

406 Bank Street

Planning Rationale
Zoning By-law Amendment & Site Plan Control
January 19, 2021



Prepared for 12291444 Canada Inc

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1.0 Introduction

Fotenn Planning + Design has been retained by 12291444 Canada Inc. to prepare this Planning Rationale and Design Brief in support of Zoning By-law Amendment, Site Plan Control and Heritage Permit applications to facilitate the proposed development on the property municipally known as 406 Bank Street in the City of Ottawa.

The subject site is a vacant property located at 406 Bank Street, at the northwest corner of Bank Street and Florence Street in the Centretown neighbourhood. The proposed development includes a six-storey mixed-use building with commercial and retail at-grade fronting onto Bank Street, with the residential lobby and building servicing accessed from Florence Street. A total of 30 residential units are proposed with underground bicycle storage, amenity space, and mechanical.

1.1 Required Applications

To facilitate the proposed development, concurrent Zoning By-law Amendment, and Site Plan Control applications are being submitted. As the site is located within the Centretown Heritage Conservation District (HCD), a Heritage Permit application will also be sought through the application process.

The Zoning By-law Amendment (ZBLA) proposes to amend the existing Traditional Mainstreet (TM) zoning applicable to the site to accommodate site-specific development details, including setback reliefs, as discussed herein.

1.2 Public Consultation Strategy

The City of Ottawa has developed a Public Notification and Consultation Policy for development applications. The following consultation steps will be undertaken, or have been undertaken, in accordance with the Policy and Planning Act notification requirements.

- / Pre-Application Consultation Meeting
 - o A Pre-Application Consultation Meeting was held with City Staff and the applicant team on September 28, 2020.
- / Notification of Ward Councillor, Councillor Catherine McKenney
 - o The Ward Councillor was notified of the proposed development for the subject site prior to the submission of the Zoning By-law Amendment application.
- / Notification of Centretown Community Association, President Shawn Barber
 - o The Centretown Community Association was notified of the proposed development for the subject site prior to the submission of the Zoning By-law Amendment application.
- / Community “Heads Up” to local registered Community Associations
 - o A ‘heads up’ notification to local registered community associations will be completed by City of Ottawa during the application process.
- / Community Information Session
 - o If requested by the Ward Councillor, the applicant team will participate in a community information and comment session to discuss the proposed development.

- It is anticipated that the Ward Councillor would provide notice to residents via the ward website and newsletter, Facebook, and Twitter.
 - Due to COVID-19 restrictions on public gatherings, it is anticipated that the community information session would be held via an online format such as a Zoom webinar or another similar platform.
- / Planning Committee Meeting Advertisement and Report Mail out to Public for Zoning By-law Amendment
- Notification for the statutory public meeting will be undertaken by the City of Ottawa.
- / Statutory Public Meeting for Zoning By-law Amendment – Planning Committee
- The statutory public meeting will take place at the City of Ottawa Planning Committee.

Site Context and Surrounding Area

2.1 Subject Site

The subject site, located in the Somerset Ward (Ward 14), is a square corner lot with a total area of 302.18 sq.m. It has approximately 16.62 metres of frontage along Bank Street on the east of the property, with approximately 18.34 metres of frontage along the north side abutting Florence Street. Located at the northwest corner of Bank Street and Florence Street in the Centretown neighbourhood, the site is currently vacant and cleared land, with the structure on site destroyed by a fire in 2002. The site is located along one of Ottawa's main arterial roads and a Traditional Mainstreet, Bank Street, which is generally characterised by low- to mid-rise mixed-use buildings with commercial or retail located at-grade.



Figure 1: Subject Site and surrounding context, site indicated in blue

2.2 Surrounding Context

North: Immediately north of the subject site are the properties municipally known as 390 to 394 Bank Street. Two, 2-storey commercial buildings are located at 394 Bank Street, immediately north of the site. Further north is a single storey building at 390 Bank Street, which contained a restaurant with an outdoor patio north of the site. At present, these properties are vacant and there is an active development application at this site. The application proposes redevelopment of the site as a nine-storey mixed use building, with retail at-grade, and 128 residential units throughout the floors above.

Further north of this is James Street. Beyond this are single to three-storey commercial buildings. Generally, north of the site along Bank Street are low- to mid-rise mixed-use buildings with commercial and retail at-grade.

East: Immediately east of the subject site is Bank Street. Across this street are properties known municipally as 403 to 417 Bank Street, bounded by Waverley Street to the north and Frank Street to the south. A three-storey commercial

building is located at 403 Bank Street, currently operating as a large format office supply and retail store with surface parking to the south. A single storey commercial building is located at 417 Bank Street, currently operating as a retail bookstore. Further east of this is a surface parking lot, and the Centretown neighbourhood east of Bank Street. This area is generally characterised as a residential neighbourhood, containing mostly residential properties in various forms.

South: Immediately south of the subject site is Florence Street, which intersects with Bank Street to the east. South of this are properties known municipally as 410 to 430 Bank Street, bounded by Gladstone Avenue to the south. The buildings on these sites are two to four-storeys in height, with retail at-grade and additional commercial or residential uses above.

West: Immediately west of the subject site is a three-storey mixed-use building with commercial at-grade at 19 Florence Street. Further west of this is a public laneway, and west of this is a three-storey commercial building at 21 Florence Street. Further west of this is the Centretown neighbourhood west of Bank Street. This area is generally characterised as a residential neighbourhood, containing mostly residential properties in various forms.

2.3 Road Network

The subject site is located at the corner of Bank Street and Florence Street, with the primary active commercial entrances of the property fronting Bank Street. Bank Street is designated as an Arterial Road on Schedule F of the Ottawa Official Plan. The intended function of Arterial Roads are as major corridors in the urban communities, accommodating multi-modal transit modes including vehicle, pedestrian, bicycle, and public transportation. Arterial roads are designed to meet the needs of these users through the provision, where appropriate, of sidewalks, cycling lanes, and transit stops.



Figure 2: Official Plan Schedule F - Central Area Road Network, subject site indicated

2.4 Transportation Network

The subject site is well-connected with respect to bus rapid transit, cycling, and the pedestrian network.

OC Transpo serves the site with Routes 6 and 7 running adjacent to the site along Bank Street, Route 11 along Somerset Street, and Route 14 along Gladstone Avenue. Three OC Transpo bus stops are located within 100 metres from the site, a north-south connection for Route 6 and 7 located along Bank Street between Gilmour Street and James Street, and both a north-south connection for Routes 6 and 7, and an east-west connection for Route 14 at Bank Street and Gladstone Avenue. Each bus route provides connection to the wider OC Transpo network, connecting to both other rapid bus transit routes and the LRT system.

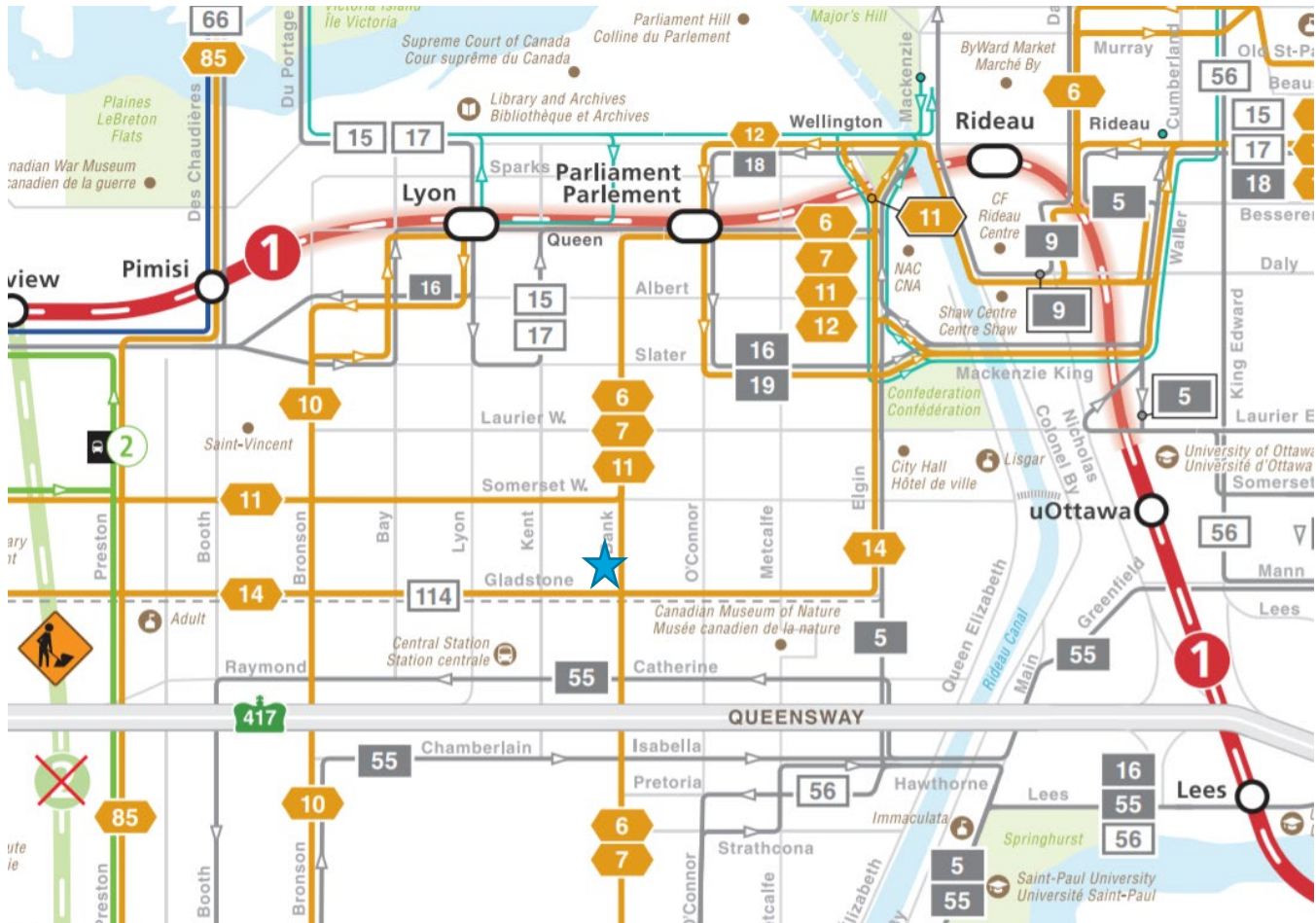


Figure 3: OC Transpo Bus Transit Network Map, subject site indicated

The subject property is served by the greater cycling network. Schedule C of the Official Plan describes a nearby cross-town bikeway route along O'Connor Street, and Spine Routes along Gladstone Avenue, Somerset Street, and portions of Metcalfe Street, each which provides increased access to the greater cycling network. Further, new cycling infrastructure is located along Elgin Street. These cycling accesses allow bicycle connections to various other routes throughout the city and rapid transit, promoting multi-modal transportation.

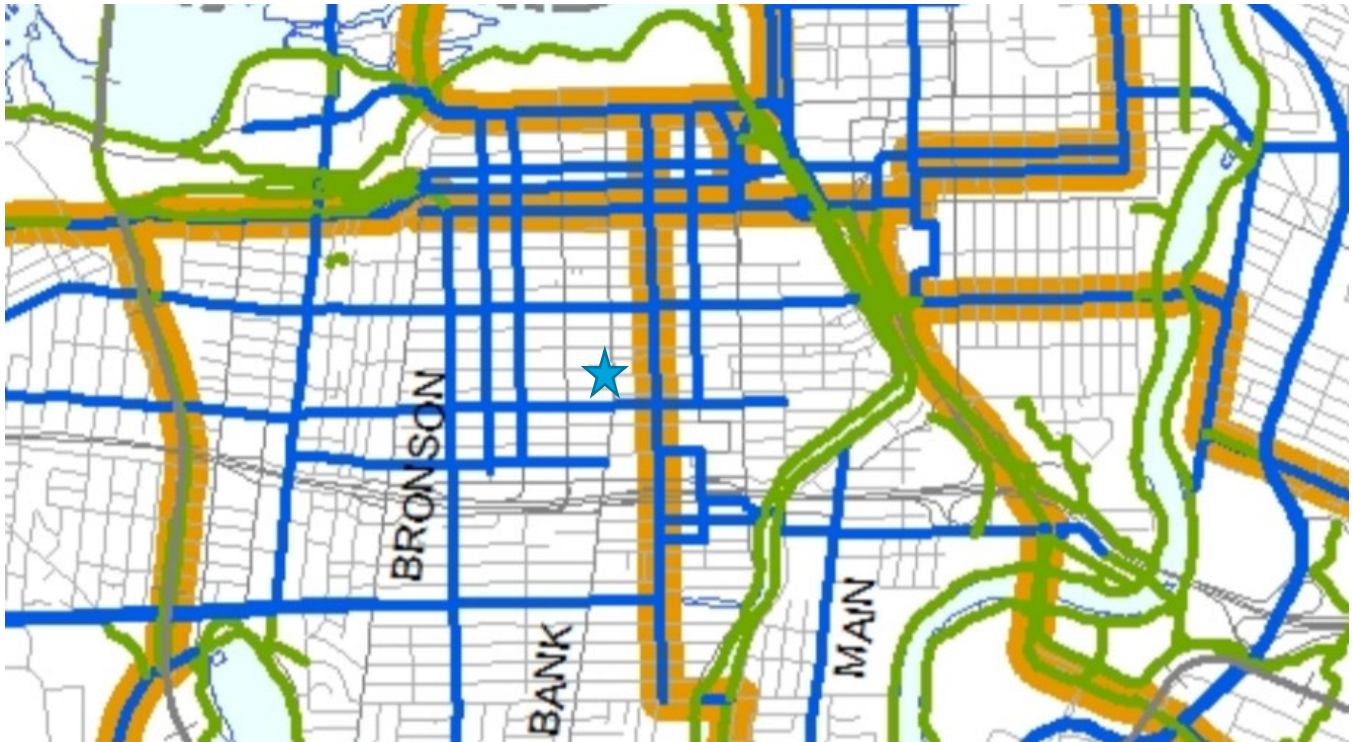


Figure 4: Official Plan Schedule C Urban Cycling Network, subject site indicated

The site is well served by city-wide and community-level multi-use pathways throughout the neighbourhood, providing access to nearby amenities, parks, and greenspaces.

2.5 Neighbourhood Amenities

Due to its location in the established Centretown neighbourhood, the subject property enjoys close proximity to many nearby amenities including a variety of small and locally oriented commercial uses such as restaurants, retail shops, community services, and greenspaces. The surrounding neighbourhood also benefits from access to four (4) large grocery stores within a 15-minute walk – Farm Boy at 193 Metcalfe Street, Independent Grocer at 296 Bank Street, Loblaws at 64 Isabella Street, and McKeen Metro Glebe at 754 Bank Street. The site is well-served with respect to parks and community facilities being within walking distance of Confederation Park to the east, the Ottawa Public Library to the northeast, and the Taggart Family YMCA to the southeast.

A non-exhaustive list of neighbourhood amenities illustrates the wide range of uses, and include:

- / Major commercial and retail business both directions along Bank Street;
- / Recreational facilities including private gyms, community centres and the YMCA;
- / Parks including Dundonald Park, Jack Purcell park, and several other local parks, as well as greenspace along the Rideau Canal;
- / Community Centres such as the Jack Purcell Community Centre and Pool, Kind Community Centre, and the Ottawa Chinese-Canadian Heritage Centre;
- / Tourist destinations or Heritage buildings such as Parliament Hill and City Hall; and,
- / Public Schools including Centennial Public School, Elgin Street Public School, and Glashan Public School

3.0 Proposed Development & Design Brief

3.1 Project Overview

The proposal for 406 Bank Street includes development of a six-storey mixed-building. Approximately 144 sq.m of commercial space will be located at-grade, accessed via Bank Street. The building will contain 30 residential units, six per floor between floors two through six, with access from Florence Street to the main residential lobby. Waste and recycling facilities are located on the main floor and accessed by a parking and loading area from Florence Street. Approximately 181 sq.m of amenity space will be located at the lower level of the building, including 15 bicycle storage spaces. Mechanical components and laundry facilities are also located at the lower level.



Figure 5: Rendering of proposed development at 406 Bank Street, looking southwest

3.2 Massing & Scale

The proposed development represents a scale and massing consistent with the existing conditions along Bank Street. The principle façade along Bank Street contains commercial uses at-grade, with access from Bank Street consistent with its surrounding context. At the east façade, the at-grade level provides a pedestrian easement and is setback a distance of 1.5 metres, allowing increased space for the public realm along Bank Street. The 2nd to 4th-storeys cantilever above the lower level and abut the front lot line, consistent with traditional commercial main street setbacks. Above this, the 5th and 6th storeys provide a 1.5 metre setback and material transition to ensure the pedestrian scale of the development is maintained. The residential and loading entrances are located along the south façade fronting Florence Street. The building provides no setback from the corner side yard lot line and maintains a street wall up to the 6th storey. Further, the building abuts the existing structure to the west along Florence Street, and the proposed development to the north along Bank Street, with setbacks and streetwall heights referencing the proposed development.



Figure 6: Rendering of proposed development at 406 Bank Street, looking northwest

The proposed development employs materials and design elements which reference architectural elements within its surrounding context, understanding its place along a traditional commercial main street. A high level of glazing with masonry columns are employed on the east façade at grade, referencing nearby ground floor principle entrances. The

red brick masonry is continued up through to the 4th storey on both the east and south facades, ensuring compatibility with its surrounding context. A darker masonry material surround window openings between the 2nd and 4th storeys. Above this, the darker masonry is the primary material throughout the 5th and 6th storeys while still including red brick masonry elements, providing visual interest and ensuring the pedestrian scale of the building is maintained. Buildings along Bank Street within the context of the subject site provide precedent for building scale, massing, and materials, and are represented in Figures 7 through 9.



Figure 7: Property at 403 Bank Street, east of the subject site, with materiality and scale similar to the proposed design



Figure 8: Property at 399 Bank Street, northeast of the subject site, showing similar materiality and massing to the proposed design



Figure 9: Property at 382-386 Bank Street, north of the subject site, showing materiality, window openings, and scale similar to the proposed design

3.3 Public Realm

The design of the proposed development ensures the public realm is enhanced while maintaining consistency with the surrounding context. Tree plantings, seating, and existing public right of ways adjacent to the proposed development will be maintained on Bank Street and Florence Street. The principle (east) façade contains a setback of 1.5 metres at-grade, to provide a pedestrian easement and ensure increased public space along Bank Street. The materials employed at street level, including a high amount of glazing with masonry elements, ensures consistency with the surrounding commercial context, specifically with nearby commercial and retail buildings along Bank Street. The overall massing of the building, including building setbacks provided above the 4th-storey ensure the proposal maintains a pedestrian scale and enhances the public realm.

4.0 Policy and Regulatory Review

4.1 Provincial Policy Statement (2020)

The Provincial Planning Statement (PPS) is a policy document issued under the Planning Act which provides direction on matters of provincial interest related to land use planning and development. All decisions on planning matters “shall be consistent with” the PPS. Generally, the PPS recognizes that “land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns”. In order to respond to current and future needs, a range of housing options is encouraged through new development and intensification.

Policies that support the development and intensification of the subject property include:

- / 1.1.1: Healthy, liveable and safe communities are sustained by:
 - o Accommodating an appropriate affordable and market-based range and mix of residential types, including multi-unit housing;
 - o Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- / 1.1.3: Identifies settlement areas as the focus of growth and development, with land use patterns in settlement areas to be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
 - o Policy 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities

- / 1.4.3: Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs or current and future residents of the regional market area by:
 - o Permitting and facilitating:
 - All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - All types of residential intensification, including second additional residential units, and redevelopment;
 - o promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

- / Section 1.6 of the PPS provides policies for infrastructure and public service facilities. Policies require that growth be directed in a manner that optimizes the use of existing infrastructure and public service facilities, including municipal sewage and water services.

- / 1.7.1: Long-term economic prosperity should be supported by:
 - o Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.

- / 1.8.1: Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:
 - o promote compact form and a structure of nodes and corridors;
 - o promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas; and
 - o encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.

Policies for achieving the vision of the PPS address efficient development and land use patterns; accommodating an appropriate range and mix of residential types to meet long-term needs; promoting cost-effective development patterns; and supporting transit and active transportation. Furthermore, the policies direct development to locations that have been identified for intensification and redevelopment by the municipality.

The proposed development is consistent with the Provincial Policy Statement, 2020. The proposal is located along the Traditional Mainstreet designation, intensifies the existing built-up urban area, is well served by existing municipal services, and is in proximity to a range of multi-modal transit options. As such, the redevelopment of the subject property advances the provincial goals of healthy, liveable and safe communities that efficiently utilizes existing infrastructure, improves the range and mix of housing types, and supports transit use.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan provides the policy framework for strategic growth and development of the city to the year 2036. The City plans to meet Ottawa's growth and development by managing it in ways that support livable communities and healthy environments. Objectives and policies direct the creation of 'complete' communities where residents can live, work and play.

4.2.1 Managing Growth

Section 2.2 of the Official Plan describes how growth is to be managed within Ottawa, including the urban area and village boundaries, managing intensification, and employment area policies. This section recognizes residential intensification as the most efficient pattern of development and is broadly defined in Section 2.2.2, Policy 1 as "the intensification of a property, building or area that results in a net increase in residential units or accommodation and includes the development of vacant or underutilized lots within previously developed areas and infill development".

The subject site is located along a Traditional Mainstreet, which is identified as a target area for intensification (Policy 3). Intensification is encouraged in these areas and can be expressed through a variety of built forms, with the greatest density and building heights to be in close proximity to Rapid Transit and Transit Priority Corridors (Policy 10). To ensure appropriate design, transitions, and compatibility with surrounding existing context and planned function, taller building heights should be located closest to the transit priority corridor (Policy 11).

The proposed development represents residential intensification through the redevelopment of a vacant lot within a Target Area for Intensification. The development provides a compatible design and appropriate building heights as further discussed herein. As the development site is designated as a Traditional Mainstreet, the site represents significant opportunity for intensification. Further, the proposed development provides appropriate transition and compatibility with its existing surrounding context through building scale, form, massing, and materiality. The proposed development is in keeping with the policy directions of the Secondary Plan and Land Use designation by proposing a compact built form along a Traditional Mainstreet, achieving efficient use of land in the urban area.

4.2.2 Land Use Designation

Land use designations for Ottawa's Official Plan are described in Schedule B, Urban Plan policy. This Schedule describes 406 Bank Street as located along a Traditional Mainstreet. Urban designation policies are described in Section 3.6 of the Official Plan, with policies related to Traditional Mainstreets located in Section 3.6.3.

Traditional Mainstreets generally contain pre-1945 characteristics and are typically set within a tightly-knit urban fabric, with buildings that are small-scale, with narrow frontages and set close to the street. A development pattern generally consists of a mix of uses with commercial or retail at-grade and residential uses located on the upper floors. Traditional Mainstreets offer significant opportunities for intensification through medium-density and mixed-use development. As these streets are well-served by transit, parking is generally on-street, with limited on-site parking, and the area is generally accessed by foot, cycling, and public transit. Focusing intensification on Traditional Mainstreets allows for less disruption, more efficient use of transit, and access to neighbourhood services for nearby communities, which is supported by more dense and mixed-use development.

A wide variety of uses is permitted on Traditional Mainstreets, including retail, service, commercial, office, residential, and institutional uses, often located within mixed-use buildings (Policy 5). Redevelopment and infill are encouraged on Traditional Mainstreets to optimize land uses through intensification, generally provided in a compact built form with active street frontages (Policy 10). Further, the Official Plan supports mid-rise development along Traditional Mainstreets (Policy 11). To achieve the vision for Mainstreets, changes within the public environment may be required, including changes to the road environment, right of ways, and pedestrian realm in order to support new intensification (Policy 14).

The proposed development implements and conforms to the policy directions described in the Traditional Mainstreet designation. Redevelopment of the vacant site along a Traditional Mainstreet where intensification is supported will achieve efficient use of municipal services, public transit, and neighbourhood amenities. The site is located along a Transit Priority Corridor and represents a significant opportunity for redevelopment of an underutilized property. As a mid-rise mixed-use development, it will provide new commercial and economic opportunity while increasing housing options in the Downtown Core. The proposed development has also been designed in a manner that will further support increased pedestrian and cycling infrastructure in the area.

4.2.3 Designing Ottawa

Section 2.5.1 of the Official Plan provides objectives and policies for achieving compatibility between form and function when introducing new development into existing areas. Compatible development means development that, although not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists without causing undue adverse impact on surrounding properties; it “fits well” within its physical context and “works well” among those functions that surround it.

The following Design Objectives, which are intended to influence Ottawa’s built environment as it grows, are applicable to the subject property and proposed development:

- / Enhances the sense of community by creating and maintaining places with their own identity;
- / Defines quality public and private spaces through development;
- / Creates places that are safe, accessible and are easy to get to, and move through;
- / Ensures that new development respects the character of existing areas; and
- / Considers adaptability and diversity by introducing new residential land uses in a compact built form that contributes to the range of housing choices and transportation options in the area.

Traditional Mainstreets are recognized as ‘Design Priority Areas’ (Policy 2), which are required to participate in an enhanced review by the Ottawa Urban Design Panel (Policy 4) to understand how the proposed development will contribute to the Design Objectives and achieve good urban design.

The proposed development addresses the Design Objectives through a design that enhances a vacant site along Bank Street in proximity to a Transit Priority Corridor, proposing new commercial and residential uses to the site. The development is compatible with its existing context, and the proposed building represents a scale, form, and massing common to the area. The development will enhance the pedestrian environment and will serve to establish a strong

character to the area. As a development within a Design Priority Area, the Urban Design Review Panel will review and provide comments on the proposed development with respect to urban design, including the public realm.

4.2.4 Urban Design and Compatibility

Compatibility of scale and use are to be carefully understood to mitigate the design impacts of intensification. Similar to Section 2.5.1 of the Official Plan, Section 4.11 outlines a set of criteria that can be used to objectively measure the compatibility of a development proposal. At the scale of neighbourhoods or individual properties, consideration for views, design, massing, and amenity space, among others, are key factors for assessing the relationship between new and existing development. The following table provides an analysis of how the proposed development meets the applicable policies of Section 4.11.

| Policy | Proposed Development |
|---|--|
| <p>1. A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development.</p> | <p>This Planning Rationale and Design Brief satisfies the requirement for a Design Brief for the proposed development.</p> |
| Building Design | |
| <p>5. Design of the parts of the structure adjacent to existing buildings and facing the public realm will achieve compatibility through design of:</p> <ul style="list-style-type: none"> • Setbacks, heights and transition; • Façade and roofline articulation; • Colours and materials; • Architectural elements including windows, doors and projections; • On site grading; and • Elements and details that reference common characteristics of the area. | <p>The proposed development provides a design compatible with adjacent structures and the surrounding area context. Visual interest is created through setbacks and transitions. A pedestrian scale is maintained by provision of compatible building heights and streetwalls. The architectural articulation and change in materiality create well-designed elevations and massing which enhance the character of the area.</p> <p>Architectural treatments such as materiality and colours have been carefully chosen to be compatible with the surroundings while contributing to high-quality design. The building design creates visual interest in the area and reduces the impact of massing on nearby existing uses.</p> |
| <p>6. Orient the principle façade and entrances to the street, include windows on elevations adjacent to public spaces, and use architectural elements, massing and landscaping to accentuate entrances.</p> | <p>Principal commercial entrances are oriented towards the Bank Street Traditional Mainstreet. Principal residential entrances are located on a separate elevation while still abutting a public street. Architectural elements, including high glazing and masonry been incorporated to ensure that the building is well-defined at street-level.</p> |
| <p>8. To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these</p> | <p>Servicing areas are located away from the public realm, while building setbacks and easements to abutting streets provide a high quality, pedestrian friendly environment. Additionally, mechanical and building services are located internally in the building.</p> |

| Policy | Proposed Development |
|--|--|
| <p>areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.</p> | |
| <p>9. Roof-top mechanical or telecommunications equipment, signage, and amenity spaces should be incorporated into the design and massing of the upper floors of the building</p> | <p>The mechanical elements of the building are incorporated in the basement.</p> |
| <p>Massing and Scale</p> | |
| <p>10. Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan.</p> | <p>The proposed development is a mid-rise building that transitions the site to existing surrounding buildings. The area is characterised by buildings of a similar height and scale, and anticipates the proposed built form at 390-394 Bank Street, adjacent to the north of the site.</p> |
| <p>12. Transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.</p> | <p>The proposed development is a mid-rise building that transitions the site to existing and proposed nearby buildings, minimizing the impact of the proposed development. The built form transition respects the surrounding low-rise residential context.</p> |
| <p>13. Building height and massing transitions will be accomplished through a variety of means, including:</p> <ul style="list-style-type: none"> a) Incremental changes in building height (e.g. angular planes or stepping building profile up or down); b) massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet); c) Building setbacks and step-backs. | <p>Setbacks are incorporated along the Bank Street frontage at-grade and above the 4th-storey, which creates a pedestrian-oriented experience and visual interest at street-level. Articulation in the massing through transitions of building materials provide visual interest and break up the facade of the building.</p> |
| <p>Design Priority Areas</p> | |
| <p>22. The portion of the building(s) which are adjacent to the public realm will be held to the highest building design standards by incorporating specific building design features.</p> | <p>The subject property is located along a Traditional Mainstreet Design Priority Area. The proposal has been designed to meet high design standards, including building materials, continuous building lines, articulation, and fenestration, while helping to define and improve this section of Bank Street. The massing and scale of the proposed development is designed to compliment existing</p> |

| Policy | Proposed Development |
|--|--|
| | built form along Bank Street, and provide appropriate transition between the main street and adjacent existing neighbourhoods |
| 23. The portion of the development which impacts the public realm will be held to the highest site design standards and should incorporate enhanced public realm improvements. | As part of the development, a pedestrian easement is provided to expand the pedestrian realm. Street trees and existing public furnishings will be maintained. |

The proposed development conforms to the policy direction of Section 4.11. The proposed development will positively contribute to the surrounding neighbourhood through streetscape improvements and ensures high-quality design. The development has been designed in a manner that will minimize impacts to surrounding properties through enhanced design and appropriate transition.

4.3 New Ottawa Official Plan (Anticipated 2021 – 2046)

The City of Ottawa is currently undertaking the preparation of a new Official Plan, to apply to a 25-year planning horizon from 2021 to 2046. The City has approved key overarching policy directions, which are oriented around the “Five Big Moves” that include:

- / Growth Management;
- / Mobility;
- / Urban and Community Design;
- / Climate, Energy and Public Health; and
- / Economic Development.

Approved policy directions applicable to the proposed development include:

- / Achieve an intensification target of 60%-70%;
- / Orient land use designations around nodes, corridors, and neighbourhoods;
- / Evolve to denser, walkable, 15-minute neighbourhoods;
- / A renewed emphasis on building form; and
- / Establishing minimum densities for new developments in proximity to important rapid transit stations.

The new proposed Official Plan policies trend toward a greater focus on transit-oriented development, intensification, and urban design. The proposed development is consistent with these directions.

4.4 Centretown Secondary Plan

The subject site is located within the Centretown Secondary Plan area, specifically within the Central Character Area of this plan, described in Annex 1 (Figure 10). General policies for the entire Secondary Plan area are detailed below, as well as policies for the Central Character area.

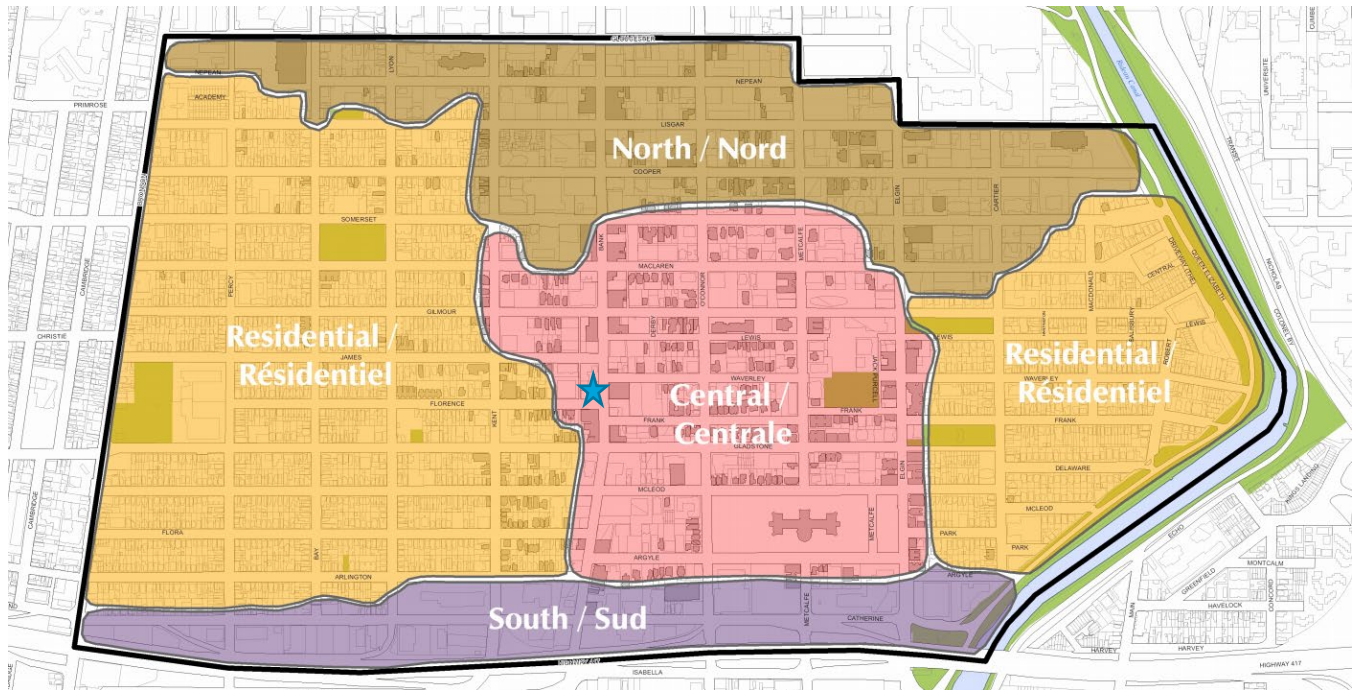


Figure 10: Annex 1. Centretown Secondary Plan

4.4.1 Objectives

The purpose of the Centretown Secondary Plan is to guide future growth and change in Centretown, based on the Community Design Plan (CDP), turning key aspects of the CDP into policy. The primary objectives of the plan are to:

- / Maintain and respect the character of Centretown's neighbourhoods;
- / Accommodate residential growth;
- / Accommodate a diverse population;
- / Reinforce and promote commercial activity;
- / Enhance the public realm;
- / Encourage walking, cycling and transit use; and,
- / Promote Design Excellence.

The proposed development is in keeping with these objectives, as described in the discussion below.

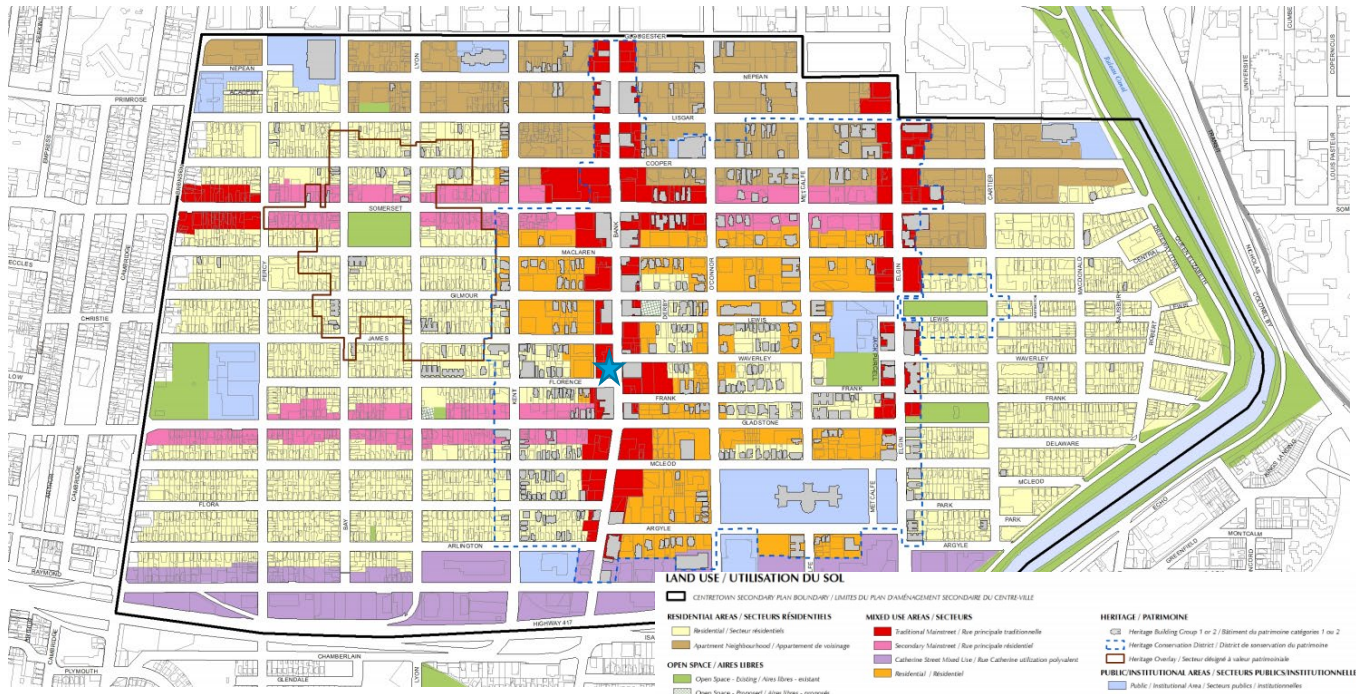


Figure 11: Schedule H1 of the Centretown Secondary Plan, subject site indicated

4.4.2 Land Use and Site Development

The subject site is designated Traditional Mainstreet within the Central Character Area in the Secondary Plan, as identified in Schedule H1 (Figure 11). It should be noted that the site is also designated as a 'Heritage Building Group 1 and 2' in Schedule H1 of the Secondary Plan. However, as a building has not existed on this site since 2002, the vacant site contains no built-form heritage value. The Central Character Area is defined as a complex area able to accommodate an assortment of uses, including more residential and mixed-use development that respects and complements existing context and character in the area. The policies of the Central Character Area relevant to the proposed development on Traditional Mainstreet Lands are as follows:

- / **3.9.4.1:** The Central Character Area includes many land use designations, including the Traditional Mainstreet. This designation applies to the properties fronting Bank Street and requires retail and commercial be located on the ground floors of buildings fronting the street while upper floors shall be occupied by residential or office uses.
- / **3.9.4.3:** A variety of mid-rise and low-rise buildings shall be encouraged in the Central Character Area, subject to height limitations described in Schedule H1, however heights up to 9-storeys are generally permitted; and,
- / **3.9.4.4:** Proposals for development in the Central Character Area shall be guided by the Built Form Guidelines in the Centretown CDP.

The following general policies of the Secondary Plan also apply to the proposed development:

- / **3.9.5.3:** The implementing zoning by-law shall establish appropriate maximum building heights within the ranges shown on Schedule H2. These maximum building heights are intended to help ensure compatibility between existing buildings and new development and between areas of different building heights, which together with other applicable zoning provisions ensure new development achieves an appropriate built form transition to adjacent areas of lower height.
- / **3.9.5.4:** Where the existing maximum building heights in the Zoning By-law are lower than those shown on Schedule H2, any increase in height and/or density deemed suitable by the City through a rezoning process will be subject to Section 37 of the Planning Act in accordance with the Council-approved Section 37 Guidelines and Policy 8 in Section 5.2.1 of the Official Plan.

Further, Policy 3.9.5.7 states that in addition to the built form policies listed above, all new development in Centretown shall respect the guidelines in Sections 6.2-6.4 of the Centretown CDP. A discussion regarding the project's conformity to these guidelines is found in Section 4.5 of this report.

The proposed development is consistent with the Secondary Plan's objective for redevelopment and infill within the Central Character Area and is consistent with the Traditional Mainstreet land use designation. The development proposes to intensify a vacant lot in a location which is already zoned for mid-rise mixed-use development. The proposed mid-rise mixed-use development is consistent with the vision for buildings within the Traditional Mainstreet designations.

The proposed development will contribute to the existing context and surrounding character along Bank Street, and will create a continuous, visually pleasing and pedestrian oriented environment. It will also provide transition between the low-rise commercial to the west along Florence Street and the Traditional Mainstreet along Bank Street. The building proposes ground floor retail, with areas of high glazing, masonry details, and pedestrian entrances via Bank Street. The recessed entrance design of the ground floor also creates an engaging environment for pedestrians while introducing interesting architecture to the urban fabric. Upper-level residential uses and step backs above the 4th storey are consistent with existing and proposed built forms along Bank Street.

4.5 Centretown Community Design Plan

The Centretown Community Design Plan (CDP), approved by Council in 2013, is a plan that further guides development within the Downtown core. The Core Study Area is generally square in shape and is bounded by Elgin Street to the east and Kent Street to the west, with Highway 417 marking the southern edge and Gloucester Street acting as the northern boundary. The Core Study Area is dissected by several major commercial streets, including Bank Street, Elgin Street and Somerset Street. The property is located within the Central Character Area of the CDP as shown in Figure 12. The CDP's key objectives are to:

- / Prepare a community vision for Centretown;
- / To identify and protect the characteristics that make Centretown successful and special in the City of Ottawa;
- / To identify potential areas for redevelopment, including what type of uses are most appropriate and what buildings should look like;
- / To prepare recommendations for the form and quality of new buildings;
- / To identify improvements for, and guide future design of, parks and streets;
- / To provide a strategy to preserve and protect the best of Centretown's heritage assets;
- / To provide directions for creating a more walkable and cyclable neighbourhood that reinforces the importance of active transportation; and
- / To identify priority 'city building' initiatives and actions that will make Centretown an even stronger and more sustainable urban community.



Figure 12: Character Areas - Centretown Community Design Plan, subject site indicated

The CDP identifies that the Central Character Area is generally characterized by a mix of smaller-scale low and mid-rise buildings organized in a finer-grained development pattern. The Land Use Plan in the CDP designates the subject property a Traditional Mainstreet and containing Heritage Building Group 1 or 2 (Figure 13), although it should be noted the land is vacant and does not contain a heritage structure. The CDP encourages opportunities for renewal and redevelopment along these corridors, and that Bank Street offers the greatest opportunity for redevelopment. Development along Traditional Mainstreets should contain pedestrian oriented commercial or retail uses at-grade, and consider adjacent built form context when determining scale and massing.

Proposed update to Land Use Plan, Schedule H, Centretown Secondary Plan

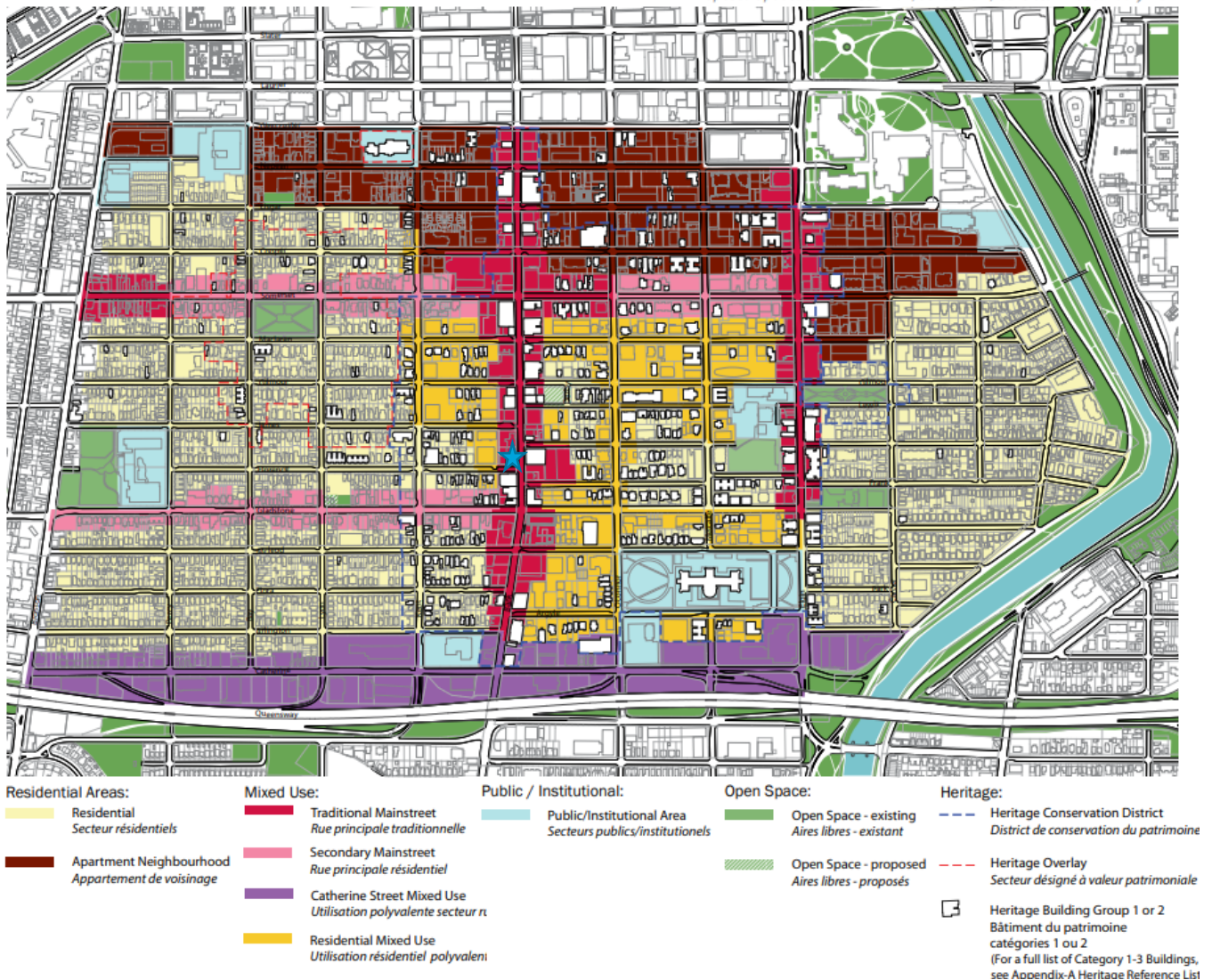


Figure 13: Land Use Designation Map from the Centretown CDP, subject site indicated

The CDP further specifies design guidelines for building typologies. The most relevant guidelines to the proposed development are found in Section 6.4.2 – Mid-Rise Buildings, and listed below:

- / Align infill with adjacent buildings and respect the existing overall street setback. Strategic setbacks may be appropriate at entrances or key location to create architectural interest.
- / Extend infill the length of the site on all street frontages;
- / Where a mid-rise building fronts onto two streets, the corner should be given predominance and special treatment/articulation. Both facades should be given equal consideration;
- / To promote well-defined street edges and enclosures, building setbacks directly above the ground floor will not be permitted;
- / Avoid blank walls. Blank walls fronting a street are not permitted;
- / Ground levels units should be well articulated to reduce the scale of the building and introduce a more fine grained rhythm to the street frontage
- / Provide ground level access to individual units to animate the street; and

- / Existing Heritage Conservation District guidelines should be considered for new infill development occurring within the boundaries of the conservation district.

Guidelines for Mainstreet Mid-Rise Infill are described in the CDP with the intent that new development respects the established character and scale of the mainstreets and surrounding area, and are listed below:

- / Ground floor should be level with the sidewalk and lined with active street-related retail/commercial uses;
- / Ground floor façades should be transparent and articulated;
- / Multiple fine-grained retail units are encouraged;
- / The building should have a grained rhythm street frontage to reflect the adjacent building and character of the mainstreet;
- / Lobbies fronting onto a mainstreet should be limited in width in order to maximize retail uses;
- / The minimum ground floor height should be 4.5m floor to floor to encourage flexible retail uses and good visibility to the street;
- / Buildings should be built to the adjacent property lines and leave no gaps in the street wall. A front and side stepback will still be required for buildings over 4 storeys, as per the general mid-rise guidelines.
- / Taller elements should be clearly differentiated from the building base and should be stepped back from the face of the podium facing the mainstreet after the 4th storey. Building recess and material changes can also be considered in addition to the building stepback.

The proposed development is consistent with the vision and guidelines described in the Centretown Community Design Plan and is consistent with uses and building heights described in the Traditional Mainstreet land use designation. The vacant property represents opportunity for redevelopment consistent with achieving the goals of this plan.

The proposed development is consistent with objectives described in the Mainstreet Mid-Rise Infill Guidelines. The ground floor of the proposed development contains fine-grained retail spaces, while the façade is recessed, transparent, and articulated in a way that is consistent with existing ground floor retail and commercial along Bank Street. The residential lobby for the building is located along Florence Street to maximize retail and commercial frontage along Bank Street. Upper levels of the proposed development are stepped back from the mainstreet above the 4th storey.

4.6 Centretown Heritage Conservation District (1997)

The subject site is located within the Centretown Heritage Conservation District (HCD) area, adopted by Council in 1997. The Centretown area generally includes dominant late-19th and early-20th century character, established by both residential and commercial properties in the district. This character has evolved over time through development of multi-unit residential properties and, more recently, mid- to high-rise developments. However, many early buildings remain and have retained significant original features and qualities. Guidelines within the HCD seek to ensure these qualities are conserved, and that new development appropriately responds to its historic context. The HCD notes that appropriate infill design is critical to the long-term success of the heritage commercial corridors, and that infill must respect the existing heritage character by design. New development along Bank Street, in particular, should continue to reflect a dominant turn-of-century commercial vocabulary represented throughout the district.

Recommendations for Commercial and Mixed Use Development along the Bank Street corridor state:

- / All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area and designed to enhance these existing properties rather than calling attention to itself;
- / The form of new buildings should reflect the character of the existing streetscape. The buildings should be two, three or four storeys in height, located tight to the sidewalk, with ground floor retail and commercial or residential uses on upper floors. In most cases, the buildings should cover the entire width of the lot to re-establish a continuous commercial frontage;

- / Ground floor facades should be transparent and three-dimensional, with large glass areas, recessed entrances, and articulated transoms. Signage should maintain existing patterns of horizontal banding. Projecting cornices can be used to emphasize the separation between ground floor and upper floors.
- / Upper floor facades should be more opaque, with smaller openings in a simple rhythm. The facade should be terminated by a substantial cornice or parapet detail at roof level. For buildings on corner lots, consideration should be given to the use of a turret or other device to acknowledge the corner presence.
- / Materials, colours and detailing should ensure continuity in the streetscape. Iron, glass and stone are traditional materials for ground level use, and brick with wood or decorative metal trim for upper floor use. These or comparable materials should be used. Colours should be rich and lighting should be vibrant but discreet, highlighting any three-dimensional detailing of the facade.

In 2013, Council directed that the Centretown Heritage Study be undertaken. The Study is still in progress, however the Phase 1 Centretown Heritage Inventory completed by ERA Architects in May 2020 includes recommendations for the Centretown HCD. Among these, the report contains recommendations for including additional properties on the City's Heritage Register, and undertaking further studies related to heritage within Centretown. The study included the property at 406 Bank Street and describes the site as a "non-contributing" property within the Centretown HCD.

The proposed development is consistent with the Centretown Heritage Conservation District guidelines. The proposed development is contemporary in design and is distinguishable from its context yet enhances and compliments existing and adjacent properties. The proposed development references building scales, heights, setbacks, articulations, and materials from the surrounding context, particularly along Bank Street. The ground floor façade along Bank Street is highly transparent with glazing and contains architectural details and materials carried throughout all faces and into the upper levels. The 2nd to 4th-storeys contain a more simple and consistent rhythm, achieved with smaller window openings and masonry materials. The upper levels above the 4th-storey provide differentiation with darker masonry, however, red brick masonry is carried through these upper levels in the southeast corner, creating the illusion of a turreted design. Ground floor and upper storey setbacks along Bank Street, and strong cornice lines above the ground floor and 4th-storey, contribute to the pedestrian scale of the proposal and create three-dimensional, visually interesting elevations along all street frontages. The design of the proposed development contributes to the established character of Bank Street as a traditional commercial Mainstreet, and to the District as a whole.

4.7 Previous Development Application

On April 19, 2012, a development proposal was submitted with plans by Brian Clark Architecture proposing a six-storey mixed-use development with commercial at grade and residential on the upper floors. A joint Ottawa Built Heritage Advisory Committee and Planning Committee report from July 11, 2012 recommends that City Council approve construction of the proposal at 406-408 Bank Street and issue a heritage permit with a two-year expiry date. The planning report describes the proposal and site conditions within Centretown and the Centretown HCD, specifically supporting the development as it "evokes the character of Bank Street in this area" through the "design of the at-grade retail uses and by setting back the upper storey from the main façade to diminish its impact."



Figure 14: East elevation of the previous proposal for 406-408 Bank Street, via Brian Clark Architecture

The current proposed development is comparable to the prior approved development application in that it represents a similar scale and form and contains similar elements including at-grade commercial, upper level residential, masonry material, ground floor articulation, and upper storey setbacks and transitions. The previously approved development proposal garnered support from both the Planning Committee and Ottawa Built Heritage Advisory Committee for redevelopment of the subject site.

4.8 City of Ottawa Comprehensive Zoning By-Law 2008-250

The site is currently zoned as Traditional Mainstreet [TD H(19)].

The purpose of the Traditional Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings. This zoning promotes compact, mixed-use, and pedestrian-oriented development, easily accessed by multi-modal transit. Development standards may be imposed to ensure street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

Table 1 demonstrates some of the permitted uses on the site:

| Non-Residential | | Residential | |
|----------------------------|-----------------------------|--------------------------------|--|
| / animal hospital | / museum | / apartment dwelling, low rise | |
| / artist studio | / office | / apartment dwelling, mid rise | |
| / bank | / personal service business | / bed and breakfast | |
| / community centre | / post office | / dwelling units | |
| / convenience store | / residential care facility | / group home | |
| / day care | / restaurant | / home-based business | |
| / hotel | / retail food store | / retirement home | |
| / instructional facility | / retail store | / retirement home, converted | |
| / library | / storefront industry, | / rooming house | |
| / medical facility | / theatre | | |
| / municipal service centre | / training centre | | |

Table 2 provides a summary of the TM zoning provisions as detailed in Zoning By-law 2008-250 and how the proposed development meets the provisions.

Table 2: TM Zoning Provisions and Compliance

| Provision | Required | Provided | Compliance |
|-----------------------------------|---|---|--------------------------|
| Min. Lot Area | No minimum | 302.18 m ² | YES |
| Min. Lot Width | No minimum | 16.62 m ² | YES |
| Front Yard Setback | Maximum: 2 m | At-grade: 1.5m 2 nd to 4 th -storeys: 0 m | YES YES |
| | Except for any part of building >15 m or 4 storeys for which an additional 2 m setback is required (not including balconies) | Above 4 th -storey: 1.5 m | NO |
| Corner Side Yard Setback | Minimum 3 m | 0 m | NO |
| | Except for any part of building >15 m or 4 storeys for which an additional 2m setback is required | No additional setback provided above 15 m | NO |
| Interior Side Yard Setback | Maximum: 3 m | 0 m | YES |
| Rear Yard Setback | No minimum | 0 m | YES |
| Building Height | Minimum: 6.7m for a distance of 20m from the front lot line Maximum: 19m | 21 m | NO |
| Active Entrances | Min. one active entrance per each residential or non-residential use on ground floor | Residential: Not required as residential use not on ground floor Non-residential: One entrance/unit | YES |
| Amenity Area | Total min. 6 m ² /unit = 30 x 6 = 180 m ² Communal: min. 50% of total = 90 m ² | Total: 203.4m ² Balconies: 15.9m ² Basement Communal Amenity Space: 187.5m ² | YES |
| Minimum Vehicle Parking | Resident: 0 spaces (mixed-use building on Bank Street north of Queensway) | Resident: 0 spaces | YES |
| | Visitor: 0.1/DU, not including first 12 units = 30 – 12 = 18 x 0.1 = 2 spaces Commercial: 0 spaces (area <150 m ²) | Visitor: 1 space Commercial: 0 Spaces | NO YES |
| Minimum Bicycle Parking | Residential: 0.5/DU = 30*0.5 = 15 spaces Commercial: 1/250 m ² = 0 spaces | Residential: 15 spaces Commercial: 0 spaces | YES YES |

5.0 Proposed Amendments

5.1 Zoning By-Law Amendment & Heritage Permit

The proposal would seek to amend the following provisions of the Zoning By-Law:

- / A front yard setback above a height of 15 metres, or the 4th storey, of 2 metres is required. The applicant is proposing a setback of 1.5 metres.
- / A corner side yard setback of 3 metres is required at grade, with an additional 2 metre setback above 15 metres, or the 4th storey. The applicant is proposing no setback at-grade and no setback above the 4th-storey from the corner side yard. Transparent glazing and masonry columns would continue along Florence Street, consistent with the commercial frontage provided along Bank Street, and will contribute to the active pedestrian realm.
- / A building height of 19 metres is currently permitted. The applicant is seeking a building height of 21 metres, as the commercial use at-grade requires a greater height than the residential uses above.
- / One visitor parking space is being provided, indicated on the floor plans as an internal loading space. A reduction from the requirement of 2 visitor parking spaces is requested. This space will be a shared loading space and visitor space combination. Further, as the site is well served by pedestrian, cycling, and public transit connections, it is anticipated that the site will not be primarily accessed by vehicle and this reduction will not have an adverse effect on the proposed development.
- / Section 60 of the Zoning By-Law describes provisions of the Heritage Overlay, stating its intent to conserve existing heritage buildings and applicability to lots which contain structures of cultural heritage value. As the site has been vacant since 2002 and does not contain any buildings of cultural heritage value, relief from the Heritage Overlay is proposed.

Although amendments to the above Zoning By-Law provisions is required, the proposed development does not adversely impact the site or adjacent properties. Rather, the proposed development enhances a highly underutilized site, and contributes to the existing context by providing a land use, building form, and materiality consistent with its surroundings.

The proposed development would require a heritage permit due to its location within the Heritage Overlay and the Centretown Heritage Conservation District. It is noted that a Heritage Permit was issued for a previous development proposal at this site in 2012. While Fotenn understands the prior permit has since expired, and that prior issuance of a Heritage Permit does not constitute one be granted for subsequent applications, the proposed development represents a reasonable and acceptable design which enhances an underutilized site and contributes to the existing context both along Bank Street and within the Centretown neighbourhood.

6.0 Supporting Studies

Plans and studies have been prepared to support the Zoning By-Law Amendment and have been submitted as part of the application package. The supporting studies include:

- / Environmental Noise Control Study, prepared by Paterson Group Inc., dated December 7, 2020;
- / Geotechnical Investigation, prepared by Paterson Group Inc, dated December 7, 2020;
- / Landscape Plan, prepared by Ruhland & Associates Limited, dated December 23, 2020;
- / Phase I Environmental Site Assessment, prepared by Paterson Group Inc, dated December 4, 2020;
- / Phase II Environmental Site Assessment, prepared by Paterson Group Inc., dated December 7, 2020;
- / Servicing Brief and Stormwater Management Report, prepared by D.B. Gray Engineering Inc., dated January 18, 2021; and,
- / Tree Conservation Report, prepared by Ruhland & Associates Limited, dated December 23, 2020.

7.0 Conclusion

It is our professional opinion that the proposed Zoning By-law Amendment to permit a six-storey mixed use building on the subject property constitutes good planning and is in the public interest. As outlined in the preceding sections:

- / The proposed development is consistent with the Provincial Policy Statement (2020) by intensifying an existing built-up urban area which is well served by existing municipal services and is in proximity to a broad range of multi-modal transit options. As such, the proposed development advances Provincial goals of healthy, livable and safe communities by improving the range and mix of housing types and supporting transit use.
- / The proposed development will allow greater intensification and the addition of residential density to a target area for intensification, helping to implement the growth management policies of Section 2.2. of the Official Plan, while also conforming to the policies for urban design and compatibility by improving the streetscapes along Bank Street and Florence Street with minimal impact on surrounding properties.
- / The proposed development conforms to the policies for the Centretown Secondary Plan and Centretown Community Design Plan by intensifying a highly underutilized lot along a Traditional Mainstreet and providing a land use, built form, and design consistent with the vision of these plans.
- / The proposed development conforms to the guidelines within the Centretown Heritage Conservation District by ensuring scale, form, elevations, setbacks, and building materials compliment and enhance the existing context while remaining contemporary in design and distinguishable from cultural heritage assets.
- / The proposed development will allow the redevelopment of an underutilized site in a target area for intensification.
- / The proposed development is supported by technical studies submitted as part of this application.

Sincerely,



Kersten Nitsche, MCIP RPP
Senior Planner



Nathan Petryshyn
Planner