

# FOTENN

## ZIBI ONTARIO BLOCK 211



June 28, 2019

Planning Rationale and  
Design Brief

Site Plan Control &  
Lifting of Holding



Prepared for:



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June 28, 2019

Fotenn Planning + Design, acting as agents for Windmill Dream Ontario 211 LP, is pleased to submit the enclosed Site Plan Control application for Block 211 of the Zibi development on Chaudière Island in the City of Ottawa. The proposed development consists of an eight (8) storey mixed-use building with retail uses at-grade and office space above. A lifting of holding application is also submitted for the subject property.

## 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.

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.

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.

## 1.2 Purpose of the Applications

Presently, a Site Plan Control application and a Lifting of Holding Zoning By-law Amendment application are being submitted to facilitate the development of the subject property.

The Site Plan Control application seeks to permit the proposed development of the subject property with an eight (8) storey mixed-use building with retail uses at-grade and office uses above. The Site Plan Control application applies to the new building, as well as private roadway connections on the north, east, and south sides of the building.

The Lifting of Holding application seeks to lift the holding symbol on the subject property that currently applies to the lands east of Booth Street on Chaudière Island to permit the proposed development to proceed.



The Zibi Ontario 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 first buildings of the redevelopment are also now under construction, including Blocks 205A and 208 on the Master Plan.

The Zibi Ontario property has a total area 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.



The Block 211 parcel, the subject property for the current application, is located on the west side of the Chaudière East district, abutting the east side of Booth Street in the block between Chaudière East Private and Zaida Eddy Private. Chaudière East Private is a private street that will act as the primary access to the Chaudière East district complete with a full-movement intersection at Booth Street. It will be constructed together with Block 211. Zaida Eddy Private is a secondary private street that will provide access to the east end of the island and will be partially constructed together with Block 211. The transformation of Booth Street into a complete street is ongoing and will feature a single vehicular lane in each direction, cycle tracks and pedestrian facilities. The transformation of the corridor is ongoing and is to be completed in 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.

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## 2.1 Surrounding Area

Land uses surrounding the subject property are described as follows:

**North:** Directly north of the subject property is the future Union Square open space, a public realm component to be constructed as part of the Zibi development. Further north is the Chaudière Bridge and the Ottawa river.

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:** East of the subject property is the retained Block 212, intended for a future adaptive re-use. Further east is the balance of the Chaudière East district (including block 214, and 215) and Mòkaham Park – a park constructed by Zibi that will be owned and managed by the National Capital Commission (NCC). South-east of the subject property is Victoria Island, also owned and managed by the NCC.

**South:** South of the subject property is Block 213, a future mixed-use block along the south shore of Chaudière Island. Further south is LeBreton Flats and the City of Ottawa.

**West:** Immediately west of the subject property is Booth Street, and the Chaudière West district. These lands are the site of the first phase of the development including Block 205A and 208 which are currently under construction.

## 3.0 PROPOSED DEVELOPMENT

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The proposed development is an eight (8) storey mixed-use building with retail uses at-grade and office uses above. The Block 211 parcel has a total area of approximately 2,533 square metres with frontage on Booth Street of approximately 53 metres to the west. The parcel is surrounded on all other sides by private streets.



Figure 1: View of Proposed Development Looking southeast

The ground floor of the building features a total of four (4) retail units fronting onto the surrounding streets, totalling 1,140 square metres of gross floor area. A high proportion of glazing will allow visibility into and out of these spaces onto the surrounding streets. Each of the retail units will have doors that are at-grade with the adjacent sidewalk to provide access from the street directly into the spaces. Secondary accesses may also be provided through the internal lobby that provides a north-south axis through the building, with entrances from Chaudière East Private in the north and Zaida Eddy Private to the south. The wide lobby/corridor will be an active pedestrian space that provide access to the office floors above. A generous floor-to-ceiling height on the ground floor will accommodate the retail uses and provide an appropriate scale for pedestrians on the surrounding streets.



Figure 2: Proposed Ground Floor Lobby Section



The balance of the ground floor is used for service, garbage, and loading. The loading access is located internal to the building on the east façade, at-grade with the street and accessible from Chaudière East Private. The parking garage access is directly adjacent, ramping down into the underground garage. Overhead doors will screen the both these areas from the pedestrian realm.

The upper floors of the building are entirely dedicated to office uses. Level 2 has a smaller footprint, matching with the ground floor below. At the third floor, the floorplate expands to add a slight overhang above the lower floors. A total of 15,164 square metres of office space is provided across the seven (7) floors.

Two (2) levels of underground parking are provided as part of Block 211. The underground parking garage is accessed via a ramp on the east façade of the building and the garage extends north and east beyond the edge of the building above grade, under the entirety of Chaudière East Private. A total of 150 parking spaces are provided on the two levels, including eight (8) small car spaces and two (2) barrier-free parking spaces. Level P1 also includes a large bicycle storage area for 110 bikes, with associated change rooms to facilitate commuting by bicycle.

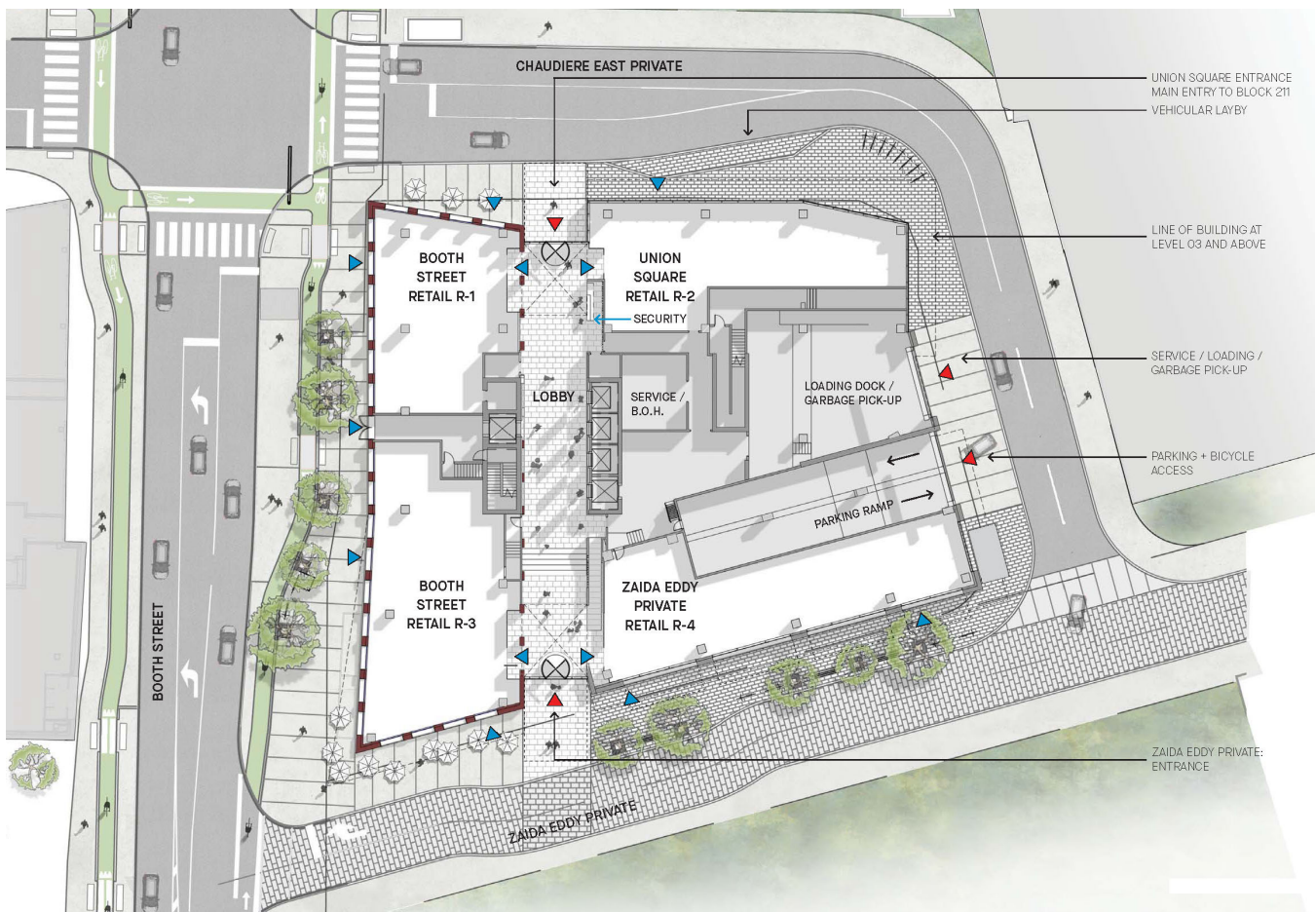


Figure 3: Ground Floor Plan

Proposed as part of the development of Block 211 is the construction of two (2) private streets on the east side of Chaudière Island. Chaudière East Private will serve as the primary access to the east side of the island and will be the fourth (eastern) leg of the new, full-movement intersection currently under construction. Chaudière

East Private will also provide pedestrian, cyclist, and vehicular connections to Chaudière West Private and the west side of Chaudière Island. A vehicular lay-by has been provided along the south side of Chaudière East Private (along the north edge of Block 211) to allow for drop-offs and deliveries by ride-sharing services and taxis. Generous pedestrian sidewalks provide a connection to the transformed Booth Street and a new bus stop to be located just south of the intersection.

Continuing around the east side of Block 211, Chaudière East Private will narrow to a two (2) lane street with six (6) metres of asphalt and an additional 7 metres of pedestrian area on either side. Chaudière East Private will terminate at Zaida Eddy Private, at the southeast corner of Block 211.

Zaida Eddy Private is designed as a woonerf street, intended to carry lower volumes of traffic and to act as a shared street, with vehicles, pedestrians, and cyclists all sharing the space. Zaida Eddy intersects Booth Street with a right-in/right-out access and will not allow for full-movement turns into, or out of, the east side of Chaudière Island. The street alignment has been adjusted to slow traffic, and to alter views for users of the space. Unit pavers will give the street a significantly different feel and low roll curbs are intended to make the space feel continuous. Street trees and bike parking have been integrated along the south façade of Block 211 with the potential for future landscaping along the south edge of the street in future development of the lands.

Booth Street is currently being transformed from its previous format into a complete street between the Sir John A. Macdonald Parkway in the south, and Laurier Street in Gatineau in the north. Ultimately, there will be one vehicular lane in each direction, with cycle tracks and pedestrian sidewalks on both sides of the street, adjacent the subject property. Street trees have been incorporated into the sidewalk in front of Block 211 to soften the otherwise hardscaped corridor.

The potential for outdoor commercial patio space has been preserved at the southwest corner of Block 211, subject to future retail tenants and their program. This use would help to animate the corridor and further contribute to the transformation of Booth Street into a vibrant and comfortable pedestrian environment.

### **3.1 Design Statement (prepared by KPMB Architects)**

The design for Block 211 takes its inspiration from its unique siting on Chaudière Island, on the Ottawa River.

The site is steeped in history. It is an important site for Algonquin Heritage - both Chaudière Falls and the Ottawa River were important waterways that were sources of life and prosperity for the Anishinaabe nations. Later, European settlements were established here, and the region became a hub of North American lumber, pulp and paper production.

#### **3.1.1 Formal Design**

The design celebrates these two aspects of the history of the site, and is organized around 3 concepts - Brick, representing the industrial heritage structures that once populated the island; Water, representing the Algonquin/Anishinaabe heritage; and Wood, representing the once thriving lumber, pulp and paper industries located here.

The building is conceptualized as three “loft” buildings assembled in a composition that responds to the specifics of the site, at the intersections of Booth Street, Chaudière East Private and Zaida Eddy Private.

The Booth Street Loft sits along Booth Street, an important heritage corridor. It is conceptualized as a brick building with punched window openings, invoking the old, heritage brick industrial structures that once stood on this site. It is an 8-storey building that comes down to grade and engages the street.

Both the Union Square loft, facing Union Square to the north, and the Zaida Eddy Loft, facing south, are conceptualized as glass and aluminum clad buildings, invoking the rushing waters of Chaudière Falls and the



Ottawa River. They both hover above a two-storey retail base, and are oriented to the east, providing views towards Parliament Hill. These lofts are clad in a glass curtain wall system of alternating vision glass and shaped metal panels, that are meant to reflect light, water and sky and that will shimmer, invoking the rushing water of Chaudière falls.



Figure 4: View of Proposed Block 211 Looking North

### 3.1.2 Lobby

The composition of the three lofts buildings, the Booth Street loft facing west and the Union Square and Zaida Eddy lofts facing east, have been pulled apart to create a 6 metre wide “reveal zone”.

At grade, this reveal functions as a Lobby. The exterior brick cladding wraps into the Lobby interior and is meant to give this space the feel of an exterior street. The ceiling of this lobby is conceptualized as a continuous wood ribbon and is meant to invoke the lumber, pulp and paper industries of the past.

### 3.1.3 Program

Retail / commercial spaces occupy the ground floor level at the 4 corners and will add to the public/pedestrian animation along Booth Street, Chaudière East Private and Zaida Eddy Private.

At grade, the building servicing, loading and parking access are all located mid-block, on the east side, minimizing its presence at grade and preserving the primary frontage at the corners for retail/commercial use.

Levels 2 through 8 are efficient office floors organized around a 10.5 metre by 9 metre structural grid resulting in very generous and functional 12 metre lease depths. The building core is laid out as a compact, efficient core allowing for large floor plates.

## CONFORMITY WITH THE MASTER PLAN

The Chaudière East District was envisioned in the 2014 Master Plan for Zibi (formerly “The Isles”) as a mixed-use district characterized by the renovated portions of the Booth Board Mill (Block 212), intended to include a hotel, event space, boutique retail and residential units. Zaida Eddy Private (formerly “Head Street”) is a heritage element and provides world class views of Parliament Hill. Union Square, located north of the subject property, is to provide riverfront access and views to the north.

The Master Plan envisioned Block 211 as a six (6) storey residential building. Retail and office uses were not envisioned within the building and it was anticipated to have a narrower form, typical of a double-loaded residential building. The building was proposed with a minor step-back above the fourth storey.

Throughout the design process, the important role of Block 211 to the Chaudière East district, and to the Zibi development as a whole was emphasized. The revised building mass and architecture better reflects the building’s prominent role along Booth Street and within the development.



Figure 5: Land Use and Massing for Chaudière East District as proposed in the 2014 Master Plan

The proposed use of the building reflects the keen interest in office tenants to locate within the Zibi development and will contribute positively to the overall achievement of community that is vibrant and active throughout the day, with employees using public spaces and shopping at retail stores. The change to office uses with retail uses at-grade is also consistent with the City’s Zoning By-law which requires active uses and entrances directly from the sidewalk for buildings abutting Booth Street.

The road layout within the Chaudière East District has been modified slightly from the original Master Plan, though it retains the same general layout. Block 212 will have a smaller overall footprint as a result of the larger Block 211. Chaudière East Private has always been envisioned as the primary access with a right-in/right-out providing a secondary point of access.

The proposed height of eight (8) storeys represents a total building height of approximately 34 metres from the average grade. Though the height is higher than what was originally envisioned in the Master Plan, the building mass is appropriate for the Booth Street corridor and will help enclose the street edge. The proposed building height is also consistent with the as-of-right zoning for the subject property.

## 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 211 advances several of these guidelines, including:

- / Orients a portion of the Chaudière East Private 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 partially re-opening the historic Head Street (as Zaida Eddy Private) [Guideline 4];
- / Utilizes light coloured roofing to help reduce heating and cooling loads [Guideline 19];
- / Includes high-quality exterior materials, windows, sun control devices and other design elements resulting in a well-articulated building [Guideline 20];
- / Includes well-proportioned windows [Guideline 21];
- / 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];
- / Incorporates outdoor seating areas associated with the adjacent retail and entertainment spaces while maintaining a minimum sidewalk thoroughway [Guideline 28];
- / 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 ground floor features a height of 6.0 metres and the ground floor retail spaces meeting the adjacent sidewalk at-grade;
- / 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];
- / The apparent massing of the building is reduced by the incorporation of notches, and face offsets to support the creation of buildings that are well-proportioned [Guideline 43];
- / Rooftop projections are stepped back from the street wall [Guideline 44];
- / The pedestrian crossing of Booth Street is clearly marked and placed on alignment with the continuing sidewalks and multi-use pathways [Guideline 51];
- / Transportation Demand Management strategies are implemented to encourage alternate modes of transportation [Guideline 55];
- / 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];
- / Parking, loading, and servicing facilities are screened from public rights-of-way and open spaces [Guideline 64];
- / Encourages cycling by providing off-street bicycle parking and shower facilities [Guideline 67];
- / 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]; and,
- / Employs the Zibi One Planet Action Plan in the design of the building and adjacent public open spaces.

## 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



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development's public and open spaces. This includes all parks, plazas, pedestrian alleys, pathways, and streetscapes.

The proposed Block 211 development does not include any public realm components that are subject to the HIP. Union Square, to be located north of Block 211 and north of Chaudière East Private, is a future public space that is to be developed to communicate the "transport" theme specifically, the changing character and technology of transportation.

## 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 and the future Confederation LRT Line (Pimisi Station). 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 211 will contribute additional office space to the site, assisting in the creation of a complete community and the mix of uses on Chaudière and Albert Islands.**

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:

<b>To enhance the sense of community by creating and maintaining places with their own distinct identity.</b>	The proposed Block 211 will contribute to the creation of the Zibi development as a unique area of the City with its own distinct identity. The building is clad in materials that celebrate the history of the site and the architectural form provides interest and character to the redeveloping community that mixes old and new.
<b>To define quality public and private spaces through development.</b>	Block 211 will frame the eastern edge of Booth Street, reflecting the historical character of Booth as an industrial corridor. The proposed building fills a block and creates interesting streetscapes on all sides, activating them with a mix of materials and active uses. The proposed development also sets up the future character of adjacent public realm spaces and streetscapes within the Chaudière East district.
<b>To create places that are safe, accessible and are easy to get to.</b>	The proposed Block 211 provides setbacks to allow safe pedestrian movements and significant glazing at the ground floor will maximize visual connections into and out of the building. Clear pedestrian and cycling crossings are provided at the northwest corner of the building and connect to the transforming north-south complete street within the Booth corridor.
<b>To ensure that new development respects the character of existing areas.</b>	The proposed development respects the character of the surrounding area and is generally consistent with the vision set forth in the Zibi Master Plan for the redevelopment of the lands.

<b>To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.</b>	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 over time and to the creation of a complete community where people are able to work and play in proximity to their homes.
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### 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:

<b>Traffic</b>	<p>The traffic impact for Block 211 has been evaluated through an addendum (No. 5) to the original Transportation Impact Study (TIS) prepared for the Zibi Master Plan in 2014. The original TIS used the office trip generation rates and were based on modal share assumptions and an unconstrained parking supply. The current addendum recognizes the actual minimal parking supply to assess traffic impacts and requirements for Block 211.</p> <p>The addendum, prepared by Parsons, concludes that the additional peak hour trip generation, when assigned to the two site access/egress points, has negligible impact on the operation of the two intersections.</p>
<b>Vehicular Access</b>	Vehicles will access the site using the new full-movement Chaudière East Private intersection at Booth Street and a new right-in/right-out access at further south Zaida Eddy Private. Vehicles will enter the underground parking garage along the eastern façade of Block 211.
<b>Parking Requirements</b>	The subject property is located within Area Z on Schedule 1A and therefore has no minimum parking requirement. A total of 150 vehicular parking spaces are provided within the underground parking garage. These spaces are anticipated to serve Block 211 as well as other blocks within the Chaudière East district where parking will be limited by the grade change and the feasibility of constructing underground on the Island. A total of 124 bicycle parking spaces have been provided (whereas 68 spaces are required), which includes 14 at-grade spaces to serve the retail uses, and 110 indoor spaces on level P1, which are adjacent to change room and shower facilities.
<b>Outdoor Amenity Areas</b>	The proposed development will have no impact on adjacent outdoor amenity areas.
<b>Loading &amp; Service Areas and Outdoor Storage</b>	The proposed office use requires two (2) loading spaces per the City's Zoning By-law. These two (2) spaces, including one over-sized space, have been provided internal to the building and accessed along the east façade.
<b>Lighting</b>	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.
<b>Noise and Air Quality</b>	Gradient Wind Engineering has prepared a Roadway Traffic Noise Assessment for the proposed Block 211. The report studied the impact of the traffic noise from Booth



	Street on the proposed development and makes general recommendations for building construction and warning clauses to address the noise impacts.
<b>Sunlight</b>	A Shadow Study has been prepared and submitted in support of the Site Plan Control application. The studies show minimal shadowing impacts as a result of the mid-rise built form. During the summer months, the shadows will have minimal impact on the future Union Square. The shadow impacts are not considered to cause any undue adverse impacts on adjacent properties.
<b>Microclimate</b>	No wind analysis was completed for the proposed development given its mid-rise height of eight (8) storeys.
<b>Supporting Neighbourhood Services</b>	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 and integrates with the transformed Booth Street corridor that will provide north-south connections to the Cities of Gatineau and Ottawa.

## 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).

Pre-hearings held to date have resolved many 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.

Section 1.11.7.1 describes the East Chaudière District and states that development within each district must achieve the overall development concept within Annex 1 of the Secondary Plan. The East Chaudière district will be distinguished by the repurposed portions of the Board Mill (Block 212). The District is intended to accommodate a mix of uses to establish it as a lively mixed-use area with several stand-alone residential and mixed-use buildings. The on-site circulation system is to be pedestrian-focused and provide for connections to

the shoreline at strategic locations. The built form within the District will be predominantly mid-rise with some strategically positioned higher profile buildings.

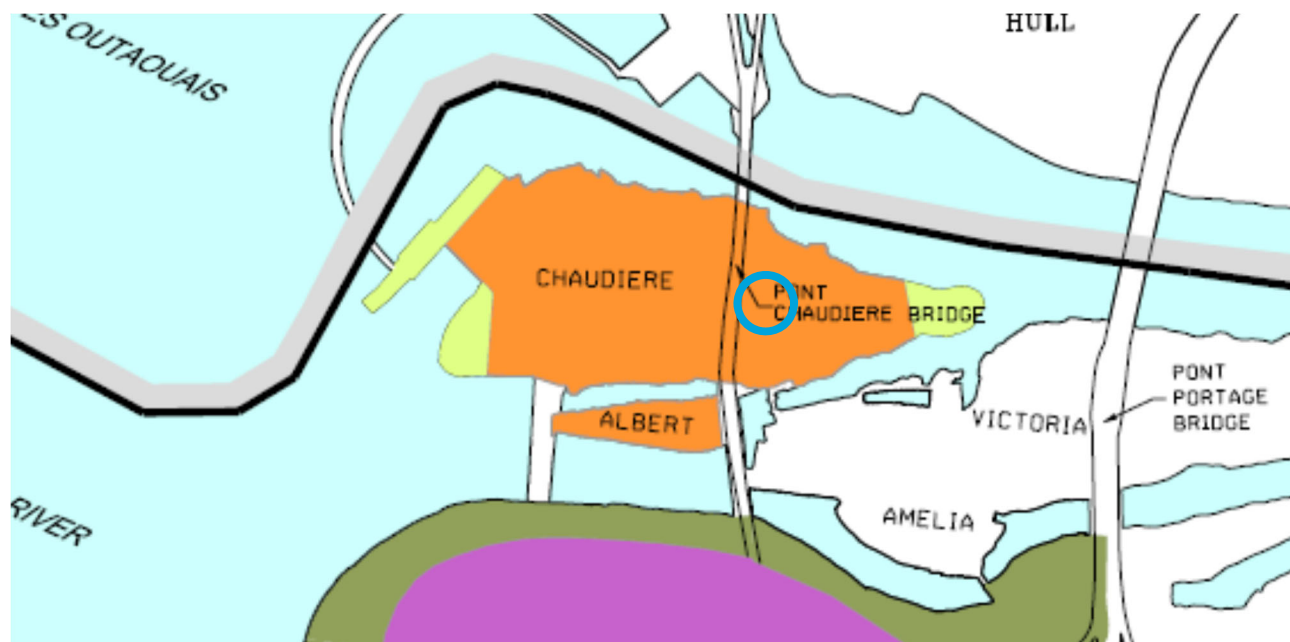


Figure 6: Schedule Q from the Central Area Secondary Plan (subject property noted)

The subject property is designated “Mixed-Use” on Schedule Q of the Secondary Plan. Policy 1.11.7.2(a) states that all three Zibi Ontario 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.

Policy 1.11.7.2(b) describes the nature of mixed-use that will be permitted within each district, and specifically states that a broad range of non-residential uses are permitted within the East Chaudière district, including retail, office, entertainment, cultural, institutional, and recreational uses. Sub-section (iii) states that the predominant uses within the East Chaudière districts shall be office and residential with retail type uses generally located on the ground floor of office buildings to contribute to public realm animation and activity.

**The proposed uses within Block 211 conform to the policies of the Mixed-Use designation by providing a mixed-use building with retail uses at-grade to animate Booth Street and the internal street network, and office uses above. The proposed uses and built form are consistent with the intended character and vision for the East Chaudière district.**

Map 5 of Secondary Plan permits low and medium-rise buildings for a portion of the subject property, and permits high-rise buildings on the balance. Annex 1 of the Secondary Plan shows the height of Block 211 of six (6) storeys. As noted, Block 211 was previously anticipated as a residential building and therefore has a reduced depth.

**The proposed building height of eight (8) storeys on the subject property conforms to the applicable Map (Map 5) 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. The proposed Block 211 is a much deeper building to accommodate a commercial floorplate**





whole or in part for phased development only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management”. The By-law goes on to list a number of requirements to permit the Holding By-law to be lifted. These conditions are discussed below.

Subsection 8 of the holding by-law conditions stipulate that “Partial removal of the “h” may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above and that demonstrates how the phased development is consistent with and will advance achieving the overall development concept as set out in the Secondary Plan and as detailed within the Stage 1 Site Plan Control approval.” The holding symbol has previously been lifted for all lands west of Booth Street. The current request seeks to lift the holding on the lands that form part of the Site Plan Control approval for Block 211.

**The proposed development of Block 207 complies with the MD5[2172] S332 zone. The proposed retail and office uses are permitted uses within the zone. The proposed building height of 33.7 metres (eight (8) storeys) also complies with the applicable zoning schedule.**

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 well over 50% active uses at the ground floor in the form of retail. Each of the retail units will have separate and direct access to the street and will meet the adjacent sidewalk at-grade.**

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

Zoning Mechanism	Required	Provided
<b>Minimum Setbacks</b>	No minimum on all sides	Varies
<b>Building Height</b>	Maximum: 68.0 metres	33.7 metres
<b>Minimum Parking</b> Area Z on Schedule 1A	None required	150 spaces
<b>Maximum Parking</b> Retail Store: 1/100m <sup>2</sup> of GFA Office: 1/100m <sup>2</sup> of GFA	Retail: 16 spaces Office: 155 spaces	150 spaces
<b>Bicycle Parking</b> Retail/Office/Restaurant: 1/250m <sup>2</sup> of GFA 50% can be vertical; 25% must be indoors	68 spaces	124 spaces
<b>Loading Space</b>	Office: 2 spaces	2 spaces; including 1 oversized
<b>Drive Aisle Width</b>	6 metres	6 metres

**The proposed development complies with the relevant zoning provisions.**

The conditions of the holding by-law have been addressed as follows:

Condition	Conformity
Completion of a Phase 2 ESA in accordance with the O. Reg. 153/04 and acknowledged by the Ministry of Environment	Phase 2 ESA was completed by DST Consulting Engineers, dated April 2014.
Completion of the necessary studies, reports and designs to the satisfaction of the General Manager of Planning and Growth Management, to determine environmental remediation required, adequate sanitary and potable water capacity and satisfactory fire protection requirements	Phase 2 ESA and Master Servicing Study have both been approved as part of Stage 1 Site Plan Approval.
Submission of a Stage 2 Archaeological Assessment approved by the Ministry of Tourism and Culture	Stage 2 Archaeological Assessment for Block 211 has been completed by Past Recovery Archaeological Services Inc. in May 2019 and is submitted as part of the current applications.
Submission of an approved transportation strategy and Transportation Demand Management (TDM) Plan including an implementation plan identifying pedestrian, cycling, transit and road capacity requirements and improvements to accommodate the development and any improvements required to be completed by the developer to provide for this development. The approved strategy and TDM Plan may include phasing conditions tied to Stage 2 site plan applications setting out modal share performance measures to be achieved and means and methods for attaining the performance measures including a monitoring program	TDM measures have been identified in the conditions of Stage 1 Site Plan approval. The measures are being incorporated through Block 211 (e.g. bike parking and shower rooms, real-time transit information, paid underground parking, monitoring). This will be reinforced through the conditions of the future Site Plan approvals.
Update to the flood plain mapping in the Zoning By-law	As discussed with the Rideau Valley Conservation Authority, this will be provided as an as-built update following construction. To be included as a condition of Site Plan approval.
Submission of a One Planet Communities endorsement, or by a similar sustainability program, to the overall project	Zibi has been endorsed as a One Planet Community and continues to work with Bioregional to collaborate on the implementation of the One Planet Action Plan for Zibi.
Submission of an approved Stage 1 Site Plan Control application, which reflects the OPA directions for the overall development concept and building heights including:	The Stage 1 Site Plan application was approved on November 24, 2016.
Off-site improvements/modifications to required transportation and infrastructure to accommodate development	The Stage 1 Site Plan application was approved on November 24, 2016.

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Condition	Conformity
Approval from federal, NCC and other agencies with respect to servicing crossing their lands or connecting to their infrastructure	The Stage 1 Site Plan application was approved on November 24, 2016.
Fire protection requirements which meet the Fire Underwriters Survey requirements	The Stage 1 Site Plan application was approved on November 24, 2016.
Watermain design for redundancy that is acceptable to the City of Ottawa	The Stage 1 Site Plan application was approved on November 24, 2016.
Approval of detailed Design Guidelines to guide development on Chaudière and Albert Islands.	The Stage 1 Site Plan application was approved on November 24, 2016.

**The area covered by the current applications, including Block 211, is suitable to the lifting of the holding symbol as all conditions have been met.**



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 and land use;
- / The proposal implements the vision of the Master Plan for Zibi. The proposed development proposes minor adjustments 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 211 represents, in our professional planning opinion, good planning and is in the public interest.



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