

## **First Unitarian Church Ottawa – Campus Planning History**

As compiled by Charles Lanktree, Chair, Campus Planning Committee,  
November, 2011

- When the Church property (8.74 ac.= 3.53 ha.) was purchased in the mid 60's it was zoned R4 under Zoning By-law AZ64, which is generally a residential zone permitting single detached dwellings to low-rise apartments and townhouses. Institutional uses were also permitted including a "Place of Worship".
- In 1982 the property was zoned R4-x (1.25) to permit an "apartment dwelling for elderly persons", and an extended care nursing facility, to permit the construction of Unitarian House. At that time the maximum permitted height of buildings was established as 13.8 metres and the minimum number of parking spaces to be provided was set at 143, which remains today.
- Site Plan Approval was granted for construction of Unitarian House on October 26, 1982 by the City of Ottawa Planning Board. At that time the access from Algonquin Drive was closed and access was gained by Cleary Avenue. The campus took on the general appearance that it has today with Unitarian House leasing property from the Church.
- A new Comprehensive Zoning By-law, known as Z2K, was passed by the City of Ottawa in 1984, which established the zoning of the Church property as R4-x (1.25) [78]. This essentially carried over the provisions of the previous zoning to the new by-law.
- An Official Plan was approved by the City of Ottawa in 1991 that established the properties front on Richmond Road as Neighbourhood Commercial, which allows for a mix of commercial and residential uses. The zoning for this area was designated as CN accordingly.
- In November of 1998 the Church purchased the former CPR right of way from the National Capital Commission. This is a 30 metre wide parcel that extended along the southerly flank of the campus behind the properties that front on Richmond Road.
- Also in 1998 the City passed a new Comprehensive Zoning By-law (By-law 93-98) that first designated the Church property as an institutional zone I1[47]. This zoning again carried over the same regulations.
- In 1999 the Church produced a "Long Range Plan", which resulted from a series of workshops conducted in the Fall of that year. This set out a range of potential uses for the campus.
- Also in 1999 a Land Use Study Group was formed to produce a call for proposals to interested social service agencies.
- A Long Range Strategic Plan was approved by the congregation in July, 2001.
- A new Official Plan was approved by the amalgamated City of Ottawa in 2003, which designated the Richmond Road frontage as Traditional Mainstreet with the intent to intensify development in a compact, mixed-use, walkable environment.

- The Church conducted a comprehensive survey of the congregation in 2006, which generated a list of facility needs for the Church programs.
- Site Plan Approval was granted by the City of Ottawa to the River Parkway Preschool Centre in 2007 to construct a new facility.
- Richmond Road/Westboro Community Design Plan approved by Ottawa City Council July 9, 2007. This CDP proposed zoning the frontage of Richmond Road as a TM zone in keeping with its designation as a Traditional Mainstreet. The proposal was to limit the height of buildings to six storeys on the properties abutting the Church land.
- Zoning approval was granted to Charlesfort Developments for 775 Richmond by the OMB to permit a 16 story apartment condominium.
- Zoning approval was granted for Richmond Road by the OMB to permit two apartment towers, 12 and 14 storeys on the east side of Cleary Avenue.

Westerly extension of the Light Rail Transit line could be aligned along the Ottawa River Parkway, Richmond Road or Carling Avenue. This could attract more intense development adjacent to these corridors. The station locations would be dispersed to ensure a rapid transit service.

### **Purpose of the Zone**

*The purpose of the I1-Minor Institutional Zone is to:*

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

169. In the I1 Zone:

### **Permitted Uses**

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 169(3) (By-law 2008-341)
  - (b) a maximum of ten residents is permitted in a group home; and
  - (c) a maximum of three ancillary rooming units are permitted in a place of worship.
  - community centre**
  - community garden**, see Part 3, Section 82
  - day care**
  - emergency service**
  - group home**, see Part 5, Section 125
  - library**
  - museum**
  - municipal service centre**
  - one **dwelling** unit ancillary to a permitted use
  - park**
  - place of assembly**
  - place of worship and **ancillary rooming units**
  - recreational and athletic facility**
  - residential care facility**
  - retirement home**
  - retirement home, converted**, see Part 5, Section 122
  - rooming house**
  - rooming house, converted**, , see Part 5, Section 122
  - school**
  - shelter**, see Part 5, Section 134
  - sports arena**
  - training centre** limited to job instruction/ training associated with

a school

(By-law 2008-341)

### **Zone Provisions**

- (2) The following conditional use is permitted subject to:
  - (a) the provisions of subsection 169(3) and
  - (b) The use being ancillary to a place of worship or community centre,  
  
and
  - (c) The use occupying a maximum of 30% of the gross floor area of the building in which it is located, or if the use is located in the basement of a place of worship or community centre, the entire basement may be so used.

### **community health and resource centre**

(By-law 2008-341)

- (3) The zone provisions are set out in Section 170.
- (4) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4 Parking, Queuing and Loading Provisions.

## **I1 SUBZONES**

**170.** In the I1 Zone, the following subzones apply:

### **I1A SUBZONE**

- (1) In the I1A Subzone, the provisions are set out in Table 170A below:

**TABLE 170A - I1A SUBZONE PROVISIONS**

<b>I Zoning Mechanisms</b>	<b>Provisions</b>		
	<b>II Areas A and B on Schedule 1</b>	<b>III Abutting a residential zone in Area C on Schedule 1</b>	<b>IV Other cases</b>

(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m <sup>2</sup> )	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)	(i) Abutting an R1, R2 or R3 Zone - 11		
	(ii) Other cases - 15		
(h) Maximum Lot Coverage (%)	no maximum	35	

### Exception [314]

I1A[314] H(13.8)

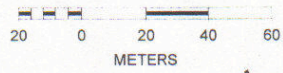
- minimum 143 parking spaces must be provided
- maximum height of 13.8 m from base elevation of 60.9 m above sea level

**Zoning By-law 250-2008**

# Ottawa

- Roads
- Property
  - Property Parcels
- Zoning By-law (Consolidated)
  - Zoning Boundary
  - Flood Plain (Section 58)
  - Flood Plain - Area Specific Provisions (Section ...)
  - Heritage (Section 60)
- Surface Water
- Boundaries

SCALE 1 : 1,786



METERS

