



1034 MCGARRY TERRACE
Urban Design Review Panel Report

June 13, 2024

Revised October 29, 2024

Prepared for:
KTS Properties

Prepared by:
Stantec Consulting Ltd.

Project Number:
160410436

1034 McGarry Terrace

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date



Table of Contents

RESPONSE LETTER TO UDRP RECOMMENDATIONS

APPENDIX 1: INFORMAL UDRP SUBMISSION MATERIALS

APPENDIX 2: UDRP RECOMMENDATIONS





Stantec Consulting Ltd.
 300 - 1331 Clyde Avenue
 Ottawa ON K2C 3G4

August 23, 2023

Project/File: 160410436

Tracey Scaramozzino, Planner III

City of Ottawa
 110 Laurier Avenue West
 Ottawa, Ontario K1P 1J1

Dear Tracey Scaramozzino, Planner III,

Reference: 1034 McGarry Terrace Response to UDRP Planning Recommendations

Stantec has prepared the following response to recommendations received from the Urban Design Review Panel (UDRP) on 19 June 2023 following an informal presentation by the project team on 2 June 2023. Panel comments have been listed in the left column of the table below, whereas the project team's response is provided in the right column. Revised on October 29, 2024.

Panel Recommendation	Project Team Response
Key Recommendations	
<p>The Panel recommends revisiting all applicable city guidelines to ensure they are incorporated in the preliminary stages of the design process.</p> <p>Of particular note, the Panel recommends reviewing the City guidelines for:</p> <ul style="list-style-type: none"> • Building setbacks from property lines • Building height • Building floorplate size, and • Separation between towers 	
<p>The Panel recommends the height of the building be limited to a maximum of 30 storeys given its location.</p>	<p>The proposal has been revised to reduce the number of storeys. To ensure that there is variation in height between the two towers, it is proposed that the west tower be reduced to 35 storeys in height, whereas the east tower would be reduced to 26 storeys.</p>
<p>The Panel supports the height of the podium at 4-storeys, however, recommends further increasing the tower step-backs</p>	<p>Larger step-backs are provided along the street-facing (west and south) faces of the proposal.</p>
<p>The Panel appreciates the inclusion of the POPS on Marketplace Avenue; however, the Panel</p>	<p>A Landscape Strategy has been prepared which includes design of the publicly accessible courtyard</p>

Reference: 1034 McGarry Terrace Response to UDRP Planning Recommendations

<p>recommends creating a larger POPS that strives to be a central public gathering space for the community.</p>	<p>and abutting sidewalk space. The strategy proposes a continuation of the paving and street tree pattern of the development to the east while integrating seating, planting areas, and green groundcover areas. While the courtyard area remains unchanged, the space now includes improvements to publicly owned space within the Marketplace right-of-way, and provides a continuous landscape approach across the entire frontage of the site. Further grading investigation has removed most stairs and retaining walls previously proposed.</p>
<p>The Panel recommends the public realm treatment of the proposed development be a more comprehensive and robust design proposal that considers pedestrian connectivity through the site and fosters a central gathering space for the future growth in the area.</p>	
<p>Site Design and Public Realm</p>	
<p>The Panel appreciates the location of the POPS on the site</p> <ul style="list-style-type: none"> • Consider including animated uses in the POPS including seating and benches. • Consider bolstering the POPS function and appearance as a forecourt for the greater community. • Consider enlarging the POPS along Marketplace Avenue. 	<p>A Landscape Strategy has been prepared which includes design of the publicly accessible courtyard and abutting sidewalk space. The strategy proposes additional seating and includes improvements to publicly owned space within the Marketplace right-of-way to provides a continuous landscape approach across the entire frontage of the site.</p>
<p>The Panel recommends increasing the setbacks further from the property line.</p>	<p>Setbacks along Marketplace Avenue have been increased where possible</p>
<p>The Panel suggests the applicant undertake a wind study to ensure that the POPS has four-season pedestrian comfort.</p>	<p>Acknowledged. A pedestrian-level wind study was identified as a requirement of the applications.</p>
<p>The Panel recommends giving greater consideration to the porosity of the site.</p> <ul style="list-style-type: none"> • Consider incorporating a fully accessible connection across the north property-line. • Consider walkability and pedestrian experience traversing the north side of the building to adjacent sites. 	<p>Addition of a connection from the private driveway area to McGarry Terrace would not reduce walking times to or through the site in comparison to a similar path along McGarry Terrace and Marketplace. Additionally, a pathway along the north property line would traverse the communal amenity space intended for building residents.</p> <p>A block length of approximately 140 m will still allow for easy pedestrian circulation and connectivity considering the modified grid street network and comprehensive pedestrian infrastructure.</p>
<p>The Panel suggests an entrance to the tower from the courtyard would be beneficial and support the</p>	<p>Further detail can be explored through Site Plan Control. At this time several commercial spaces have direct access to the courtyard and will provide</p>

Reference: 1034 McGarry Terrace Response to UDRP Planning Recommendations

<p>user's interaction from the front terrace on Marketplace Avenue.</p>	<p>permeable, active facades and passive surveillance.</p>
<p>The Panel recommends interchanging the amount of hardscape and softscape shown in the proposal, with a focus on introducing a stronger green element to the plaza space.</p>	<p>The Landscape Strategy provides larger greenspace areas</p>
<p>The Panel recommends investigating a better resolution to the streetscape that allows for plantings and street trees. These public realm investments are important in creating the sense of a neighbourhood core and a downtown area.</p>	<p>A Landscape Strategy has been prepared which includes design of the publicly accessible courtyard and abutting sidewalk space. The strategy proposes additional seating and includes improvements to publicly owned space within the Marketplace right-of-way to provides a continuous landscape approach across the entire frontage of the site.</p>
<p>The Panel recommends giving greater consideration to the Mainstreet condition on Marketplace Avenue.</p> <ul style="list-style-type: none"> • Consider access to amenities, retail, schools, etc. • Consider the character of the streetscape and how the project contributes to establishing Marketplace Avenue as a Mainstreet. • As proposed, the POPS reads as a semi-private space, not a public space. The Panel recommends designing the POPS in a way that is more inviting to the public and passers-by. Consider how to best locate and design the POPS to take advantage of the Mainstreet and optimize public use. • The Panel has concerns regarding the survival of trees as proposed. Consider the viability of the POPS space having a greater connection to the street corner and allowing more space for the trees to thrive. 	<p>As per the Panel's recommendation, the Landscape Strategy proposed two medium-sized greenspaces in the courtyard with central and encircling walkway to provide access to commercial entrances.</p> <p>Further details regarding tree planting will be addressed through Site Plan Control.</p>
<p>The Panel recommends designing a bigger POPS that would be more usable for local's leisure.</p> <ul style="list-style-type: none"> • Consider designing one large central greenspace with more soft-scaping and large tree canopies. • Alternatively, consider two medium sized greenspaces with large tree canopies and a central walkway that could lead to commercial and residential entry points. 	

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<ul style="list-style-type: none"> The Panel strongly recommends reconsidering the small tree beds proposed for the POPS. <p>Investigate creating public space with more soft-scaping and identifying ways to ensure the trees thrive to maturity with full-sized canopies.</p>	
Sustainability	
<p>The Panel recommends greatly reducing the number of parking spaces provided.</p>	<p>The number of parking spaces has been reduced from 748 to 653 spaces. While the site is located close to many amenities and frequent transit, vehicle use remains high in Ottawa suburban areas and there remain challenges to rental uptake in the absence of vehicle parking. All parking has been located below grade and has the potential to be used for other purposes in the future should parking needs decrease.</p>
<p>The Panel appreciates the applicant's exploration of affordable rental units and supports making the building as affordable as possible for residents.</p>	<p>Acknowledged.</p>
<p>The Panel has concerns with the excessive amount of parking spaces being provided.</p>	<p>See comment above.</p>
Built Form and Architecture	
<p>The Panel questions whether the density being proposed is warranted on this site given its location and surrounding context.</p>	<p>The project as revised proposed 597 residential units ranging in size from studio to three-bedrooms.</p> <p>The property is designated as a Town Centre Hub and a Protected Major Transit Station Area by the City Official Plan. The property is further designated as Mixed Use Neighbourhood by the Downtown Barrhaven Secondary Plan. The property, and surrounding area, are intended for high-density development within walking distance of a range of amenities and public transit options.</p> <p>The January 2023 CMHC Rental Market Report noted that the rental vacancy rate for the Ottawa-Gatineau region has fallen to 2.1%, with average rents increasing by 17% on new leases. In Nepean specifically, the rental vacancy rate is 1.7%. These rates are considered very constrained. A high quality of life can be provided</p>

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	<p>in higher density neighbourhoods through the provision of high quality public realm and public spaces, providing reliable alternatives to private vehicles for mobility, and ensuring a range of amenities (retail, services, education, recreational, etc.). The proposed development will be supported by, and contribute to, the provision of these amenities.</p>
<p>The Panel has concerns with how tight the separation distances are between the towers.</p>	<p>Tower floorplates have been reduced to the extent feasible to increase tower separation distances and increase step-backs. Tower heights have also been reduced to reduce wind tunnelling. It should be noted that floorplate areas, separation distances, etc. are guidelines only, and not regulations or required. The revised proposed seeks to balance the best practices of the design guidelines with the economic and spatial constraints of the property.</p>
<p>The Panel has concerns with the sizes of the floorplates proposed.</p> <ul style="list-style-type: none"> • Consider reducing the floorplate sizes to help increase the separation distance between towers. • The Panel recommends designing more slender towers to foster a better quality of life for those living in the units between the two towers and help mitigate privacy concerns. • The Panel recommends reviewing the City of Ottawa Guidelines on tower separation. 	<p>The towers propose floorplates of 750 and 765 m² and are consistent with the design guidelines.</p>
<p>The Panel has concerns with the density of development being proposed.</p> <ul style="list-style-type: none"> • Is this concentration of units necessary in this area of the city? 	<p>See comment above. Barrhaven Downtown has been designated by the Official Plan, and supported by the Secondary Plan, to accommodate significant development and growth with the intent of developing into a compact, walkable, and vibrant mixed-use district.</p>
<p>The Panel recommends stepping the towers back considerably along the street frontages</p> <ul style="list-style-type: none"> • Consider a minimum 3 metre step-back above the 4-storey podium • Consider additional step-backs up the tower. 	<p>Step-backs have been provided from Marketplace Avenue and McGarry Terrace. Tower floorplates have been reduced to the extent feasible to increase tower separation distances and increase step-backs.</p>

Reference: 1034 McGarry Terrace Response to UDRP Planning Recommendations

The Panel supports the current proposed massing over the previous studies shown in the presentation.	Acknowledged.
The Panel has strong concerns regarding the size of the floorplates proposed. <ul style="list-style-type: none">The Panel recommends reducing the floorplates to a maximum size of 750 square metres, as per the City of Ottawa guidelines	The towers propose floorplates of 750 and 765 m ² and are consistent with the design guidelines.
The Panel recommends investigating the possibility of a 35-metre separation between the two towers. <ul style="list-style-type: none">Consider tower separation as a remedy to wind-tunnelling and improving the micro-climate of the POPS.	Tower floorplates have been reduced to the extent feasible to increase tower separation distances and increase step-backs. Tower heights have also been reduced to reduce wind tunnelling.
The Panel recommends staggering the heights of the towers to a more appropriate scale and transition from the surrounding context. <ul style="list-style-type: none">Consider a 30-storey tower on the west side nearest to McGarry Terrace, and a shorter tower closer to 20-storeys on the east side	To ensure that there is variation in height between the two towers, it is proposed that the west tower be reduced to 35 storeys in height, whereas the east tower would be reduced to 26 storeys.

Respectfully,

STANTEC CONSULTING LTD.



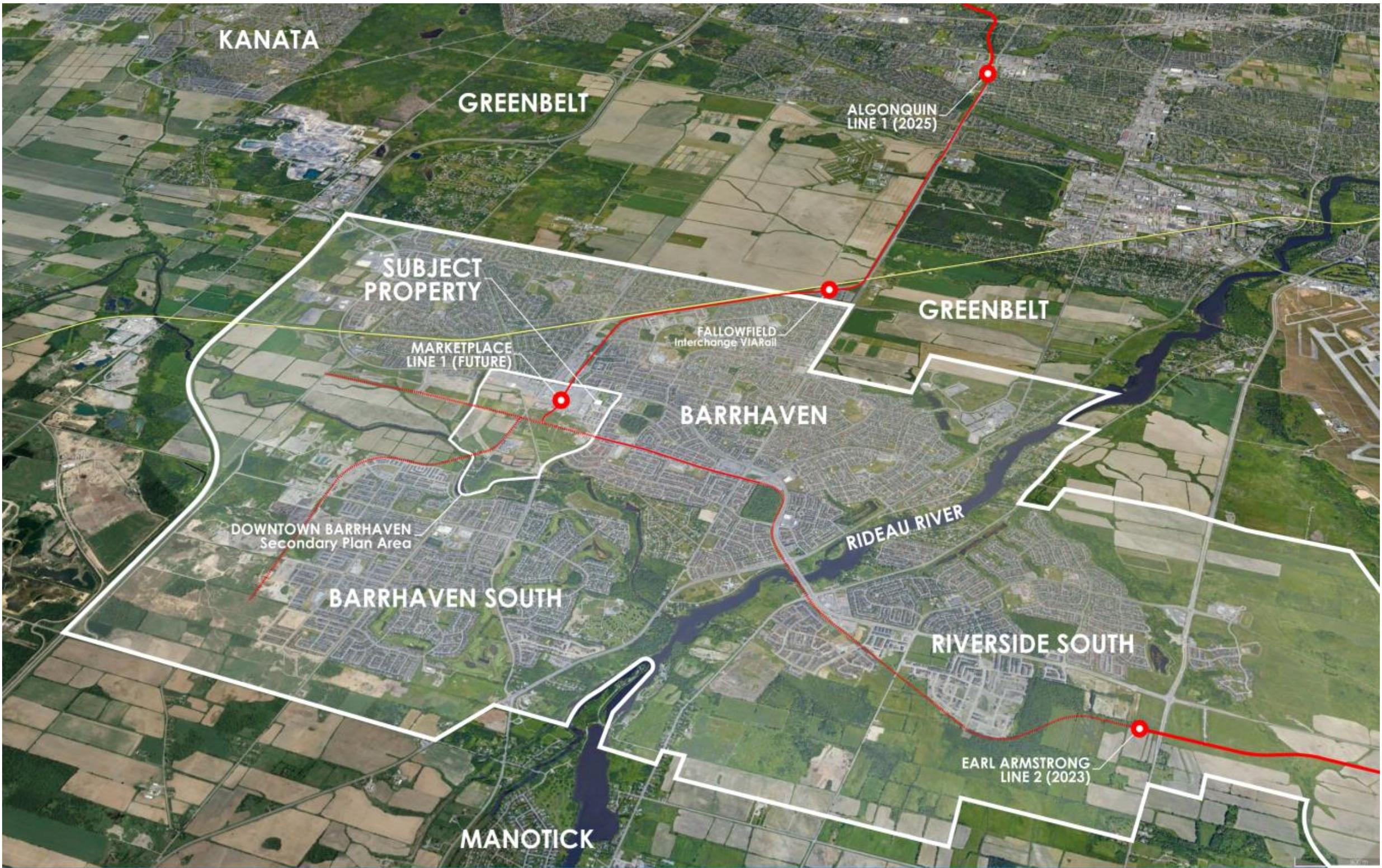
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Senior Urban Planner
Phone: (613) 724-4080
Mobile: (613) 220-5705
eric.bays@stantec.com

Attachment: [Attachment]

**APPENDIX 1:
INFORMAL UDRP SUBMISSION
MATERIALS**







SITE CONTEXT AND NEIGHBOURHOOD



Marketplace Ave looking towards the shopping centre



Marketplace Ave looking towards Longfields Drive



Site is used as a storage area for the adjacent residential building construction



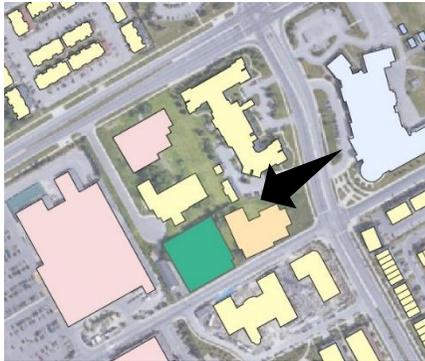
SITE CONTEXT AND NEIGHBOURHOOD



McGarry Terrace looking south from Strandherd Drive. McGarry Terrace is to be extended to Marketplace Avenue



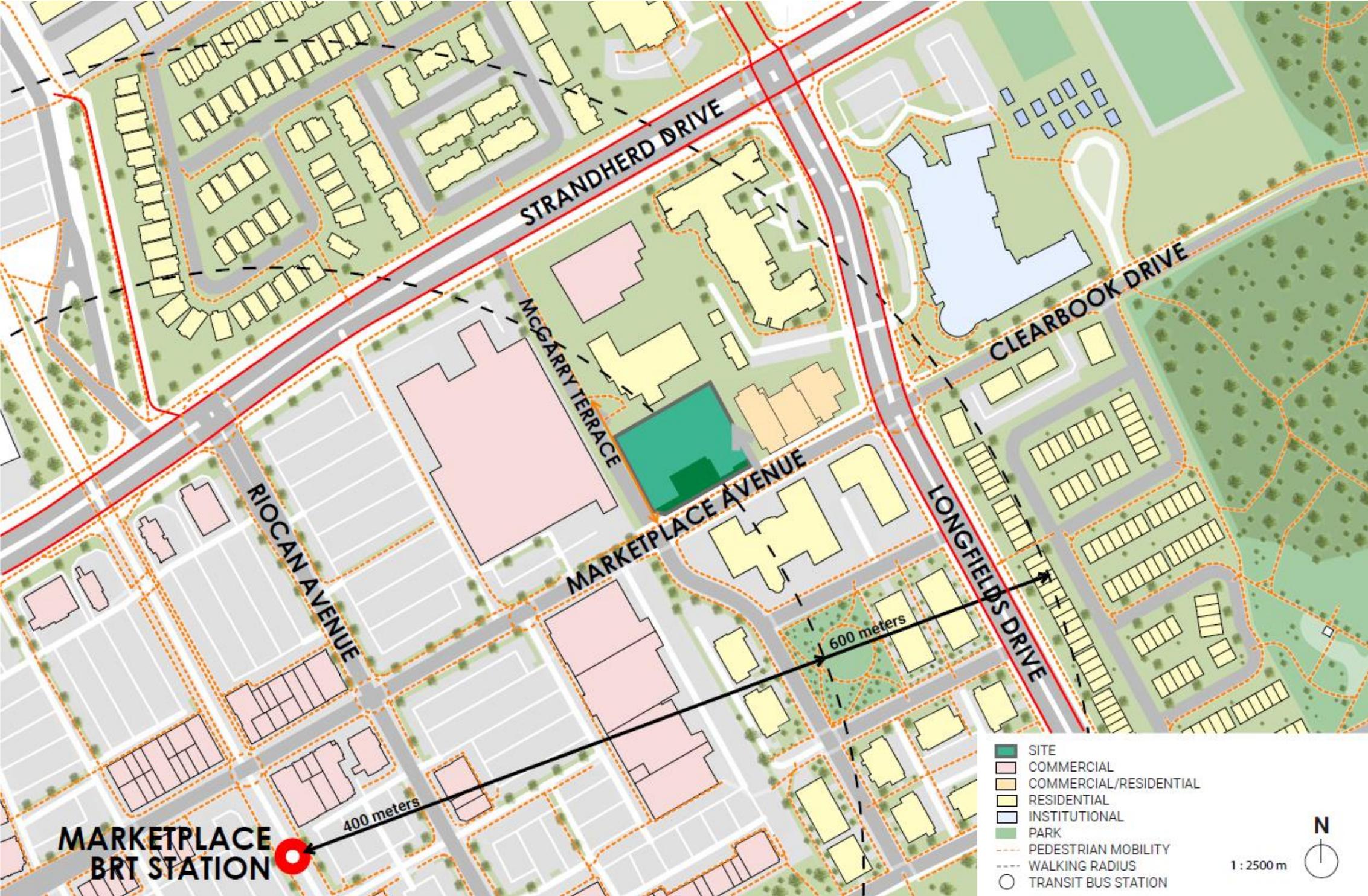
Under construction Haven Towers on Marketplace Avenue, looking west



View from intersection of Strandherd and Longfields looking southwest towards the site







BUILDING HEIGHTS

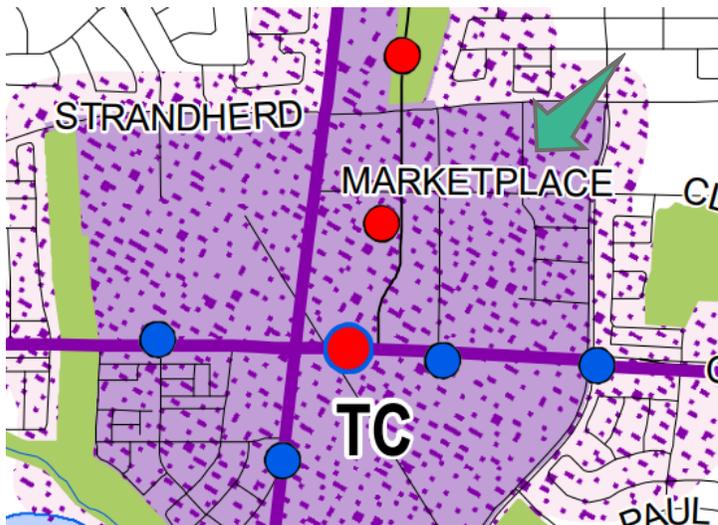


POLICY CONTEXT

OFFICIAL PLAN

SUBURBAN TRANSECT and HUB (TOWN CENTRE)

Hubs are areas centred on planned or existing rapid transit stations and/or frequent street transit stops. The planned function of Hubs is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity than the areas abutting and surrounding the Hub. Hubs are also intended as major employment centres.



BARRHAVEN DOWNTOWN SECONDARY PLAN

MIXED-USE NEIGHBOURHOOD

The site is designated Mixed-Use Neighbourhood under the Barrhaven Downtown Secondary Plan. This designation provides a mixed of uses as well as a transition from higher-to-low densities. The secondary plan commits to evolving and intensifying over time to support Downtown Barrhaven and the transit network in place.



ZONING BY-LAW 2008-250

MIXED-USE CENTRE: MC[2573]

PERMITTED USES

- apartment dwelling, high rise
- personal service business
- retail store
- restaurant
- service and repair shop
- storefront industry
- range of commercial service uses

PROPOSED DEVELOPMENT

Mixed-use development two towers (30 and 40 storeys) on an 8-storey podium

PROPOSED SECONDARY PLAN AND ZONING AMENDMENTS

To permit an increase in permitted maximum building height from 30 to 40 storeys



SIX OVER-ARCHING GOALS

- Compact urban form
- High-quality urban design
- Mixture of land uses
- Diverse and accessible greenspace
- Efficient transportation system
- Anticipation of growth

Appendix 2 – Population and Density Projections

Options	Projected Retail Floor Area (m ²)	Projected Office Floor Area (m ²)	Projected Dwelling Units	Projected Population	Projected Employment	People & Jobs/Gross Hectare
Option 1	200,000	0	8,008	15,616	4,444	125
Option 2	217,000	110,000	8,008	15,616	10,322	161
Option 3	110,000	205,000	8,008	15,616	12,694	176

POLICY CONTEXT

URBAN DESIGN GUIDELINE FOR HIGH RISE BUILDINGS

These guidelines apply to high-rise buildings between 10 and 30 storeys.

Guidance 1.7 Landmark building - located at a prominent location, such as a major destination, an important public open space, the termination of a vista or view, or a unique natural setting

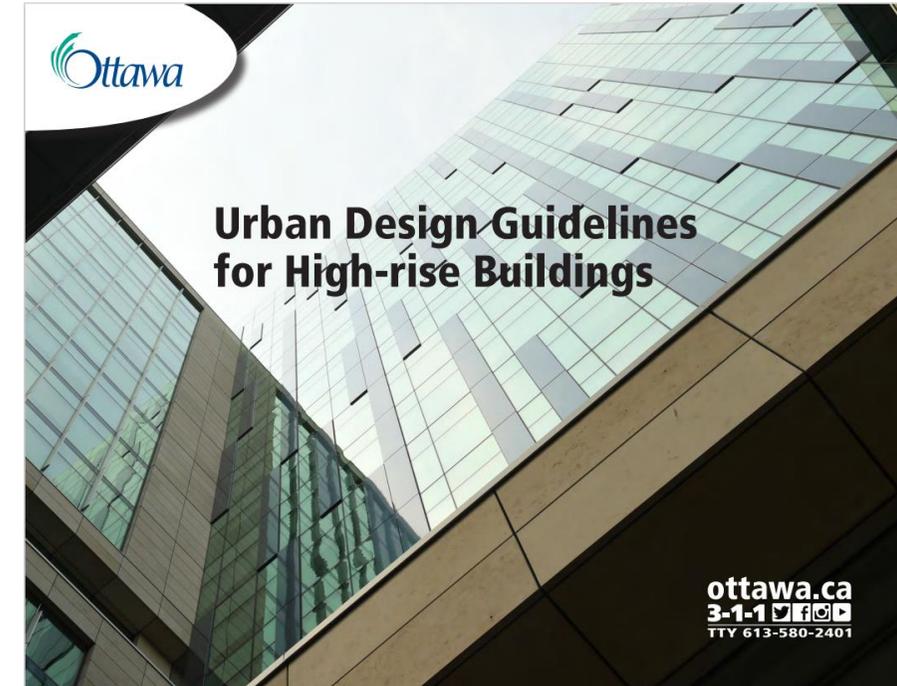
Guidance 2.1 Built Form - Enhance and create the overall pedestrian experience in the immediate surrounding public spaces (including POPS) through the design of the lower portion, typically the base, of the building, which:

- a. fits into the existing urban fabric, animates existing public spaces, and frames existing views; and
- b. creates a new urban fabric, defines and animates new public spaces, and establishes new views.

Guidance 2.24 Tower floor plates - the maximum tower floor plate for a high-rise residential building should be 750 m²

Guidance 2.25 - Provide proper separation distances between towers to minimize shadow and wind impacts, and loss of skyviews, and allow for natural light into interior spaces: a. the minimum separation between towers should be 23 m.

Guidance 3.12 Animation – Providing a safe and appealing pedestrian realm is an Official Plan priority. The pedestrian realm around a high-rise building, including spaces on both public and private lands and the functions and façades of a building that abut the pedestrian realm must be well designed to ensure they are convenient for and attractive to pedestrians and supportive of businesses that are dependent on foot traffic.



SITE & BUILDING DESIGN EVOLUTION

We started our design by examining the neighboring developments first from the development at the north which shows one tower with a large footprint over 16,500 ft² and a 5 storey base and second from the eastern tower development which shows two slimmer towers properly separated.

To respond to the needs of the investment we created first similar concept like the eastern towers which was submitted to planning for review. With the new concept we listened to the comments that were not welcoming repeating the concept of a bulky base.

Instead, we successfully created a base that creates as many open spaces as possible around the base. Unlike the eastern towers and unlike the building on the north, we believe that we created a concept that blends and enriches the public realm.

The centre of the base has been drawn back reducing the overall footprint, providing a generous size courtyard along Marketplace and creating more POPS area within the site.

PREVIOUS CONCEPTS



SOUTHWEST PERSPECTIVE

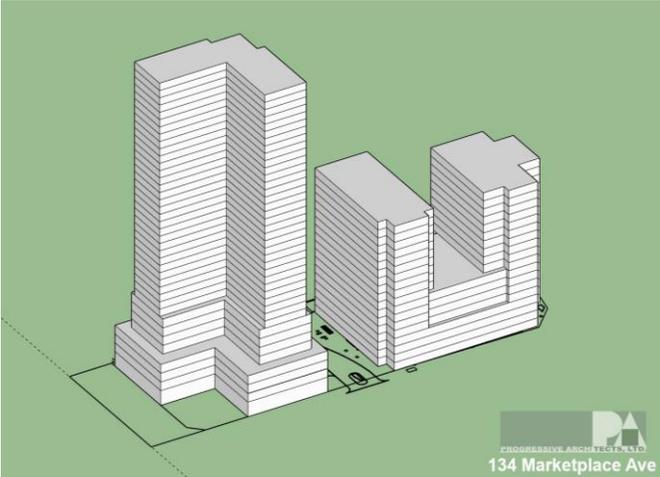
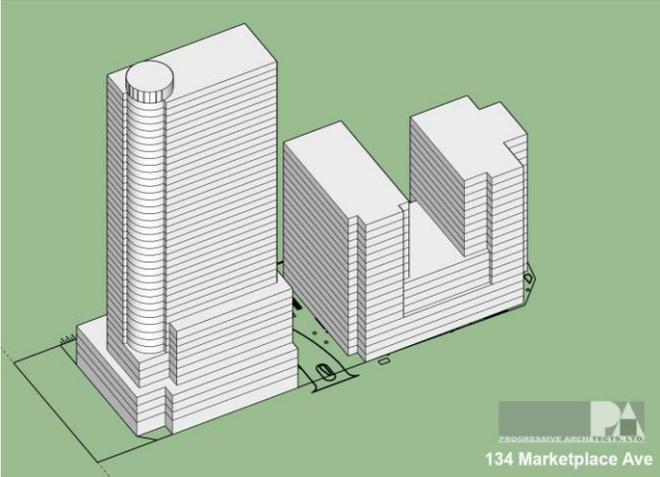
CURRENT CONCEPT



SOUTHWEST PERSPECTIVE

SITE & BUILDING DESIGN EVOLUTION

MASSING STUDY



CURRENT CONCEPT



DEVELOPMENT STATISTICS

TOTAL BUILDABLE AREA

ABOVE GRADE: 60,000m²

TOTAL NO. OF UNITS: 619

PODIUM LEVELS (7 LEVELS)

GFA (2ND-4TH): 1,880m² (PER FLR)

GFA (5TH-8TH): 1,682m² (PER FLR)

WEST TOWER (29 LEVELS)

GFA (9TH-40TH): 630m² (PER FLR)

EAST TOWER (19 LEVELS)

GFA (9TH-30TH): 650m² (PER FLR)

PARKING LEVELS (6 LEVELS)

BELOW GRADE: 26,000m²

TOTAL NO. OF PARKING SPACES: +700

SITE OVERVIEW

- The project lot is a regular shaped corner lot of 4148 m² which is more than 3 times larger than the minimum for a high rise building according to the high-rise design guidelines.
- Access to the underground car parking and services is provided at the North(back) of the building connected through a private drive to Marketplace Ave. The intent is to hide or screen all loading and building services.



PRIVATELY OWNED PUBLIC SPACE

- The design offers two generous size courtyards. The front one, which is the largest, is open to Marketplace Ave. The front courtyard will provide Privately Owned Public Space of about 580 m² including the sidewalk.
- Both sides of the front courtyard will be set back from the street creating a total public use area of 750 m².
- The area surrounding the front courtyard is intended to be shops, restaurants and other public use spaces.



URBAN COURTYARD INTENT (SAMPLE PROJECTS)

- Create an urban park space with seating and planters.
- Visual interest with stepped levels and interspersed planter beds.
- Create “private” gathering spaces within the courtyard.
- Lending exterior space to be utilized by the surrounding business for exterior seating.



RESIDENT COURTYARD

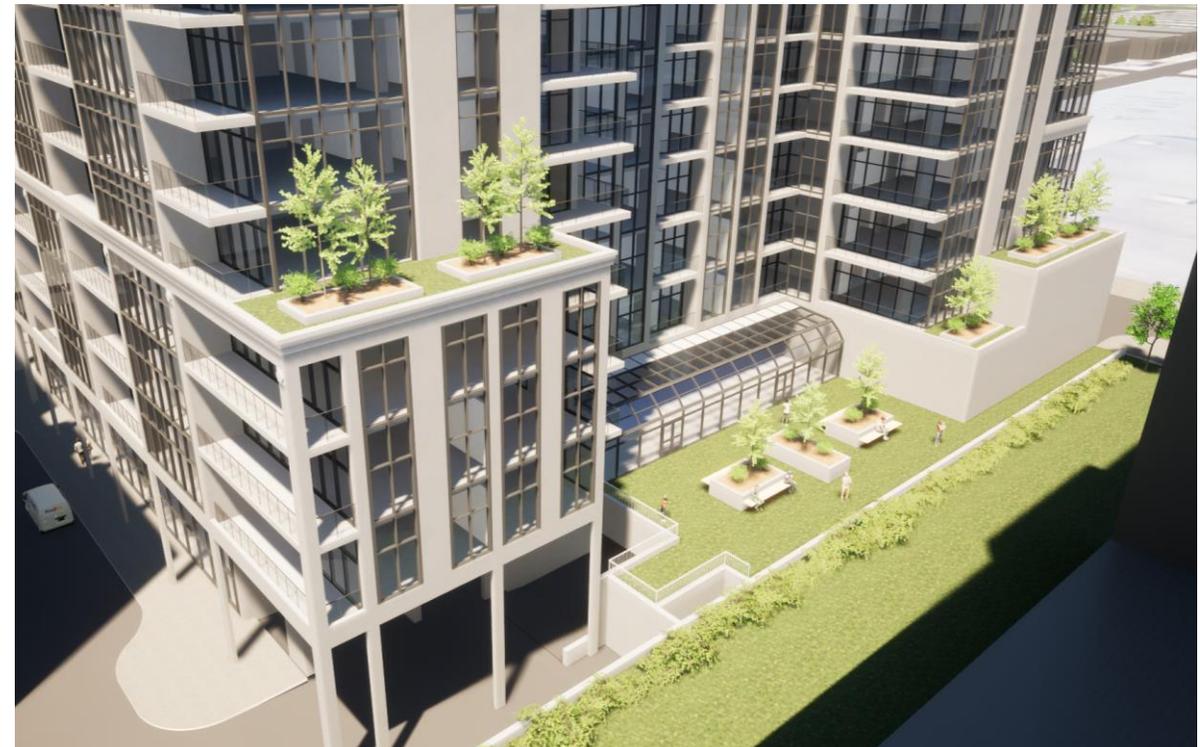
(IMAGES TO RIGHT)

- At the back we are proposing an additional courtyard intended for the building occupants.
- It is approximately 290m² with a footpath link to McGarry Terrace extension. It is also connected to the ground floor amenities.
- Total first floor open space is about 25% of the lot area.

AMENITY TERRACE

(IMAGE BELOW)

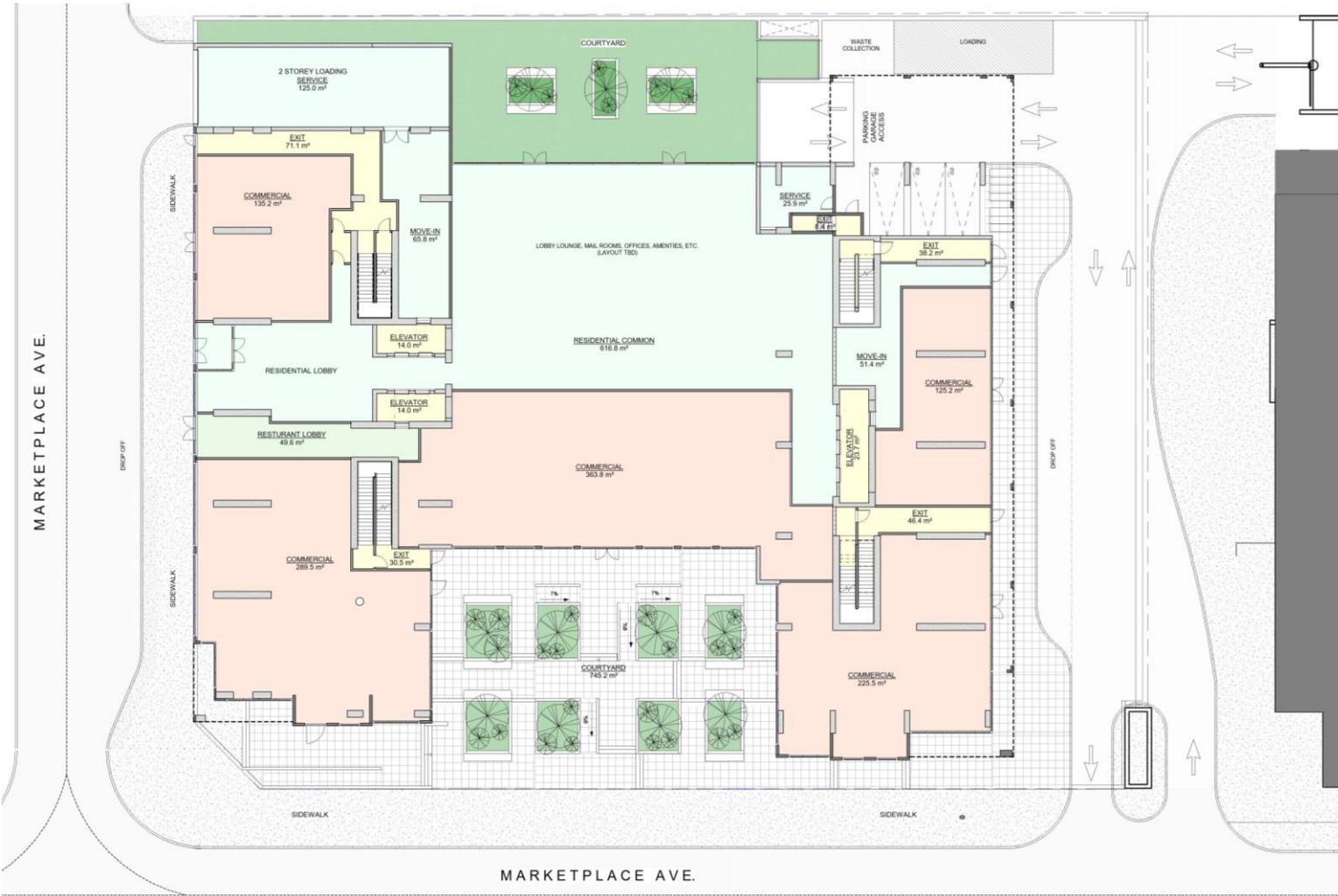
- The intent as well is to create an amenity terrace on the 9th floor for the residents.
- This will overlook both the public courtyard along Marketplace as well as the courtyard to the North.



FIRST FLOOR

The principal entrance of the building is proposed along the West at McGarry Terrace Extension which will be linked to the middle lounge area and through which the link continues to the east side elevators.

The East face will provide a pedestrian arcade intended to create a strong pedestrian/commercial connection.



RESIDENTIAL DESIGN CONSIDERATIONS

- The proposed building consists of eight levels of base podium and two towers.
- The podium is intended to have a shape that invites the public into the site and allows a strong connection between the interior and exterior spaces.
- The two towers are designed with small footprint. Each around 800m² with a separation distance of 23m between the two.
- The concept behind the two towers is to achieve the largest building perimeter which in return will provide plenty of exterior wall exposure and sunshine to the units.

- The target of the design is to house around 619 residential units of different sizes including affordable rental units.
- The façade treatment of the podium base will be mainly of masonry cladding. The tower facades will be predominantly glass and metal panels to provide the feeling of light massing.
- Residential units will be provided with balconies that is to be surrounded with glass guardrails covering the balcony slab edges similar to the eastern development.



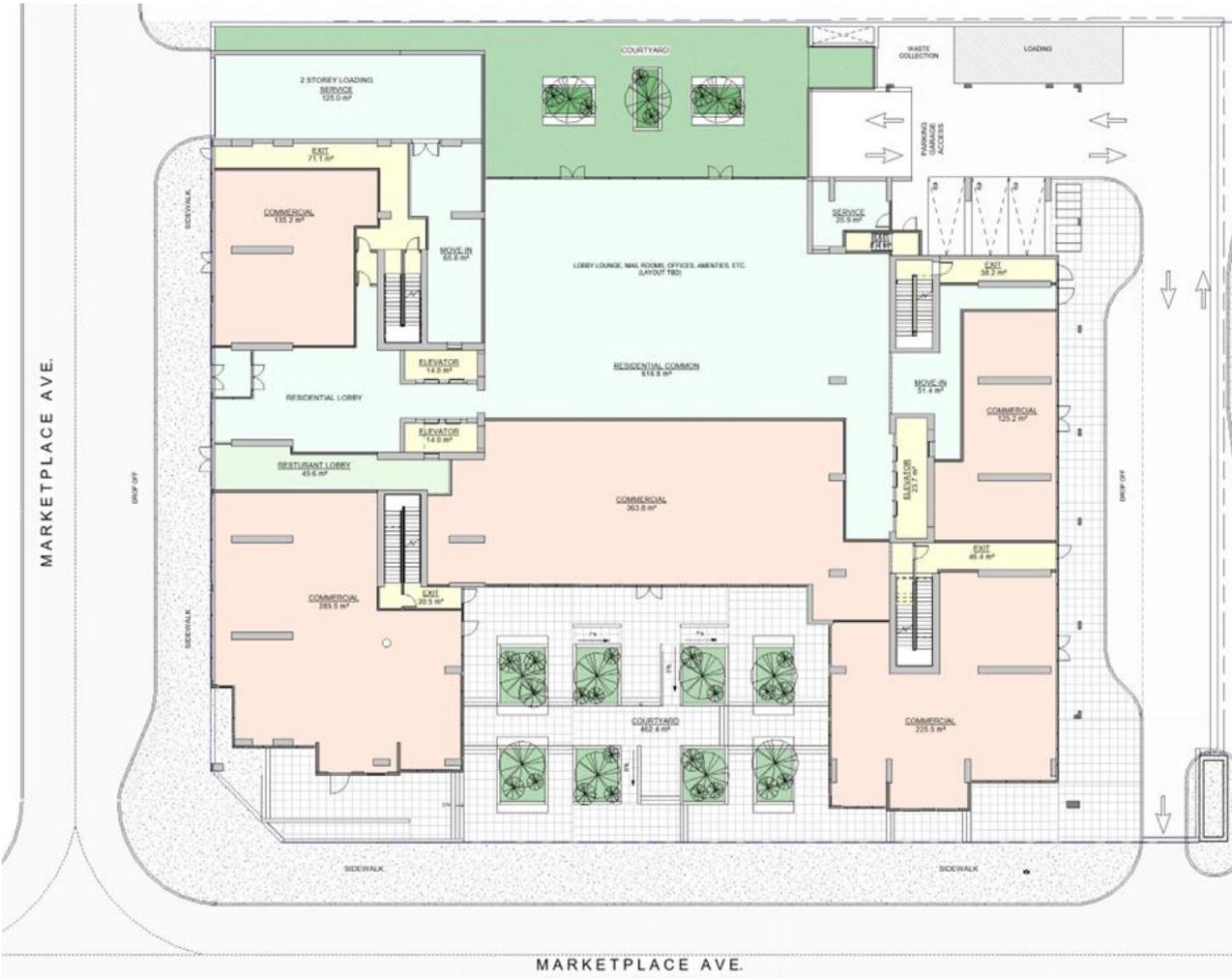
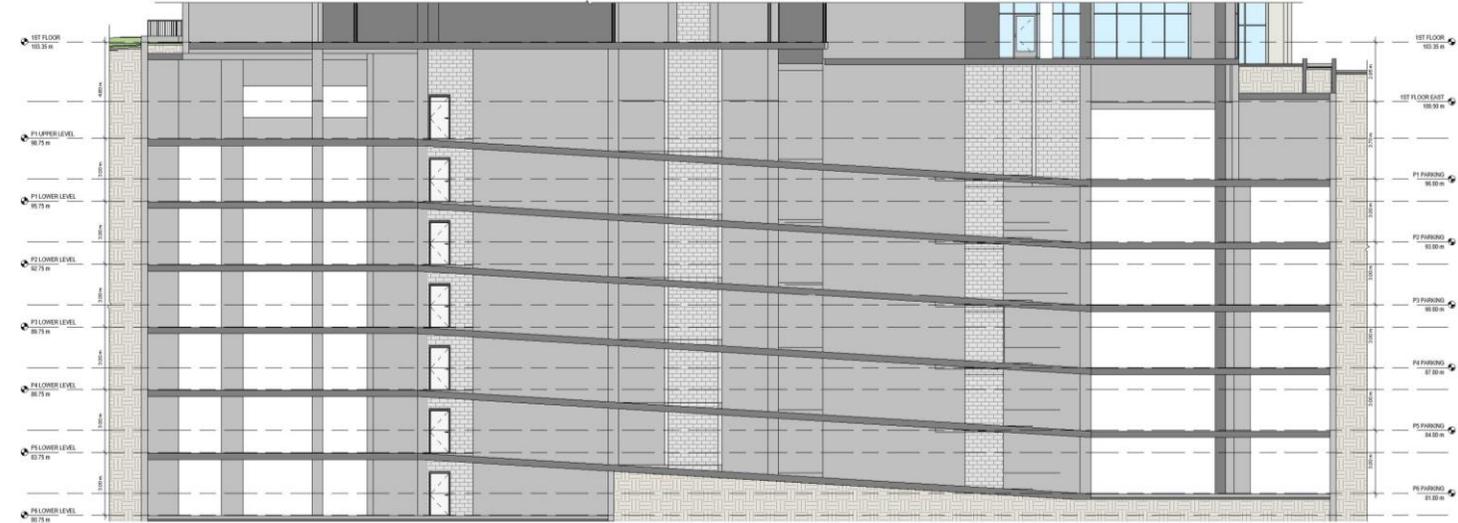
AMENITY LEVELS

- We are proposing to have the 32nd and 33rd floors of the western tower for a public restaurant, viewing platform and amenities. As well as dedicating the 20th and the 21st floors at the eastern tower for amenities.
- The intent is to include a pool, party room and further associated amenities. The massing of the amenity floors will be designed with different and larger scale shapes to break down the redundancy of the tower floor shapes.

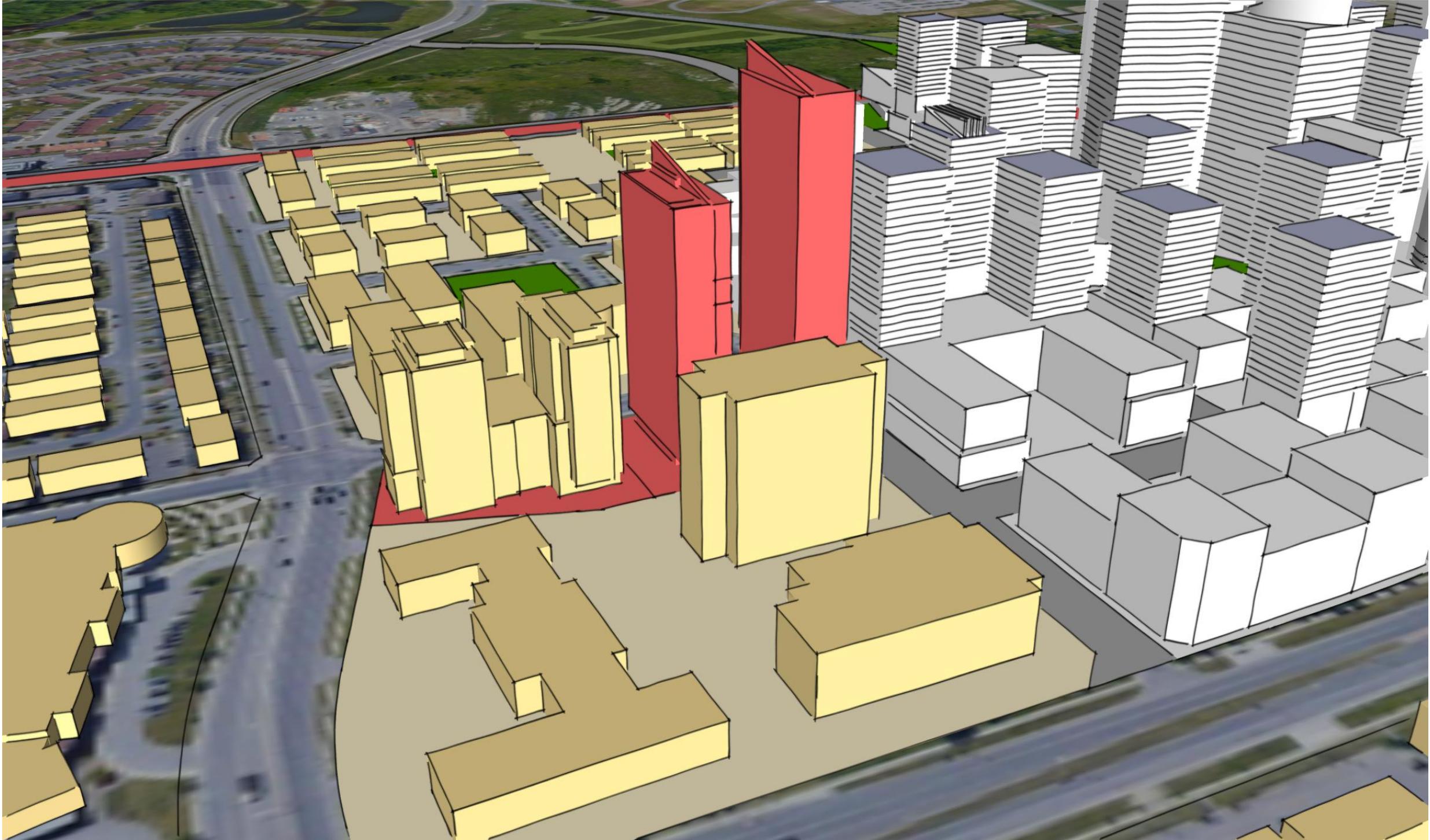


PARKING LEVELS

- The proposal is to have a six-storey underground parking garage that will accommodate more than 700 parking spaces.
- The parking garage will be accessible from the northeast corner of the lot.
- Aside from parking spaces it will also facilitate the building services such as garbage collection and service rooms inside the underground parking area.



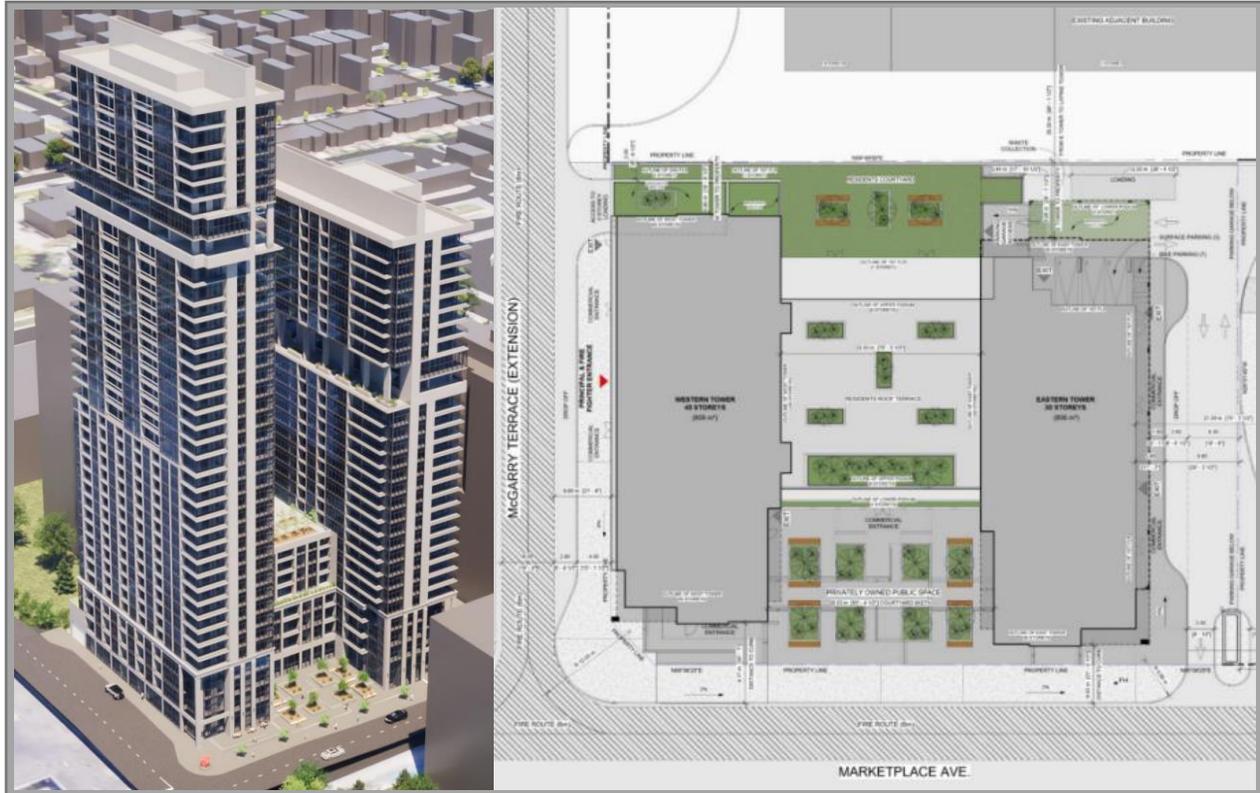
TYPICAL PARKING LEVEL



APPENDIX 2: UDRP RECOMMENDATIONS



1034 McGarry Terrace | Informal Pre-Consultation | Official Plan Amendment & Zoning By-law Amendment Application | Stantec Consulting Ltd., Progressive Architects Ltd.



Key Recommendations

- The Panel appreciates the emerging neighbourhood context provided in the presentation to help illustrate the potential future growth of the area.
- The Panel recommends revisiting all applicable city guidelines to ensure they are incorporated in the preliminary stages of the design process.
 - Of particular note, the Panel recommends reviewing the City guidelines for:
 - Building setbacks from property lines,
 - Building height,
 - Building floorplate size, and
 - Separation between towers
- The Panel recommends the height of the building be limited to a maximum of 30 storeys given its location.

- The Panel appreciates the early stages of the architectural design, noting a particular emphasis on maintaining a quiet architectural expression as the project evolves.
- The Panel supports the height of the podium at 4-storeys, however, recommends further increasing the tower step-backs.
- The Panel appreciates the inclusion of the POPS on Marketplace Avenue; however, the Panel recommends creating a larger POPS that strives to be a central public gathering space for the community.
- The Panel recommends the public realm treatment of the proposed development be a more comprehensive and robust design proposal that considers pedestrian connectivity through the site and fosters a central gathering space for the future growth in the area.

Site Design & Public Realm

- The Panel appreciates the location of the POPS on the site
 - Consider including animated uses in the POPS including seating and benches.
 - Consider bolstering the POPS function and appearance as a forecourt for the greater community.
 - Consider enlarging the POPS along Marketplace Avenue.
- The Panel recommends increasing the setbacks further from the property line.
- The Panel suggests the applicant undertake a wind study to ensure that the POPS has four-season pedestrian comfort.
- The Panel recommends giving greater consideration to the porosity of the site.
 - Consider incorporating a fully accessible connection across the north property-line.
 - Consider walkability and pedestrian experience traversing the north side of the building to adjacent sites.
- The Panel suggests an entrance to the tower from the courtyard would be beneficial and support the user's interaction from the front terrace on Marketplace Avenue.
- The Panel appreciates the ambition of the project.
- The Panel recommends interchanging the amount of hardscape and softscape shown in the proposal, with a focus on introducing a stronger green element to the plaza space.
- The Panel recommends investigating a better resolution to the streetscape that allows for plantings and street trees. These public realm investments are important in creating the sense of a neighbourhood core and a downtown area.

- The Panel recommends giving greater consideration to the Mainstreet condition on Marketplace Avenue.
 - Consider access to amenities, retail, schools, etc.
 - Consider the character of the streetscape and how the project contributes to establishing Marketplace Avenue as a Mainstreet.
 - As proposed, the POPS reads as a semi-private space, not a public space. The Panel recommends designing the POPS in a way that is more inviting to the public and passers-by. Consider how to best locate and design the POPS to take advantage of the Mainstreet and optimize public use.
 - The Panel has concerns regarding the survival of trees as proposed. Consider the viability of the POPS space having a greater connection to the street corner and allowing more space for the trees to thrive.
- The Panel recommends designing a bigger POPS that would be more usable for local's leisure.
 - Consider designing one large central greenspace with more soft-scaping and large tree canopies.
 - Alternatively, consider two medium sized greenspaces with large tree canopies and a central walkway that could lead to commercial and residential entry points.
 - The Panel strongly recommends reconsidering the small tree beds proposed for the POPS.
 - Investigate creating public space with more soft-scaping and identifying ways to ensure the trees thrive to maturity with full-sized canopies.

Sustainability

- The Panel recommends greatly reducing the number of parking spaces provided.
- The Panel appreciates the applicant's exploration of affordable rental units and supports making the building as affordable as possible for residents.
- The Panel has concerns with the excessive amount of parking spaces being provided.
- The Panel notes it is important to consider the precedent setting this project will establish for the area. Thus, consideration should be given to the ability of the greater area to develop similarly and to the overall scale of this development within the masterplan.
- The Panel recommends much greater consideration be given to the environmental sustainability of the proposal as it develops.

- The Panel recommends adhering to the new High Performance Development Standards as part of the new Official Plan.
- Consider the social and environmental impacts of maximizing the built form on the site and further investigate the replicability of the proposal on adjacent sites and livability of such a neighbourhood.
- The Panel recommends giving greater consideration to how sustainable building practices and sustainable design can help to reduce costs in the pursuit of more affordable housing.

Built Form & Architecture

- The Panel questions whether the density being proposed is warranted on this site given its location and surrounding context.
- The Panel has concerns with how tight the separation distances are between the towers.
- The Panel has concerns with the sizes of the floorplates proposed.
 - Consider reducing the floorplate sizes to help increase the separation distance between towers.
 - The Panel recommends designing more slender towers to foster a better quality of life for those living in the units between the two towers and help mitigate privacy concerns.
 - The Panel recommends reviewing the City of Ottawa Guidelines on tower separation.
- The Panel has concerns with the density of development being proposed.
 - Is this concentration of units necessary in this area of the city?
- The Panel recommends stepping the towers back considerably along the street frontages
 - Consider a minimum 3 metre step-back above the 4-storey podium.
 - Consider additional step-backs up the tower.
- The Panel supports the current proposed massing over the previous studies shown in the presentation.
- The Panel has strong concerns regarding the size of the floorplates proposed.
 - The Panel recommends reducing the floorplates to a maximum size of 750 square metres, as per the City of Ottawa guidelines.
- The Panel recommends simplifying and quieting the architectural expression of the building.
 - Consider simplifying the way the building is expressed in the middle.
 - Consider giving greater focus on how the top of the building meets the sky.

- Consider creating a tower top that conceals the mechanical room.
- The Panel recommends limiting the building height to 30-storeys or less.
- The Panel has concerns with the scale of the towers and recommends reviewing the City of Ottawa guidelines to make sure they are being met.
- The Panel appreciates the positioning of the towers on the site and the rhythm they will establish with the adjacent properties.
- The Panel suggests considering the greater context and varying the tower heights to create a visual crescendo with adjacent towers.
- The Panel suggests that building a tower of the proposed size would require a landmark-like architectural expression and POPS.
 - Consider how such a tall tower will become a landmark in the suburban context and the refinements that such a change in height from its surrounding context requires.
- The Panel recommends further refinements to the articulation of the top portion of the tower.
- The Panel recommends evolving the proposal to have slimmer towers that are further stepped back from the podium, in accordance with the City guidelines' 750 square metre floorplates.
- The Panel recommends increasing the setback of the east building facade to 11.5 metres from the east property line.
- The Panel recommends investigating the possibility of a 35-metre separation between the two towers.
 - Consider tower separation as a remedy to wind-tunnelling and improving the micro-climate of the POPS.
- The Panel recommends staggering the heights of the towers to a more appropriate scale and transition from the surrounding context.
 - Consider a 30-storey tower on the west side nearest to McGarry Terrace, and a shorter tower closer to 20-storeys on the east side.