

Elmwood Senior School Addition

261 Buena Vista Road

Zoning Compliance Report

Issues / Revisions

Issued for Site Plan Control

13 March 2026

Issued for Site Plan Control

17 April 2026

Farrow

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Elmwood School
261 Buena Vista Dr.
Ottawa, ON, K1M 0V9

Property Information

Municipality: City of Ottawa
Address: 261 Buena Vista Dr.
Parcel 26-1, Section 4M-55; being Lots 26 and 27 on Plan 4M-55; Part of Block A14, on Plan 4M-22
PID: 04222-0129 LT

1.0 Introduction

The subject of this report is the Site Plan Control application for 261 Buena Vista Dr., Ottawa, ON, and its purpose is to illustrate the project's compliance with applicable zoning and by-law requirements.

Planning comments returned Wednesday March 25 indicate both Zoning By-law 2008-250 and By-law 2026-50 apply. If any applicable zoning provisions differ between the two zoning by-laws whilst both are in effect (i.e., whilst any appeals filed are being resolved), the most restrictive of the two provisions applies.

Given the above, the zoning table included here and on Site Plan A102 include zoning provisions of both By-laws.

A. Project Information			
Review Date:	17-Nov-25	Official Plan Designation:	Special Use
Municipal Address:	261 Buena Vista Dr.	Legal Description:	Parcel 26-1, Section 4M-55; being Lots 26 and 27 on Plan 4M-55; Part of Block A14, on Plan 4M-22 PID: 04222-0129 LT
Scope of Work:	The proposal includes a new entrance lobby, reception, and lounge adjacent to the existing Buena Vista Road parking lot; a double-height gymnasium with flexible performance center capabilities; and at the rear a new fitness/athletics studio and four new classrooms all overlooking the existing playing field to the north.		
Existing Zoning Code:	I1A	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C / Area X: Inner Urban	Overlays Applicable:	Rockliffe Park Heritage Conservation District
Senior School Existing GFA:	4735 m ²		
Addition GFA:	2065 m ²		
Total GFA:	6800 m ²		
B. Zoning Review			
Note: it is understood that the requirements of both Zoning By-law 2008-250 and By-law 2026-50 apply and have been included here.			
Zoning Provision	By-law Requirement or Applicable Section, Exception, or Schedule Reference	Proposal	Compliant (Y//N)
Principal Land Use	Various incl. School	School	Y
Lot Width	15m min.	149.376m	Y
Lot Area	400m ² min.	18,212m ²	Y
Front Yard Set Back	3m	6.8m (Buena Vista Road, Unchanged)	Y
Corner Side Yard Setback	4.5m	12m (Springfield Road)	Y
Interior Side Yard Setback	7.5m	72.224m	Y

Rear Yard Setback	7.5m	46.828m (Hillcrest Road)	Y
Lot Coverage F.S.I.	35%	27%	Y (see comment A)
Building Height	15m	12m	Y
Accessory Buildings Section 55	N/A	N/A	Y
Projections into Height Limit Section 64	N/A	N/A	Y
Projections into Required Yard Section 65	N/A	N/A	Y
Required Parking Spaces Sections 101 and 103	N81: 0.75 per junior school classroom (13); 1.25 per senior school classroom (30 ex. + 4 proposed)	84 Total Existing Parking Stalls	Y (see comment B)
Visitor Parking Spaces Section 102	N/A		
Size of Space Section 105 and 106	N/A		
Driveway Width Section 107	N/A		
Aisle Width Section 107	N/A		
Location of Parking Section 109	N/A		
Refuse Collection Section 110	Section 110 (3)(a),(b),(c)	Existing Refuse Loading Area to remain	N (see comment C)
Bicycle Parking Rates Section 111	Table 111A, (d) school: 1 per 100 m2 of gross floor area	15 Bicycle Stalls existing	N (see comment D)

Accessible Parking Space Provision Requirements Section 112	Total Parking: 76-100 Spaces = 4 Accessible Spaces provided (2 Type A, 2 Type B)	2 Type A, 2 Type B	Y
Amenity Space Section 137	Not required	N/A	Y
Loading Section 610	1 (per 610A)	1	Y

E. Comments / Calculations

A) Note to Lot Coverage F.S.I.: Calculation	EXISTING JUNIOR SCHOOL FOOTPRINT	826 m ²
	EXISTING HEAD'S HOUSE FOOTPRINT	122 m ²
	EXISTING GARAGE FOOTPRINT	23 m ²
	EXISTING SENIOR SCHOOL FOOTPRINT	2733 m ²
	PROPOSED ADDITION FOOTPRINT	1312.5 m ²
	TOTAL NEW FOOTPRINT	826 + 122 + 23 + 2733 + 1230 = 5016.5 m ²
	MAXIMUM LOT COVERAGE	35% = 6455.4 m ²
	PROPOSED LOT COVERAGE	27% = 5016.5 m ²
AVAILABLE LOT COVERAGE	8% = 1438.9 m ²	
B) Note to Required Parking Spaces: Calculation	Junior School: 13 Classrooms Senior School: 30 Classrooms Addition Phase B: 4 Classrooms $42.5 + 9.75 = 52.25$ $0.75 \times 13 \text{ Classrooms} = 9.75$ $1.25 \times (30 + 4) = 42.5$ 53 Parking Stalls Required	
C) Refuse Collection Section 110: Comment	<i>Comment: Existing refuse area is ideally situated and entirely shielded from view by both a wood screen enclosure more than 2m in height and by ample planting. Relocation of this refuse area would diminish the ease of refuse loading and the architectural presence of both the existing heritage school and the new addition. It is not anticipated that the new additions will impact current garbage production, storage, or collection.</i>	
D) Note to Bicycle Parking Rates: Calculation	Senior School Addition Classrooms = 4 18 Bicycle Stalls Required incl. 4 inclusive stalls	