



VIEWS STUDY

THE EAST FLATS

133 Booth Street and 301-324 Lett Street
Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications

October 2017

**URBAN
STRATEGIES
INC.**

Study Purpose

The purpose of this study is to illustrate how the proposed development concept for East LeBreton Flats relates to protected views of Parliament Hill, the height control plane for downtown, and its influence generally on Ottawa's skyline. The study shows that the proposed development falls outside of the National Capital Commission's protected views and lies under the height control plane extrapolated from downtown. In addition, the study shows that the proposed building heights are in keeping with those envisioned across the evolving western extension of downtown and will contribute to a varied and interesting skyline.

Development Concept

Claridge Homes is proposing to develop its lands on LeBreton Flats east of Booth Street with five mixed-use and residential buildings ranging in height from 25 storeys to 45 storeys, adjacent to the existing Claridge buildings east of Lett Street. The development concept includes a range of commercial and institutional uses in the building podiums, fronting streets and open spaces, including a food store, restaurants, other basic neighbourhood services and potentially cultural facilities. A strong streetwall, active uses and a generous pedestrian realm along Booth Street will significantly improve connections to the many existing and planned attractions on the riverfront from Pimisi Station and neighbourhoods to the south.

In conjunction with the Claridge development, a new City park will be developed over the historic aqueduct to link the new neighbourhood to Pimisi Station and provide an amenity for residents and visitors. The park will contribute to a ring of open spaces around LeBreton Flats and provide opportunities to interpret and celebrate the area's rich heritage.



East LeBreton Development Concept in plan view

East LeBreton Development Concept looking northwest

Policy Context

Ottawa Official Plan Policy 3.6.6.2 states that “the City will support the Central Area's role as the economic and cultural heart of the city and symbolic heart of the nation by...protecting the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols as seen from Confederation Boulevard and the main approach routes to the Central Area, depicted as key viewpoints and view sequences on Annex 8A – Central Area Key Views and View Sequences of the Parliament Buildings and Other National Symbols. In realizing this aim, the City will ensure that:

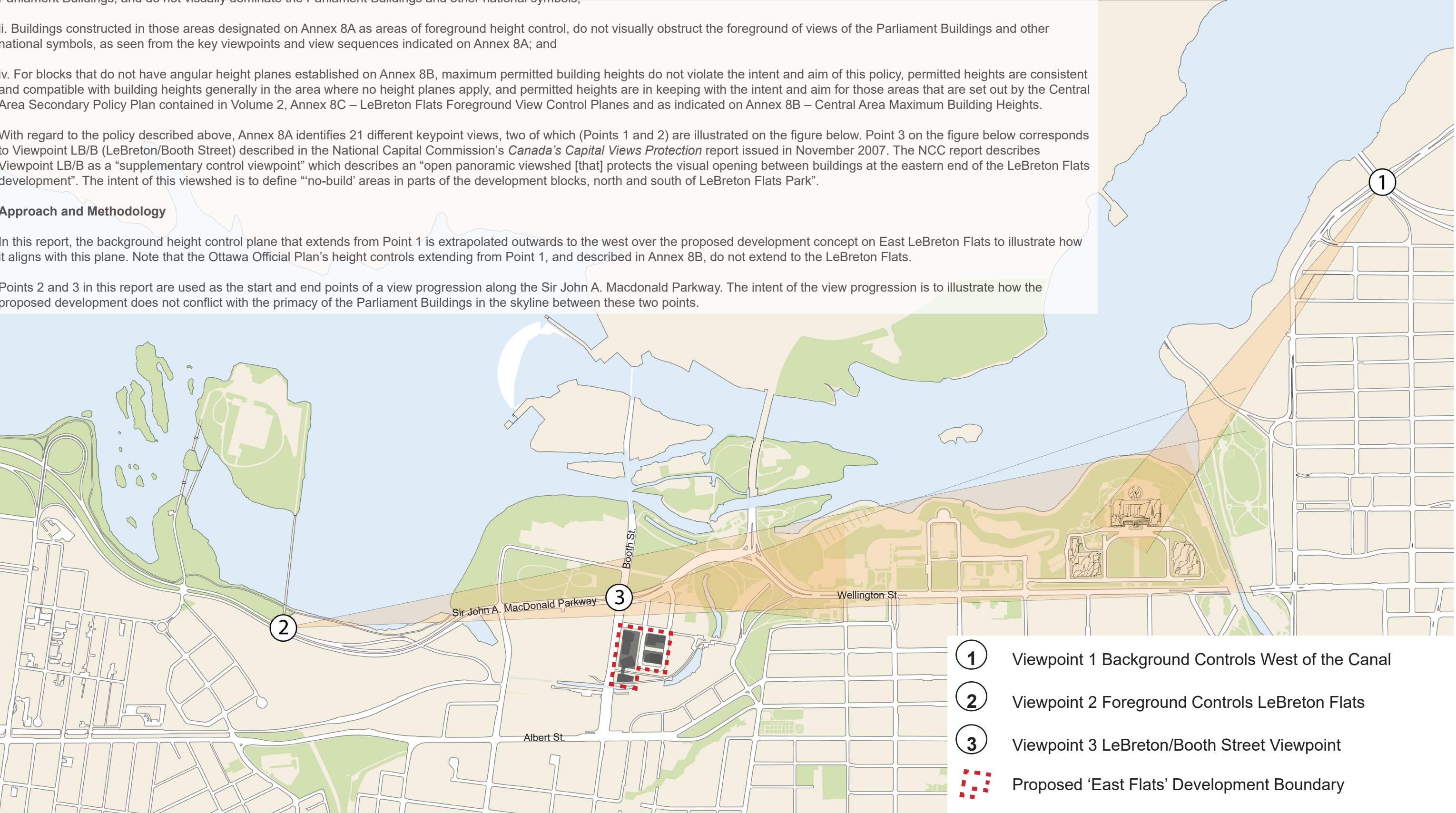
- i. Buildings constructed in the areas of height control as set out on Annex 8A do not rise above the ridgeline of the roof of the Centre Block, and thus do not visually mar the silhouette of the Parliament Buildings, and do not visually dominate the Parliament Buildings and other national symbols;
- ii. Buildings constructed in those areas designated on Annex 8A as areas of foreground height control, do not visually obstruct the foreground of views of the Parliament Buildings and other national symbols, as seen from the key viewpoints and view sequences indicated on Annex 8A; and
- iv. For blocks that do not have angular height planes established on Annex 8B, maximum permitted building heights do not violate the intent and aim of this policy, permitted heights are consistent and compatible with building heights generally in the area where no height planes apply, and permitted heights are in keeping with the intent and aim for those areas that are set out by the Central Area Secondary Policy Plan contained in Volume 2, Annex 8C – LeBreton Flats Foreground View Control Planes and as indicated on Annex 8B – Central Area Maximum Building Heights.

With regard to the policy described above, Annex 8A identifies 21 different keypoint views, two of which (Points 1 and 2) are illustrated on the figure below. Point 3 on the figure below corresponds to Viewpoint LB/B (LeBreton/Booth Street) described in the National Capital Commission's *Canada's Capital Views Protection* report issued in November 2007. The NCC report describes Viewpoint LB/B as a “supplementary control viewpoint” which describes an “open panoramic viewshed [that] protects the visual opening between buildings at the eastern end of the LeBreton Flats development”. The intent of this viewshed is to define “no-build” areas in parts of the development blocks, north and south of LeBreton Flats Park”.

Approach and Methodology

In this report, the background height control plane that extends from Point 1 is extrapolated outwards to the west over the proposed development concept on East LeBreton Flats to illustrate how it aligns with this plane. Note that the Ottawa Official Plan's height controls extending from Point 1, and described in Annex 8B, do not extend to the LeBreton Flats.

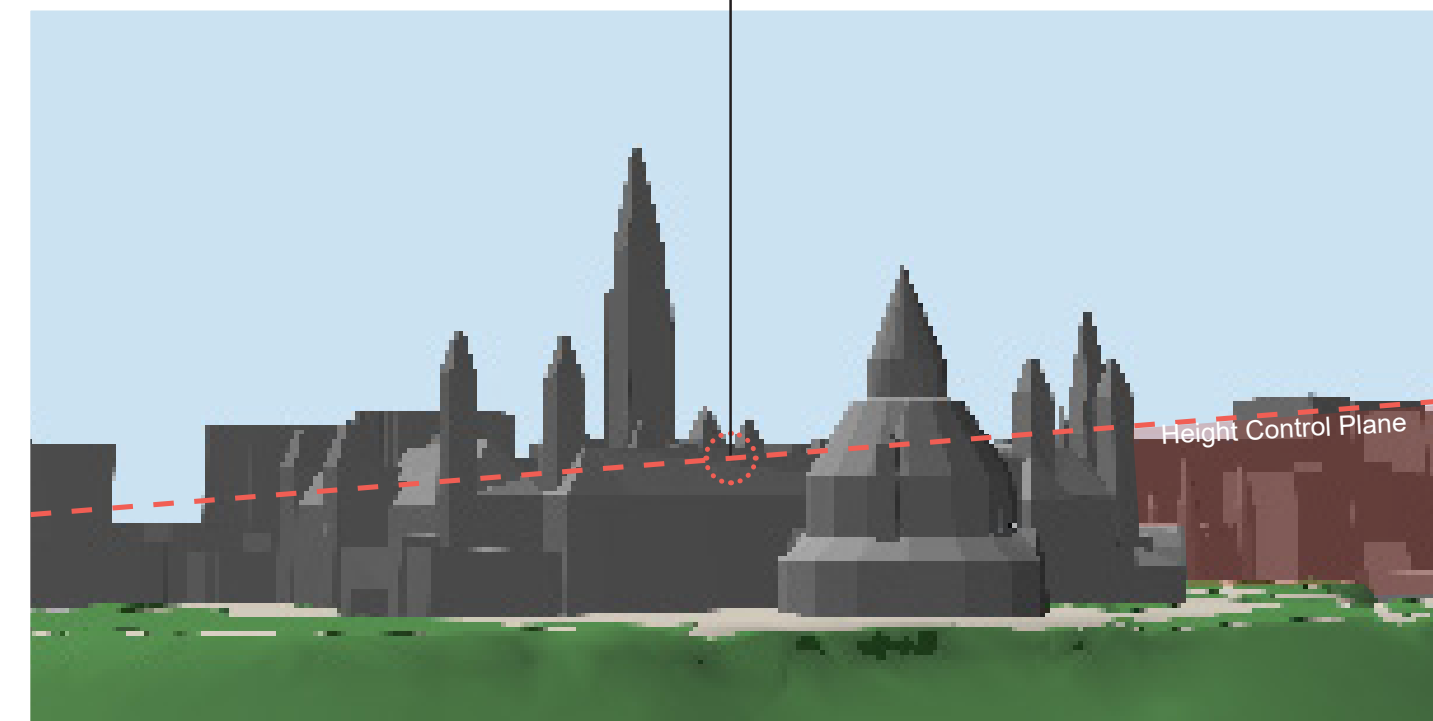
Points 2 and 3 in this report are used as the start and end points of a view progression along the Sir John A. Macdonald Parkway. The intent of the view progression is to illustrate how the proposed development does not conflict with the primacy of the Parliament Buildings in the skyline between these two points.



- ① Viewpoint 1 Background Controls West of the Canal
- ② Viewpoint 2 Foreground Controls LeBreton Flats
- ③ Viewpoint 3 LeBreton/Booth Street Viewpoint
- Proposed 'East Flats' Development Boundary

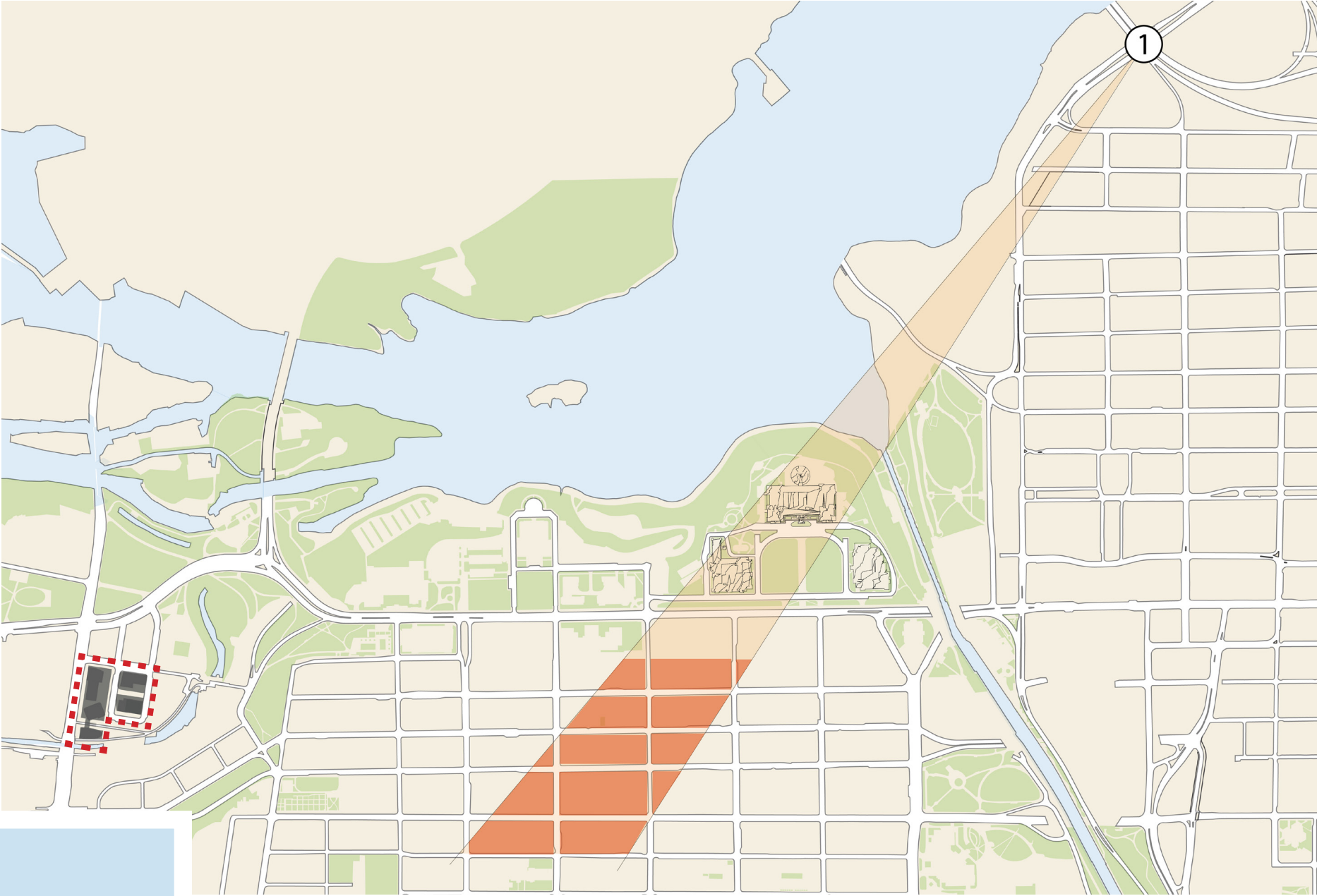
**View Control:
The Core (Central)
Centre Block Ridge**

*Location of benchmark on the ridgeline
of the Centre Block
113.36m above sea level*



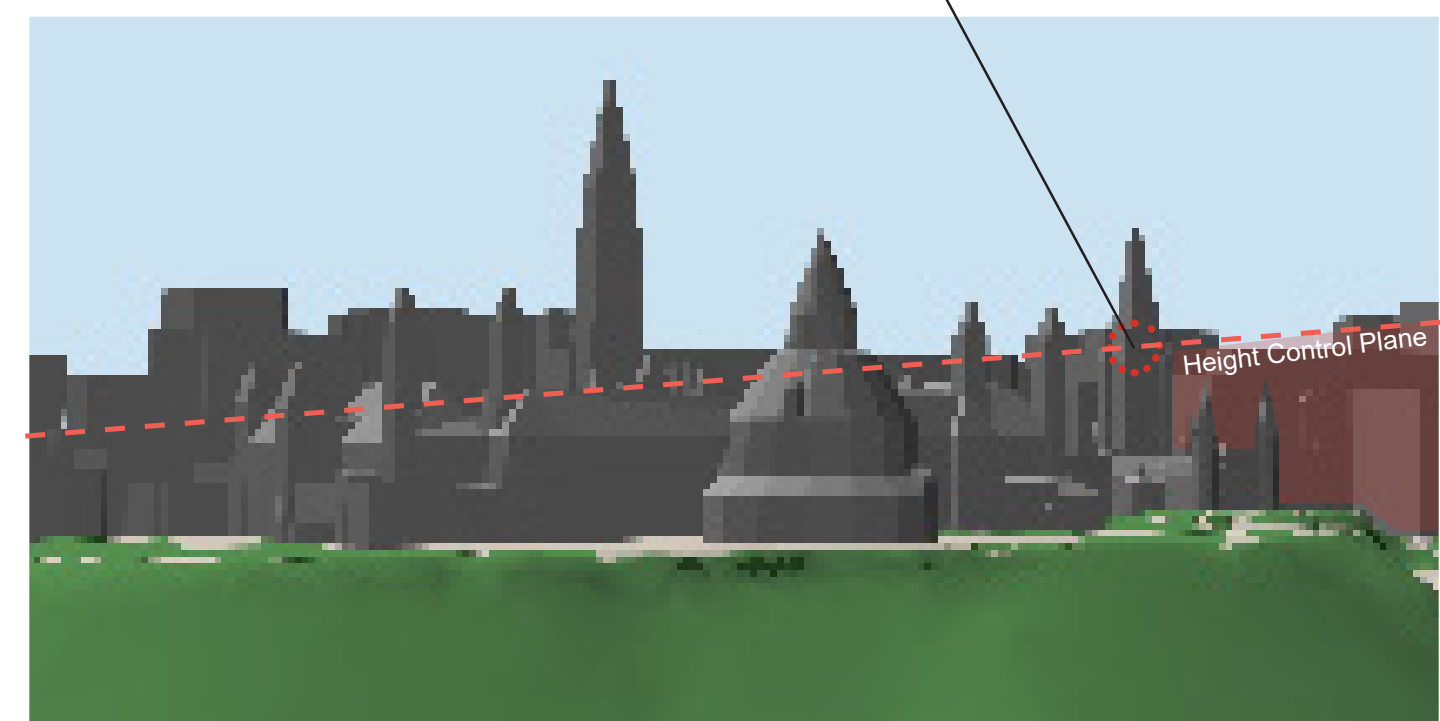
Viewpoint 1 on Sussex Drive
The controlling viewpoint limiting building heights in the central and southwestern parts of the Core

The plane illustrated in the diagram on this page above corresponds to the height controls described in Policy 3.6.6.2, Annex 8A, and Annex 8B of the Ottawa Official Plan. These controls are based on a benchmark height that corresponds to the ridgeline of the Centre Block of the Parliament Buildings which is 113.36 metres above sea level (see left). This benchmark ensures that “no background buildings be visible above the Centre Block” according to the NCC’s *Canada’s Capital Views Protection* report issued in November 2007.



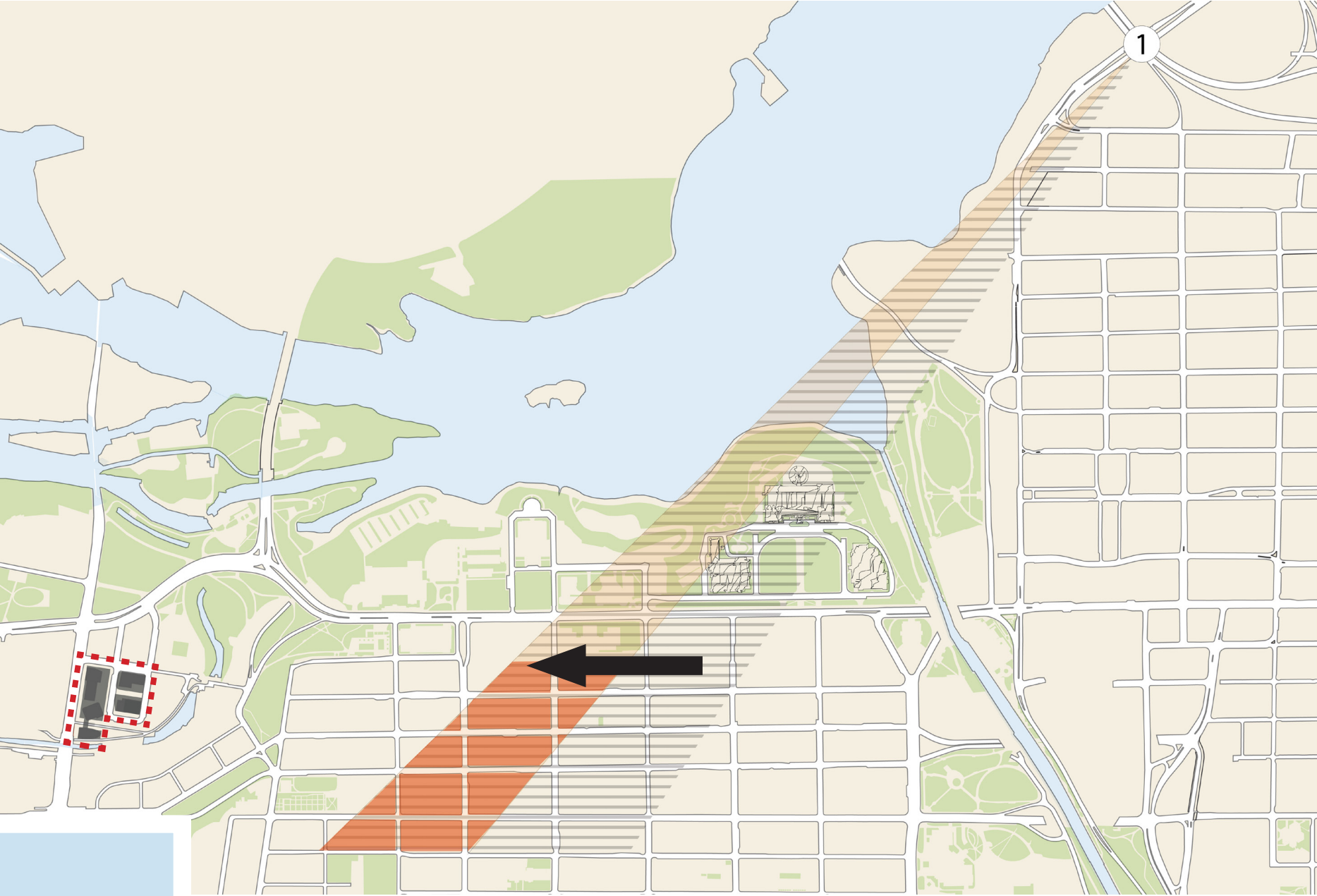
**View Control:
The Core (West)
Mackenzie Tower**

*Location of benchmark on eaves-line
of the Mackenzie Tower of the West
block
130.00m above sea level*



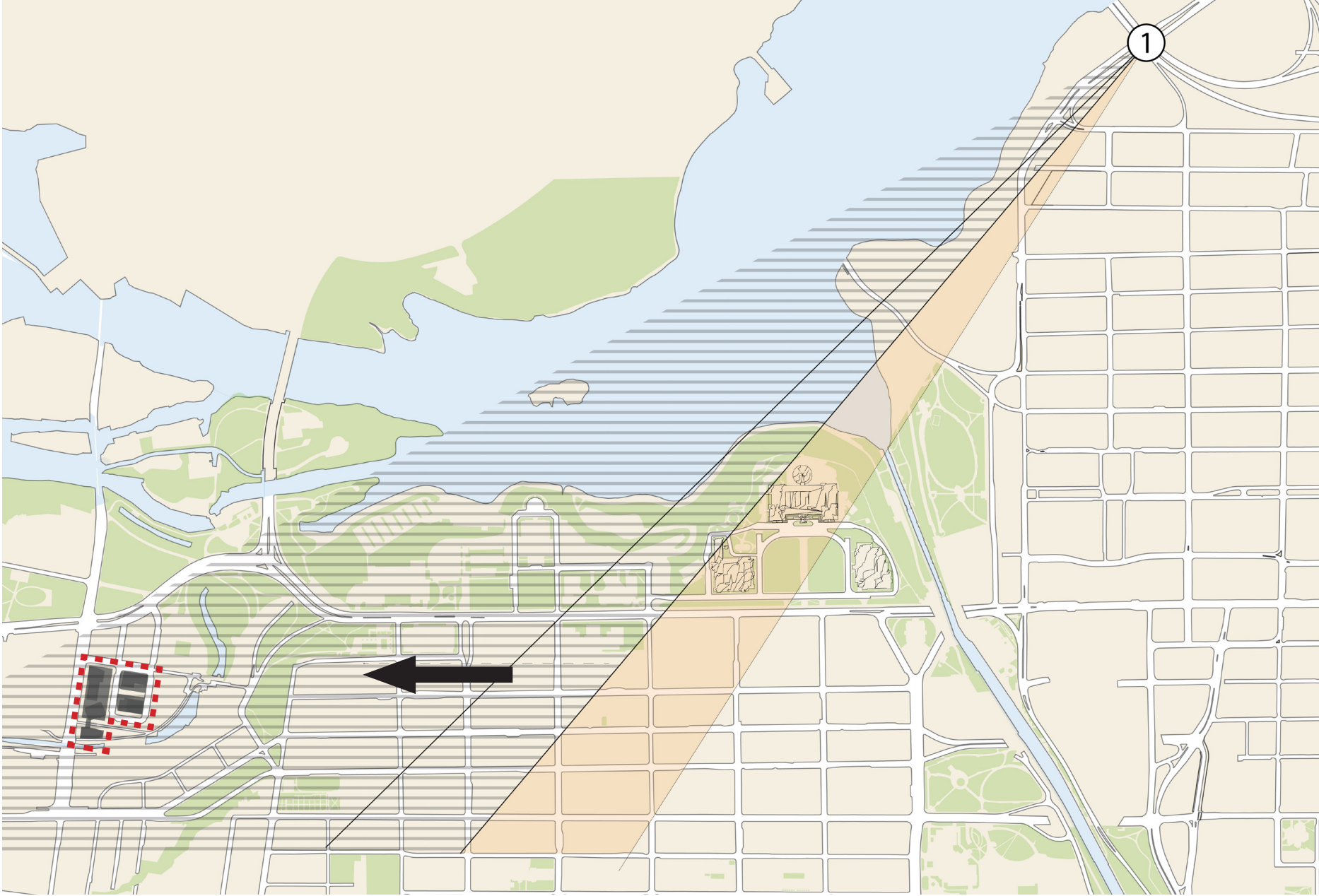
Viewpoint 1 on Sussex Drive
The controlling viewpoint limiting building heights in the central and southwestern parts of the Core

The plane illustrated in the diagram above corresponds to a secondary landmark feature of the Parliament Buildings, the Mackenzie Tower. This view control plane is described in Section 5.4.4 of the NCC’s *Canada’s Capital Views Protection* report and is projected from Point 1, through the benchmark set by the eavesline of the Mackenzie Tower (see left) and extended into the lateral background of the viewshed established by the ridgeline of the Centre Block as illustrated on the previous page. The plane illustrated on this page corresponds in part to the angular planes described in Policy 3.6.6.2 and Annex 8B of the Ottawa Official Plan.



**View Control:
The Core West to
LeBreton Flats
(Proposed Development)**

130.00m above sea level



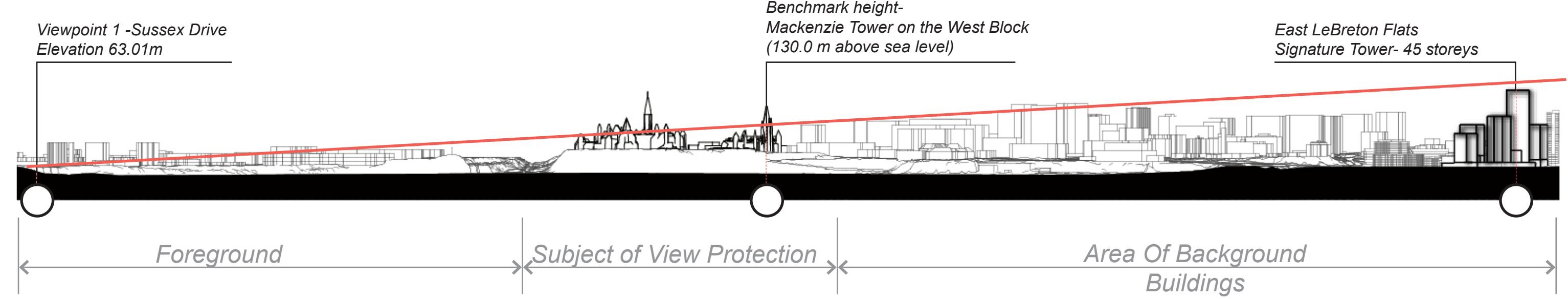
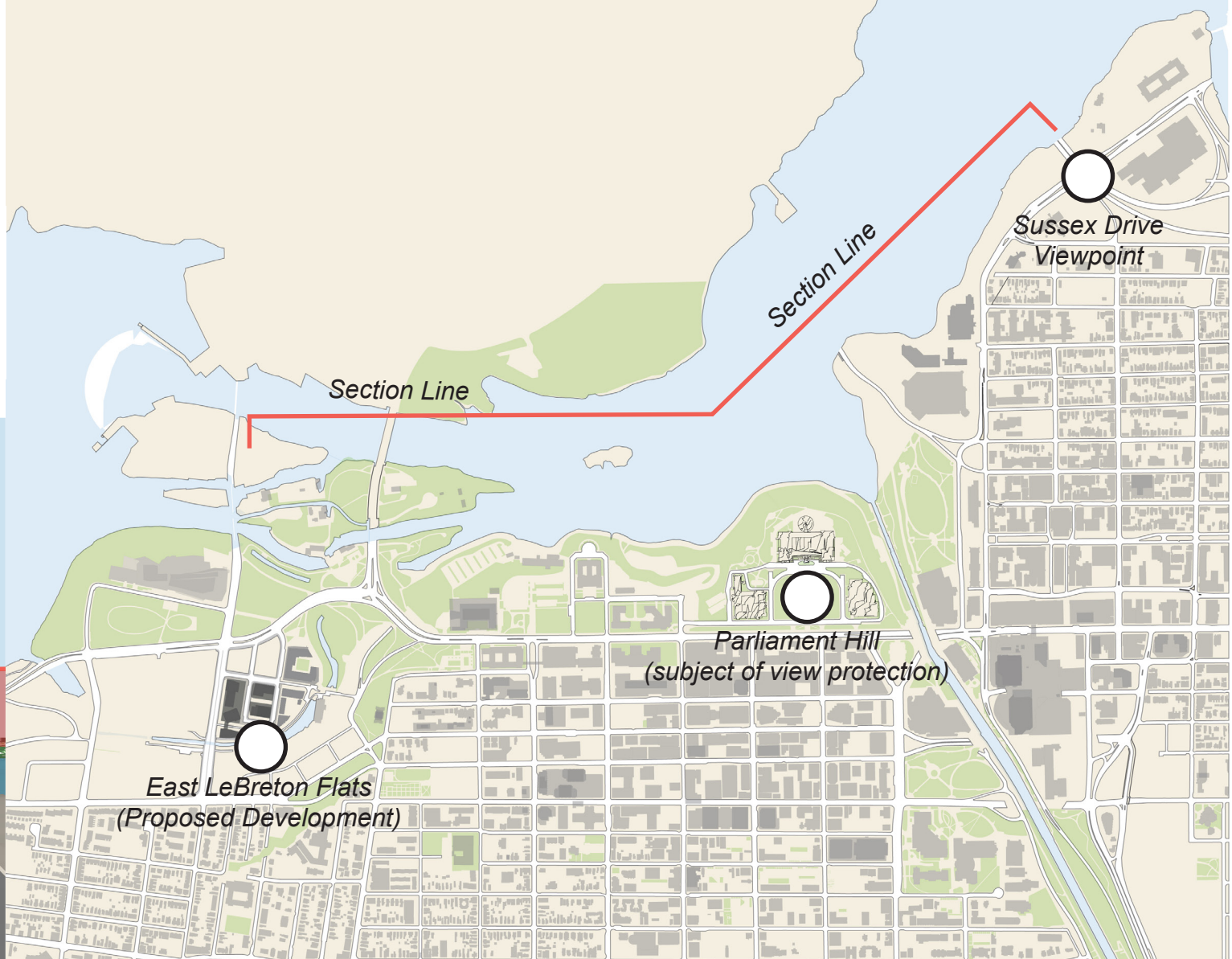
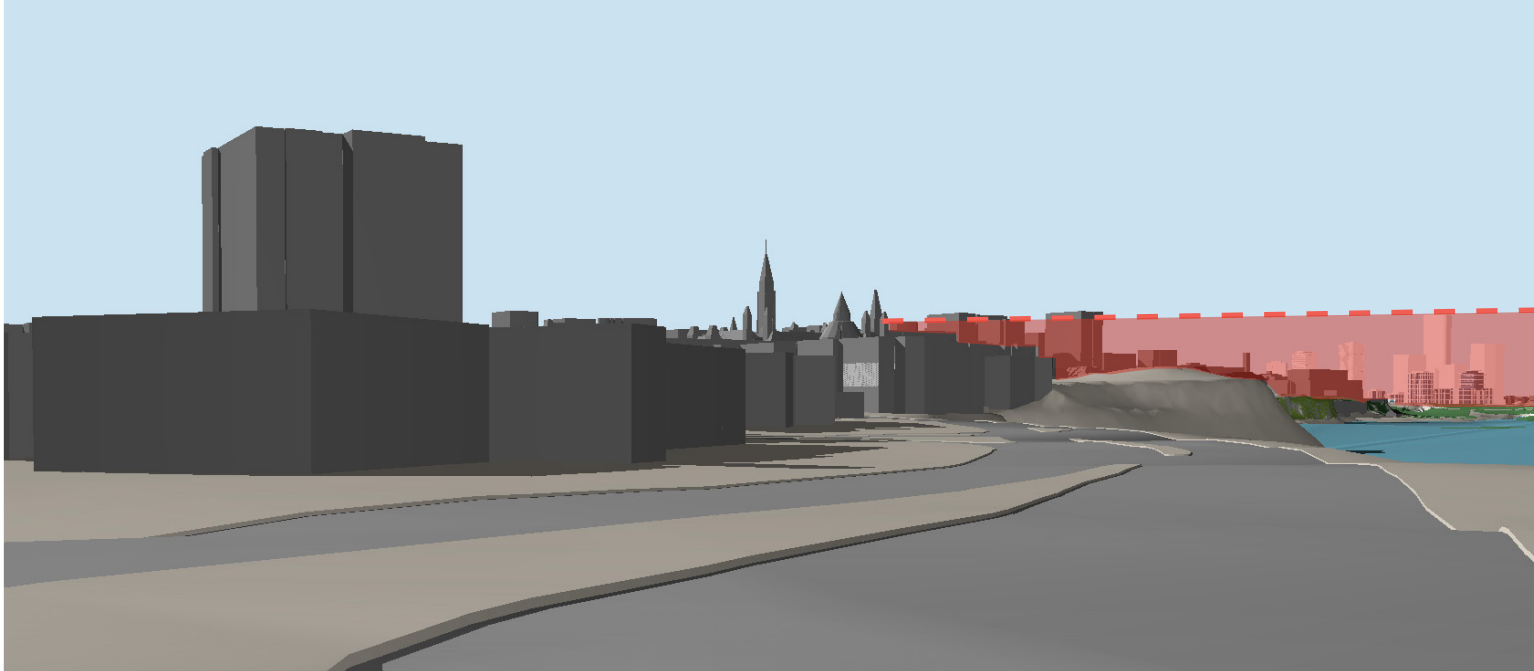
Viewpoint 1 on Sussex Drive
The controlling viewpoint limiting building heights in the central and southwestern parts of the Core

The plane illustrated on the diagram above is an extension of the core (west) Mackenzie Tower view plane westward until it extends over the proposed development concept on the East LeBreton Flats. As the illustration cross-section shows at left, the proposed development concept falls beneath the height control plane extension. This extension is not described in the Ottawa Official Plan.

The illustration on the next page provides further diagrammatic detail to the figures provided on this page.

**Viewpoint 1 on Sussex Drive
Background Controls West of the Canal**

The diagrams on this page illustrate a cross-section of Ottawa's downtown skyline (see right and bottom) as viewed from the north side of the Ottawa River. The cross-section captures the Sussex Drive Viewpoint (Viewpoint 1), Parliament Hill (the subject of the view protection policies), the west downtown, and the proposed development on the East LeBreton Flats. The image directly below illustrates the view from Viewpoint 1 towards Parliament Hill, with the proposed development concept in the background within the extension of the height control plane (red) over the LeBreton Flats.



Broader Urban Context

The cross-sections on this page illustrate the emerging Ottawa skyline as viewed from Viewpoint 1, described earlier in this study, based on Official Plan policy and proposed development along the Confederation Line LRT. As the cross-sections demonstrate, a rhythm of punctuated height clusters is expected to emerge around the LRT stations west of the Downtown. At Pimisi Station, Bayview Station, and Tunney's Pasture Station, taller buildings are proposed and/or anticipated through Official Plan policies encouraging transit-oriented development. The result of the combination of height controls in Ottawa's Downtown Core, transit-oriented development policies at LRT stations, and the effect of the Escarpment, will be a "spiky" skyline west of the Downtown. This extended downtown skyline will contrast with, but not detract from, the uniformity of building heights in the downtown core and the prominence of Parliament Hill.

