



170 Slater Street

UDRP Package and Response to UDRP Recommendations
April 10, 2024

Urban Design Review Panel Recommendation Responses 170 Slater Street

April 4, 2024

Adrian van Wyk

Planner II – Development Review, Central
City of Ottawa
110 Laurier Ave West
Perth, ON K7H 3C6

Via Email : adrian.vanwyk@ottawa.ca

**RE: Urban Design Review Panel Recommendation Responses
PC2023-0379
170 Slater Street – Site Plan Control**

Dear Adrian van Wyk,

Fotenn is pleased to provide you with this letter detailing the responses to the recommendations received from the Urban Design Review Panel following our presentation to the Panel on 7 September, 2023 regarding a forthcoming Site Plan Control application at 170 Slater Street. Accompanying the responses to recommendations are the following documents:

- / Site Plan, prepared by Neuf, dated March 11, 2024;
- / Landscape Plan, prepared by James B Lennox Landscape Architects, dated March 12, 2024; and
- / UDRP Package, prepared by Neuf, dated March 12, 2024.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Tyler Yakichuk, MCIP RPP
Planner



Tim Beed, MCIP RPP
Senior Planner

Key Recommendations

- 1 The Panel supports integrating this development within the existing tower context.
Noted.

- 2 The Panel cautions against the dark-coloured approach to the facades.
The colour of the facade material has been updated to be of a lighter colour.

- 3 The Panel has concerns with the access to sunlight, especially on the lower levels, and the minimal amenity space being provided.
 - / Consider adding amenity on some of the upper levels to provide more variety and access to sunlight for residents.**Amenity space is provided on the second floor of the podium (south side) as well a dog run (north side).**

- 4 The Panel recommends further investigating how the existing parkette, future second phase, and the mid-block woonerf connect and how they holistically help to support the pedestrian uses on Slater Street. Perhaps a temporary POPS should be considered prior to Phase 2.
Please see the updated Site Plan for the intended condition of the Phase 2 building area prior to development.

- 5 The Panel is highly supportive of the woonerf approach in the mid-block laneway.
Noted.

- 6 The Panel highly recommends tying-in the datum lines and rhythm of the adjacent heritage facade on Laurier Avenue in a more deliberate manner to inform the design and architectural language of the podium.
It is debatable from a practical perspective as to whether datum lines found on adjacent buildings seven storeys above-grade can have a consequential effect on the experience of pedestrians at-grade.

- 7 The Panel has concerns with the access to the parking garage and the complexity of frequent vehicular crossings over the bike lanes.
 - / Consider consolidating the parking access with the existing parking access off Slater Street for more efficient use of space.**Locating parking for the proposed development with egress/ingress from the existing parking access area would create more vehicle-pedestrian interactions in the woonerf area, which we view as not preferable.**

Site Design & Public Realm

- 8 The Panel recommends carefully considering the interim period between the first and second phases of development in terms of how interim facade conditions and the at-grade areas are treated/animated.
 - / Consider a phasing strategy that enhances the spaces in the interim, such as having an art wall on the north side and a temporary POPS.
 - / Consider options other than surface parking for the interim landscaping phase.
 - / The Panel supports the idea of adding a large mural, that idea would mesh well with a public open space.

Please see the accompanying updated Site Plan, which identifies the proposed interim condition for the undeveloped area, prior to Phase 2.

- 9 The Panel strongly recommends the two sites (this eastern portion and the adjacent western portion) be taken through the approvals process together, not separately.
- / The Panel recommends the applicants include the parkette on the north-western portion of the site as a crucial component of this application, rather than a separate application. At the very least, the parkette needs to be incorporated in this approvals package in order for the site to suitably permit two towers. Without the parkette in this application, the Panel recommends this should be a single tower site rather than a two-tower site.

The established parkette is not contemplated for redevelopment, nor is it located on the subject property in question.

- 10 The Panel has concerns with the vehicular entrance from Laurier Avenue and its interaction with the existing westbound bike lane.
- / Consider sharing the existing parking ramp with the adjacent building and consolidating them as a single vehicular entrance to minimize curb-cuts and reduce intersections with the bike lane.

Noted.

- 11 The Panel recommends extending the woonerf treatment of the laneway all the way to the edges of the site, and temporarily extending the linear parkette at the north-west corner into the future Phase 2 location to provide an interim POPS.

The woonerf area will remain as conceived for the UDRP presentation.

- 12 The Panel suggests the site would be better suited as a single tower development, with the parkette along Slater Street continuing eastward past the mid-block connection to create a linear parkette that fills part, or all, of the location currently allocated to the north tower.

The proposed development complies with all existing zoning provisions that govern the site. Including tower separation, height, and GFA.

Sustainability

- 13 The Panel recommends further considering the future evolution of the site and adjacent sites in the design.

Noted.

- 14 The Panel recommends giving more thought to how this proposal could adhere to the City's sustainability standards, such as the upcoming High-Performance Development Standards, and add valuable environmental & social sustainability to the downtown community

This will be further contemplated at the Building Permit phase of development.

Built Form & Architecture

- 15 The Panel has concerns with the location and amount of amenity space. According to the shadow studies, the rooftop amenity spaces at 2nd level have very little sunlight, even in the mid-June period.

Noted.

- 16** The Panel highly recommends developing amenity spaces at the 6-storey podium rooftop between the two towers as well as at the upper most rooftops of the two towers. The current amount and quality of sunlight at the 2nd level amenity is insufficient as a standalone amenity space, and more options and variety of amenity spaces with greater access to sunlight should be investigated.

Sun-shadow studies indicate that the sixth storey podium area would provide less sunlight than the second storey amenity space.

- 17** The Panel recommends the datum lines of the adjacent heritage facade (to the east along Laurier Ave. W) should more closely match the datum lines in the proposed podium along Laurier Avenue.

It is not clear what benefit this provides pedestrians at-grade.

- 18** The Panel recommends further investigating whether the proposal would benefit from the link between the two towers being lower, in order to allow more sunlight to penetrate through that space. Coupled with the creation of a rooftop amenity on the (lowered) link, this would hopefully improve the quality of light in that space and thus the quality of the amenity.

A reduction in the podium would reduce the number of residential units, given that the GFA cannot be recaptured due to height constraints, as per the existing zoning schedule.

- 19** The Panel appreciates the inspirational images provided on page 8. The architecture of those buildings is strong and should more closely inform the architecture of the proposal.

/ Consider taking more cues from those inspirational buildings in refining the architecture of the proposal.

Noted.

- 20** The Panel recommends increasing the amount of solidity and simplifying the proposed architecture.

Noted.

- 21** The Panel recommends considering fins as a functional method of articulating the facades more.

/ Currently, the facades appear more like floating screens, and the precast portions do not appear grounded.

Noted.

- 22** The Panel supports the idea behind the articulation of the crowns at the top of the towers. Perhaps adding depth to the articulation with fins and tying the rhythm of the fins down into the building would help increase the overall “temperance” and handsomeness of the architecture.

Noted.

- 23** The Panel appreciates the overall architecture of the building and its inspirational images.

/ The Panel recommends the depth and articulation of the facades be refined.

Noted.

24 The Panel recommends increasing the amount of amenity space and providing different kinds of amenity spaces throughout the building.

The building provides a variety of amenity spaces, both interior and exterior, in addition to the private balcony amenity spaces. Additionally, the proposed development exceeds the required amenity space provision.

25 The Panel recommends aligning the podium height with the adjacent 6-storey heritage building on Laurier Avenue.

Noted.

26 The Panel has concerns with the 7-storey podium height of the tower link negatively impacting the amount daylight in units and on balconies.

The reduction of a storey would not provide an appreciable amount of more light to units and balconies in particular.

27 The Panel has concerns with the treatment of the commercial ground-level and its visual disconnection from the residential treatment above.

/ Consider treating the ground-level in a manner that links it to the rest of the building more cohesively, and equally grounding the building rather than having the residential portion appear as a floating facade.

/ Consider bringing some of the verticality from the pre-cast portions down to ground-level to create a connection between the architectural expression of the residential façades and the commercial at ground-level.

Noted.

28 The Panel recommends enhancing the lobby entrance element along Slater Street, suggesting the currently proposed entrance is a bit understated.

/ Consider developing and elevating the 'entrance moment' further. In particular, the entrance along Slater Street will always be highly visible given its adjacency to the urban plaza space.

Noted.

29 Consider ways to enhance the corner presence and entrance from Slater Street.

Noted.

30 The Panel has concerns with the dark colours of the materials as viewed in the renderings and perspectives.

/ Consider pursuing lighter coloured materials as shown in many of the inspirational images on page 8.

The material has been updated to a lighter colour.

31 The Panel recommends taking cues from the 6-storey Art Deco building located directly to the east along Laurier Avenue.

- / Consider the datum lines of the base, middle, and top portions of the Art Deco building and try to reinforce the legibility of the podium to mimic its neighbouring heritage in a thoughtful way. That is not to say copy the design, but rather complement the neighbouring design in a more deliberate manner.

Matching the podium to the abutting six-storey building would reduce the height of the existing podium by a floor, and would result in the lost of residential dwellings.

Site Plan