



## 2.0 Urban Design Brief

### 2.1 Urban Design Objectives

Our urban design objectives have been informed and enhanced through the process of the pre-consultations conversation with the Urban Design Review Panel. Our key design objectives are as follows:

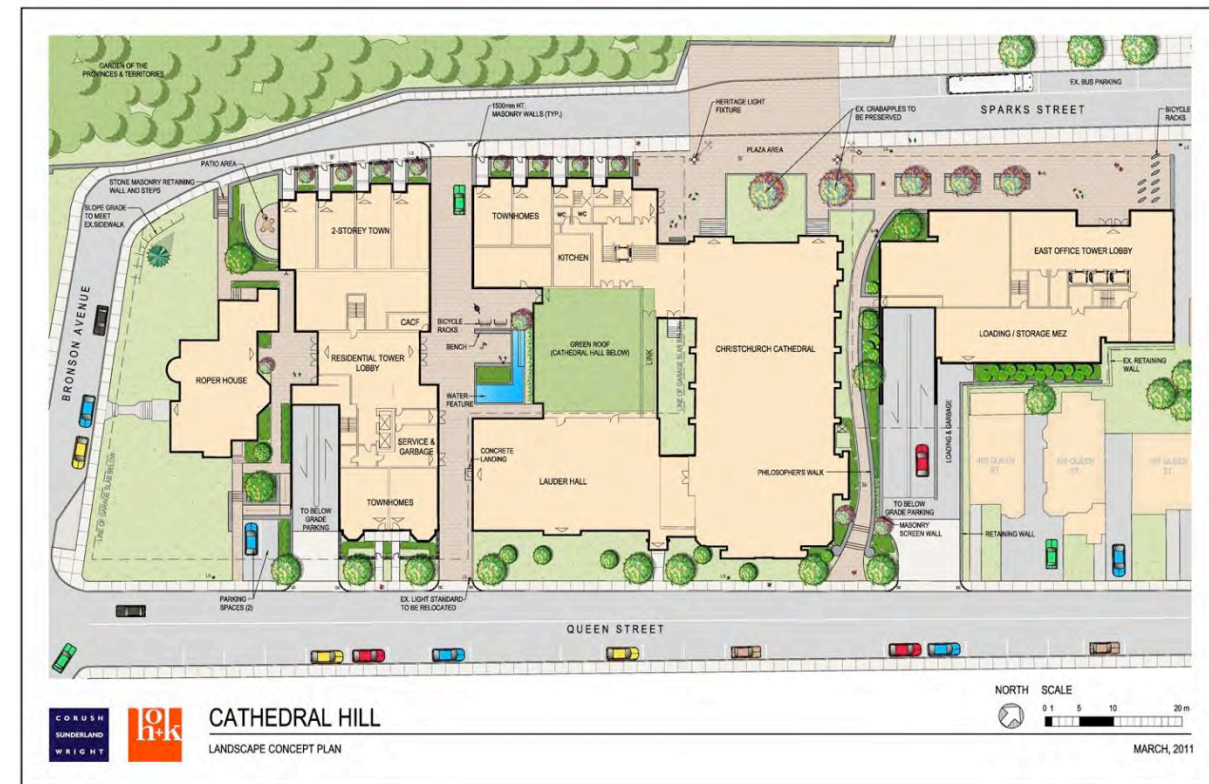
- To bring to the site the **appropriate density** while respecting key City view sheds.
- To be **sensitive to the urban infilling** of our project as it relates its compatibility within the community at large presently and within the near future.
- To provide the key **heritage assets** on site with sympathetic and symbiotic responses to **views**.
- To enhance a significant city block with **signature architectural built form** and animation.
- To recognize the market/economic determinants of our client in **preserving the integrity and ministries of the Church**.
- To **embrace the Public Realm** on all street facades and to engage in the longer term development of the district to the North and West.

### 2.2 Site Design

The development of the site strives to compliment and integrate with the multiple heritage assets on a shared city block, re-establishing their significance and prominence upon the bluff. The reaction to the site is twofold, one being that of inner community and neighborhood and secondly that of a façade to the city.



High value Landscape and Urban design materials and features are also given primary consideration in the re-establishment of a ‘pedestrian first’ environment. Existing at-grade parking pads are minimized, replaced with courtyards, lanes and the Church “civic” plaza. Through-block connection also assists in the integration of the new development into the western end of the Ceremonial Route, the Escarpment Plan and the City.



5



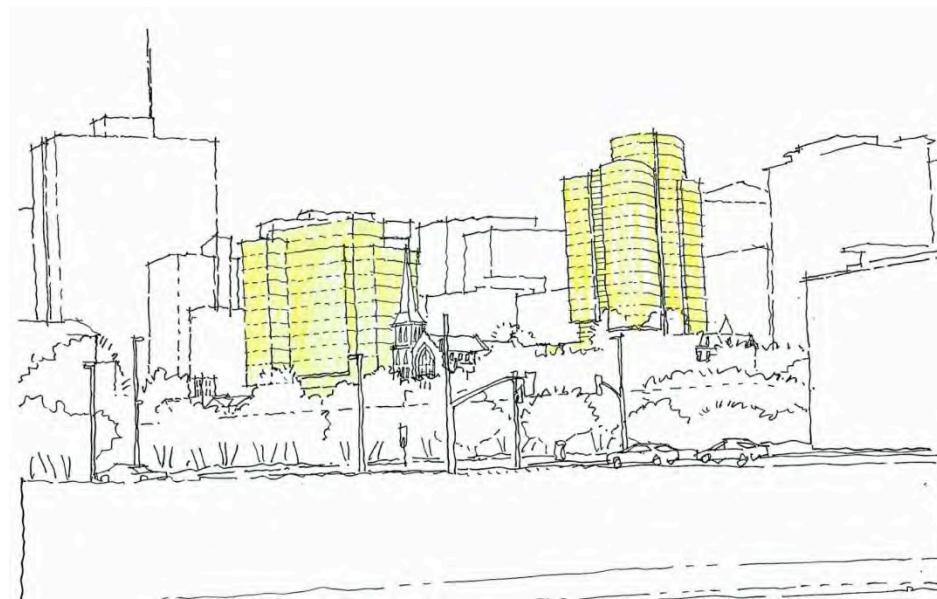


Important distant and local view corridors are maintained and enhanced through the careful placement and massing of each component as shown below.

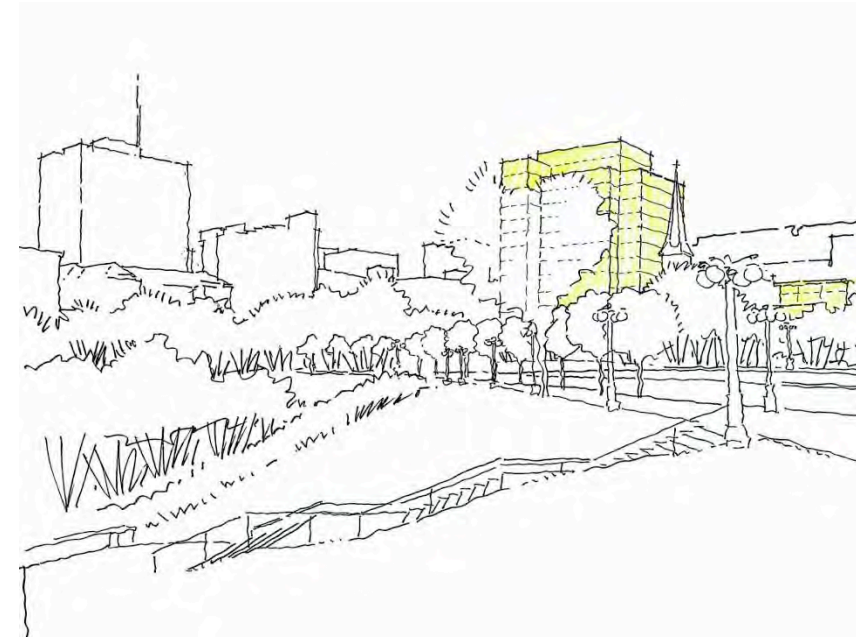


Key viewpoints were researched, refined and presented throughout the pre-consultations.

**Viewpoint 1:**



**Viewpoint 2:**



**Viewpoint 3:**







### 2.3 Built Form

In response to a variety of guidelines and the Urban Design and Heritage pre-consultations we have evolved our design at the lower plinth/podium level of the buildings to support human-scaled streetscapes and quality pedestrian, cyclist environments. Pedestrian through traffic is encouraged and promoted especially along the philosophers walk connection from Queen Street to the Church Plaza on Sparks by way of a quiet, ground level lit and landscaped space between the Cathedral and the new office tower. A new set of enlarged stairs will bring the pedestrian to the lower level of the Cathedral East façade so that it can be enjoyed to the fullest. The landscape up and against the Cathedral itself is simple (grass) as it should be.

To the West the buildings have been customized to respect views, corner conditions and existing heritage buildings by way of integration or by maintaining them in their existing environment.

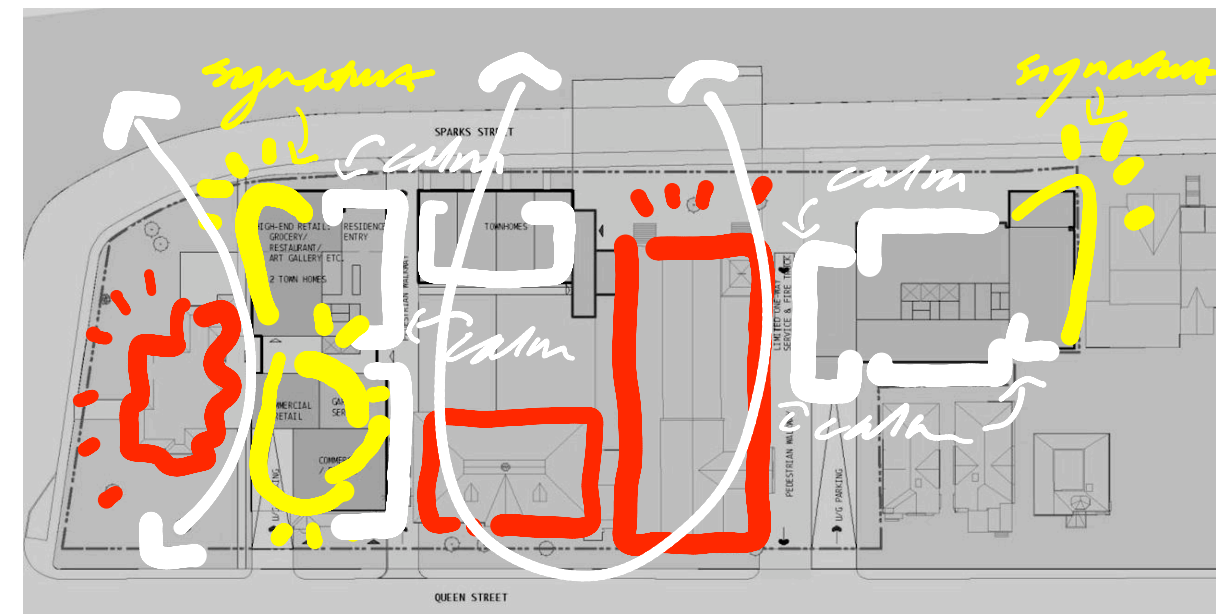
### 2.4 Building Articulation

The process of pre-consultation at the City Planning Department level, pre-consultations with the Downtown Urban Design Committee and Heritage Committee have directed us to the current building resolution. Our response to the design can be described as a simple, clean and calm treatment of the facades as they relate to the Cathedral grandeur. By articulated the podium level and respecting zoning by-law setbacks and maintaining a meaningful portion of the existing built forms on Queen Street we are achieving harmony at the community and public realm level. Reinforcing key views and engaging the street level pedestrian and visitors while providing more signature façade treatments facing away from the site we are able to achieve a destination site at many levels.

7



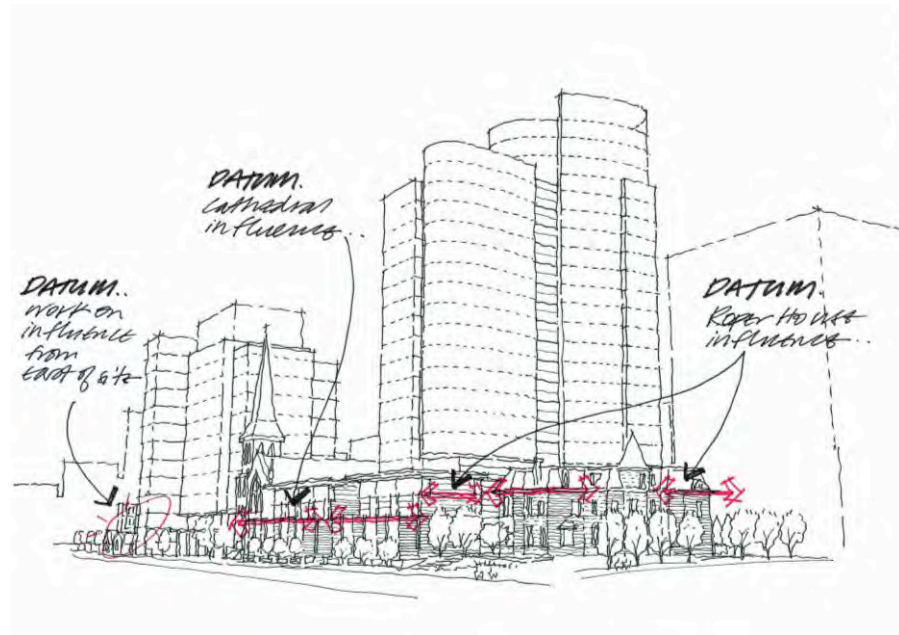
Privacy is important along with right to light and general safety on site which we have attempted to resolve and promote.



### 2.5 Character

Building materials are chosen for their compatible scale and finish to highlight their similarities with their context from the large scale rusticated stone of the Cathedral through to the small scale masonry module of the existing houses. The stone base (podium plinth level) sets the precedent with clear datum lines being picked up from the Cathedral and Roper House carried through and reinforced around the block.

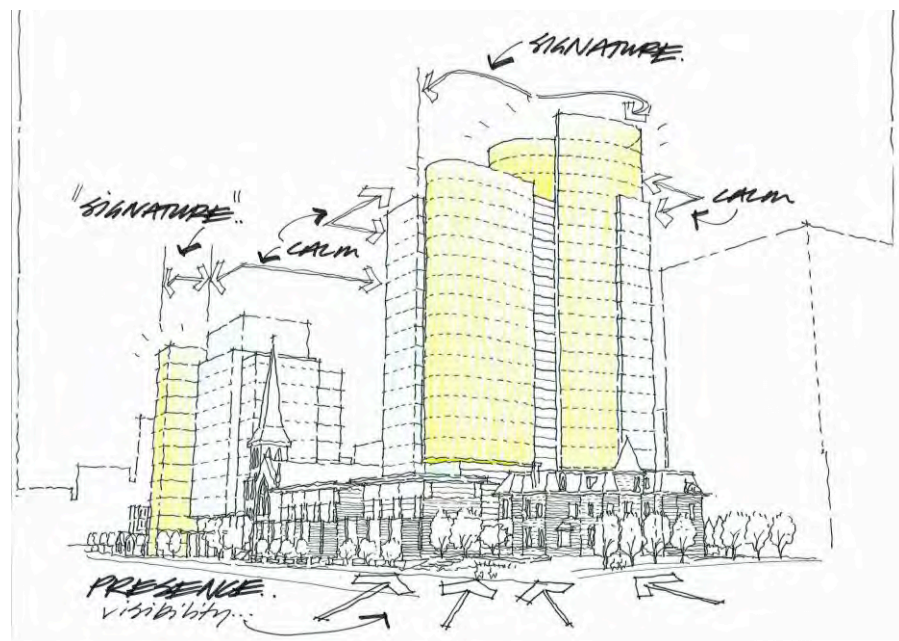




Materials above the podium plinth are more calm and clean and will vary from Vision glass to Opaque or Fritted Glass panels accentuating the verticality of the site existing Cathedral spire. Strategic metal panel of “ebony” color will be used to transition the towers from East to West and provide a clear break between the “Clean – Calm” and the “Signature” sides of the towers.

**2.6 Architectural Treatment**

The proportion, size and location of each component part are better understood when set in relation to one another in the composition. Understanding the development as a coherent assembly, the finer grain residential character of Queen Street is reinforced, at the same time that the ceremonial address of Sparks Street is bolstered. Each of three main architectural treatments are uses on the site and symbolized by a vertical marker set in relation to one another; the Spire of Christ Church Cathedral, the calm and signature sides of the Residential Tower and the Glazed Prow of the Commercial Tower are three of a ‘set’, emphatically stating the importance of this unique site in Ottawa.







## 2.7 Lighting

Our approach to lighting has always been one of ground level or from adjoining buildings (low level wall lighting). This will be developed further in detailed design but the guiding principle is to light up the pedestrian walkways and dark corners making the site safe and useable throughout the seasons.

## 2.8 Signage

Our approach to signage on this site will be one of simplicity, allowing wayfinding to direct the users and inform the visitors. A “less is more” approach is key to maintaining the site's heritage character.

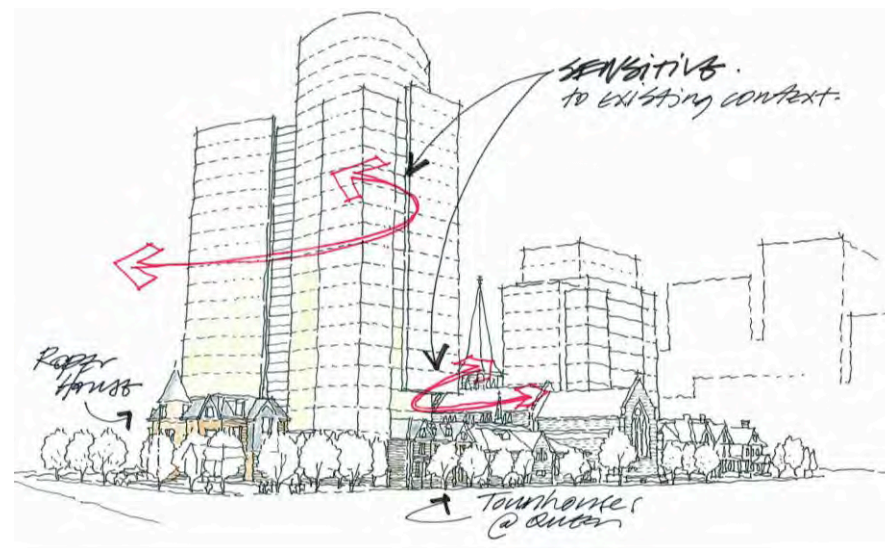
## 2.9 Services

The design will express Green technologies within and upon the buildings (such as the use of Green Roofs). Penthouse will house most heating, cooling and ventilation systems and elevator housings so that they are concealed from view and dampen the noise generated from such equipment.

Site utilities have been reviewed by our Civil engineer with related City Departments and found to be adequate for the project.

## 2.10 Heritage Considerations

The current plan has been considerate of all heritage buildings by establishing a new building relationship within the block. Infill has been designed and nurtured in a manner to achieve a balance between the Church's ministries continuing to perform their wonderful work for the city and a new church program. This block is recognized as primarily a residential district and the West sector of the property is developed in this vein respecting the densification policy set by the City of Ottawa.



The full protection of Christ Church Cathedral, Lauder Hall and The Roper House are secured. The Roper House property will be maintained pending a program change which would bring on further restoration and enhancements to the building and property. The Queen Street semi are being kept to a “meaningful portion” and integrated into the West Residential Towers.



## 2.11 Green Technologies

Technologies for this site will be composed of Climate responsive strategies relevant to the City of Ottawa and site microclimate

- Building energy efficiency by prioritizing long life passive design strategies
- High efficiency HVAC, lighting and electrical systems
- Intelligent Building Automation Systems
- Renewable energy generation on site such as solar photovoltaic and solar thermal
- District energy, geothermal and cogeneration opportunities
- GHG reduction by employing energy efficiency and clean energy sources
- Legible sustainable building architecture features such as high performance building envelope, solar shading devices, personal winter gardens, day lighting and view optimization
- Water efficiency through the use of water conservation fixtures and greywater systems



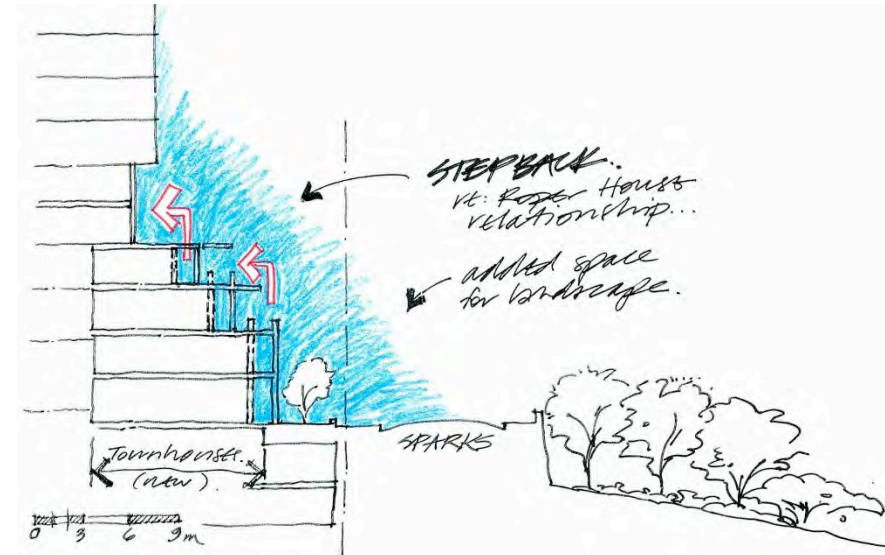


- Stormwater harvesting for design elements and/or irrigation through cisterns in the underground parking areas
- Landscape design including green roofs/walls, indigenous and drought resistant plant species or food producing varieties which restore the local biodiversity
- Building materials with low embodied energy, reclaimed and/or recycled material sourced locally
- Waste management strategies for waste, recyclables and organics

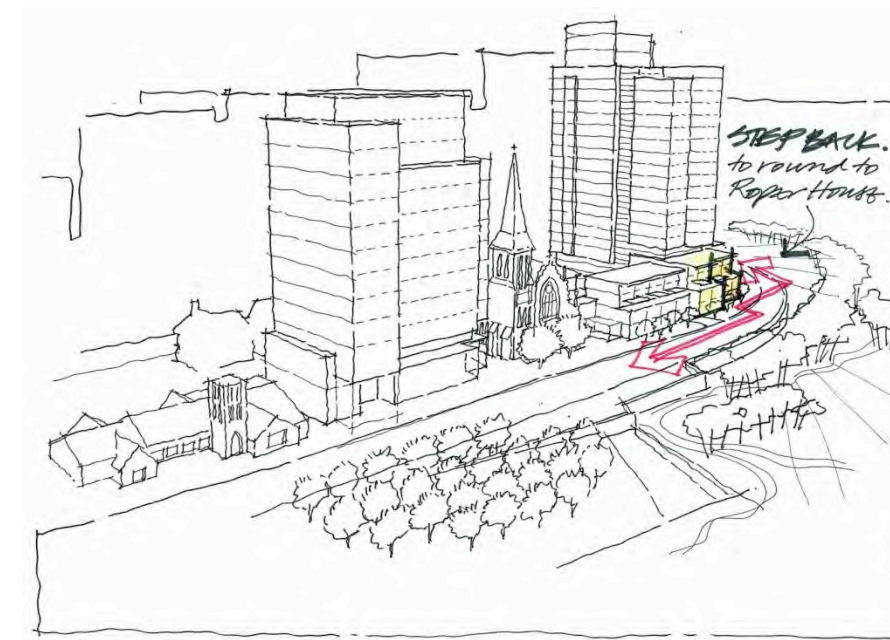
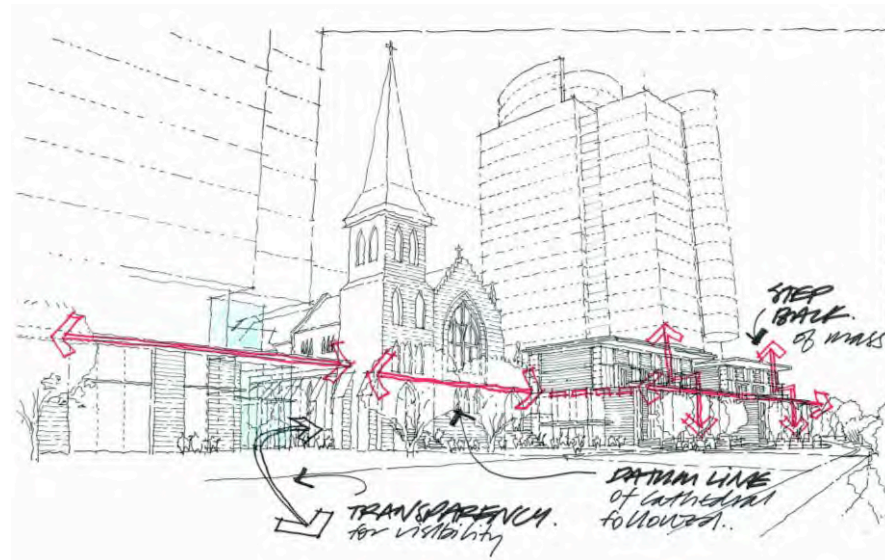
**2.12 Responses to Pre-consultation sessions**

December 2<sup>nd</sup>, 2010

- We addressed the stepping back of the North face of the Residential tower as suggested and have maintained this position throughout the evolution of the design to date.



- The townhouses have also been pushed deeper into the site at the key pinch point of the melding of Sparks street into Bronson. Our refinement of this corner is shown well in the landscape plan which can be found within this document.

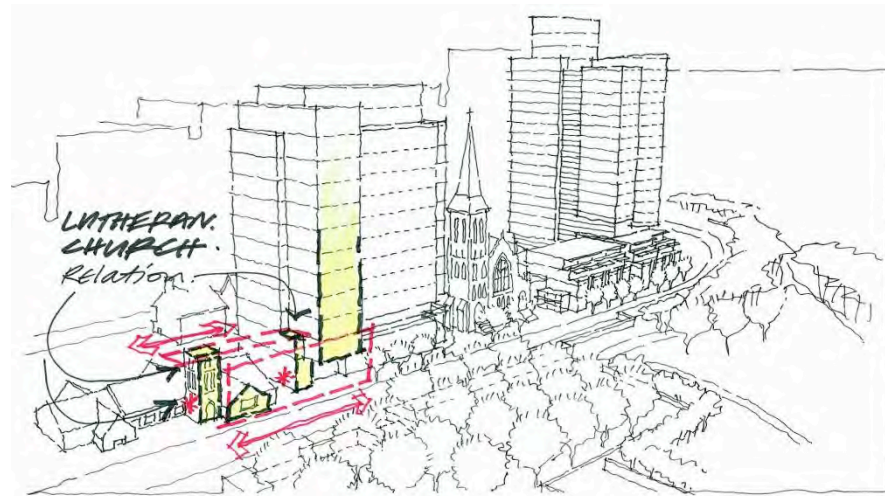


- The West tower refinement as also taken into consideration the objective of responding to the view shed from Beachwood cemetery and the recommended taller and slimmer approach to the residential tower overall.

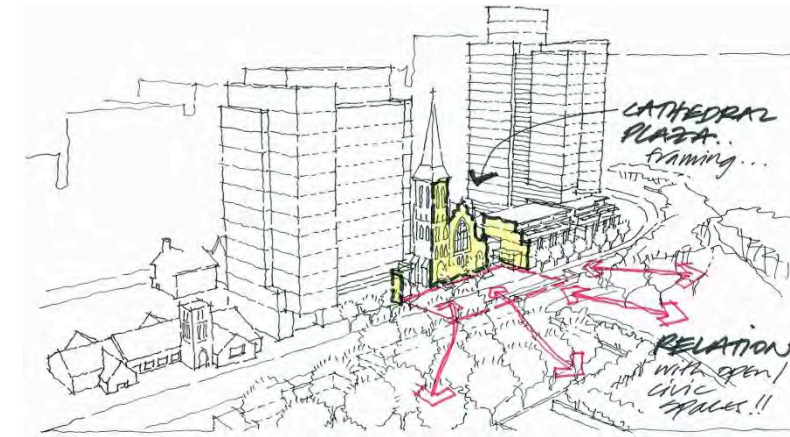




- The Lutheran Church has now been engaged in the overall urban streetscape discussion by the pushing back and the refining of the office tower lower level and calculated articulation of the architectural facades increasing the plaza space which opens to the Christ Church sense of entry.

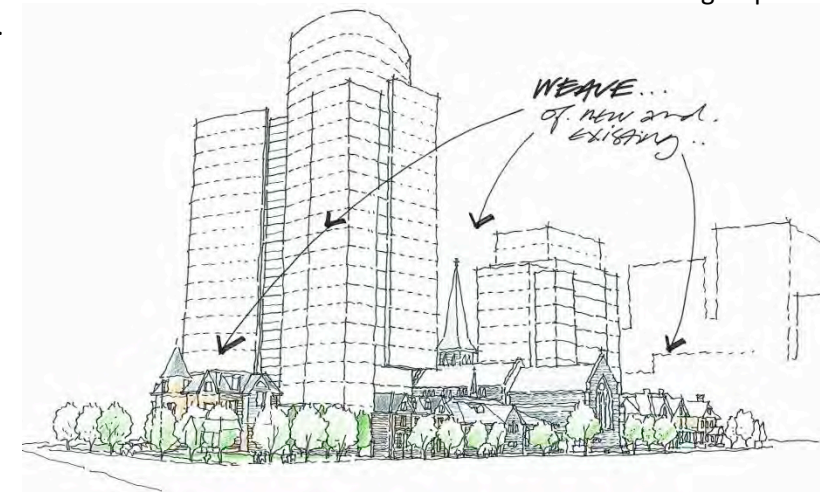


- We have also taken into consideration the longer term NCC plan for the escarpment and brought a vision to the possible extension of the Christ Church entrance plaza into and beyond the site proper, across the roadway. We are hopeful that this discussion will continue with the City of Ottawa and NCC.



January 6<sup>th</sup>, 2011

- At this meeting we have addressed the height of the West tower and responded to the view sheds after further consultation with the City planning department and it was presented by the planner at the pre-consultation.
- Density questions and an analysis of such can be found in section 5.0 Planning Rational which demonstrates that our site once fully built out has less density than the three adjacent city blocks. We have inserted the actual calculations below.
- In regards to the relationship of the Lutheran Church and the parking entrance to the office tower from Sparks street we have diligently studied and re-commissioned our traffic study engineers to verify the effect of having the underground parking entry/exit and deliveries done off of Queen street. The traffic study informed our design and was positive so the entrance was moved and landscaped appropriately. This design will also take into consideration the servicing of storm water and address some site issues of retaining walls to the trio of heritage home off of Queen Street.
- The Queen Street semis have now been addressed with a “meaningful portion” of façade being retained.







**BuildGreen Developments - Analysis of Surrounding FSI**

SITE	BUILDINGS	FLOORS	FOOTPRINT	AREA	SITE AREA	FSI
1	A	2	5,350	10,700 m <sup>2</sup>	7212 m <sup>2</sup>	5.84
1	B	9	724	6,516 m <sup>2</sup>		
1	C	16	695	11,120 m <sup>2</sup>		
1	D	10	1,375	13,750 m <sup>2</sup>		
<b>TOTAL</b>				<b>42,086 m<sup>2</sup></b>		
2	A	3	138	414 m <sup>2</sup>	232 m <sup>2</sup>	1.78
<b>TOTAL</b>				<b>414 m<sup>2</sup></b>		
3	A	13	1,750	22,750 m <sup>2</sup>	3500 m <sup>2</sup>	6.50
<b>TOTAL</b>				<b>22,750 m<sup>2</sup></b>		
4	A	9	820	7,380 m <sup>2</sup>	1300 m <sup>2</sup>	5.68
<b>TOTAL</b>				<b>7,380 m<sup>2</sup></b>		
5	A	3	134	402 m <sup>2</sup>	315 m <sup>2</sup>	1.28
<b>TOTAL</b>				<b>402 m<sup>2</sup></b>		
6	A	3	134	402 m <sup>2</sup>	284 m <sup>2</sup>	1.42
<b>TOTAL</b>				<b>402 m<sup>2</sup></b>		
7	A	3	144	432 m <sup>2</sup>	370 m <sup>2</sup>	1.17
<b>TOTAL</b>				<b>432 m<sup>2</sup></b>		
8	A	10	810	8,100 m <sup>2</sup>	1705 m <sup>2</sup>	4.75
<b>TOTAL</b>				<b>8,100 m<sup>2</sup></b>		
9	A	10	656	6,560 m <sup>2</sup>	904 m <sup>2</sup>	7.26
<b>TOTAL</b>				<b>6,560 m<sup>2</sup></b>		
10	A	16	625	10,000 m <sup>2</sup>	3116 m <sup>2</sup>	6.42
	B	16	625	10,000 m <sup>2</sup>		
<b>TOTAL</b>				<b>20,000 m<sup>2</sup></b>		
11	A	11	1,251	13,761 m <sup>2</sup>	1693 m <sup>2</sup>	8.13
<b>TOTAL</b>				<b>13,761 m<sup>2</sup></b>		
12	A	12	1,903	22,836 m <sup>2</sup>	2941 m <sup>2</sup>	7.76
<b>TOTAL</b>				<b>22,836 m<sup>2</sup></b>		
<b>Average FSI</b>						<b>4.83</b>
<b>Cathedral Hill</b>			New GFA	22,676.00 m <sup>2</sup>	8072.1 m <sup>2</sup>	<b>3.50</b>
			Existing GFA	5,590.00 m <sup>2</sup>		
			Total	<b>28,266.00 m<sup>2</sup></b>		

Analysis by Block	
Block	FSI
BLOCK 1	5.71
BLOCK 2	6.50 (Partial block)
BLOCK 3	6.33
SUBJECT SITE	3.50



**February 3<sup>rd</sup>, 2011**

- We have addressed the recommendation to provide the new building facades with calm and clean treatments while allowing some more dramatic curving form features of the towers to be expressed outside and to the edges of the traditional views.
- By expressing the verticality of the site and taking cues from the Cathedral itself we feel the proportions of the facades have addressed the sites harmony of positive and negative space.
- We have addressed the crowding of the front entry to the Church space off the plaza by pushing back this enclosure and making it quite transparent. We have demonstrated this in our power point presentation by showing the current footprint of Cathedral Hill, which is planned to be removed and replaced with a much smaller and shorter enclosure.
- The office tower has also been revised and addresses the suggestion of removing the angled façade and replacing it with a stepped pattern in memory of the historic land patterns and lots.
- We have also reviewed the Venice Charter in our approach to the urban rational of the site context.





2.13 North Elevation

13







2.14 West Elevation



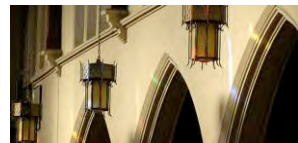


2.15 South Elevation

15







Further “Conservation and Development Strategy” information can be found in the Bray Heritage – Report # 2 – Impact Assessment in this booklet.

### 3.4 Relationships to landscape to the built form /heritage buildings/streetscape

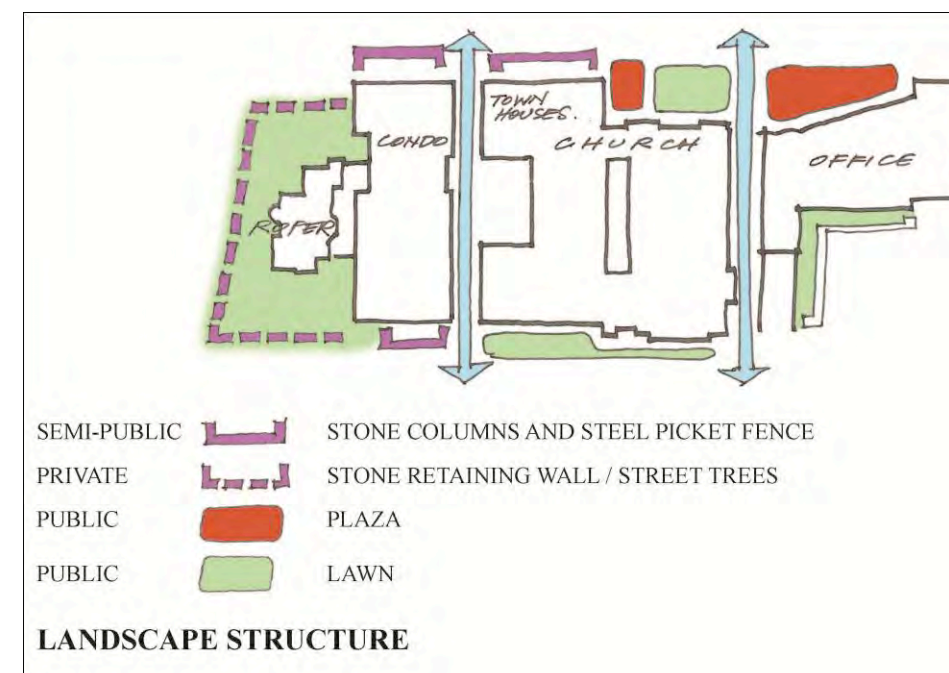
#### 3.4.1 Design Intent

The intent of the Cathedral Hill Landscape Design is to define public, semi-public and private outdoor space as a cohesive perimeter to the development. The approach will reflect the patterns and materials used in the former grand home landscapes and ecclesiastic buildings of Upper Town.

#### 3.4.2 Spatial Definition

Both churches on this block have open lawns with relatively narrow walkways to their principal entrances (rather than paved plazas). Further south in Centre Town, Dominion Chalmers Church and St. Patrick’s Cathedral have direct walkway connections to their principal entrances but enclose their green spaces with steel picket fences.

The grand homes of Upper Town had a very regular pattern of low stonewalls with ornamental iron fences, or simply ornamental iron fences with large deciduous street trees in the boulevard. While the lawns and often-elaborate gardens within the fence were visible from the sidewalk, it was very apparent that these were the private domain of those homes.



The Roper House may have had a low retaining wall at one time, but certainly, there were deciduous street trees along the boulevard. Uncharacteristic of the neighbourhood we believe that the Roper family were not much interested in gardening and kept simple lawns without ornamental flower or shrub beds. Based on these former patterns of defining public, semi-public and private space the landscape concept proposes to have two types of perimeter landscapes:

- Open lawns and plazas at the Church and office building entries;
- Masonry columns and steel picket fences and gates at the townhouses

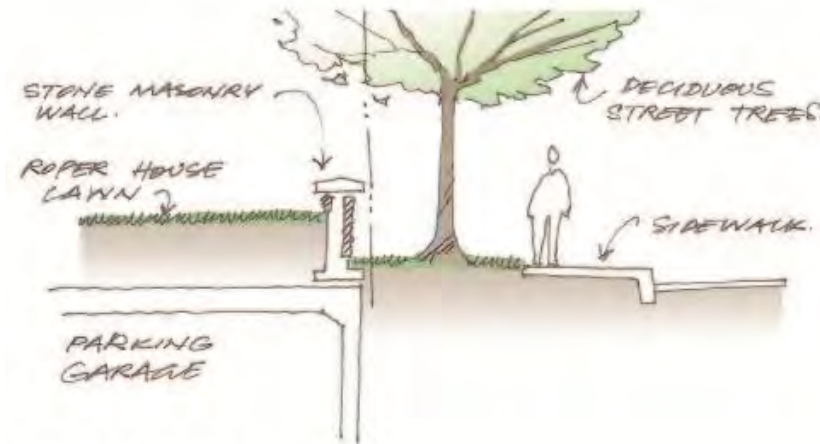
In addition, clearly defined through-block connections will punctuate the office and residential towers from Christ Church and its meeting halls, and two internal courtyards will provide light, visual interest and outdoor amenity or use space.

#### 3.4.3 Materials

The perimeter fences were often rough dressed stone masonry with or without ornamental iron fences and gates. Some homes elected to use iron fences alone. The pattern of street trees in the boulevard was quite consistent as was the style of open lawn with ornamental flower and shrub beds. Planting might be described as ‘below the knee and above the head’ in that the beds were

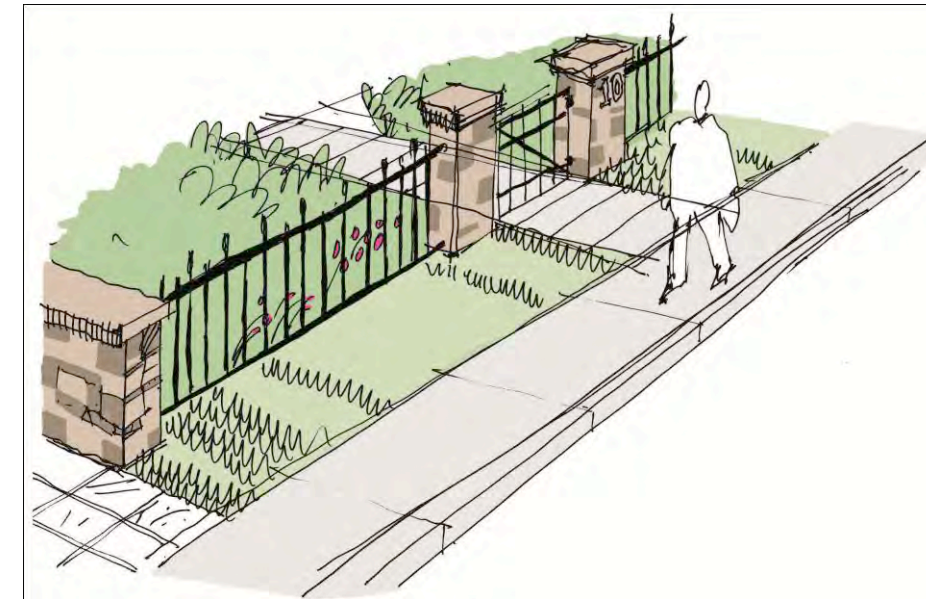


largely decorative displays of flowering plants, rather than foundation planting or screen planting and the large trees that were valued for shade. Pavements were a mixture of concrete, occasionally large flagstone or fine gravel.



**ROPER HOUSE**

The landscape concept proposes to define gateways to the through block connections with stone masonry columns, and enclose the townhouse lawns and Lauder Hall lawn with steel picket fencing. The Roper House lawn will be defined sloped to the perimeter sidewalk. Deciduous street trees would line Queen Street with simple lawns, and possibly paved terraces flanking the building, depending on the interior use.



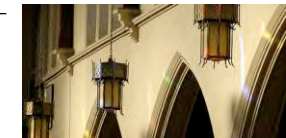
The north lawn of Christ church will remain open complete with existing or replacement crab apple trees. Both the new church meeting hall entrance and office building will be pedestrian plazas. The office building plaza will be articulated with sitting height planters with relatively low planting, which will visually soften the space without interrupting views of Christ Church. These planters will also serve to organize waste receptacles, bike racks and the like.

The pavements of these plazas and the through block connections will be coloured and textured with natural stone boarding.

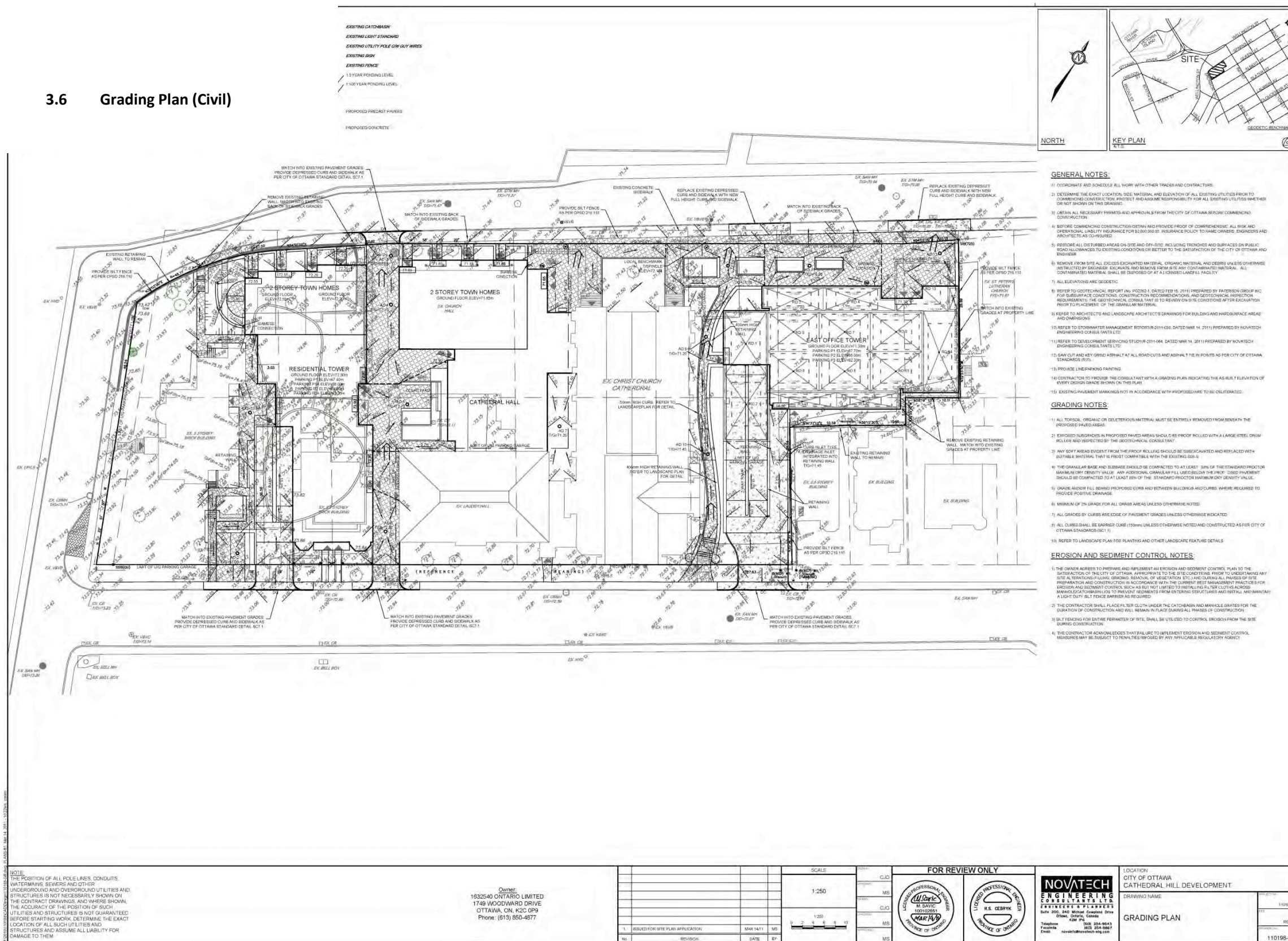








3.6 Grading Plan (Civil)

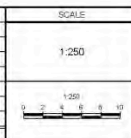


26

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
WATERMANS, SEWERS AND OTHER  
UNDERGROUND AND OVERGROUND UTILITIES AND  
STRUCTURES IS NOT NECESSARILY SHOWN ON  
THE CONTRACT DRAWINGS, AND WHERE SHOWN,  
THE ACCURACY OF THE POSITION OF SUCH  
UTILITIES AND STRUCTURES IS NOT GUARANTEED  
BEFORE STARTING WORK. DETERMINE THE EXACT  
LOCATION OF ALL SUCH UTILITIES AND  
STRUCTURES AND ASSUME ALL LIABILITY FOR  
DAMAGE TO THEM

Owner:  
1632540 ONTARIO LIMITED  
1748 WOODWARD DRIVE  
OTTAWA, ON, K2C 0P9  
Phone: (613) 850-4877

NO.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	MAR 14/11	MS



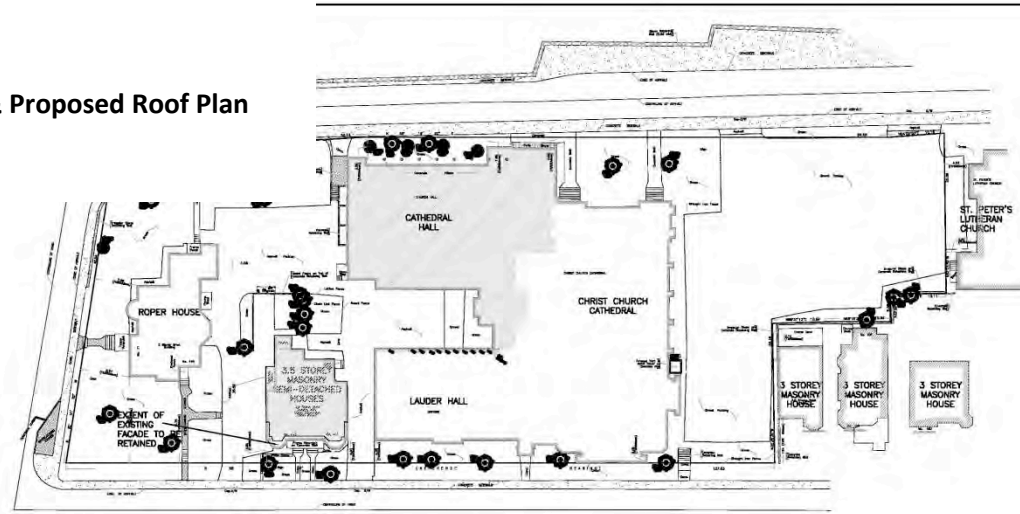
FOR REVIEW ONLY

LOCATION: CITY OF OTTAWA CATHEDRAL HILL DEVELOPMENT	DATE: 11/09/09
DRAWING NAME: GRADING PLAN	REV #1
	110196-GR

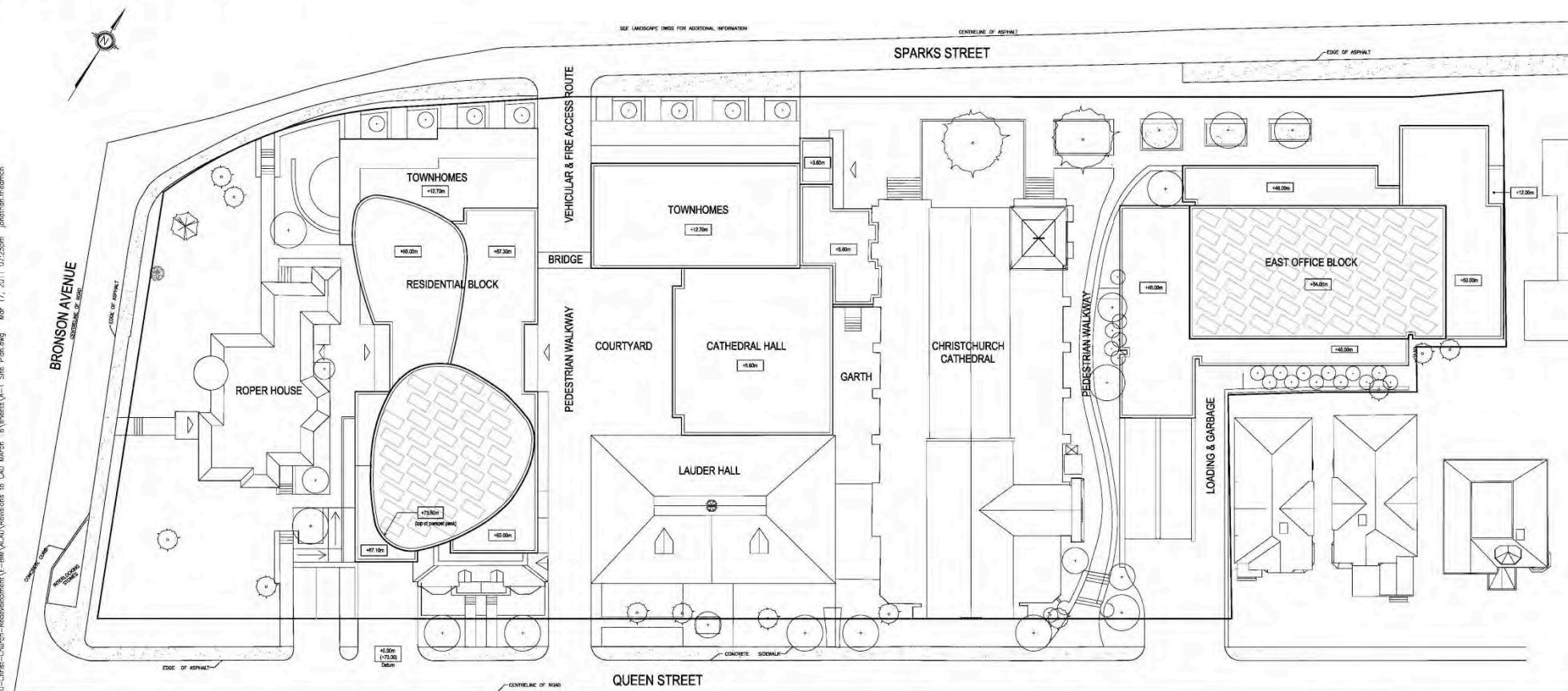




3.7 Existing/Demolition Plan & Proposed Roof Plan



1 EXISTING & DEMOLITION PLAN  
1:500



2 PROPOSED ROOF PLAN  
1:250

DRAWING LIST

A-1	EXISTING / DEMOLITION PLAN & PROPOSED ROOF PLAN
A-2	SITE PLAN
A-3	FLOOR PLANS PARKING LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	SUN STUDIES



**CATHEDRAL HILL**  
412 Sparks & 407, 439, 441, 443, 445 Queen St.  
Ottawa, Ontario  
Prepared for  
WINDMILL DEVELOPMENT GROUP  
Ottawa, Ontario  
Contract No. 10.32072.01



**HOK ARCHITECTS CORPORATION**  
205 Catherine St., Suite 101  
Ottawa, ON K2P 1C3 Canada  
f +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2010  
In Association with

27

K:\2010\10.32072.01-Christ-Church-Redevelopment\1-BM\ACM\Views\1-1\_Site\_Plan.dwg Mar 17, 2011 07:25pm jordan.franz

Key Plan

Professional Seals

No.	Issue Description	YYYY-MM-DD
1	ZONING AMENDMENT	2010/11/23
2	SITE PLAN APPLICATION	2011/03/11

No.	Revision Description	YYYY-MM-DD

Drawn by J.F. Reviewed by L.P.  
Project No. 10.32072.00

Sheet Title  
**EXISTING / DEMOLITION PLAN & PROPOSED ROOF PLAN**

Original drawing is A-1. Do not scale contents of this drawing.  
Sheet Number

A-1





3.8 Site Plan and Project Statistics

**2A) Existing Buildings Gross Floor Area:** 5,590 sq meters  
**2B) Existing Buildings to remain Gross Floor Area:** 3,506 sq meters  
 Existing Building to Remain: Gross Floor Area by Use and Location:  
 Office: 490 sq meters - Roper House  
 Residential: 245 sq meters - Roper House - 2 units on upper floor  
 Place of Worship: 1,805 sq meters - Cathedral, Columbarium and Archive  
 Place of Assembly: 966 sq meters - Lauder Hall

**3) Visitor Spaces:**  
 New and existing office use:  
 Underground in Parking 1  
 Visitor Spaces Provided: 1 Location: Surface Parking 3  
 New and existing office use:  
 Underground in Parking 2  
 Visitor Spaces Provided: 0  
 Place of Assembly: Required: 0 (New and existing office use)  
 Provided: 0 (Included in Place of Worship figures above)  
 Visitor Spaces Required: 0  
 Visitor Spaces Provided: 0

**4) Bicycle Spaces By Use:** Per requirements for site in Area A on Schedule 1  
 Residential: Required: 69  
 Provided: 136 Location: Underground in Parking 1  
 Office: Required: 38  
 Provided: 38 Location: Underground in Parking 2  
 Place of Worship: Required: 2  
 Provided: 2 Location: Surface at Office Tower entrance  
 Place of Assembly: Required: 1  
 Provided: 1 Location: Surface in Courtyard at Residential Lobby

**5) Building Height:**  
 West Residential Tower: 73.6 m to top of south roof mechanical penthouse, north roof to 60 m  
 Townhouse Wing on Sparks: 12.7 m  
 Central Cathedral Hall: 5.6 m  
 East Office Tower: 50 m with mechanical penthouse to 54 m  
**6) Number of Storeys Proposed:**  
 West Residential Tower: 21 storeys on south side plus mech penthouse, 19 storeys on north end  
 Townhouse Wing on Sparks: 4 storeys  
 Central Cathedral Hall: 1 storey  
 East Office Tower: 12 storeys

**6) Lot Coverage:**  
 Existing Site Coverage: 35.9%  
 Proposed Site Coverage (including existing buildings to remain and new development): 57.35%  
**8) Percentage of Site Landscaped at Grade: 32.58 %**



BICYCLE RACK - REFERENCE IMAGE

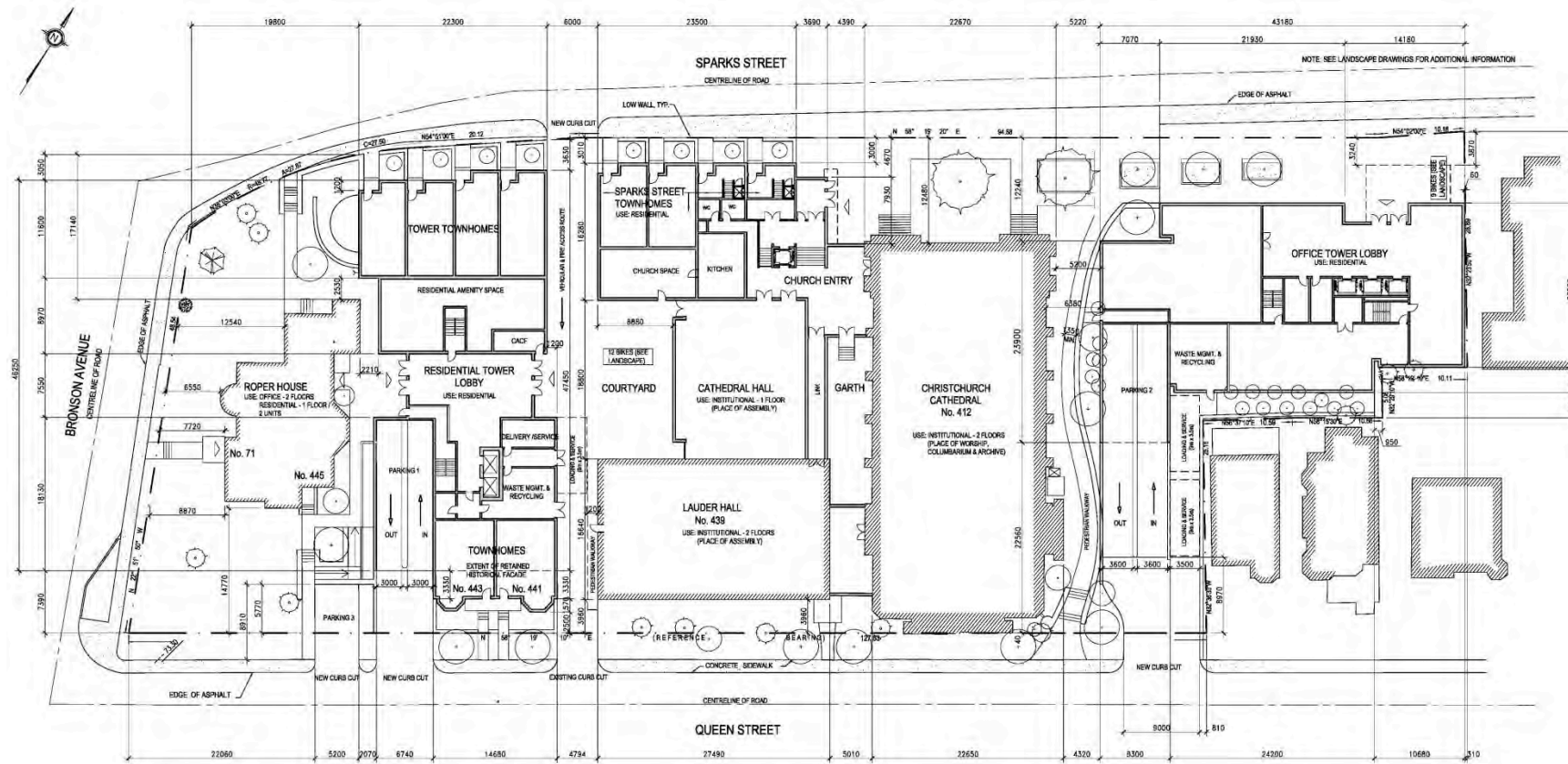


**CATHEDRAL HILL**  
 412 Sparks & 407, 436, 441, 443, 445 Queen St.  
 Ottawa, Ontario  
 Prepared for  
 WINDMILL DEVELOPMENT GROUP  
 Ottawa, Ontario  
 Contract No. 10.32072.01



**HOK ARCHITECTS CORPORATION**  
 205 Catherine St., Suite 101  
 Ottawa, ON K2P 1C3 Canada  
 t +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2010  
 In Association with



1 SITE PLAN  
 1/20

Key Plan

Professional Seals

No.	Issue Description	YYYY-MM-DD
1	ZONING AMENDMENT	2010/11/03
2	SITE PLAN APPLICATION	2011/03/11

No.	Revision Description	YYYY-MM-DD

Drawn by J.F. Reviewed by I.P.

Project No. 10.32072.00

Sheet Title

**SITE PLAN & PROJECT STATISTICS**

Original drawing is A1. Do not scale contents of this drawing.  
 Sheet Number

A-2



K:\2010\10.32072.00-Draft-Christ-Church-Redevelopment\1-2010\10.32072.00-Cross-Plan-Plan.dwg Mod: 17, 2011 07:59pm j.mahon:\j.mahon

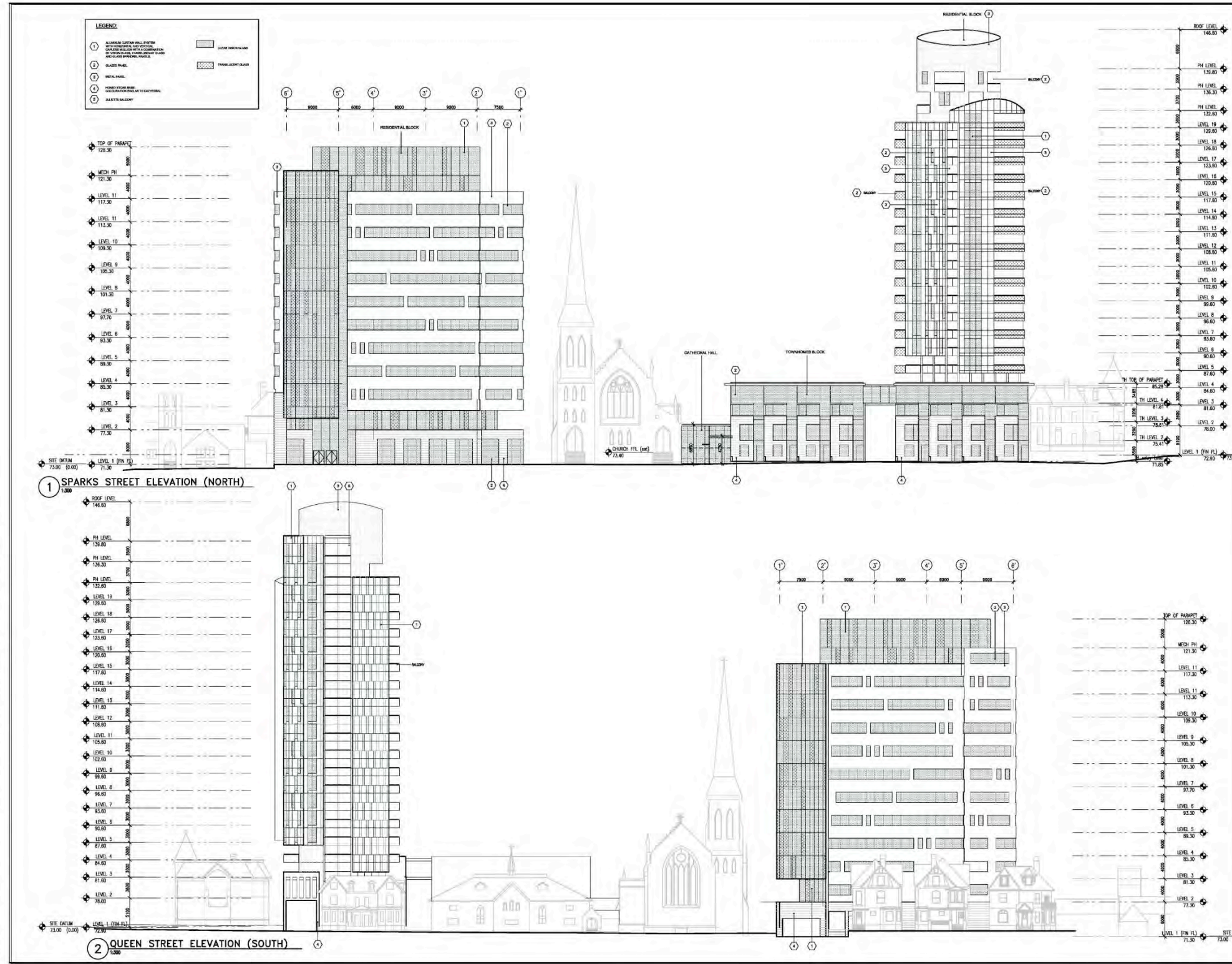




CHRIST CHURCH CATHEDRAL – DOWNTOWN OTTAWA URBAN DESIGN STRATEGY

3.9 Elevations

29



**CATHEDRAL HILL**  
 412 Sparks & 407, 439, 441, 443, 445 Queen St.  
 Ottawa, Ontario  
 Prepared for  
**WINDMILL DEVELOPMENT GROUP**  
 Ottawa, Ontario  
 Contract No. 10.32072.01



**HOK ARCHITECTS CORPORATION**  
 205 Catherine St., Suite 101  
 Ottawa, ON K2P 1G3 Canada  
 t +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2010  
 In Association with

Key Plan

Professional Seals

No.	Issue Description	YYYY-MM-DD
1	ZONING AMENDMENT	2010/11/23
2	SITE PLAN APPLICATION	2011/03/11

No.	Revision Description	YYYY-MM-DD
1	Title 1	YYYYMMDD

Drawn by J.F. Reviewed by L.P.  
 Project No. 10.32072.00

Sheet Title  
**ELEVATIONS**

Original drawing is A1. Do not scale contents of this drawing.  
 Sheet Number

A-4



## 9.0 Planning Framework

The following section provides an overview of planning policies and zoning provisions that are applicable to the subject property and affect how development can occur on the site. This includes a review of the Provincial Policy Statement, the City of Ottawa Official Plan, Ontario Heritage Act, and City of Ottawa Zoning By-law.

### 9.1 Provincial Policy Statement (2005)

The Provincial Policy Statement (PPS) guides planning in Ontario. It contains a set of policy statements that establish a broad framework from which subsequent planning documents, such as Official Plans, are based.

Section 2.6 - *Cultural Heritage and Archaeology* of the PPS speaks to the need for conservation of significant built heritage resources and cultural heritage landscapes.

Also of particular importance, the PPS promotes a range of densities and land uses within settlement areas (built-up areas or areas that have been designated in an Official Plan for future development). Section 1.1.3.2 requires that land use patterns be used that facilitate the following:

- Ensure the efficient use of land and resources;
- Are appropriate for existing or planned infrastructure; and
- Minimize negative impacts to air quality and promote energy efficiency.

The Provincial Policy Statement promotes land use patterns based on intensification and redevelopment where it can be accommodated and where it takes into consideration existing and nearby building stock and existing or planned infrastructure.

***The proposed development conforms to the PPS in the following ways:***

- The proposed development will preserve built heritage resources, including the Cathedral, Lauder Hall and Roper House, and will enhance these buildings by integrating them into the overall development scenario;
- New buildings proposed on the site will be compact in form, allowing for efficient use of land; and
- The existing/planned infrastructure within the vicinity of the site will be able to accommodate the proposed development.

### 9.2 City of Ottawa Official Plan (2007, Consolidated)

The site is designated *Central Area* in Schedule B: *Urban Policy Plan* in the City of Ottawa Official Plan (Figure 7). The *Central Area* is recognized as the economic and cultural heart of the city due to its combination of employment, government, retail, housing, entertainment and cultural activities, as well as its heritage attributes. The policies associated with the *Central Area* are meant to ensure that it continues to play a vital role in the city and supports a broad range of uses.

The policies promote a mix of uses, including commercial, office and residential, to support the dynamic function of the core and contribute to the City's supply of inner-city housing that supports day/night and year-round activity in the *Central Area*. Buildings should reflect human scale development and focus on an enhanced pedestrian and transit-friendly environment.

The Official Plan also promotes the protection of the *Central Area's* heritage resources through conservation, and promotes the enhancement of heritage resources through new development that complements adjacent heritage buildings.

All development within the *Central Area* is subject to compatibility criteria established in the Official Plan which generally require that new development complement its context without creating undue adverse impacts on the surrounding community.



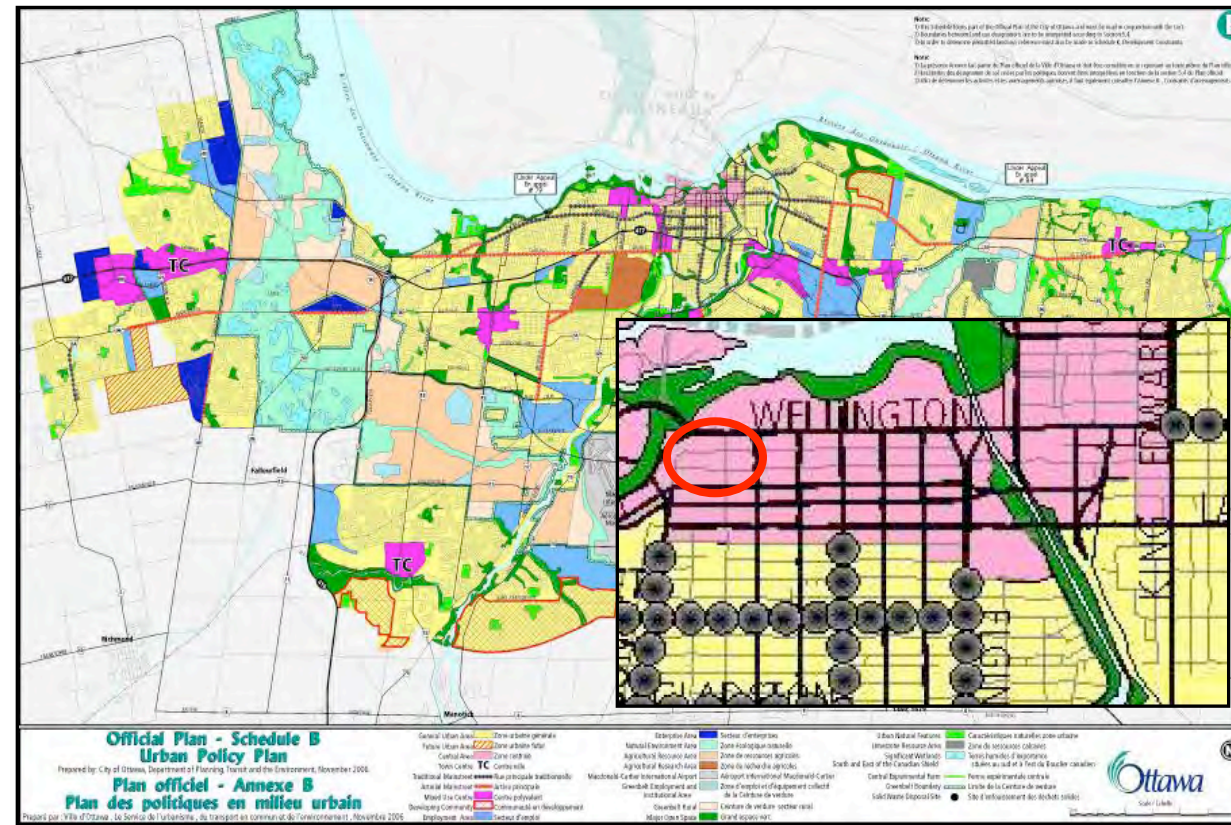


Figure 7: City of Ottawa Official Plan. The subject property is designated *Central Area*.

In specific, residential development within the Central Area should:

- Contribute to a sense of human scale;
- Where appropriate, provide a transition from lower-profile to higher-profile buildings and vice versa;
- Minimize sun shadowing and undesirable wind conditions;
- Provide adequate privacy for new residential uses while respecting the privacy of existing units through mechanisms such as building orientation, setbacks, landscaping and screening measures;
- Provide usable private/semi-private indoor and outdoor amenity areas; and
- Create a clear transition from the public right-of-way to private space.

The proposed development conforms to the Central Area policies in the following ways:

- The proposed residential, office and commercial uses are permitted in the Central Area designation, and support the intended function of the Central Area allowing a range of uses that ensure that the Central Area acts as the cultural and economic heart of the City;
- The range of uses proposed will contribute to day/night activities in the Central Area;
- The podium base of the residential tower and attention to the design of entrances ensures that buildings are pedestrian-oriented and human scale; and
- The orientation and massing of the proposed buildings will respect the heritage character of the immediate area, and enhance views to the Cathedral and Roper House.

#### Compatibility & Community Design

Section 2.5.1 addresses Compatibility and Community Design, particularly as it relates to infill within established areas. Infill development must be sensitive to and compatible with the existing community fabric. The proposed development draws upon characteristics of the community to ‘fit well’ in its context and to ‘work well’ with its surroundings.

The Official Plan emphasizes that these objectives are achievable without necessarily designing to be the same as existing developments. The accompanying compatibility criteria in Section 4.11 of the Plan provide a comprehensive means by which to assess the compatibility of infill development, which will be discussed in further detail later in the report.

The proposed development meets the following applicable objectives in Section 2.5.1 of the Official Plan:

*Creating places that are safe, accessible and are easy to get to, and move through:*

- Access to the proposed buildings will be via Sparks Street and Queen Street, with building entrances fronting directly onto the street for the townhouse podium and office tower, and set in slightly from Sparks Street for the lobby entrance to the residential tower, thereby facilitating convenient and direct access to the site.
- A drop-off lane will be provided to allow for direct vehicular and pedestrian access in front of the lobby entrance to the residential tower, with right-in access on Sparks Street and right-out access on Queen Street.
- The building design sufficiently separates pedestrian access from automobile access to ensure safe, mode-separated movements onto the site.



- New buildings on the site will facilitate convenient, if not direct, access to the existing church buildings on the site including Lauder Hall.
- Direct access to the underground parking will be provided through a right-in/right-out driveway on Spark Street and on Queen Street; the latter for access to the residential tower and the former for access to the office tower.
- The development is located in walking distance to nearby major bus routes, including the rapid bus system along Albert Street and Slater Street, is in proximity to cycling routes, and is close to many community services and amenities.

*Ensure that new development respects the character of the existing area:*

- By retaining the Cathedral, Lauder Hall and Roper House, the existing institutional character of the block is maintained; additionally, the proposed residential and office tower complement adjacent residential and office uses in the area.
- The proposed 12- and 21-storey residential and office tower conform to the planned function of the area, which envisions higher profile development, and is also appropriately set within the existing higher profile building context to the south east, which includes a 16- and 12-storey residential building to the immediate south.
- The proposed development will have minimal adverse impact on adjacent development by way of sun shadows given that existing development is generally situated to the south of the property, with The Garden of the Provinces located to the north. Additionally, sun shadow impacts will be mitigated as a result of the vertical and narrow building footprints.
- The two-storey townhouse podium responds to the rhythm, size, massing and proportions of the existing low-rise residential within the block, enhances the streetscape and contributes to a pedestrian orientation of the building.

#### **Section 4.11 - Compatibility**

The criteria in Section 4.11 provide a means to objectively evaluate the compatibility of infill. Having carefully considered these measures against the proposed development, it is our opinion that the proposed design is appropriate, as follows:

#### **Traffic**

- A Community Transportation Study (CTS) was prepared by Delcan Corporation and submitted independently analyzing the existing road network and assessing its potential to accommodate traffic generated by the proposed development.

#### **Vehicular Access**

- The access to the underground parking garages is provided from Queen Street. The proposed driveways will minimize automobile movement disruption, improve traffic flows, and contribute to a safer pedestrian environment. Noise and headlight glare impacts will generally be absorbed internally to the underground parking structure.

#### **Parking Requirements**

- The proposed development will meet the minimum parking requirements established in the Zoning By-law. Furthermore, the site's proximity to the transitway, local bus routes and bicycle routes, as well as its overall situation with the Central Area, is anticipated to increase the modal split resulting in a reduced demand for on-site parking.

#### **Building Height and Massing:**

- As mentioned, the proposed development conforms to the area's planned function for medium and high profile development. The site has been designed to be sensitive to the neighbourhood character and to improve the streetscape appeal.
- Development to the south and east of the site is generally medium to high profile and, as such, the proposed 12- and 21-storey towers are appropriately set within the existing building profile of the area.

#### **Pattern of Surrounding Community:**

- As noted above, the built form of the surrounding community generally consists of mid- to high-rise residential and office development.
- The proposed development transitions in profile and massing moving eastwards, from the proposed 12- and 21-storey tower on the property to adjacent high profile development in the office district.

#### **Outdoor Amenity Area**

- The proposed development will provide meaningful landscape and amenity area, including an interior courtyard and church garden, perimeter landscaping around the perimeter of the site, as well as the retention of open space adjacent to the Roper House.
- The proposed development is situated in an area dominated by medium to high profile development with limited low rise development located on the southern portion of the block. The proposed development is not anticipated to impact the privacy of outdoor amenity areas of existing development as the majority of outdoor amenity area is in the form of balconies rather than secluded back yards.





**Loading Areas, Service Areas and Outdoor Storage**

- Services and storage, including waste removal storage for the proposed development, will be contained internally for the residential tower, and will be accessed via a driveway on Queen Street for the office tower in order to minimize disruption to adjacent properties.

**Lighting**

- Lighting will be designed to minimize glare and reduce spill-over onto adjacent properties.

**Noise and Air Quality**

- No noise impacts have been identified. The proposed residential and office building are not considered significant noise generators. Rooftop mechanical equipment will be designed to be sensitive to adjacent uses.

**Sunlight**

- As previously discussed, sun shadowing will not have significant impacts on adjacent properties. A sunshadowing study has been prepared demonstrating that shadowing impact during the spring, summer and fall months is limited.

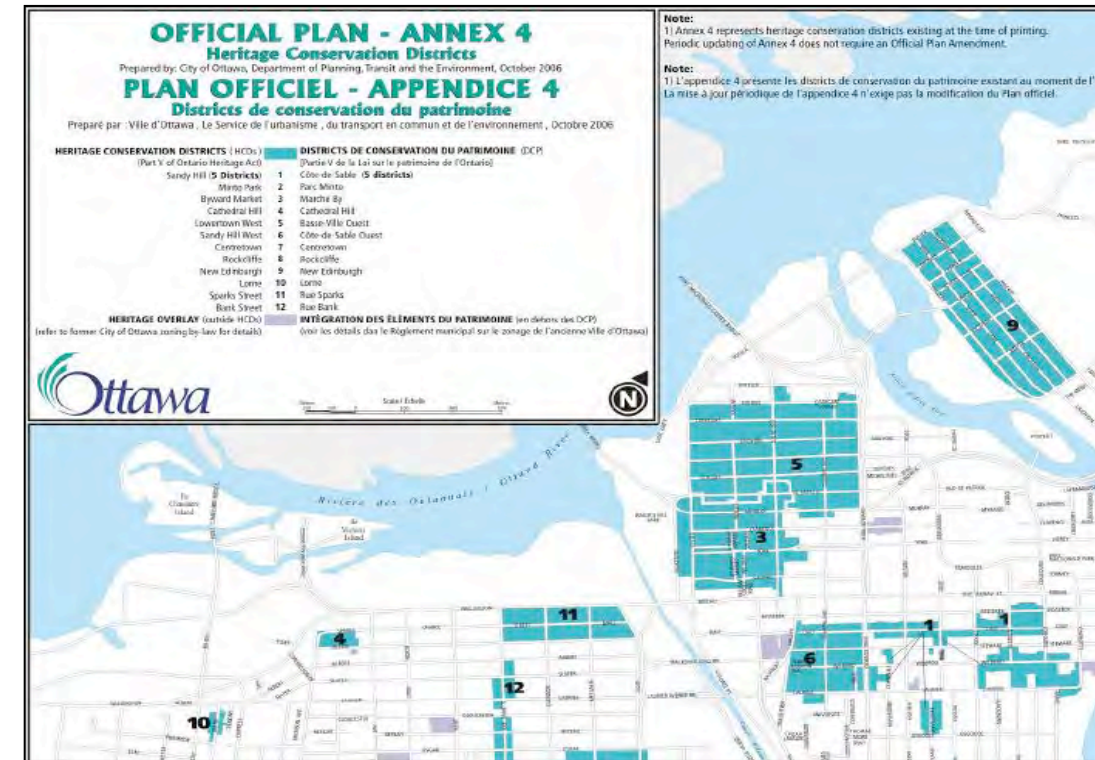
**Microclimate**

- No microclimate conditions have been identified. Minimal surface parking, along with the provision of landscaping, will reduce the heat island effects.

**Supporting Neighbourhood Services**

- The proposed development is located in walking distance to a wide range of community services such as parks, schools, emergency services, and a variety of commercial/service uses within the Central Area, including those oriented along Bank Street, Sparks Street, Laurier Avenue, and Rideau Street.

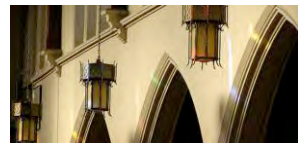
**Heritage Conservation Districts**



**Figure 8: Official Plan – Annex 4. Subject property is identified as “Cathedral Hill Heritage Conservation District”.**

As per Annex 4 of the Official Plan – *Heritage Conservation Districts*, the site is designated as “Cathedral Hill Heritage Conservation District” (Figure 8). Typically, lands that have a Heritage Conservation District designation are subject to a Heritage Conservation District Study for the area that sets out specific policies and development guidelines. However, the City has not completed a Heritage Conservation District Study for the Cathedral Hill Area. In the absence of this Study, development on the site must follow Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. It is important to note that the Lutheran Church lands do not have a Heritage Conservation District designation.





**Figure 9: Heritage designations on the subject property.**

With respect to the subject property, only Christ Church Cathedral is an individually designated building under Part IV of the Ontario Heritage Act. All other buildings on the site have a Part V Heritage Conservation District designation (Figure 9).

All issues related to heritage on the subject property have been addressed in the Cultural Heritage Impact Assessment prepared by BRAY Heritage, submitted with this application.

Under the Ontario Heritage Act, a building can have a Part IV or Part V designation. A Part IV designation refers to individual properties that have been designated in recognition of their historical and/or architectural significance. A Part V designation refers to buildings included within the boundary of a Heritage Conservation District – this acts as a district designation and not an individual design- nation. A district is worthy of designation if it contains buildings of architectural significance and/or conveys a strong sense of time or place.

**Upper Town Secondary Plan**

As per Annex 6 of the Official Plan – *Secondary Plans and Site-Specific Policies*, the subject property forms part of the Central Area Secondary Plan and, within this, forms part of the Upper Town Secondary Plan. The vision for Upper Town is based on the following key elements: predominantly medium and high density residential uses, exceptional heritage area, human scale/livable environment, and enjoyable pedestrian streetscape.

The Secondary Plan makes specific reference to the Cathedral Hill Heritage Conservation District and identifies this block as a unique transitional entry point to Upper Town and the City Core. The location of the site above LeBreton Flats and the limestone cliffs, the architectural detailing of the buildings and heritage significance all contribute to the site’s prominence.

Policies in the Upper Town Secondary Plan speak directly to the conservation of Cathedral Hill, stating that heritage resources and features will be protected, conserved and enhanced. In specific, the Roper House is identified as an Ottawa landmark and is to remain visible above the limestone cliffs from LeBreton Flats and Confederation Boulevard. The policies direct Council to adopt design criteria for infill development and alterations to existing heritage buildings in this area to ensure compatibility with the heritage character of Upper Town.

Upper Town is intended to be predominantly residential in character, with a particular emphasis on medium and high profile development while ensuring its compatibility with surrounding uses and the heritage context of the area. The City envisions Upper Town as an attractive, livable urban residential neighbourhood which focuses on its unique heritage district and enjoyable pedestrian environment.

The policies permit a limited number of pedestrian-oriented, commercial uses at-grade such as restaurants and personal service businesses, provided that such uses primarily serve the needs of local residents and do not attract large volumes of automobile traffic, generate excessive noise and/or fumes, or require large areas for on-site outdoor storage. Other uses such as leisure/public uses and office are also permitted provided that they are compatible with residential, and that residential uses remain dominant in the area.

Although Upper Town is intended to accommodate primarily medium and high density residential development, the following key distinctions are made for the Cathedral Hill heritage area:





- The area shall be predominantly low- to medium-profile, should be sensitive to the heritage character of the district, and should retain the prominence of the limestone cliffs;
- The area should achieve a transition from the historic limestone cliffs and the predominantly low- to medium-profile forms in the Cathedral Hill Heritage Area to the medium and high profile forms in the remainder of Upper Town;
- Contribute to a sense of human scale, regardless of profile;
- Where appropriate, create an effective transition between lower and higher profile forms; and
- Transition building profiles to the existing residential neighborhoods to the south.

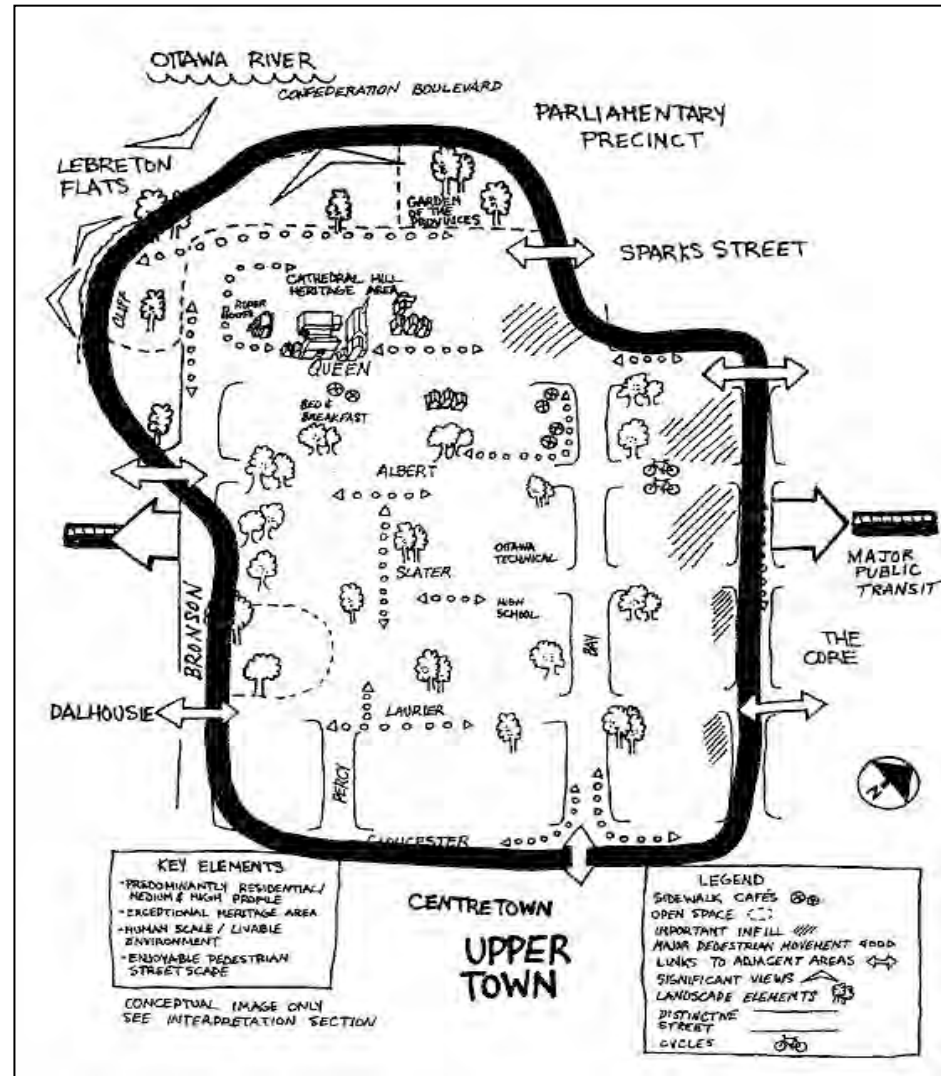


Figure 10: Concept Plan for Upper Town Secondary Plan.

The Concept Plan for Upper Town (Figure 10) identifies the parking lot lands owned by the Lutheran Church at the north-west corner of Queen and Bay as an area of “important infill”. The proximity of this potential infill site to the Christ Church Cathedral property identifies the possibility for more intensive development occurring on the eastern portion of the Ecclesiastical Block. The Concept Plan also identifies the majority of the perimeter of the Ecclesiastical Block as containing “major pedestrian movement,” with the Block having “significant views” to Lebreton Flats and the Ottawa River, and shows the portion of Sparks Street west of Bay Street as a “link to adjacent areas” to the east of the Ecclesiastical Block.

**The proposed development conforms to the policies of the Upper Town Secondary Plan as follows:**

- The proposed development supports the planned function for Upper Town in the Secondary Plan which identifies this area as being for predominantly medium and high-profile development.
- The building profiles proposed are also consistent with the policies of the Upper Town Secondary Plan which identify Cathedral Hill as a predominantly low- to medium-profile heritage area. When considered with the retained residential and institutional uses on the Ecclesiastical Block, the proposed development will be predominantly low to medium profile.
- The proposed development will support the intended role of the Ecclesiastical Block in providing and enhancing a unique transitional entry point to Upper Town and the City Core. The site’s location also positions the development well in terms of optimizing the opportunity to provide a unique and distinct landmark development on a key urban parcel and entry point into Upper Town and the Core Area, while respecting all key view corridors within the Central Area and specifically to Parliament Hill.

**Downtown Ottawa Urban Design Strategy**

The Downtown Ottawa Urban Design Strategy was commissioned by the City of Ottawa in partnership with the National Capital Commission. The aim of this document is to establish a broad urban design framework to create an attractive and lively downtown.

The subject property forms part of the Downtown West Precinct (Figure 11) which is recognized as a primarily residential district and one of the few ‘apartment neighborhoods’ in downtown Ottawa, making it an ideal location for higher-density residential infill.

The Strategy establishes broad objectives in relation to Cathedral Hill which include preserving heritage properties and protecting the block from inappropriate infill projects that have the ability to damage its historical character.





*The proposed development conforms to the objectives of the Downtown Ottawa Urban Design Strategy by protecting existing heritage buildings on the site, including the Cathedral, Lauder Hall, and Roper House, and by providing infill development that enhances - and is sensitive to - the heritage attributes of the site and surrounding area.*



**Figure 11: Downtown Ottawa Urban Design Strategy. The subject property forms part of the Downtown West Precinct.**

**Escarpment Area District Plan (November 2008)**

The Escarpment Area District Plan is meant to act as a long-term strategic plan to guide and implement future development projects and public realm improvements in the Escarpment District. The core Study Area of the Escarpment District is bound by Laurier Avenue, Bay Street, Albert Street, Bronson Avenue, and Wellington Street. The Area of Influence extends beyond these boundaries and includes the western portion of the subject property (but excludes the eastern portion of the property known as 412 Sparks Street) (Figure 12).

The Plan specifically identifies 412 Sparks Street as a ‘Development Site’ and Cathedral Hall as ‘Potential Redevelopment Site.’ As such, the Plan identifies the potential development opportunities that exist within the Cathedral Hill Heritage Conservation District, but further acknowledges that the current zoning and heritage designations within this District limit current redevelopment opportunities. The Plan identifies the need for additional detailed heritage studies to be undertaken to better understand the development capacity within this location. It specifically recommends that a privately-led Heritage Impact Assessment be undertaken to inform the development of a new Heritage Parcel Intensification Strategy, as well as the preparation of design guidelines for heritage integration, and recommends that the City enter into negotiations with land owners to explore intensification opportunities.





**Figure 12: Core Study Area and Area of Influence for the Escarpment Area District Plan**

The Plan references the Secondary Plan for the Central Area policies which speak to this District remaining predominantly low-to-medium profile; however, at the same time, the Plan acknowledges that beyond policy and zoning, the operating realities of the existing institutional uses and the church's need to generate additional income for their institutional programs, may require the review of current standards in zoning/policy in order to allow greater flexibility. The Plan specifically states that this review should occur in consultation with the land owners and should result in the creation of a block specific strategy, as part of an exercise separate to the Escarpment Area District Plan (Section 3.2.3).

In terms of overall principles related to built form associated with new development, the Plan identifies the need to enhance the high-rise character of the community with more pedestrian friendly and visually appealing development. The Plan specifically calls for vertical 'point towers' with strong podium bases, in order to protect views, mitigate sun shadow impacts, and eliminate blank walls on the street.

The Plan states that the Ecclesiastical Block should be protected from inappropriate infill development that may have a negative impact on the existing historical character of the block, and notes that the heritage buildings on the site should be preserved and maintained.

The Plan further states that requested increases in building height, which address view protection policies and regulations established in the Official Plan and Zoning By-law, may be considered by the City under Section 37 of the Planning Act in order to secure community benefits associated with increased building height/density.

With respect to building heights, the Plan recommends that buildings along Bay Street rise to a maximum of 72m in height, and to a height of 56m west of this, in order to step down towards Bronson Avenue adjacent to the new Upper Town Commons and heritage housing south of Albert Street.

The Plan identifies the Cathedral Hill Heritage Conservation District as being suitable for sensitive redevelopment, but that any change on these lands should only occur within the context of a comprehensive block-wide strategy that allows for the protection of the integrity of the existing heritage buildings.

***The proposed development conforms to the policies of the Escarpment Area District Plan by:***

- Contributing to a more pedestrian friendly environment and providing a strong building edge along the street, including the provision of 'point towers' with strong podium bases to protect views and mitigate sun shadow impacts on adjacent properties;
- Providing appropriate and sensitive infill development that will enhance and protect existing heritage buildings on the site; and
- Proposing increases in building heights on the site that will support view protection policies and regulations.

**City Of Ottawa Urban Design Guidelines for High-Rise Housing**

The City of Ottawa's urban design guidelines for high-rise housing (10 storeys or more) are meant to guide the review of development applications by the City to ensure appropriate and compatible high-rise development.



The objectives of the design guidelines are as follows:

- Address the compatibility and relationship between high-rise buildings and their existing or planned context;
- Integrate development with public transit, city services and infrastructure;
- Create human-scaled, pedestrian-friendly streets and attractive public spaces;
- Promote high-rise buildings that contribute to views of the skyline and enhance orientation and the image of the city.

The design guidelines are organized into categories; following are some key design guidelines for high-rise housing applicable to the proposed development:

#### **Context**

- Create a sense of transition between high-rise buildings and existing adjacent lower-profile areas through the location and orientation of the building base or podium and the tower.
- Locate high-rise development to preserve and enhance important views and vistas. Do not block or detract from views to landmarks, historic buildings, monuments, public art, parks, gardens and rivers.
- Orient, size and locate high-rise towers to minimize the extent or duration of the shadowing on adjacent sites, streets and open spaces.

#### **Built Form**

- Design the lower portion of the buildings to support human-scaled streetscapes, open spaces and quality pedestrian environments.
- Ensure that the pedestrian entrance is at-grade and directly accessible, clear, prominent, weather-protected with a canopy or recessed, and directly linked to the sidewalk.
- Create sufficient separation between towers to allow for adequate light, solar exposure, views and privacy for people in the building, as well as people on the street.

#### **Pedestrians & the Public Realm**

- Provide a setback of landscaping with trees, shrubs, walls and fences where residential units are at grade to define the pedestrian space, provide a sense of privacy for residents, and enhance the character of the street.

#### **Open Space & Amenities**

- Provide required outdoor amenity space for residents as both communal and private areas. Integrate useable private outdoor amenity space, such as balconies, into the architecture of the building, and ensure that the size and proportion of private amenity space creates a useable area.

#### **Site Circulation & Parking**

- Provide amenities at building entrances that accommodate arrival and departure by different travel modes. Amenities include benches, lighting, waste containers, bike racks, bus stops, vehicle lay-bys, and seating in lobby areas with views to the street and drop-off areas.
- Locate garage entry points internal to the block or at less prominent locations on the block and recess the doors. Do not allow garage entrances to interfere with pedestrian flow or to be too prominent on the streetscape.

#### **Service & Utilities**

- Integrate within the design of the building enclosure, conceal from view and acoustically dampen mechanical and electrical equipment, elevator housing, and heat, ventilation and cooling (HVAC) systems.

#### ***The proposed development supports the design guidelines and objectives established in the Urban Design Guidelines for High-Rise Housing by:***

- Providing a townhouse podium base which will create an enhanced human-scale, pedestrian-oriented environment.
- Providing building orientation, massing and design that will maintain views to the Roper House, Cathedral and Lauder Hall, and that will not conflict with key view corridors to Parliament Hill.
- The narrow footprints of the proposed buildings will mitigate the extent of, and duration of, sun shadow impacts on neighbouring properties to the north.
- Providing a visible and directly accessible pedestrian entrance to the towers and townhouses that does not conflict with vehicular movement to the site.
- Providing meaningful private and communal amenity space for residents, including an interior courtyard for residents, a new church garden to the immediate west of the Cathedral, unit balconies, and landscaped areas on the building roofs and adjacent to the street along the perimeter of the site. Important to note is that the large open space areas around Roper House will be maintained.





### Official Plan Amendment 76 (OPA 76)

The Official Plan (OP) provides a vision and a policy framework to guide the future growth of the city; it addresses urban policies of provincial interest, as defined by the Provincial Policy Statement. The Official Plan was recently amended by OPA 76 as part of the 5-year OP review however the amendment is not in full force and effect as it has been appealed by numerous parties. Nonetheless, both OP 2007 and OPA 76 are based on the same 20/20 Guiding Principles and therefore strive to meet the same policy objectives. The site's designation is unchanged in OPA 76.

OPA 76 sets out the following new policies that are applicable the site:

#### Targets for Intensification

Section 2.2.2 establishes targets for intensification in specific areas which are focused along the Rapid Transit Network, including the *Central Area*, Mixed-Use Centres, Arterial Mainstreets and Town Centres. The City's target for intensification is 40% of new dwellings averaged over the period between 2006 and 2031.

Of particular importance, Figure 2.3 – *Density Targets* establishes a target of 500 people and jobs per hectare at 2031 for the Central Area, which is applicable to the subject property.

#### Locations for High Rise Buildings

Of additional importance, Policy 4.11.8 introduces guidelines for interpreting building profile and now defines building profiles accordingly: Low-Rise (1-4 storeys), Medium-Rise (5-9 storeys), and High-Rise (10 or more stories).

Policy 4.11.9 indicates that high-rise buildings may be considered within the following designations, provided all other policies of the Plan are met:

- a) *Central Area*,
- b) Mixed-Use Centres and Town Centres,
- c) Employment Areas that are primarily prestige business parks, and Enterprise Areas;
- d) Traditional and Arterial Mainstreets provided the provisions of Policy 4.11.10 are satisfied.

Policy 4.11.10 indicates that in addition to the above-noted locations, high-rise buildings may also be considered in several other locations, including:

- a) Areas characterized by high rise buildings with direct access to an arterial road;
- b) Within 600 metres of a rapid transit station; and
- c) *Where areas are identified for high rise buildings in the Zoning By-Law.*

***The proposed development conforms to the applicable policies in OPA 76 by providing a compact development on the subject site which will support the minimum density targets established for the Central Area; and by providing high rise development in an area identified in OPA 76 as being appropriate for such development.***



## 10.0 Supporting Technical Studies

A range of technical studies were prepared in support of the proposed development on the subject lands, including a Phase 1 Environmental Site Assessment, Geotechnical Report, Servicing Study, Community Transportation Study, and Impact Assessment of Endangered Species. This section summarizes the findings of these reports.

### 10.1 Phase 1 Environmental Site Assessment (ESA) (August 2010)

A Phase 1 ESA was prepared by DST Consulting Engineers for the subject property in order to assess the characteristics of the site and surrounding areas that may pose an environmental concern based on current and/or historic uses of the site and/or surrounding properties. Observations were made by way of site visits, interviews, and a review of historical records. The conclusions of the Phase 1 ESA are as follows:

- Based upon DST's observations and the age of the buildings on the site, there is a potential for designated and hazardous substances to exist in the building materials. Should renovations or demolition of the buildings be proposed, it is recommended that a detailed designated and hazardous substance survey be completed prior to the disturbance of these building materials.
- Areas of potential mould were observed on the wall surface in the basement area of 441 Queen Street. It is likely that the potential mould growth is a result of water infiltration into the building. The source of the potential moisture or leaks is to be investigated and the damaged building materials are to be removed.
- Based on the above noted environmental concern, further intrusive investigations are recommended.

### 10.2 Servicing Study (November 2010)

A Servicing Study was undertaken by Novatech Engineering in order to assess the capacity of the existing water, wastewater, and storm sewer infrastructure to support the proposed development.

With respect to water servicing, the site and surrounding area are serviced by a 200mm diameter watermain in Sparks Street, a 300mm diameter watermain in Queen Street and a 150mm diameter watermain in Bronson Avenue. The report concludes that:

- The proposed development can be adequately serviced with the existing watermain distribution network. In order to provide adequate water pressure on the top floors, domestic booster pumps will be required for the proposed towers.

With respect to sanitary sewers, the proposed development will be serviced to the 250mm diameter sanitary sewer in Sparks Street. The existing City sewers downstream of the subject site were analyzed to confirm that:

- There is excess capacity to accommodate the proposed development. All sewer pipes on Sparks Street and Bay Street have sufficient capacity to convey flows from the proposed development.

With respect to storm drainage, the site will be serviced by a 450mm diameter storm sewer in Sparks Street, which is sloped at 0.52% and has a capacity of 214 L/s. The 1:100 year post-development runoff will be controlled to the 1:5 year design event with an allowable runoff coefficient of 0.50. The allowable flow for the 0.807 ha site was calculated to be 78.8 L/s.

- All post-development runoff in excess of the allowable will be stored on site before being released from the site. On-site storage volume will be provided through rooftop storage, surface storage and an underground stormwater storage tank.

### 10.3 Community Transportation Study (CTS)

A Community Transportation Study for the subject property analyzed the capacity of the existing roadway and transportation system in light of the proposed development. The CTS has been submitted under separate cover.

### 10.4 Peregrine Falcon Study (November 2010)

A Falcon Study was prepared by Niblett Environmental Associates to provide advice on the habitat of the peregrine falcon which proximate to the site. The peregrine falcon is an endangered or threatened species and Official Plan only permit development or site alteration adjacent to significant habitat when an Environmental Impact Statement (EIS) is completed which demonstrates that the proposed project will not have a negative impact on the habitat.

- Further research and discussions with experts and scientific literature review is required to better understand the design features of the proposed development that may impact the nesting birds, and to identify required mitigation measures.
- NEA will work with the proponent, the City and Ministry of Natural Resources to address any concerns regarding the design of the building at the Site Plan Control stage.





## 11.0 Conclusion

It is our opinion that the proposed development represents good land use planning, is appropriate for the subject property, and is in the public interest for the following reasons:

- The application is consistent with Provincial Policy Statement policies with respect to infill development, specifically related to compact and efficient land development in the urban area.
- The proposal conforms to Official Plan goals, objectives and policies for the Central Area, particularly with respect to mixed use infill development that is compact and transit-oriented, defines the street edge, and provides an enhanced pedestrian environment.
- The proposed development supports the planned function for the Central Area and for Upper Town in the Secondary Plan which identifies this area as being for predominantly medium and high-profile development.
- The proposed mix of uses supports Central Area policies which speaks to the need for a broad range of land uses that will allow for day/night activities and that will support the function of the Central Area as the cultural, social and economic anchor of the City.
- The building profiles proposed are consistent with the policies of the Central Area, and are generally consistent the policies of the Upper Town Secondary Plan. The Plan identifies Cathedral Hill as a predominantly low- to medium-profile heritage area. When considered with the retained residential and institutional uses on the Ecclesiastical Block, the proposed development will be predominantly low- to medium-profile.
- The proposed development will support the intended role of the Ecclesiastical Block in providing and enhancing a unique transitional entry point to Upper Town and the City Core. The site's location also positions the development well in terms of optimizing the opportunity to provide a unique and distinct landmark development on a key urban parcel and entry point into Upper Town and the Core Area, while respecting all key view corridors within the Central Area and specifically to Parliament Hill.
- Additionally, the proposed development will respect the existing heritage nature of buildings on the block by way of retaining and enhancing the Cathedral and Roper House and, specifically, the redevelopment of Cathedral Hall will ensure that the following is achieved:
  - Recognize the scale of existing buildings, and ensure that the built form respects the cathedral building lines and profile, and, in particular maintains key views of the steeple.
  - Respect the prominence of, and views to, Christ Church Cathedral's façade and entrance on Sparks.
- Ensure view corridors are maintained from properties on Queen Street through the site to the Ottawa River to the north.
- The proposal complies with the City's compatibility criteria established in the Official Plan (Section 2.5.1 and 4.11), including provisions relating to building profile transition, traffic, vehicular access on site, and building height and massing.
- The development conforms with the objectives and guidelines established in the City's Design Guidelines for High-Rise Housing, including those relating to building orientation, preservation of important view corridors, landscaped open space and pedestrian accessibility.
- The proposed residential and office uses are consistent with the uses permitted in the current zoning. The proposed office use is permitted in the General Mixed-Use Zone and Minor Institutional Zone. An Amendment is only required to permit residential uses on the portion of the subject property zoned Minor Institutional and to address some minor variances to performance standards on the site.
- The development proposal maintains the intent of the current zoning by proposing a compact residential and office development that makes efficient use of land, is oriented to the street, and is well-integrated with surrounding uses, including the existing heritage buildings within the area.
- Retaining the Roper House will meet the City's objectives with respect to retaining the building's prominence over-looking the cliff and LeBreton Flats, and improving its visibility from the north and west. Furthermore, new development to the east of the Roper House on the block will serve to act as a curtain, enhancing the Roper House in the foreground from view corridors from the north and LeBreton Flats.
- Redevelopment of the surplus parcels will meet the municipal interest of creating a stronger, more cohesive street edge by filling in the existing gaps on the property with new buildings fronting on Sparks Street and Queen Street.
- The proposed development has a similar amount of open space and a smaller overall Floor Space Index (FSI) than the surrounding blocks.
- There is an opportunity to sensitively increase the building height beyond the seven storey limit on lands to the immediate west and east of the Cathedral. This opportunity recognizes that the current zoning of the Lutheran Church lands at the northwest corner of Bay Street and Queen Street permits a building in the range of eleven storeys in height. Additional height at this location arguably provides for an appropriate transition to equal and/or increased heights on the subject property.

The proposed development is supported by all technical studies submitted as part of this application, including traffic and servicing.