>St. James Leitim</i>	General Urban	No	Leitrim Secondary CDP	Minor Institutional Zone	I1E	N/A	No	15 metres	No
<i>St. John the Evangelist</i>	General Urban	Centretown SP	Centretown CDP	Traditional Mainstreet	^_TM1[989]	By-Law No. 2018-257	Yes	20 metres	Yes
<i>St. Luke's</i>	General Urban	No	No	Traditional Mainstreet	TM[112] H(16)	N/A	Yes	16 metres	Yes
<i>St. Margaret's Vanier</i>	General Urban	Montreal Road District SP	No	Traditional Mainstreet	TM3 & TM[173]	N/A	Yes	20 metres	Yes
<i>St. Matthew's</i>	General Urban	No	No	Minor Institutional Zone	I1A[388] S133	N/A	Yes	15 metres	No
<i>St. Thomas the Apostle</i>	General Urban	Alta Vista/Faircrest/Riverview Park SP	No	Minor Institutional Zone	I1A[1485]	N/A	Yes	15 metres	Yes
<i>Trinity Ottawa South</i>	General Urban	No	No	Traditional Mainstreet	^_TM2 H(15)	By-Law No. 2018-257	No	15 metres	Yes

Note: Please see relevant Parish commentaries found in Chapter Four for further elaboration.

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Appendix B - Transportation, Services, and Amenities Parish Portfolio Summary

In order to understand the circulation and site context of the 13 Parishes for this report, an analysis of the walkability, access to public transit, bikability and surrounding services and amenities within a 1.5 kilometre radius was completed. Further context including proximity to light rail transit (LRT) stations or Traditional Mainstreets (as defined in section 3.6.3 of Ottawa's Official Plan, 2018), or location within a City revitalization plan or community design plan were also considered.

Benchmark Walk, Transit, and Bike Scores were provided for comparison and to add context for interpretation – the highest-rated ward in Ottawa for overall walkability and access to transit (Somerset) according to Walk Score (Walk Score, 2018); and the average for the thirteen Parishes. For further interpretation of Walk Score data, see *Figure 1* from section 3.2.3 of this report.

WALK SCORES

Most of the Parishes had Walk Scores within the *Walker's Paradise* category (see *Figure 1* below) – scores above 90 where daily errands do not require access to a car. With the exceptions of Trinity Ottawa South and St. Matthew's, each Parish categorized *Walker's Paradise* is within close proximity of Ottawa's downtown core.

Parishes with a high Walk Score also typically had a very high number of services and amenities within a 1.5 kilometre radius. This exception to this was the area surrounding Trinity Ottawa South, which has much less services and amenities when compared to other high scoring Parishes including St. John the Evangelist, St. Luke's, St. Barnabas, and St. Alban the Martyr. However, considering its location on Bank Street, services and amenities with the study radius for Trinity Ottawa South are highly concentrated near to the Parish site. This factor, along with nearby short block lengths, may explain Trinity Ottawa South's very high Walk Score despite its lower number of nearby amenities.

St. Matthew's is also not located in the immediate downtown core yet had a high Walk Score. It has many nearby services and amenities within a 1.5 kilometre radius, as well as short blocks lengths and calm traffic nearby.

Other Parishes with much lower Walk Scores compared to the average are located within primarily residential and car-oriented areas of Ottawa.

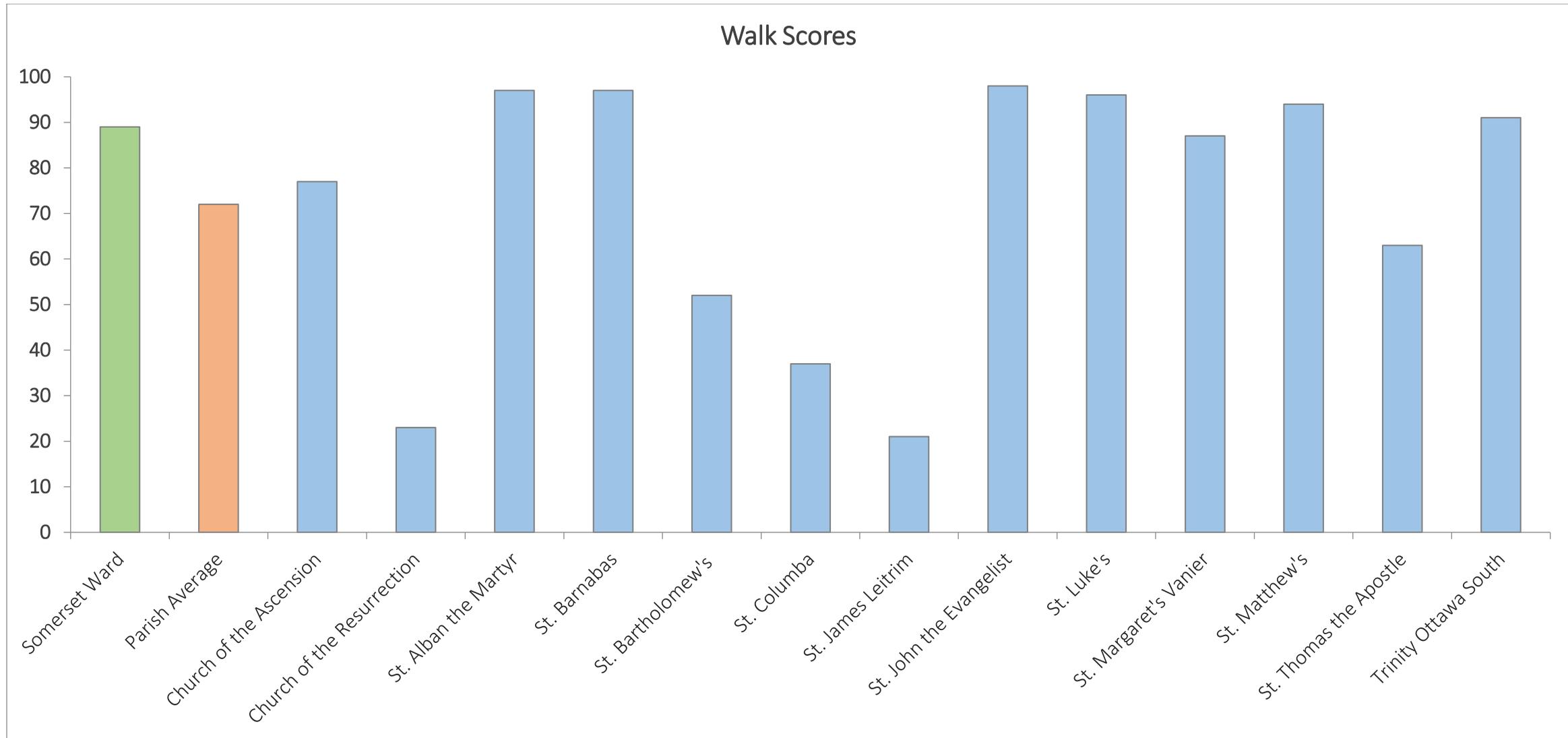


Figure B-1: Benchmark and Parish Walk Scores. (Source: Walk Score, 2018, <http://www.walkscore.com>).

Note: Somerset Ward is considered the benchmark ward in Ottawa for all-round transportation. Further, an average of the 13 selected parishes for this report was calculated for comparison.

TRANSIT SCORES

Most of the parishes for this report have Transit Scores that fall within the *Good Transit* category (see *Figure 2* below) – scores from 50 to 69 where transit may not always be very convenient yet many nearby public transportation options exist. Many Parishes for this report tended to lack nearby transit options or routes offered infrequent service.

St. John the Evangelist, St. Alban the Martyr, St. Barnabas, and St. Luke's appear to be outliers with very high Transit Scores. These parishes are all located within Ottawa's downtown core, which is more likely to be serviced by public transportation and contain major transfer points.

The Transit Score for St. Thomas the Apostle is also interesting. While there are many transit routes that run near the site, most of them are infrequent or run for a condensed period.

Similar to the Walk, the Parishes with much lower Transit Scores compared to the average are located within primarily residential and car-oriented areas of Ottawa.



Figure B-2: Benchmark and Parish Transit Scores. (Source: Walk Score, 2018, <http://www.walkscore.com>).

Note: Somerset Ward is considered the benchmark ward in Ottawa for all-round transportation. Further, an average of the 13 selected parishes for this report was calculated for comparison.

BIKE SCORES

Most of the Parishes had Bike Scores within the *Very Bikeable* category (see *Figure 3* below) – scores from 70 to 89 where biking is convenient for most trips. Near perfect Bike Scores for St. John the Evangelist and St. Luke’s may be due to an abundance of nearby bike lanes and trails for each Parish, as well as the generally flat road network in Ottawa’s downtown core.

Similar to the Walk Scores, Parishes with much lower Bike Scores were located within primarily residential and car-oriented areas of Ottawa.

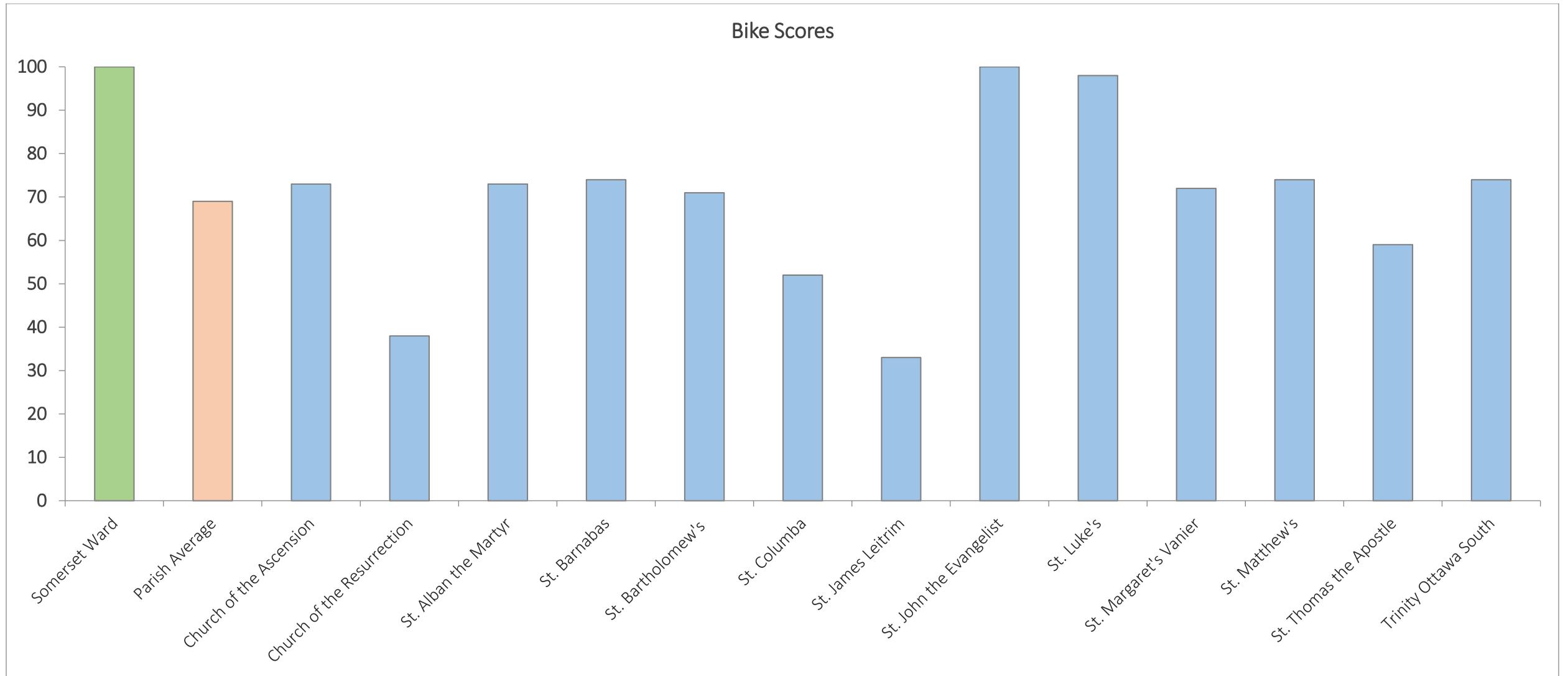


Figure B-3: Benchmark and Parish Bike Scores (Source: Walk Score, 2018, <http://www.walkscore.com>).

Note: Somerset Ward is considered the benchmark ward in Ottawa for all-round transportation. Further, an average of the 13 selected parishes for this report was calculated for comparison.

LIGHT RAIL TRANSIT (LRT) STATIONS

Most of the Parishes listed below (*Table 2*) are within a 20-minute walk of an LRT Confederation Line station. St. Luke’s and St. Thomas the Apostle are near a proposed LRT Trillium Line station.

Table B-1: Parishes near future LRT Confederation Line and Trillium Line Stations Within a 20-Minute Walk from Site

Parish	Future LRT Confederation Line Stations
Church of the Ascension	Lees, Hurdman
St. Alban the Martyr	UOttawa, Rideau
St. Barnabas	Lyon
St. John the Evangelist	Parliament, UOttawa, Rideau
St. Luke’s	Pimisi, Lyon, Bayview
	Future LRT Trillium Line Stations
St. Luke’s	Gladstone
St. Thomas the Apostle	Walkey

(Source: City of Ottawa, OTrain Confederation Line: The Build, <https://www.ligneconfederationline.ca/the-build/parliament/map/>).

REDEVELOPMENT PLANS

Redevelopment plans near Church of the Ascension, St. Alban the Martyr, St. James Leirtrim, St. Margaret’s Vanier, St. Thomas the Apostle and Trinity Ottawa South aim to improve the overall circulation and connectivity in their surrounding areas (see *Table 3* below). The multi-phase high-density project near St. Luke’s is also important to note as it will bring a higher concentration of services and amenities to the area. Considering this, higher density may be supported in the area surrounding the project.

Table B-2: Parishes near Redevelopment or Revitalization Plans.

Parishes	Redevelopment/Revitalization Plan	Purpose/Aim
Church of the Ascension	Glebe Neighbourhood Cycling Plan	Improve the overall cycling environment and connectivity
St. Alban the Martyr	Truck Tunnel Study Downtown Ottawa	Attempt to alleviate congestion of interprovincial truck travel
St. James Leirtrim	Leitrim Road Realignment and Widening	Alleviate southern traffic and support suburban residential development
St. Luke’s	Multi-Phase projects for future Pimisi and Bayview LRT Confederation Line Stations	High rise development with mixed use amenities and services, and improved multi-modal environment
St. Margaret’s Vanier	Montreal Road Revitalization	Create a more vibrant and multi-modal friendly environment
St. Thomas the Apostle	Bank Street Renewal Plan	Improve transit reliability and multi-modal services in the area
Trinity Ottawa South	Bank Street Renewal Plan	Improve transit reliability and multi-modal services in the area

(Source: City of Ottawa, What’s happening in your neighbourhood, <https://ottawa.ca/en/city-hall/planning-and-development/community-involvement/whats-happening-your-neighbourhood>).

COMMUNITY DESIGN PLANS

Community Design Plans are aimed to guide specific areas of Ottawa with anticipated growth and improvement, as per the Official Plan. These plans aim to improve the applicable area with regard to its multi-modal environment and overall vibrancy (City of Ottawa, 2018a). Considering this, it is important to acknowledge Community Design Plans and their potential for redevelopment in an area (see *Table 4* below).

Table B-3: Parishes within or near Community Design Plans.

Parishes	Community Design Plans	Purpose/Aim
St. Barnabas	Centretown Community Design Plan	Create a more balanced transportation network with more multi-modal functional streets in the area
St. Bartholomew's	Beechwood Community Design Plan*	Establish a pedestrian friendly mainstreet with traffic calming measures
St. James Leitim	Leitim Community Design Plan	Develop a concept plan and servicing study to guide and support anticipated future development
St. John the Evangelist	Centretown Community Design Plan	Create a more balanced transportation network with more multi-modal functional streets in the area
St. Luke's	Gladstone Station District Community Design Plan*	Create a more vibrant area for prospective development

(Sources: City of Ottawa, Community Design Plans, <https://ottawa.ca/en/city-hall/planning-and-development/community-plans-and-design-guidelines/community-plans-and-studies/community-design-plans>; City of Ottawa, What's happening in your neighbourhood, <https://ottawa.ca/en/city-hall/planning-and-development/community-involvement/whats-happening-your-neighbourhood>).

Note: Parishes identified with an asterisk (*) are not directly located within the boundaries of the Community Design Plan; however, located in close proximity and therefore may benefit indirectly.

TRADITIONAL MAINSTREETS

Higher density development is generally supported along Traditional Mainstreets, as per Official Plan section 3.6.3, unless noted otherwise. Higher densities generally support more services and amenities, as well as feature enhanced access to transit.

Table B-4: Parishes near or on Traditional Mainstreets.

Parish	Traditional Mainstreet
St. Barnabas*	Bank Street
St. Bartholomew's*	Beechwood Avenue
St. John the Evangelist*	Bank Street
Trinity Ottawa South	Bank Street

(Source: City of Ottawa, What's happening in your neighbourhood, <https://ottawa.ca/en/city-hall/planning-and-development/community-involvement/whats-happening-your-neighbourhood>)

Note: Parishes identified with an asterisk (*) are not located on the Traditional Mainstreet; however, located in close proximity and therefore may benefit indirectly.

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Appendix C: Demography Parish Portfolio Summary

The following is selection of key findings from the demographic analysis performed for the thirteen Parish study areas.

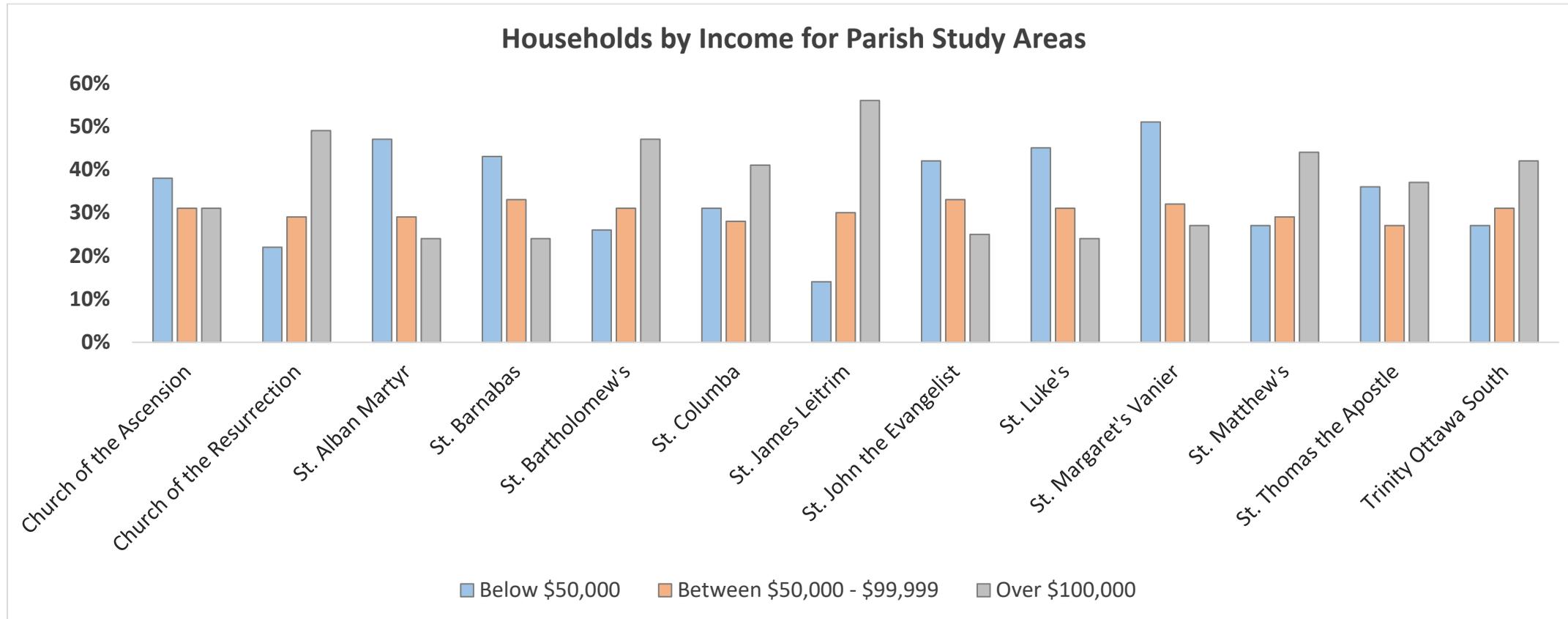


Figure C-1: Prevalence of households within three defined income brackets across Parish study areas.

A geographic pattern can be discerned among Parish study areas regarding household incomes (see Figure 4) – those closer to Ottawa’s downtown core have a higher prevalence of households whose yearly income is below \$50,000, such as St. Alban the Martyr and St. John the Evangelist. The study areas further away from the downtown core, such as Church of the Resurrection and St. James Leirim, have a higher prevalence of households who earn \$100,000 or more. Meanwhile, study areas bridging the span between the downtown and outer suburbs, such as Church of the Ascension and St. Thomas the Apostle, feature a fairly even mix of household incomes.

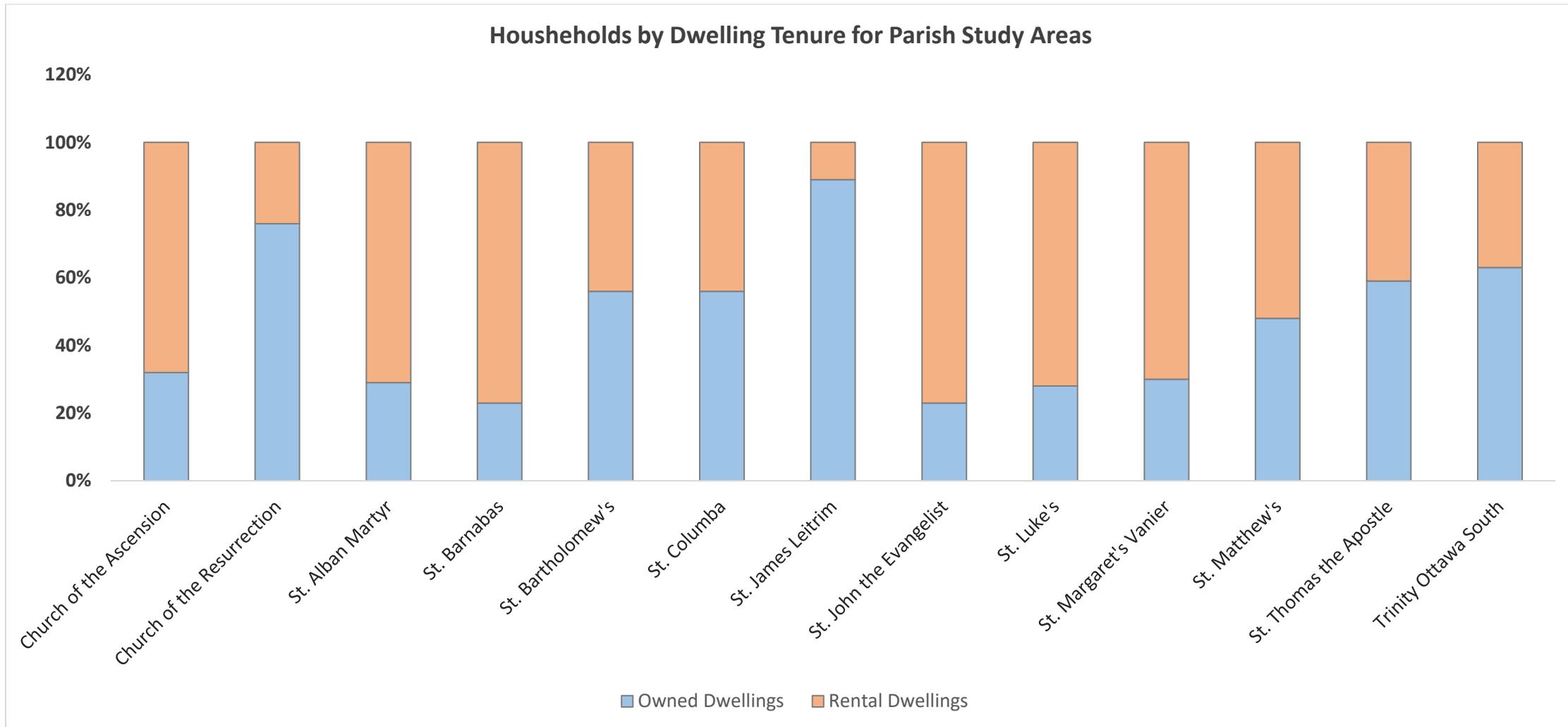


Figure C-2: Prevalence of households who rent compared to those who own their dwelling across Parish study areas.

A geographic pattern among Parish study areas regarding household tenures is less discernable (see Figure 5). Study areas for St. James Leitrim and Church of the Resurrection feature the highest proportions of owned dwellings. Meanwhile, study areas for Church of the Ascension, St. Alban the Martyr, St. Barnabas, St. John the Evangelist, St. Luke's, and St. Margaret's Vanier feature the highest proportions of rental dwellings.

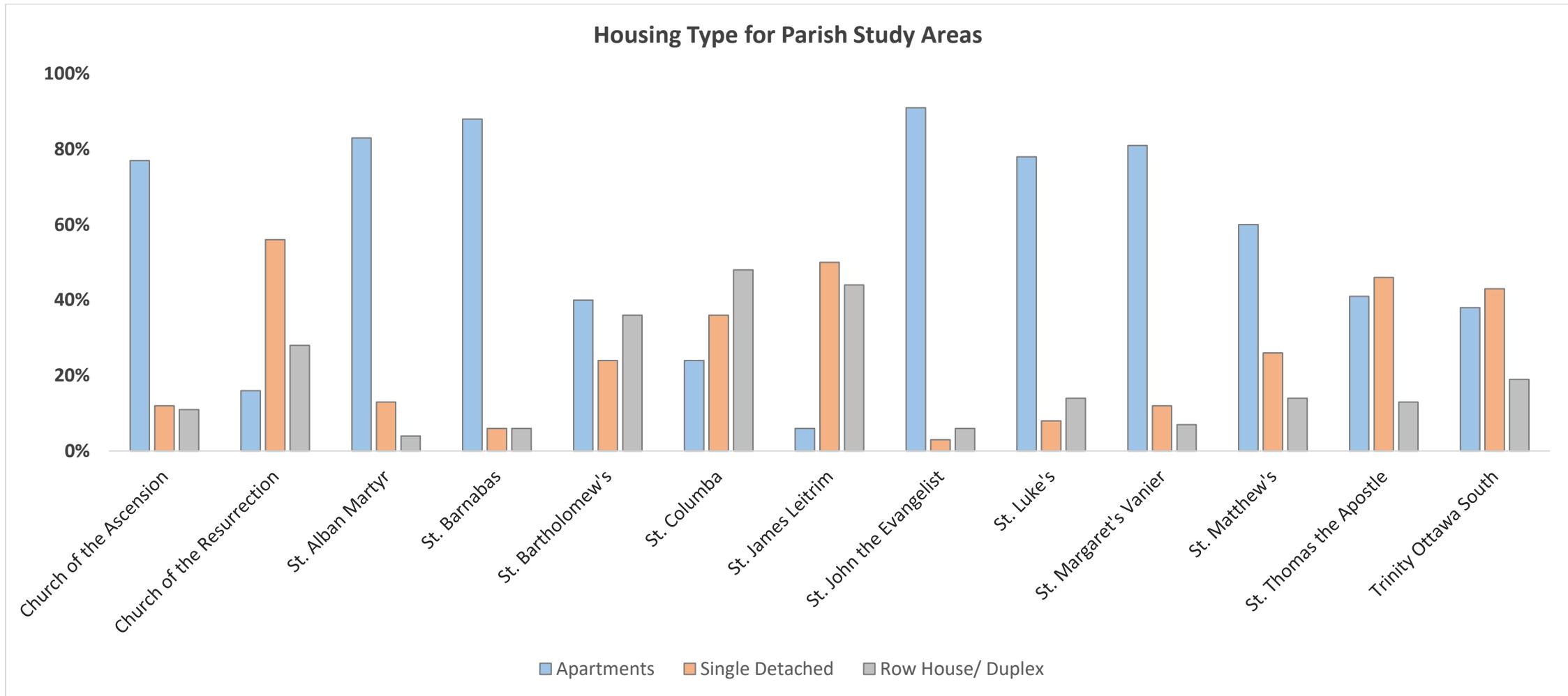


Figure C-3: Prevalence of housing forms across Parish study areas.

A geographic pattern can be readily discerned among Parish study areas regarding housing form (see Figure 6) – those closer to the downtown core are dominated by apartment dwellings such as St. Alban the Martyr, St. Barnabas, St. John the Evangelist, St. Luke's, and St. Margaret's Vanier. Meanwhile, study areas further away from the downtown core have a higher prevalence of single-detached or duplex/rowhouse dwellings. A relationship may also be apparent between housing form and tenure – Parish study areas which feature higher proportions of apartments also tend to have a higher proportion of rental households.

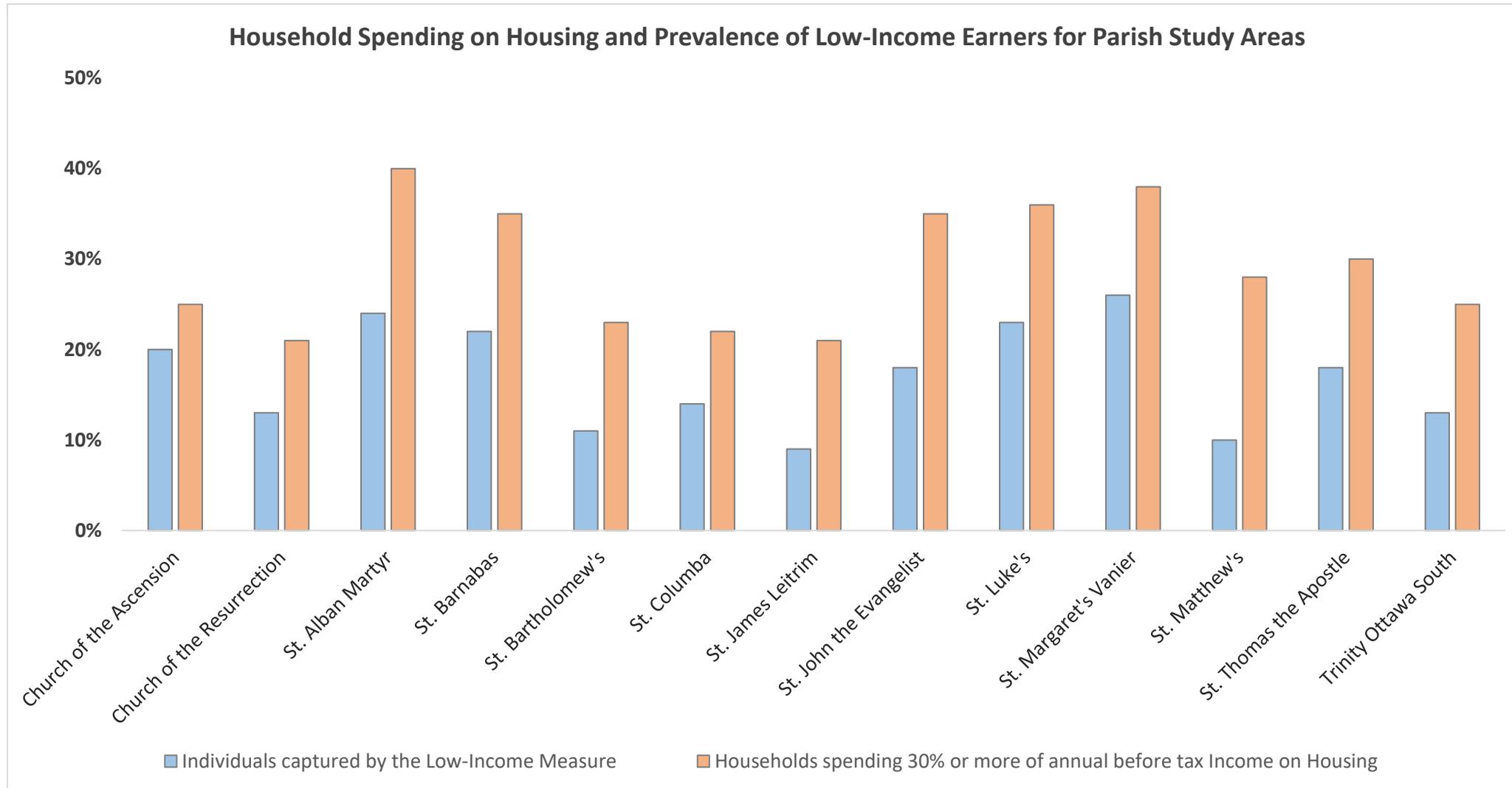


Figure D-4: Prevalence of households within Parish study areas that spend 30 percent or more of their annual income on housing as well as the prevalence of low-income earners based on the Low-Income Measure (LIM).

Higher proportions of household income spent on housing and greater capture rates for the Low-Income Measure demonstrate Parish study areas where there could be greater demand for affordable housing (see Figure 7). Again, the same geographic pattern is present – downtown Parishes demonstrate possible greater need.

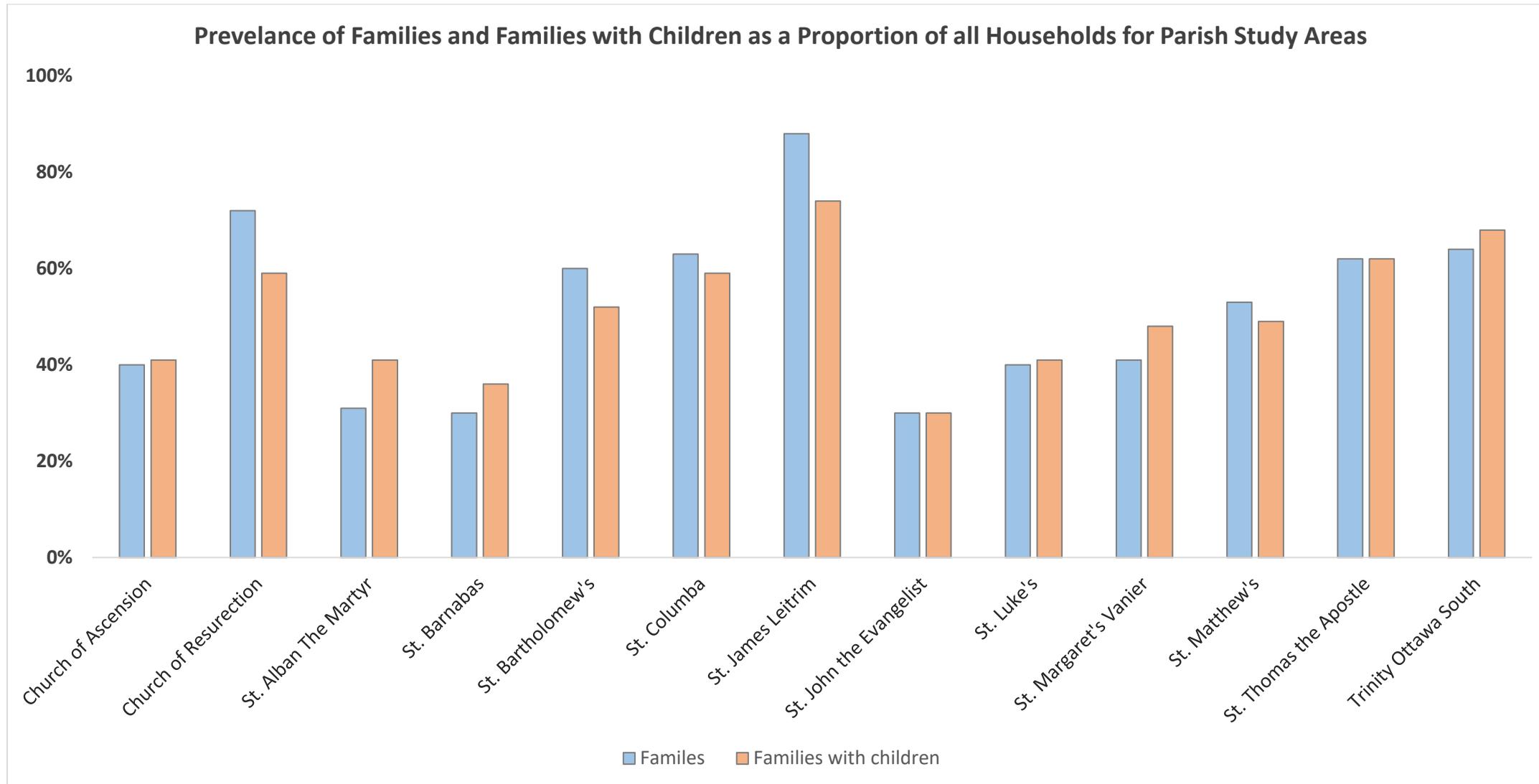


Figure C-5: Prevalence of families and families with children in each study area.

The geographic pattern is noticeable once again, as the Parish study areas which are closer to the downtown core have a lower proportion of households which are families (see Figure 8). Meanwhile, the opposite trend occurs in study areas further away from downtown.

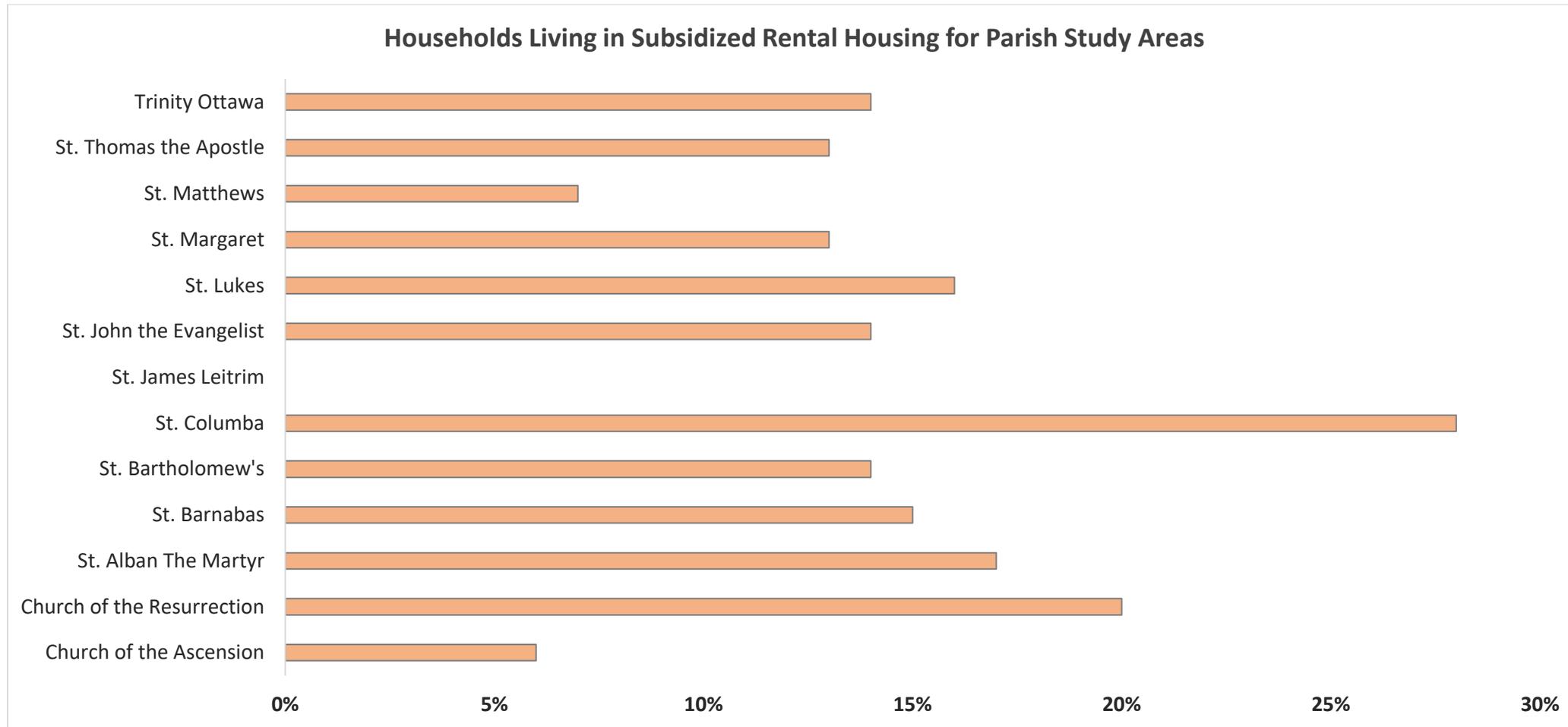


Figure C-6: Prevalence of households in all the study areas which live in rental subsidized housing.

Note: There was no available information regarding subsidized rental housing for St. James Leitrim’s study area.

The proportion of subsidized housing provision among Parish study areas is fairly even, with a few exceptions (see *Figure 9*). The study areas for St. Matthew’s and Church of the Ascension have lower levels of subsidized housing provision and St. James Leitrim has no subsidized housing at all. Meanwhile, the study area for St. Columba is an outlier as it has the largest proportion of households living in subsidized housing. This variable can be helpful in development terms as it allows for an understanding of where affordable housing presently exists and where it does not.

Appendix D: Residential Real Estate Market Portfolio Summary

The rental rates in the 13 Parish study areas were either less than or comparable to the average rate in Ottawa (see *Figure 10*). As indicated in *Table 6*, the average rental rate in the 13 Parish study areas was \$1,103, which was \$33 less than the average rental rate in Ottawa. The mean of the rental rate was \$1,102 while the standard deviation was \$76. This low standard deviation signifies that the rental rates of the study areas are close to the mean or, in other words, there is generally not a wide range in rental rates.

In contrast, the average price of a single-family house in the 13 Parish study areas was generally greater than Ottawa's average and contained greater variation (see *Figure 11*). The average house price of the 13 study areas was \$711,569 which was \$283,869 more than Ottawa's average housing price. In addition, the mean of the 13 study areas was \$643,850, while the standard deviation was \$315,339. This high standard deviation signifies that housing prices in individual study areas are dispersed, this is also supported by a difference of \$67,989 between the average and the mean.

Table D-1: Statistical summary of the 13 study areas rental rates and housing prices

Units of Analysis	Rental Rates	Housing Prices
Study Area Average	\$1,103	\$711,569
Mean	\$1,102	\$643,850
Standard Deviation	\$76	\$315,339
Ottawa's Average	\$1,136	\$427,700

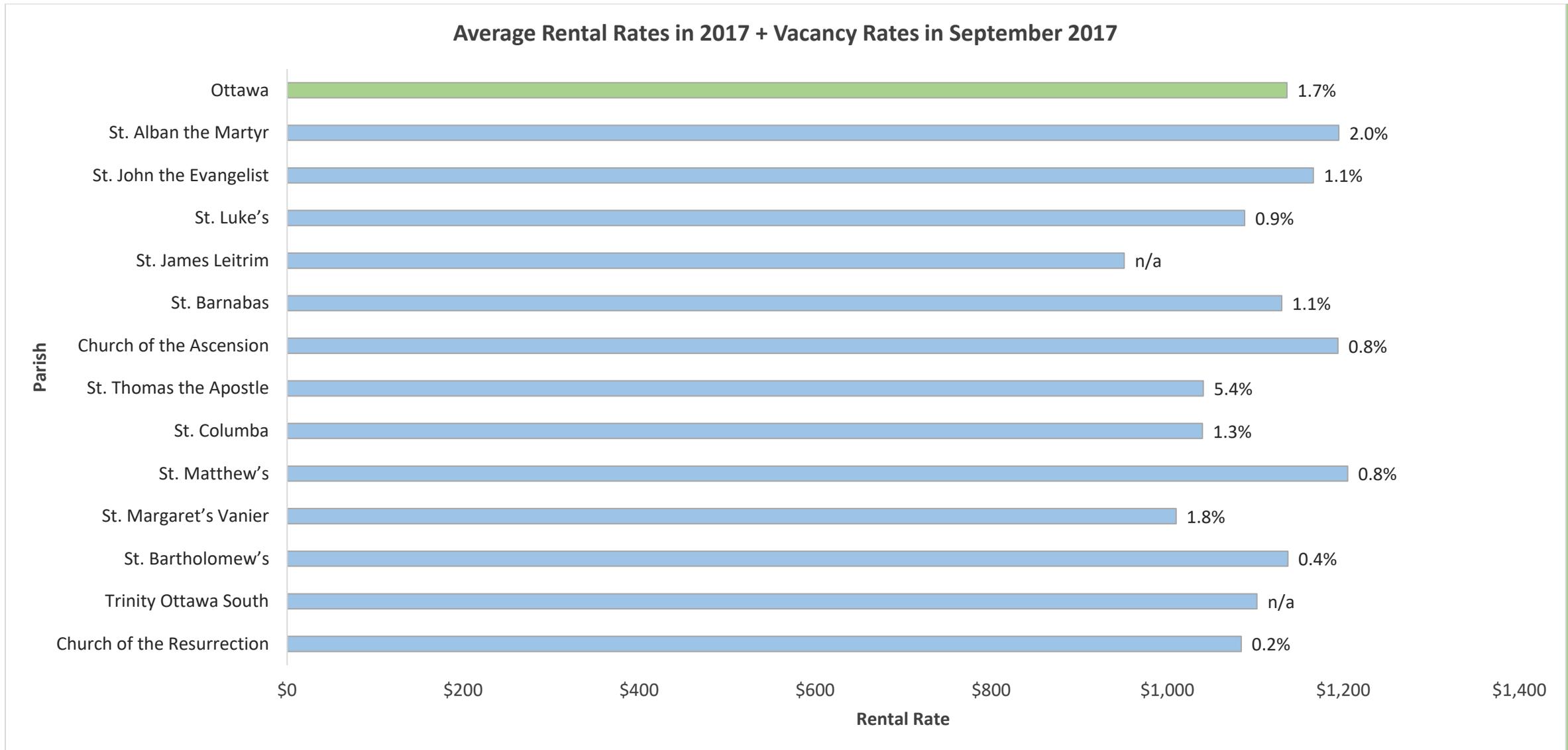


Figure D-1: Average Rental Rates in 2017 + Vacancy Rates in September 2017.

Note: There was no available data on vacancy rates for St. James Leitrim's study area.

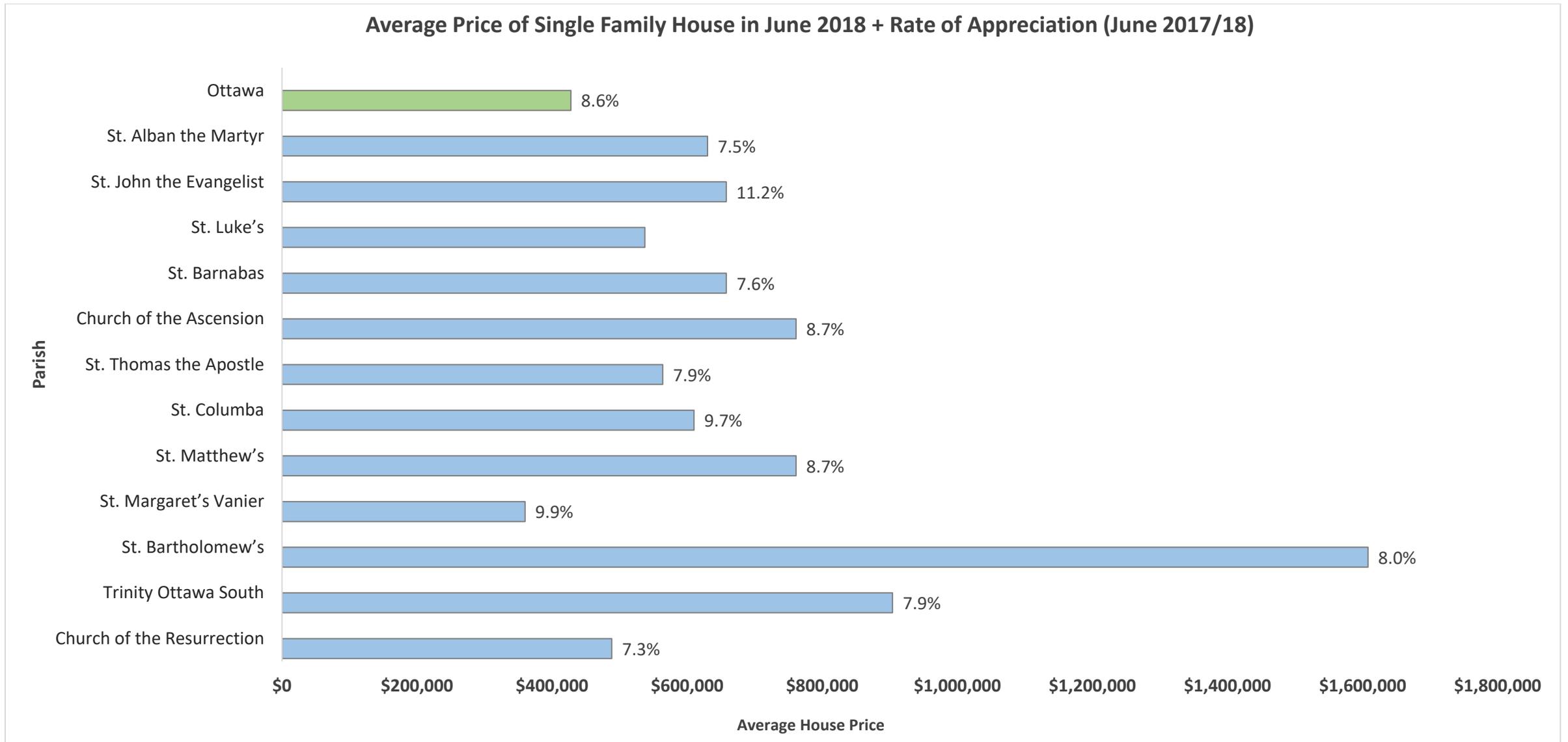


Figure D-2: Average Price of Single-Family House in June 2018 + Rate of Appreciation from June 2017 to 2018

Regarding construction starts in the 13 Parish study areas, the average was 203, the mean was 153, and the standard deviation was 203 (see *Figure 12* below for the Parish distribution). The large standard deviation signifies that the construction starts in the 13 Parish study areas varied.

The greatest number of constructions starts generally occurred in the study areas located nearest to the city centre, including St. Alban the Martyr (543), St. John the Evangelist (517), and St. Luke's (405) – most of the construction starts in these study areas were apartments.

The number of construction starts declined sharply as the distance of the study area to the city centre increased, and forms of development shifted primarily to single-detached and row housing. Two anomalies to this statement were the study areas for St. James Leitim and St. Thomas the Apostle. Although St. James Leitim is the outermost church from the city centre, its study had the fourth most construction starts – these consisted of mainly single-detached and row housing. The study area for St. Thomas the Apostle exhibited a high number of apartment starts, even though it is relatively distant to the city centre.

Additionally, the most and least expensive study areas for single-family home prices had the fewest construction starts. Construction starts in three of the four most expensive neighbourhoods – Trinity Ottawa South (7), St. Bartholomew's (7), and St. Matthew's (51) – was less than the average of construction starts for the 13 Parish study areas (193). The exception was Church of Ascension, which had 173 construction starts of varied housing types. Construction starts in the two least expensive neighbourhoods – St. Margaret's Vanier (11) and Church of the Resurrection (4) – lagged far behind the Ottawa average as well.



Figure D-3: Construction starts by housing form in 2017.

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Appendix E: Heritage Parish Portfolio Summary

Table E-1: Heritage parish summary based on heritage conservation policy.

Property	Heritage Property Designation	Heritage Conservation District	Heritage Register	Heritage Reference List (Y/N)	Heritage Overlay	Heritage Easement
Church of the Ascension	N	N	N	Y	N	N
Church of the Resurrection	N	N	N	N	N	N
St. Alban the Martyr	Y	Y	N/A	N/A	Y	Y
St. Barnabas	N	Y	N/A	N/A	Y	N
St. Bartholomew's	Y	Y	N/A	N/A	Y	N
St. Columba	N	N	N	N	N	N
St. James Leitrim	N	N	N	Y	N	N
St. John the Evangelist	N	Y	N/A	N/A	Y	N
St. Luke's	Y	N	N/A	N/A	Y	N
St. Margaret's Vanier	N	N	N	Y	Y	N
St. Matthew's	N	N	N	Y	N	N
St. Thomas the Apostle	N	N	N	N	N	N
Trinity Ottawa South	N	N	Y	N/A	N	N

Note: Please see relevant Parish commentaries found in Chapter Four for further elaboration.

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Appendix F: Environmental Parish Portfolio Summary

Table F-1: Environmental parish summary based on environmental assessment.

Parish	Significant Wetlands within 120 metres	Natural Environment Area within 120 metres	Urban Natural Feature within 30 metres	Rural Natural Feature within 120 metres	Earth Science Area of Natural Science Interest within 50 metres	Floodplain within 50 metres	Unstable Slope within 50 metres	Natural Heritage System features within 30 metres (urban) or 120 metres (rural)	Possible Contamination nearby	Urban Tree Conservation Report necessary	Green Belt within 50 metres
Church of the Ascension	No	No	No	No	No	No	No	No	No	No	No
Church of the Resurrection	No	No	No	No	No	No (150 Meters)	Yes (50 Meters)	No	No	No	No
St. Alban the Martyr	No	No	No	No	No	No	No	No	No	Possible	No
St. Barnabas	No	No	No	No	No	No	No	No	No	Possible	No
St. Bartholomew's	No	No	No	No	No	No	No	No	No	Possible	No
St. Columba	No	No	No	No	No	No	No	No	No	No	No
St. James Leitrim	No	No	No	No	No	No	No	No	No	No	Yes
St. John the Evangelist	No	No	No	No	No	No	No	No	No	Possible	No
St. Luke's	No	No	No	No	No	No	No	No	No	No	No
St. Margaret's Vanier	No	No	No	No	No	No	No	No	No	Possible	No
St. Matthew's	No	No	No	No	No	No	No	No	No	Possible	No
St. Thomas the Apostle	No	No	No	No	No	No	No	No	No	No	No
Trinity Ottawa South	No	No	No	No	No	No (120 Meters)	No	No	Possible	Possible	No

Note: Please see relevant Parish commentaries found in Chapter Four for further elaboration.

