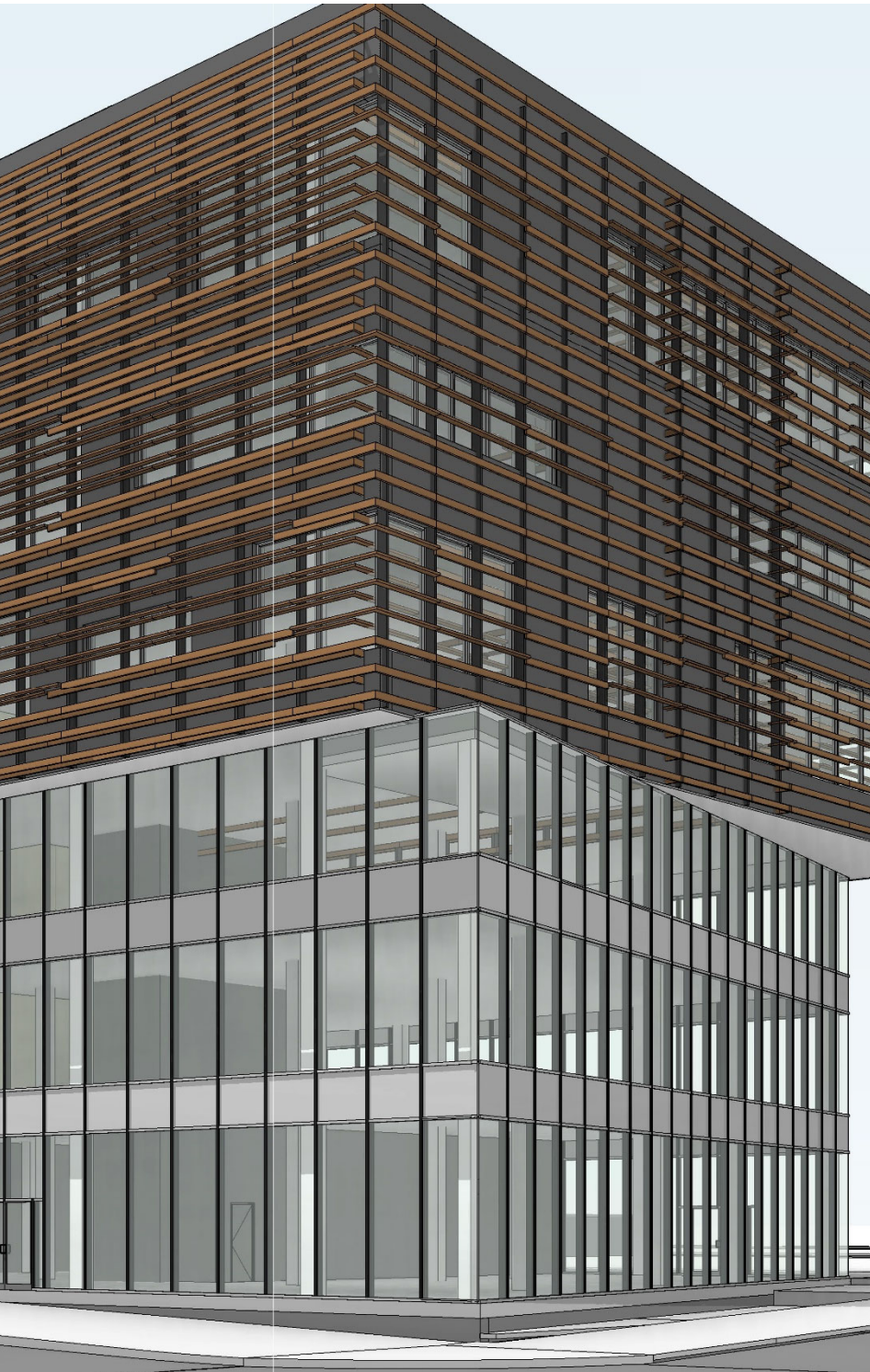


FOTENN

ZIBI ONTARIO BLOCK 207





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March 14, 2019

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1.0 INTRODUCTION

Fotenn Planning + Design, acting as agents for Windmill Dream Ontario 207 LP, is pleased to submit the enclosed Site Plan Control application for Phase 2 (previously Phase 1B) of the Zibi development on Chaudière Island in the City of Ottawa. The proposed development is a seven (7) storey mixed-use building with retail and restaurant uses at-grade, office uses above, and a rooftop terrace associated with the restaurant.

The proposed building is located along Booth Street, in the northeast corner of the Chaudière West district of the Zibi Master Plan. The building is important both for its location along Booth Street, but also its prominent location on the Zibi site between the primary vehicular access to Chaudière West, and the primary pedestrian access to Head Street Square from Booth Street. The proposed development incorporates an existing heritage structure at its south edge, framing the entry to Head Street Square, and utilizes a variety of materials to evoke the industrial heritage of the site.

1.1 Application History

Development applications in support of the proposed redevelopment of Chaudière and Albert Islands in the City of Ottawa were originally submitted in April 2014. These included a Zoning By-law Amendment (D02-02-14-0040) and Stage 1 Site Plan Control application (D07-12-14-0075). The City also initiated a concurrent Official Plan Amendment (File D01-01-14-0008) to update the Central Area Secondary Plan to include policies relating to the two (2) islands. Previously, no policies specific to the islands were included in the Secondary Plan.

The Official Plan and Zoning By-law amendments were adopted by Ottawa City Council on October 8, 2014 as by-laws 2014-396 (OPA 143) and 2014-395, respectively. The islands were designated as “Mixed Use” under the Central Area Secondary Plan, with specific policies relating to their redevelopment. The Zoning By-law Amendment changed the zoning of the subject property from Parks and Open Space Zone, Subzone L, Special Exception 329, Holding (O1L[329]-h)” to Mixed-Use Downtown Zone, Subzone 5, Special Exception 2172, Schedule 332, Holding (MD5[2172] S332-h) and Major Leisure Facility Zone (L2). Both amendments served to implement the vision presented in the Master Plan prepared by Windmill for the Domtar Lands.

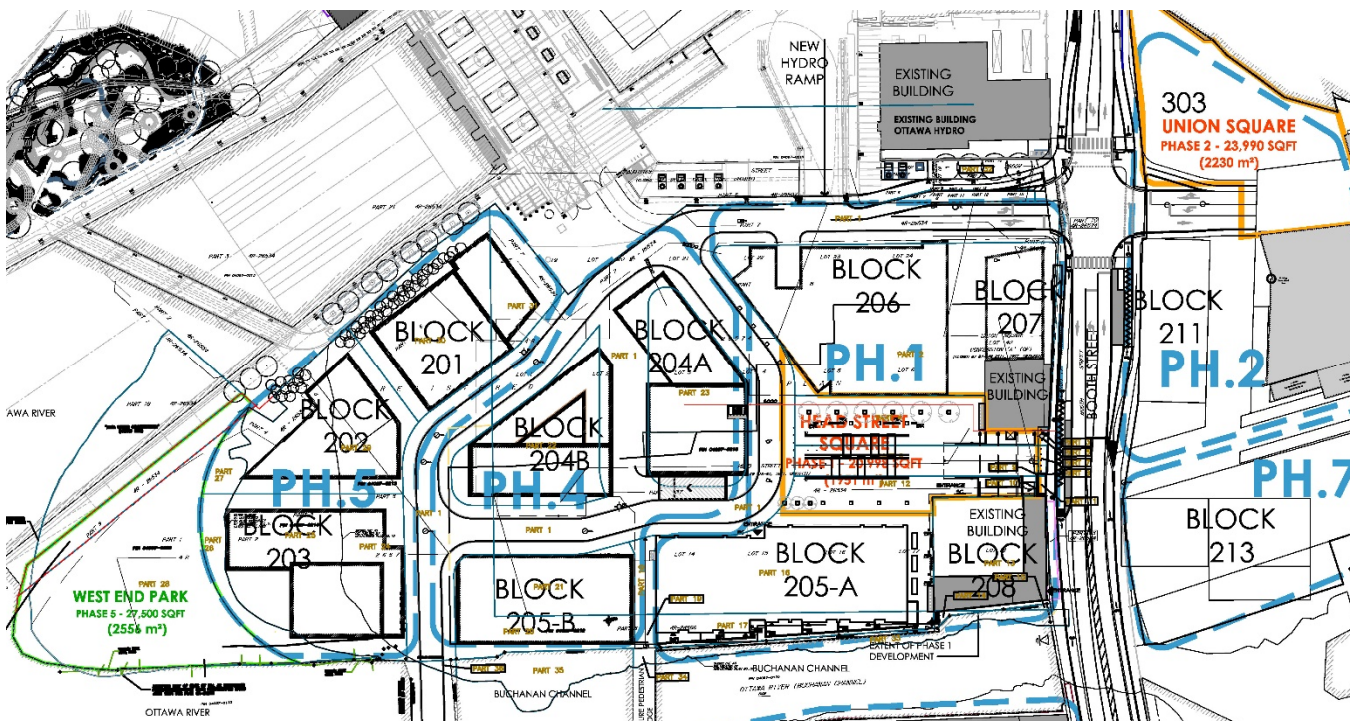


Figure 1: Approved Zibi Ontario Master Plan (excerpt)

A Site Plan Control application for Phase 1A (D-07-12-15-0158) was submitted on October 1, 2015. Phase 1A included Blocks 205A, 208, and 301. Block 205A is a six (6) storey mixed-use building with retail uses at-grade and residential uses above located along the south edge of Chaudière Island, adjacent to the Buchanan Channel in the Ottawa River. Block 208 retained existing heritage facades on the south and east sides facing the Buchanan Channel and Booth Street, respectively. The new building incorporated the façades with a new four (4) storey office building with retail uses fronting onto Head Street Square and the Booth Street corridor. Finally, Block 301 is the underground parking garage beneath Head Street Square that includes two (2) floors of parking that will ultimately connect to garages beneath future blocks. In Phase 1A, the garage is accessed via a temporary ramp in the centre of the island and is connected to the garage beneath Block 205A.

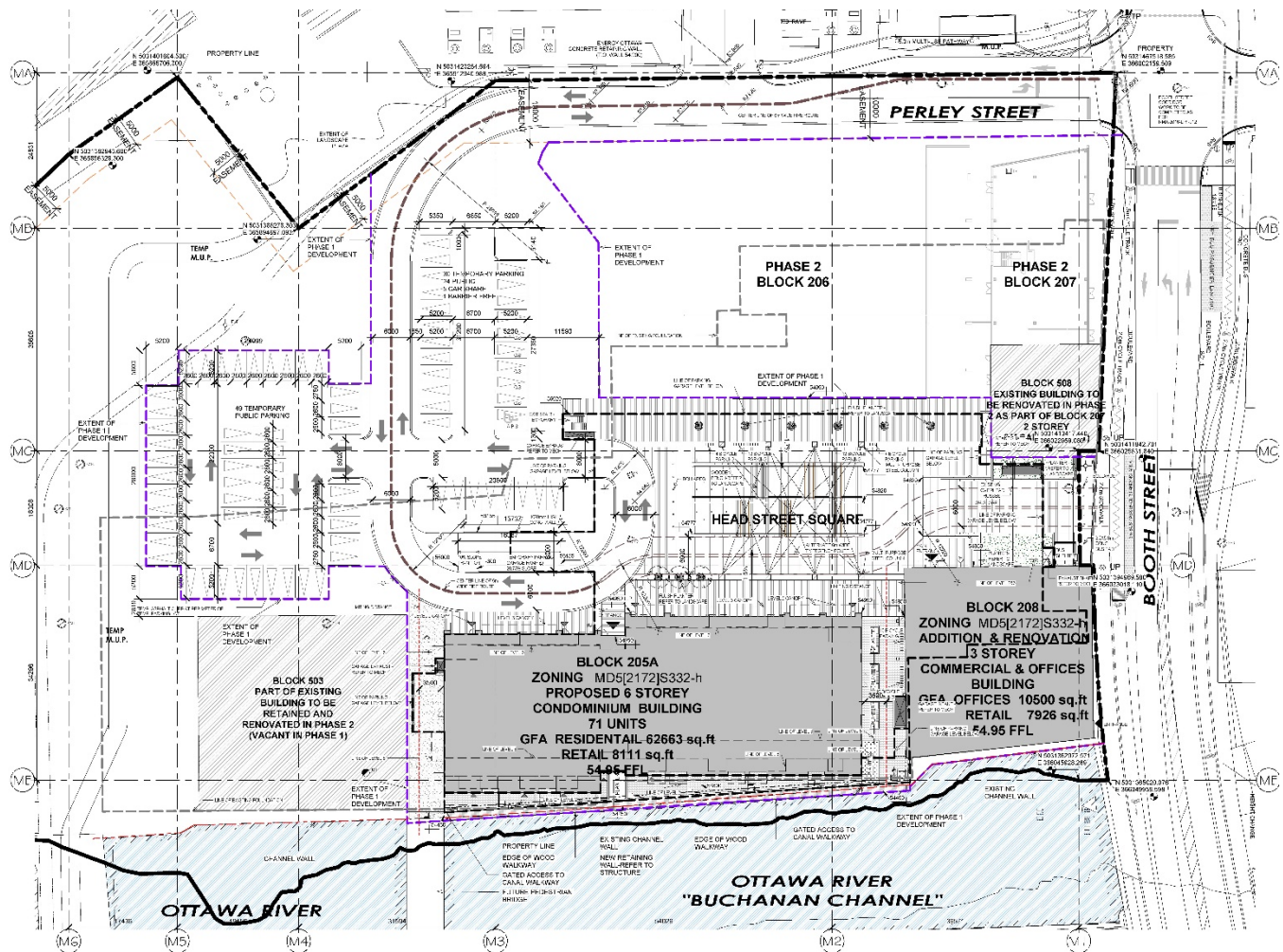


Figure 2: Phase 1A Site Plan

Also included in Phase 1A is the construction of Head Street Square – the central public space within the Chaudière West District that will host events and programs throughout the year. This space is a privately-owned public space that will act as the “living room” for the district.

The holding symbol was removed from the west side of Chaudière Island on August 3, 2018 (D07-07-18-0002). The holding symbol remains in place for the east side of Chaudière Island and Albert Island.

2.0 SITE CONTEXT

The Zibi property is located on two (2) islands – Chaudière and Albert – within the Ottawa River. The lands are located on the western edge of the City of Ottawa’s downtown. The Zibi development also includes lands in the City of Gatineau, along the north shore of the Ottawa River.

When the initial applications were submitted in 2014, Chaudière and Albert Islands had most recently been used as an industrial paper mill, owned by Domtar. Buildings on the site at that time included a large mill and several smaller outbuildings. Today, much of the site has been cleared with specific buildings retained for adaptive reuse, consistent with the vision of the Master Plan.

The Zibi property has a total area in Ontario of approximately 6.07 hectares (15 acres) located on Chaudière and Albert Island. The lands are divided both by the channels of the Ottawa river, and by Booth Street – a major north-south arterial and provincial crossing between the Cities of Ottawa and Gatineau. The result is three parcels – two (2) on Chaudière Island and one on Albert Island. The 2014 Master Plan created development districts around each of these parcels naming them Chaudière West, Chaudière East, and Albert Island, respectively.



Figure 3: Site Context

Block 207 is located, as was Phase 1A, entirely within the Chaudière West district, on the west side of Booth Street. The Block 207 site (the “subject property”) has an area of 1,673 square metres with approximately 49.5 metres of frontage onto Booth Street.

The subject property is in the northeast corner of the Chaudière West district, abutting Booth Street to the east and the future Perley Street (name to be confirmed) to the north. Perley Street is a private street that will be constructed as part of Phase 1A and will act as the only vehicular access to the Chaudière West district. Perley Street will connect to Booth Street at a new, full-movement intersection being constructed as part of Phase 1A. Booth Street is also being transformed as part of the Zibi development to become a complete street that will feature a single vehicular lane in each direction, cycle tracks and pedestrian facilities. The reconstruction of the Booth Street corridor is planned for the summer of 2019.

The subject property's prominent location within the Zibi site means that it will act as a gateway into the development and the City of Ottawa for southbound pedestrians, cyclists, and vehicles travelling on Booth Street.

2.1 Surrounding Area

Land uses surrounding the subject property are described as follows:

North: Directly north of the subject property is a hydroelectric generating station owned by Hydro (Energy) Ottawa. The station has recently undergone an expansion that also included the creation of a park space in proximity to the Chaudière falls. The park opened in late 2018.

Further north, within the City of Gatineau, are additional hydroelectric generating stations owned by Hydro (Energy) Ottawa, the Zibi Gatineau lands, and the south edge of the downtown core of the City of Gatineau. This edge is dominated by the Terrasse de la Chaudière federal government office complex located on the west side of Eddy Street (the continuation of Booth Street in Gatineau). Low-profile retail uses with second and third floor residential and office uses characterize the Promenade du Portage main street, all functioning as the downtown core of the Hull Sector. Alexandre-Taché Boulevard/Laurier Street is an east-west arterial road running parallel to the Ottawa River which accommodates several public and institutional uses, including l'Université du Québec en Outaouais, la Maison du Citoyen and the Canadian Museum of History.

East: Immediately east of the subject property is Booth Street, and the Chaudière East district. These lands are reserved for future phases of the redevelopment. South-east of the subject property is Victoria Island, which is owned and managed by the National Capital Commission (NCC).

South: South of the subject property is Phase 1A of the Zibi Ontario development which includes mixed-use blocks (including retail, office, and residential uses) and Head Street Square. Further south is the Albert Island district, current site of the Zibi development office and reserved for future redevelopment. Still further south, on the south shore of the Ottawa River is the Canadian War Museum, located west of Booth Street.

West: Immediately west of the subject property is Block 206, a future mixed-use block of the Zibi development. Further west, at the edge of Chaudière Island is Pangishimo Park, a public park to be developed as part of a future Zibi development phase and owned by the National Capital Commission (NCC). Beyond Chaudière Island is the Chaudière Falls Ring Dam which controls water flows through the hydroelectric channels.

3.0 PROPOSED DEVELOPMENT

The proposed development is located on the west side of Chaudière Island, within the northeast portion of the Chaudière West district. Chaudière West is intended as a residential neighbourhood with a mix of commercial, office, and retail uses centred on Head Street Square. The Square will function as the village square at the heart of the district, positioned to capture maximum sun and protect from prevailing winds, while maintaining views in all directions.

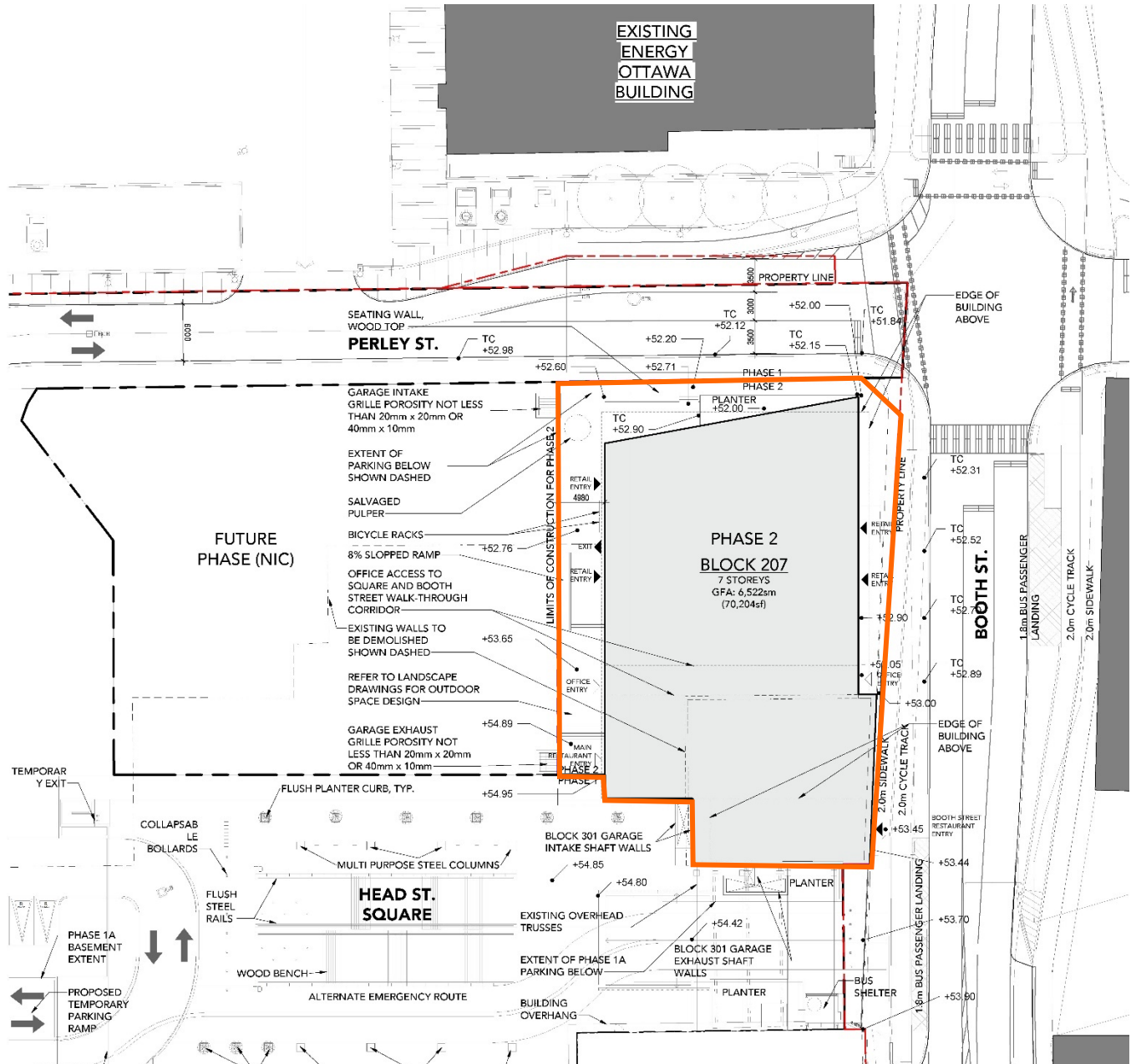


Figure 4: Phase 2 Site Plan

The proposed Block 207 is a seven (7) storey mixed-use building providing a total of 6,522 square metres of gross floor area for commercial uses. The elevation of the ground surrounding the building changes significantly and the building has been designed to appropriately address and activate each of these spaces. The building

abuts Booth Street to the East, Perley Street to the north, a new pedestrian lane that provides separation from the future Block 206 to the west, and Head Street Square to the south.

The north portion of the ground features two large retail spaces at grade with Booth Street. These retail units provide direct access to the sidewalk along Booth Street and to the pedestrian lane. Together, these retail spaces provide 644 square metres of retail space and feature floor-to-ceiling glazing to activate the surrounding streets and pedestrian passages.

Moving south on the ground floor, the office building entry also provides access from both Booth Street and the pedestrian lane. Within the lane, the grade is rising to meet Head Street Square. The changing grade has been addressed using stairs and accessible ramps to provide access to the building.

The most southerly section of the ground floor incorporates the retained heritage façades and is a split level to appropriately address both Booth Street and Head Street Square. The lower ground level is on the east side of the building located at-grade with Booth Street and provides direct access onto the sidewalk. The upper ground level in this section is at the height of Head Street Square and will provide an opportunity to activate the public square. Within level P1, the restaurant has approximately 215 square metres of leasable space that may be used for kitchens or additional seating. The restaurant also has a second floor abutting Booth Street and a potential outdoor roof terrace at Level 7, bringing its total area to 850 square metres.



Figure 5: East (Booth Street) Elevation

Above the ground floor, office uses will occupy floors two (2) through six (6). The office uses are accessible through a central core. The ground floor lobby is accessible from both Booth Street, and the pedestrian lane. A total of 5,028 square metres of gross floor area is provided as office space.

The architecture of Block 207 draws on the rich industrial history of the site. The southeast corner of the structure will retain the heritage façade of Building 508 on the first four (4) storeys. The lower three (3) floors are predominantly glazed, allowing for natural lighting and an active street frontage. Archival images of wood stacks formed the inspiration for a solar shading system that wraps the top three (3) storeys in a textured veil of wooden louvers. The wooden box is envisioned as a warm, glowing beacon, marking the formal entries to the site from both Head and Perley Streets. The seventh-floor features minimal indoor space and is primarily an outdoor terrace associated with the ground-floor restaurant space.

Vehicular access to the Chaudière West district is provided via Perley Street at the north edge of the Zibi lands. This street is being constructed in Phase 1A with a single inbound lane with two outbound lanes including a dedicated left-turn out. Ultimately, the primary access to the underground parking garage in Chaudière West will be through Block 206, once constructed. In the interim, a temporary parking garage access is located at the west end of the access road through the site. This parking access will also provide access to underground parking beneath Block 207, through Block 301 beneath Head Street Square.

A total of 68 parking spaces are proposed as part of Phase 2, beneath Block 207. As noted, these spaces will be accessible through the two (2) floor of Block 301 (constructed in Phase 1A). The parking garage will also ultimately connect to Block 206 and the future primary garage access point. A total of 32 bicycle parking spaces are being added to the site as part of Phase 2, including 14 spaces at-grade and 18 spaces within the parking garage.

The primary landscape component to phase 2 is the addition of the pedestrian lane along the west side of Block 207. Ultimately, this lane will pass between Blocks 206 and 207 to provide an alternative access to Head Street Square. The current design of the lane will extend the paving used in Head Street Square through to Perley Street. Stairs and ramps provide accessible access to the building entrances along this lane.

Along Booth Street, the building has been carefully designed and doors placed to avoid the need for stairs or ramps to access the building entrances. The result is a wide and open sidewalk tying into the planned reconstruction of Booth Street as a complete street.

The corner of Booth and Perley, and the northeast corner of the subject property, will be a prominent corner for vehicles and pedestrians entering the site along Perley or travelling south along Booth Street. The building tapers from the corner and offers opportunity for landscaping that will soften the urban nature of this corner. A pulper salvaged from the demolition of the former mill is planned to mark the entry into the site and will help to communicate the industrial heritage of the site.

CONFORMITY WITH THE MASTER PLAN

The proposed Block 207 development is generally consistent with the vision put forth in the 2014 Master Plan for the Isles (now Zibi). The Master Plan is a high-level concept that was always intended to see minor adjustments and changes as the detailed design for each phase advanced.

The Master Plan envisions the Chaudière West district as a residential neighbourhood with a mix of retail, commercial, and community facilities centred on Head Street Square. Pedestrian woonerfs are intended to provide a variety of routes from Booth Street to the river's edge while limiting the reach and impact of cars.

Block 207 was envisioned in the Master Plan as a six (6) storey building that incorporated step backs at the second and fourth storeys. The Master Plan also envisioned it with retail uses abutting Head Street Square, some office uses, and the balance being residential.

Through the design process, the decision was made to change the building to be a primarily office use, with retail uses extending across the full length of the building. This change is consistent with the City's Zoning By-law for active entrances along the public street (Booth Street) and will also contribute to the vibrancy of the community throughout the day with employees using public spaces and supporting the retail and restaurant uses.

The original Master Plan envisioned retaining more of the heritage building however through structural studies this was determined not to be feasible. The south and east facades were retained and have been incorporated into the proposed building design.

The overall height of the building has generally remained at six (6) storeys, with a seventh storey roof terrace proposed above. As was previously envisioned, the building steps down at the south end to retain the existing height of the heritage building.

The pedestrian lanes throughout the Master Plan were intended to provide an additional component of connectivity to entry ways. They were envisioned with a mix of hard and soft surface elements, together with opportunities for planting and seating. The lanes were generally envisioned with a width of 8 metres. In Phase 2, the lane has a width of approximately 5 metres. As Block 206 develops there will be opportunities to further expand this lane.

4.1 Zibi Design Guidelines

The Zibi design guidelines were prepared based on the Master Plan and were intended to provide urban design guidance at the development application stage to assess, promote and achieve the development as it was originally planned within Zibi. Block 207 advances several of these guidelines, including:

- / Orients the pedestrian lane in a north-south direction to increase the amount of sun that reaches the public realm throughout the year [Guideline 1];
- / Celebrates the heritage of the site by adaptively reusing a heritage building [Guideline 4];
- / Creates generous common spaces including habitable rooftops [Guideline 10];
- / Articulates the building into smaller massing with major breaks in the façade and roof line in conjunction with changes in colour and materials [Guideline 11];
- / Provides physical and visual connections between the public realm and semiprivate public amenity areas. Through-block connections are encouraged to provide alternative pedestrian routes through the community [Guideline 13];
- / Includes habitable rooftops to help reduce heating and cooling loads [Guideline 19];
- / Includes high-quality exterior materials, windows, sun control devices and other design elements to produce a well articulated building [Guideline 20];
- / Includes ground floor retail uses that are physically and visually oriented towards public amenity areas, lanes, and streets. Retail uses maintain a strong physical connection to the public realm [Guideline 27];

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- / Devotes retail facades to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of active use spaces [Guideline 29];
 - / The lower levels of the building include changes in materials and architectural elements to create a comfortable pedestrian zone [Guideline 31];
 - / The new construction is in harmony with the retained heritage structure, but also clearly identifiable as a new addition [Guideline 32];
 - / Ground floor retail frontages support a lively and attractive pedestrian environment [Guideline 38];
 - / A minimum of 85% of the total block length is defined by building edges at or near the parcel line [Guideline 41];
 - / Rooftop projections are stepped back from the street wall [Guideline 44];
 - / Organizes street tree plantings and site furnishing zones for an uncluttered streetscape [Guideline 56];
 - / Ensure commercial animation along building faces adjacent to public open spaces [Guideline 58];
 - / Shares off-street parking with adjacent buildings [Guideline 64];
 - / Reduces the impact of loading and service facilities by placing it all underground [Guideline 68];
 - / Frames the edge of open spaces to create a high-quality public environment [Guideline 70];
 - / Designs and positions the building to minimize the creation of uncomfortable microclimates on the street and in open spaces [Guideline 77];
 - / Chooses quality building materials that are durable and sustainable [Guideline 78];

4.2 Zibi Heritage Interpretive Plan

The Zibi Heritage Interpretive Plan (HIP) was prepared as a means of explaining the heritage of the site to a new generation of Canadians who will visit, live, work, and study at the site. The HIP is used to communicate the meanings and relationships of the cultural and natural world, past and present, to visitors through experiences with objects, artifacts, landscapes, sites, and exhibits. It is focused on the interpretation of heritage within the development's public and open spaces. This includes all parks, plazas, pedestrian alleys, pathways, and streetscapes.

The proposed Phase 2 development does not include any public realm components that are subject to the Heritage Interpretive Plan. Head Street Square, located southwest of Block 207, has been reviewed as it relates to the HIP and will communicate the "Renewal" interpretive theme through its design.

5.0 POLICY AND REGULATORY FRAMEWORK

5.1 City of Ottawa Official Plan

The subject property is designated Central Area on Schedule B of the City of Ottawa Official Plan. The Central Area is the economic and cultural heart of the city and the symbolic heart of the nation, based on its unique combination of employment, government, retail, housing, entertainment and cultural activities.

Zibi will be a vibrant, sustainable, mixed-use community in proximity to the City's current downtown, the City of Gatineau's downtown, and the Confederation LRT line. This destination in the City will support day and night, year-round activity within the Central Area of the City and will contribute to the Central Area's vitality and activity with a mix of uses in a complete community. Block 207 contributes to this mix with the addition of office and retail uses to the site.

The subject property is in an area of Foreground Height Control as per Annex 8A of the Official Plan. This annex is applied in conjunction with the Central Area land use policies to protect the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols. As such, buildings constructed in areas of foreground height control must not rise above the ridgeline of the roof of the Centre Block.

The proposed seven (7) storey building will not impact the symbolic primacy of the Parliament Buildings.

5.1.1 Urban Design and Compatibility

The purpose of compatibility and community design policies is to help the City manage growth in a way that enhances a community. Section 2.5.1 of the Official Plan contains broad design objectives with accompanying principles. The Official Plan emphasizes that these objectives are qualitative statements and are meant to influence building design, without sterilizing it.

The following objectives are considered the most applicable to the proposed development:

To enhance the sense of community by creating and maintaining places with their own distinct identity.	The proposed Block 207 will contribute to the creation of Zibi as a unique place within the City of Ottawa. The proposed retention of heritage buildings and integration of materials to evoke the heritage of the site will contribute to the distinct identity of the community.
To define quality public and private spaces through development.	The proposed Block 207 will frame Booth Street and the northeast corner of Head Street Square to help define both spaces. Head Street Square will be activated through the range of uses surrounding it and will be the central meeting place within the Chaudière West district.
To create places that are safe, accessible and are easy to get to.	The proposed development maintains the pedestrian lane along its west façade as was envisioned in the Master Plan and frames the public street to the east. The building provides setbacks to allow safe pedestrian movements and significant glazing at the ground floor will maximize visual connections into and out of the building.
To ensure that new development respects the character of existing areas.	The proposed development respects the character of the surrounding area and is consistent with the vision set forth in the Zibi Master Plan for the redevelopment of the lands.
To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.	The proposed development provides variety to the uses that are within the Zibi development and will help contribute to activity throughout the day and week. The proposed development will contribute to the overall adaptability and diversity of Zibi.

5.1.2 Compatibility

To arrive at a compatibility of scale and use requires a careful design response that appropriately addresses impact generated by infill or intensification. Policy 2 of Section 4.11 establishes criteria to evaluate the compatibility of development applications. The proposed development meets these criteria as follows:

Traffic	The traffic impact for Block 207 has been evaluated by Parsons Group in an addendum to their Phase 1 Transportation Impact Study. This includes a review of the impact of office uses on the upper floors and the ground floor retail. The report concludes that the development continues to be recommended from a transportation perspective.
Vehicular Access	Vehicles will access the site using the new Perley Street which will provide a new, full movement intersection at Booth Street. Vehicles will enter the underground parking garage through an interim access within Block 301 until Block 206 and the ultimate parking garage access is constructed.
Parking Requirements	The subject property is located within Area Z on Schedule 1A and therefore has no minimum parking requirement. A total of 68 vehicular parking spaces are provided within the underground parking garage. A total of 32 bicycle parking spaces have been provided, which exceeds the required 26 spaces.
Outdoor Amenity Areas	The proposed development will have no impact on adjacent outdoor amenity areas.
Loading & Service Areas and Outdoor Storage	No loading spaces are required for this development, and accordingly none have been proposed. Servicing for the building will be provided from the underground.
Lighting	Lighting associated with the proposed development will be designed to meet City standards with regards to cut-off and in keeping with the Master Plan direction on lighting options.
Noise and Air Quality	An addendum to the Phase 1 noise study has been prepared by Gradient Wind Engineering to examine potential impacts from the adjacent Arterial Road (Booth Street), and from the hydroelectric station to the north. The recommendations provided for mitigation of noise sources will be implemented through detailed building design.
Sunlight	As demonstrated in the provided sun-shadow study, the sun shadow impacts are consistent with those contemplated in the Master Plan. Given the maximum proposed height of seven (7) storeys, the study demonstrates that the development will not have a significant impact on surrounding areas.
Microclimate	No wind analysis was completed for the proposed development given its height of seven (7) storeys.
Supporting Neighbourhood Services	The proposed development represents the phased establishment of a mixed-use complete community that will offer residents with places to live, work and play. The urban community will ultimately include public spaces in the form of urban squares, woonerf streets, and parks at both the east and west end of Chaudière Island. The site is in proximity to the National Capital Commission's Ottawa River pathway system which provides connections for cyclists to the east, west, north and south.

5.2 Official Plan Amendment No. 150

In 2013, the City of Ottawa reviewed its Official Plan which resulted in numerous changes to policy references and land use designations. Ottawa Council adopted Official Plan Amendment (OPA) 150 to implement the changes in December 2013 and it was subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH).

A pre-hearing held in early 2018 resolved some of the outstanding appeals. The changes resulting from this hearing have been incorporated into the discussion on the Official Plan in Section 5.1 of this report.

The OPA does not change the land use designation of the subject property and does not include any significant changes to the policies for the Central Area or specific to the subject property. Significant changes were proposed to Section 4.11 (Urban Design and Compatible Development) to set the stage for high quality urban design in all parts of the City and excellence within designated Design Priority Areas, but again do not impact the proposed development.

The proposed development complies with the general intent of Official Plan Amendment No. 150 and offers high quality urban design that is well integrated within the existing heritage buildings and consistent with the Master Plan direction.

5.3 Central Area Secondary Plan

The subject property is within the boundaries of the Central Area Secondary Plan, which constitutes a more detailed policy direction beyond the Official Plan for select areas within the Central Area. The site is located within the LeBreton Flats character area and is subject to site-specific policies established through Official Plan Amendment No. 143 (OPA 143) in coordination with the approval of the Zibi Master Plan.

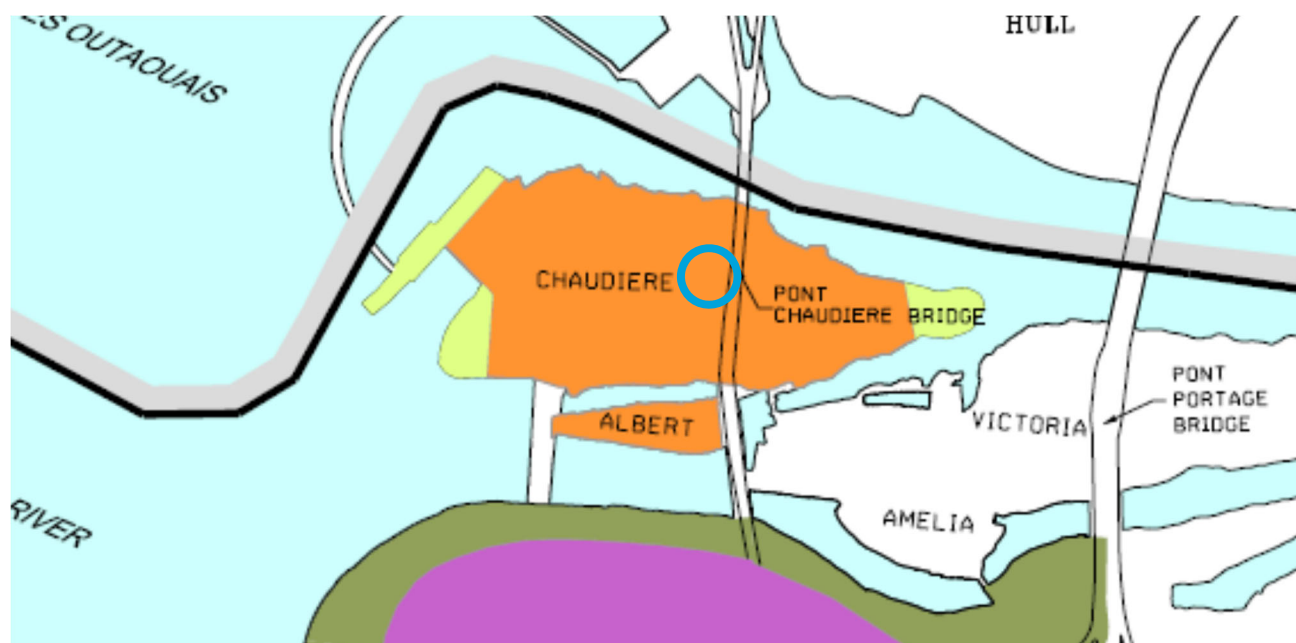


Figure 6: Schedule Q from the Central Area Secondary Plan (subject property noted)

Section 1.11.7.1 describes the Chaudière West District and states that development within each district must achieve the overall development concept within Annex 1 of the Secondary Plan. The Chaudière West district is intended to accommodate a mix of uses and to establish a lively mixed-use area with several stand alone residential and mixed-use buildings.

The subject property is designated “Mixed-Use” on Schedule Q of the Secondary Plan. All three districts are intended to have a mix of uses to provide for a dynamic mixed-use community with a targeted gross floor area of approximately 100,000 square metres. Of this total GFA, approximately 10 to 15% is to be accommodated as employment type uses and 5 to 10% as retail uses.

A broad range of non-residential uses are permitted within the three districts, including retail, office, entertainment, cultural, institutional, and recreational uses. Also permitted are low, medium and high-rise apartment dwellings and townhomes. Within the Chaudière West district, the primary uses are to be residential and office, with retail uses typically located on the ground floor to contribute to public realm animation and activity.

Block 207 conforms to the permitted uses of the Mixed-Use designation by providing office and retail uses that will contribute to the animation of Head Street Square and Booth Street. The proposed gross floor area contributes to the overall intention for a mix of uses within the three districts.

A new section on Heritage is added to section 1.11.8 of the Secondary Plan which included policies on the heritage resources on site. Per the policies, a Heritage Interpretive Plan was to be prepared that included historic themes of First Nations, early settlement, the wood industry, the fire of 1900 and subsequent reconstruction, the pulp and paper industry, labour history, and others that may emerge as a result of further study.

The HIP was completed in 2017 but applies primarily to public realm components which do not form part of the current phase of development.

Map 5 of Secondary Plan permits building heights up to nine (9) storeys on the subject property. Annex 1 of the Secondary Plan shows the height of Block 207 ranging from two (2) to six (6) storeys.

The proposed building height of seven (7) storeys conforms to the applicable schedule of the Secondary Plan. The proposed building height is greater than the conceptual building height shown in Annex 1 of the Secondary Plan, however the proposed development respects the intent and design guidelines of the Master Plan and is therefore, in our opinion, appropriate for the subject property.

5.4 Ottawa Comprehensive Zoning By-law (2008-250)

The subject property is zoned “Mixed-Use Downtown Zone, Subzone 5, Exception 2172, Schedule 332 (MD5[2172] S332)” in the City’s Zoning By-law. The purpose of the MD zone is to support the Central Area, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses. It is also intended to facilitate more intense, compatible and complementary development to sustain an active, pedestrian-oriented environment at street level.

Subzone 5 of the MD zone contains site-specific provisions for Zibi. Specifically, the subzone states that all lands within the Chaudière West district are one lot for zoning purposes and that parking may be located within any district. The MD5 subzone also limits the number of high-rise buildings within each of the districts and sets maximum floorplates and minimum separation for high-rise building.

Exception 2172 contains additional site-specific provisions related to the Zibi development, including permitting additional uses (including post secondary educational institutions, marine facilities, and parking lots/garages) and providing further specific provisions related to parking on the Zibi lands.

Finally, Schedule 332 is a site-specific schedule that limits building heights within each of the districts. For the Chaudière West district, including the subject property, the maximum building height is 73 metres.

The proposed development of Block 207 complies with the MD5[2172] S332 zone. The proposed retail, restaurant and office uses are all permitted uses within the zone. The proposed building height of 28 metres (seven (7) storeys) also complies with the applicable zoning schedule.



Figure 7: City of Ottawa Zoning By-law (Approximate Location of Subject Property Noted)

Section 193 (2) stipulates that at least 50% of the ground floor any building must be occupied by one or more specified active uses – including retail stores and restaurants. These uses must also have separate and direct access to the street when located at ground level, abutting a street.

The proposed development includes 100% active uses at the ground floor and each unit has separate and direct access to the public street.

The proposed development is compared to the requirements of the MD5[2172] S332 zone in the table below:

Zoning Mechanism	Required	Provided
Minimum Setbacks	No minimum on all sides	Varies
Building Height	Maximum: 73 metres	28 metres
Minimum Parking Area Z on Schedule 1A	None required	68 spaces
Maximum Parking Retail Store: 1/100m ² of GFA Office: 1/100m ² of GFA	Retail: 6 spaces Office: 50 spaces Restaurant: No maximum	Retail: 6 spaces Office: 50 spaces Restaurant: 12 spaces

Zoning Mechanism	Required	Provided
Bicycle Parking Retail/Office/Restaurant: 1/250m ² of GFA 50% can be vertical; 25% must be indoors	26 spaces	32 spaces
Loading Space	None required	N/A
Drive Aisle Width	6 metres	6 metres

The proposed development complies with the relevant zoning provisions.

6.0 CONCLUSION

The proposed development has been evaluated against the applicable policy framework. The following is a summary based on this review:

- / The proposed development conforms to the Official Plan policies for the Central Area designation, contributing to the creation of a world-class, sustainable, mixed-use community on a previously underutilized property within the built-up area;
- / The proposed development conforms to the City's compatibility criteria established in Section 2.5.1 and 4.11 of the Official Plan;
- / The proposed development conforms to the applicable policies of the Central Area Secondary Plan including provisions regarding building height;
- / The proposal implements the vision of the Master Plan for Zibi. The proposed development implements minor changes to the Master Plan but maintains intent of the Master Plan and advances several of the Zibi Urban Design Guidelines;
- / The proposed development complies with the Zoning of the subject property, including building height, uses, and parking requirements; and,
- / The proposed development is supported by technical studies submitted as part of this application.

Based on the above analysis, the proposed development of Block 207 represents, in our professional planning opinion, good planning and is in the public interest.



Ghada Zaki
Planner



Paul Black, MCIP RPP
Senior Planner