

April 26<sup>th</sup> 2020

City of Ottawa  
Planning, Infrastructure and Economic Development  
110 Laurier Avenue West  
4<sup>th</sup> floor Ottawa, ON K1P 1J1

Attention: Andrew McCreight - Planner III

RE: Site Plan Control (Revision – Standard, Non Rural) – 245 Rideau Street

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Dear Mr. McCreight

On behalf of Claridge Homes, the owners of the subject property municipally known as 245 Rideau Street, this cover letter has been prepared in support of Site Plan Control – Revision Standard, Non Rural.

The following materials have been enclosed in support of this application:

- Site Plan prepared by NEUF Architects;
- Elevations prepared by NEUF Architects;
- Landscape plan prepared by James B. Lennox and Associates;
- Servicing Brief prepared by Novatech;
- Noise Addendum prepared by Novatech;
- Traffic Impact Statement prepared by Novatech;
- Grading plan prepared by Novatech;
- General plan of services by Novatech;

Should you have any questions, please contact the undersigned.

Sincerely,

Vincent Denomme  
Claridge Homes (Royale) Inc.  
210 Gladstone Avenue  
Ottawa ON K2P 0Y6

## Site Context

The site is bounded by Rideau Street to the south, Cumberland Street to the west and George Street to the north. Currently, the site is vacant and was occupied by a retail food store. The site is roughly 5012.4 square metres. The site is located within the central area community design plan which promotes a wide range of mixed use developments.

## Application History and Proposed development

On October 28, 2013, a site plan control application was submitted to the City of Ottawa (D07-12-13-0203) to allow a mixed use development. This application permitted three towers of 21, 25 and 28 storeys with a 2-storey podium. The land uses were two large format retail stores within the podium, with a hotel use divided between the two towers and the remaining space were dwelling units. Approximately 443 units. This site plan was approved and registered in the month of September 2015.

A total of 395 vehicle parking spaces and 271 bicycle parking spaces were provided in the initial proposal. 44 spaces were allocated for visitors and 63 spaces were allocated for the retail use. The loading spaces are located internal to the building and on the ground level.

In June of 2019, a site plan revision application was submitted to the City of Ottawa as the development now housed more units and the location of the ramp to enter to the parking garage shifted. A letter of permission was granted by Lee Ann Snedden to allow the development to move forward with the extra units. The Site plan revision now only serves to amend the parking ramp location.

The proposed development at the time of this first revision remained a mixed use high-rise building with 3 towers sitting on a 2 storey podium. The development consisted of a 26 storey residential condo tower, a 27 storey residential rental tower and an 18 storey hotel tower. A retail food store was to occupy the ground floor.

The following application is a subsequent revision to the site plan to change the use of Tower A (corner of Cumberland Street and Rideau street) from a hotel use to residential. This change will result in 148 apartments, replacing 208 hotel rooms. The apartment types are as follows:

Studios	1 Bedrooms	2 Bedrooms	<b>Total</b>
16	82	50	<b>148</b>

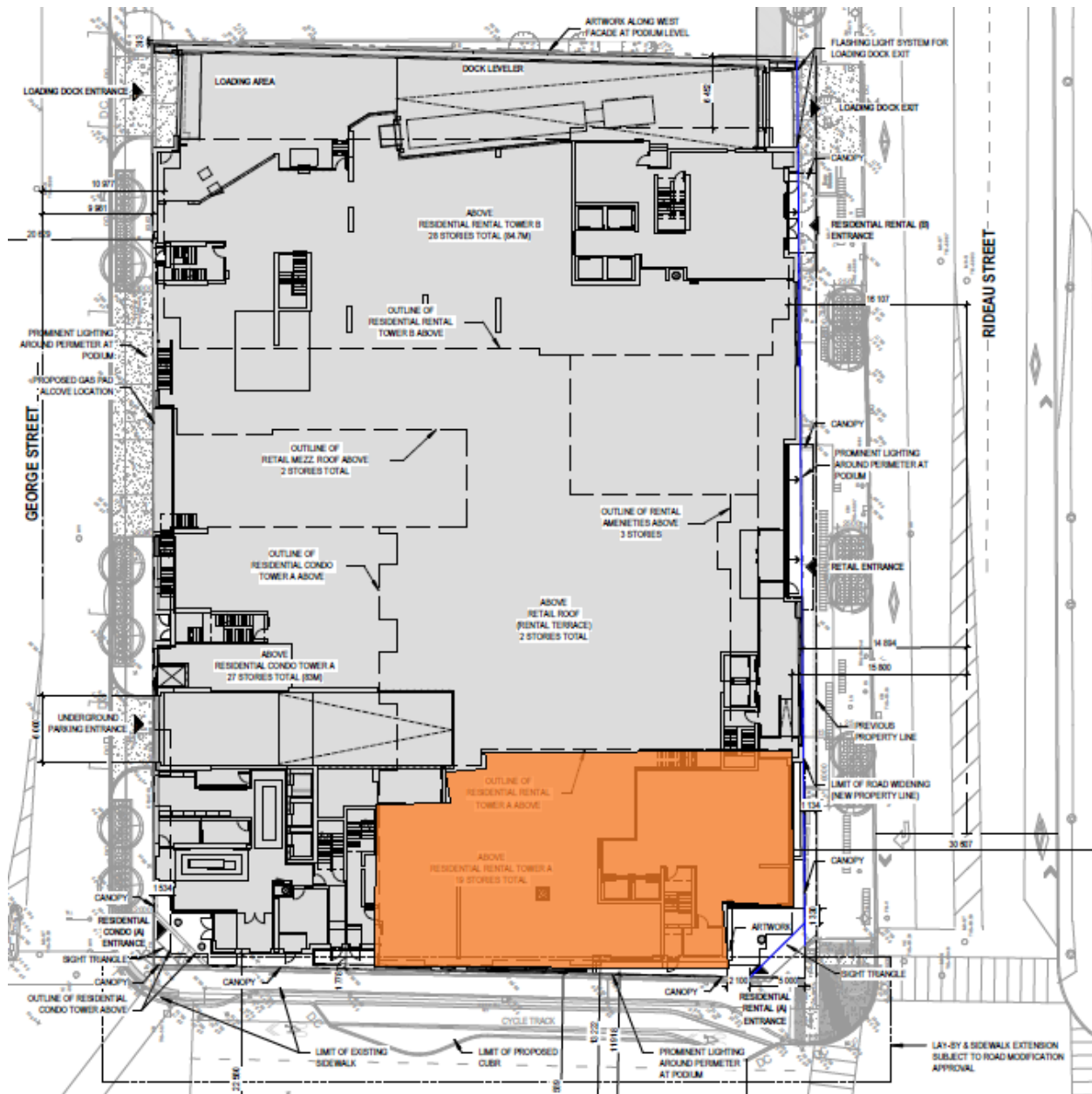


Figure 1 - Excerpt of the revised site plan dated April 24th showing the now residential use of Tower A

## Policy Review

### Provincial policy statement (Section 4)

- The proposed development is consistent with the PPS 2014, promoting densities for new housing that efficiently use land, resources, infrastructure and public service facilities.
- As a residential intensification project, the proposed development also contributes to the changes in the PPS that speaks to mitigating climate change by reducing automobile commute lengths and journeys.

### *City of Ottawa Official Plan (Section 2)*

- The proposed development intensifies an under-utilized property within the city's urban Central Area, the higher density growth in this area will encourage walking, cycling and transit use, helping to manage growth in the City of Ottawa

### *Comprehensive Zoning By-law*

- The subject lands is zoned Mixed-Use Downtown Zone, the proposed development supports the purpose of the MD zone by providing more residential to support the surrounding employment, shopping, cultural and entertainment uses.

## **Supporting Studies**

*Servicing Brief:* Based on the foregoing study, adequate sanitary, storm and water services are available to support this development

*Transportation Impact Statement:* The foregoing Traffic Impact statement states that the revised development is anticipated to result in a net decrease in person trips and the proposed vehicular and bicycle parking spaces adhere to the requirements of the City's zoning by-law.

*Noise Report Addendum:* The Recent site plan revisions do not result in any changes to the noise level analysis, noise attenuation measures or noise requirements to be placed on title for units previously presented. The same residential sound level criteria applied to the previously proposed hotel rooms.

## **Conclusion**

The proposed revised mixed use development satisfies the various policies set out by the province and the municipality as it offers housing supply, retail to service the area and the increased density supports the central area of the City of Ottawa's Official Plan. The supporting studies show that the proposed development have adequate services available, that a net decrease in traffic volume is anticipated and noise measures remain the same when applied to the new residential component.