



Zibi Block 204

Planning Rationale
Zoning By-law Amendment + Site Plan Control
April 26, 2022



Prepared for Dream Theia Ontario Block 204a LP

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April 2022

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1.0	Introduction	1
1.1	Application History	1
1.2	Purpose of the Applications	2
2.0	Site Context and Surrounding Area	3
2.1	Surrounding Area	3
3.0	Proposed Development	5
4.0	Conformity with the Master Plan	7
4.1	Zibi Guidelines	8
4.2	Zibi Heritage Interpretive Plan	9
5.0	Policy and Regulatory Framework	11
5.1	Provincial Policy Statement	11
5.2	City of Ottawa Official Plan	11
5.2.1	Managing Growth	Error! Bookmark not defined.
5.2.2	Land Use Designation	Error! Bookmark not defined.
5.2.3	Urban Design and Compatibility	13
5.3	City of Ottawa New Official Plan	17
5.3.1	Transect Policy Areas	17
5.3.2	Urban Designation	18
5.3.3	Urban Design	19
5.4	Central Area Secondary Plan	21
5.5	Urban Design Guidelines for High-Rise Buildings	24
5.6	City of Ottawa Comprehensive Zoning By-law	25
6.0	Conclusion	31

1.0 Introduction

Fotenn Planning + Design, acting for Dream Theia Ontario Block 204A LP, is pleased to submit the enclosed Planning Rationale for Block 204 of the Zibi development on Chaudière Island in the City of Ottawa. The proposed development consists of a 22-storey plus mezzanine mixed-use building with retail uses at-grade and a mix of residential unit types above.

1.1 Application History

Development applications in support of the proposed redevelopment of Chaudière and Albert Islands in the City of Ottawa were originally submitted in April 2014. These included a Zoning By-law Amendment (D02-02-14-0040) and Stage 1 Site Plan Control application (D07-12-14-0075). The City also initiated a concurrent Official Plan Amendment (D01-01-14-0008) to update the Central Area Secondary Plan to include policies relating to the two (2) islands. Previously, no policies specific to the islands were included in the Secondary Plan.

The Official Plan and Zoning By-law Amendments were adopted by Ottawa City Council on October 8, 2014 as By-laws 2014-396 (OPA 143) and 2014-295, respectively. The islands were designated as “Mixed Use” under the Central Area Secondary Plan, with specific policies relating to their development. The Zoning By-law Amendment zoned the lands “Mixed Use Downtown Zone, Subzone 5, Special Exception 2172, Schedule 332, Holding (MD5[2172] S332-h)” and “Major Leisure Facility Zone (L2)”. Both amendments served to implement the vision presented in the Master Plan prepared for the Domtar Lands (now Zibi).

Phase 1A is now complete and included Blocks 205A, 208, and 301. Block 205A is a six (6) storey mixed-use building with retail uses at-grade and residential uses above and Block 208 is a four (4) storey office building with retail uses fronting onto Head Street Square and the Booth Street Corridor. Block 301 is the common underground parking garage beneath Head Street Square that includes two (2) floors of parking that will ultimately connect to garages beneath future blocks, including Block 206 and Block 204.

Also included in Phase 1A was the construction of Head Street Square – the central public space within the Chaudière West District that will host events and programs throughout the year. This space is a privately-owned public space that will act as the “living room” for the district and is currently in the final stages of completion.

Block 211 is located on the east side of Chaudière Island and is an eight (8) storey mixed-use building with retail uses at-grade and office uses above the associated adjacent woonerf streets including Chaudière Private and Zaida Eddy Private. Block 211 was approved in December 2019 (D07-12-19-0016) and construction is now complete.

Blocks 206 and 207 are located on the west side of Chaudière Island and are both currently under construction. Block 206 was approved in February 2021 (Zoning, D02-02-20-0059) and May 2021 (Site Plan, D07-12-20-0097) as a 25-storey mixed-use building with retail uses at-grade and a mix of residential unit types above. Block 206 fronts the north side of Head Street Square. The underground parking lot associated with Block 206 is connected to Block 301, Block 207 and the future Block 204.

Block 207 was approved in April 2021 (D07-12-19-0035) as a seven (7) storey mixed-use building with retail uses at-grade and office uses above. Block 207 is in the northeast corner of the Chaudière East district and Head Street Square. The underground parking garage is accessed through Block 206 and 301.

An application to lift the holding on the west side of Chaudière Island was approved in August 2018 (D07-07-18-0002). Subsequently, the holding was removed from the east side of Chaudière Island and Albert Island in January 2020 (D07-07-19-0006).

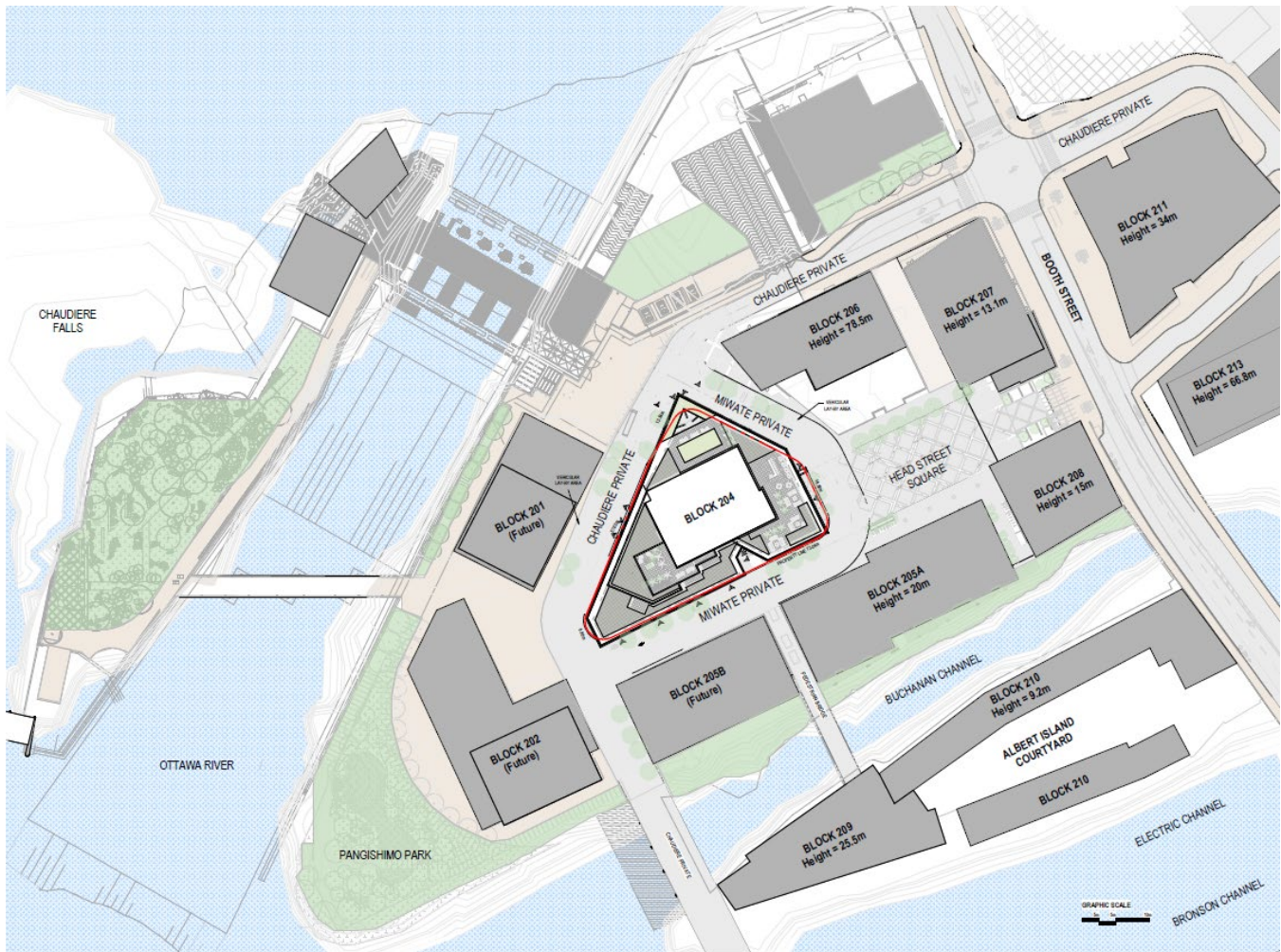


Figure 1. The Zibi Master Plan

1.2 Purpose of the Applications

The current applications for Zoning By-law Amendment and Site Plan Control are submitted to facilitate the proposed development of the subject property. The Zoning By-law Amendment application seeks to permit a 9-storey podium plus mezzanine level. The Zoning By-law Amendment seeks to specify that a mezzanine is not a storey. The extra floor will accommodate a mezzanine level above the ground floor that will contain storage lockers and rental office, and potential bicycle parking spaces, allowing for a better configuration of residential units on upper levels, as well as for the provision of more bicycle parking spaces on the P1 level. This will allow the development to meet the One Planet Living goal of 1 bicycle parking space per unit. No residential units are proposed on the mezzanine level. The proposed increase in height for the podium will not impact the overall height of the building, which will remain under 73 metres and will not increase the height of the podium as it will utilize space within the 6.9 metre ground floor.

The Site Plan Control application would permit the proposed development of the subject property with the mixed-use development. As part of the application, public realm components, including the south edge of Chaudière Private and north and west edges of Miwate Private will also be developed.

Site Context and Surrounding Area

The Zibi Ontario development is located on two (2) islands – Chaudière and Albert – within the Ottawa River. The lands are located on the western edge of the City of Ottawa’s downtown. The Zibi development also includes lands in the City of Gatineau, along the north shore of the Ottawa River.

The subject property, known municipally as 315 Miwàte Private and 505 Chaudière Private, is surrounded by private streets on all sides and has an irregular shape. The total area of the subject property is approximately 2,631 square metres. The subject property is located in the centre of Chaudière Island West district within the Zibi development site.

The Zibi Ontario property has a total area of approximately 6.07 hectares (15 acres) located on Chaudière and Albert Island. The lands are divided both by the channels of the Ottawa River, and by Booth Street – a major north-south arterial and provincial crossing between the cities of Ottawa and Gatineau. The result is three parcels – two (2) on Chaudière Island and one (1) on Albert Island. The 2014 Master Plan created development districts around each of these parcels naming them Chaudière West, Chaudière East and Albert Island, respectively.

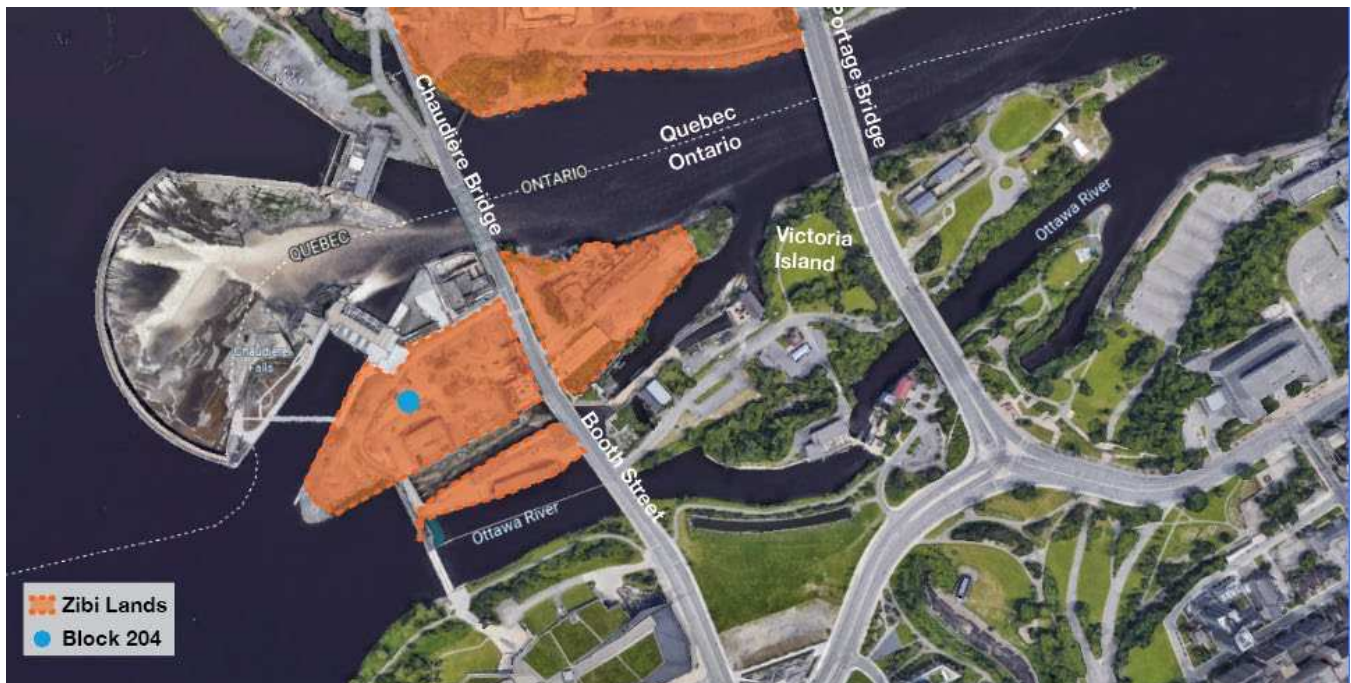


Figure 2. Subject property and surrounding area within the Zibi development context

Chaudière Private is the primary access to the west side of Chaudière Island, connecting to Booth Street at a full movement intersection and continuing through the site to access Albert Island in the south. As part of the Zibi project, Booth Street, a major arterial roadway, is in the process of being completely transformed. The roadway is being transformed into a complete street featuring a single vehicular lane in each direction, cycle tracks and pedestrian facilities. This work was largely completed in 2021.

2.1 Surrounding Area

Land uses surrounding the subject property are described as follows:

North: Directly north of the subject property is Chaudière Private and a hydroelectric generating station owned by Hydro (Energy) Ottawa, and the Chaudière Falls. A future development, Block 201, is located along the north side of Chaudière Private, northwest of Block 204. There is a public park, owned by Hydro Ottawa that has been developed north of Block 201 and provides viewing opportunities of the Chaudière Falls Ring Dam.

Further north, within the City of Gatineau, are additional hydroelectric generation stations owned by Hydro (Energy) Ottawa, the Zibi Gatineau lands, and the south edge of the downtown core of the City of Gatineau. This edge is dominated by the Terrasses de la Chaudière federal government office complex located on the west side of Eddy Street (the continuation of Booth Street in Gatineau).

East: Immediately east of the subject property is Miwàte Private and Head Street Square, the village square and heart of Chaudière West. Further east are Blocks 206 (25-storey mixed use (residential/retail) building under construction), Block 207 (7-storey mixed use (office/retail) building under construction), and Block 208 (a 4-storey mixed use (office/retail) building). East of Booth Street is Block 211, a recently completed office building with retail uses at-grade. Victoria Island, located south-east of the subject property, is not included in the Zibi project and is owned and managed by the National Capital Commission (NCC).

South: South of the subject property is Miwàte Private, a private woonerf-type street, and Blocks 205A and the future Block 205B. Block 205A a 6-storey residential building with retail uses at-grade. Further south is Albert Island, which currently contains the Zibi development office and has blocks that have been reserved for future redevelopment. Further south along the edge of Downtown Ottawa and the south shore of the Ottawa River is the Canadian War Museum and LeBreton Flats, both west of Booth Street.

West: Immediately west of the subject property is Chaudière Private and a future high-rise development at Block 202. Further west is Pangishimo Park, a public park developed by Zibi and owned by the National Capital Commission (NCC) that opened in 2021.

Proposed Development

Block 204 is a unique and important site in the context of the Zibi Development. It is the final face enclosing Head Street Square and is the focal point of one of the site's key views from Booth Street into the western portion of Chaudière Island.

The proposed development is a 22-storey mixed-use building with retail uses at-grade and 239 residential units above. The proposed building is oriented towards Head Street Square, activating Zibi's major public space with ground-floor retail units that open out onto Miwàte Private facing Head Street Square and extend around the south side building along Miwàte Private and onto Chaudière Private. The residential entry to the building is located on the north side of the building where at the intersection of Miwàte and Chaudière Privates. A total of 1,295 square metres of retail spaces is provided within the building.



Figure 3: Proposed Development Looking Northeast



Figure 4: Proposed Development Looking West

The ground floor of the building has been pulled away from the property boundary on the east and north sides to create more space in front of the building and a sense of entry into the building for visitors. On all sides, the building responds to the woonerf streets that surround it with high transparency and active entrances. The ground floor also features a significant height of 6.9 metres.

A mezzanine is proposed within the ground floor for storage lockers and a rental office. The mezzanine is generally limited to service and residential areas within the building, with the option for mezzanine space in some of the retail units. The mezzanine level projects over the ground floor below to provide a canopy along the south, east and north facades.

Above the ground floor, the building steps back into the podium and tower forms. The tower is generously set back from the commercial ground volume to create a less imposing presence on the public realm and create breathing room between adjacent towers. The 9-storey podium extends southwest of the tower, along Chaudière Private. Carveouts are created to not only introduce balconies for the lower units, but to also mitigate effects of the mass on Chaudière Private. The podium has a total building height of 32.25 metres while the tower has a total height of 72.15 metres.

The upper floors of the proposed building feature a mix of unit types, ranging from studio units to two-bedroom units (up to approx. 83 square metres in unit size). A mix of unit sizes and types are located on all levels of the building.

The proposed development includes 3,315 square metres of amenity area for residents. Of the total, 1,900 square metres is provided as private terraces and balconies. The balance (1,415 square metres) is provided as indoor and outdoor communal space and is distributed throughout the building. Outdoor terraces are located above the second and tenth levels of the building, while indoor communal amenity spaces are located at the ground-level, third level and eleventh level.

The new development includes an underground parking garage accessed through Block 206. Per the Zibi Master Plan, the ramp within Block 206 was designed to be the primary access point and move vehicles off the interior woonerfs as soon as possible. The ramp through Block 206 provides access to Block 204, as well as Block 301, 205A and 207. The Block 206 parking garage connects to the proposed Block 204 parking garage on Level P1. A total of 97 parking spaces are provided on one level of underground parking below Block 204, including 33 small car spaces. The garage for Block 204 does also extend under a portion of Miwàte Private to the south and Chaudière Private to the north and west.

A total of 282 bike parking spaces are provided as part of the proposed development, including 276 stacked spaces on the P1 parking level. An additional 6 spaces are provided exterior, at-grade.

Landscaping for the proposed development includes the construction of Chaudière Private woonerf along the north and west sides of the subject property, to the south edge of Chaudière Island, and the construction of Miwàte Private along the south and east sides, tying into the existing components of the woonerf and into Head Street Square. Some of the landscaping will be temporary, until such time as future blocks on the west side of Chaudière Private are completed.

The public realm around Block 204 will integrate into the emerging public realm components of Zibi and the Chaudière West district. Unit pavers, pedestrian lighting, and street trees will continue the already established character of the woonerf streets, consistent with the direction of the Master Plan.

All loading and service facilities for the proposed development are located along the northwest facade along Chaudière Private. All facilities will be internal to the building and will not be visible from the public realm.

Block 204 will be a stand-alone block following a part lot control application. The subject property consists of Part 46, 47, 51 and part of Part 45 on Plan 4R-32359. Consistent with previous blocks in the Zibi development, the block will be part of the community condominium corporation that is responsible for communal elements and public spaces in the development.

Conformity with the Master Plan

The Zibi Master Plan, approved in 2014 as the Domtar Lands Redevelopment Master Plan, proposed to transform derelict and contaminated land in the Chaudière area into a world-class sustainable community. The redevelopment envisioned a mix of uses in a compact form integrating existing heritage resources where possible and emphasizing sustainable and active transportation.

The Master Plan divided the Zibi lands in Ontario and Quebec into eight (8) districts. In Ottawa, these included Albert Island, Chaudière East and Chaudière West. Block 204 is located within the Chaudière West district.

The Master Plan envisions the Chaudière West district as a residential neighbourhood with a mix of retail, commercial, and community facilities centred on Head Street Square. The Square is intended to function as the head of the Chaudière West district, framed by buildings, positioned to maximize sun and wind protection, and maintaining views in all directions.

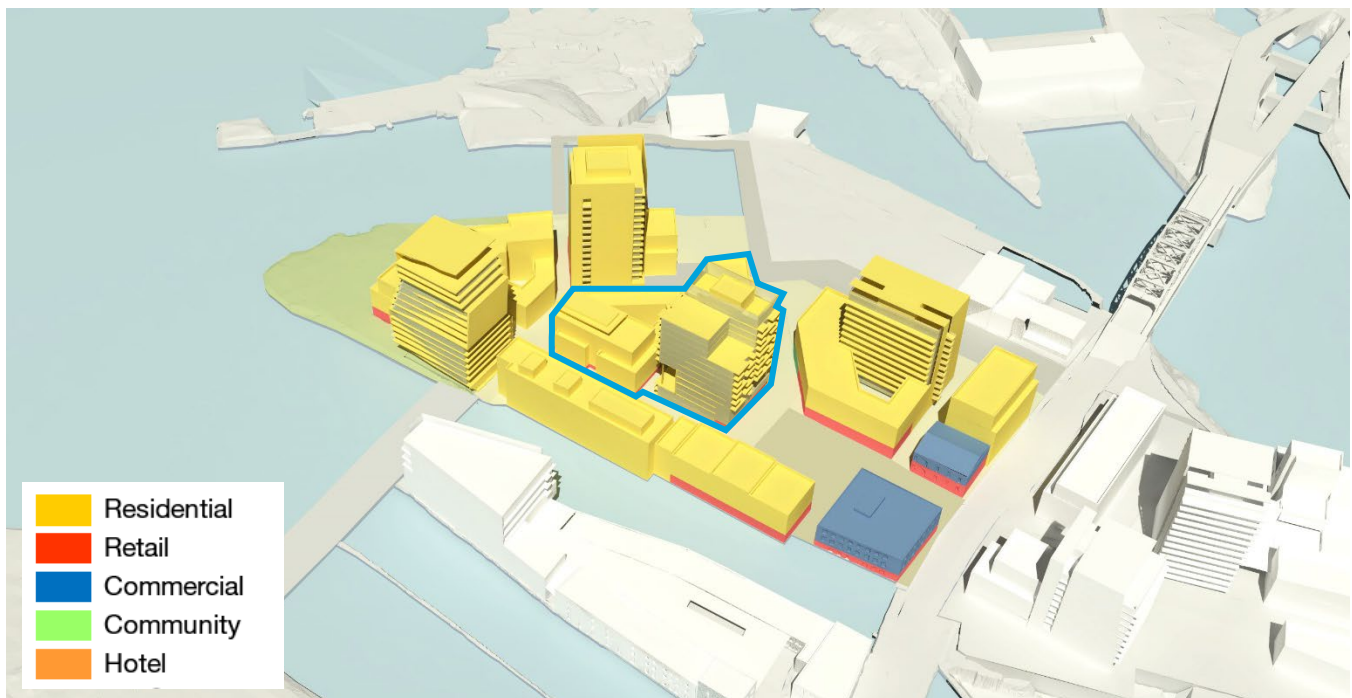


Figure 5. Chaudière West District, Domtar Lands Master Plan, Block 204 outlined in blue

The Master Plan envisioned Block 204 as two (2) buildings – mid-rise mixed-use and high-rise mixed-use with retail uses activating the ground-level of each building and an emphasis on the activation along the eastern portion of the building facing Head Street Square. The two buildings were proposed to be located in the northwestern portion of the central block of Chaudière West.

Through refinements of the plan and the internal street network, the proposed Block 204 development has been revised to a single 22-storey tower. The tower height complies with the zoning for the site (discussed below) as it proposed one of four (4) anticipated high-rise buildings on Chaudière West with height up to 73 metres. Previous zoning approvals for Block 206 resulted in an additional 5.5 metres in height for the block specifically.

The proposed building has been designed to maintain a similar shape as what was originally envisioned for the site, maintaining an emphasis on the at-grade active frontage/retail space facing Head Street Square. The podium has been

designed as a mid-rise and includes mezzanine as part of the ground floor which will provide space for storage lockers and the rental office, allowing for a more efficient ground floor and P1 layout. A significant step back on three sides of the building about the ground floor enhances the public realm, is less imposing on the public space, and creates comfortable scale within the public realm.

The Master Plan originally considered a pedestrian lane between the two buildings on Block 204, however with the reconfiguration of the woonerfs in the district, the lane is no longer proposed. Pedestrians will be able to easily move through the site along the woonerfs as the block has a maximum east-west width of just 76 metres.

4.1 Zibi Design Guidelines

The Zibi design guidelines were prepared based on the Master Plan and were intended to provide urban design guidance at the development application stage to assess, promote and achieve the development as it was originally planned within Zibi. Block 204 advances several of these guidelines, including:

- / Orients a portion Miwàte Private in a north-south direction to increase the amount of sun that reaches the public realm throughout the year [Guideline 1];
- / Extends Miwàte Private and Chaudière Private in a north-south direction to help increase access and connectivity [Guideline 3];
- / Enlivens the facades of the building with private and communal outdoor amenity areas [Guideline 5];
- / Creates generous common spaces for residents including habitable rooftops that optimize and encourage use by residents [Guideline 10];
- / Creates a strong relationship between private and public realm by locating decks, porches, and patios facing onto dedicated public outdoor spaces [Guideline 12];
- / Provides physical and visual connections between the public realm and semi-private public amenity areas. Through block connections are encouraged to provide alternative pedestrian routes through the community [Guideline 13];
- / The top of the high-rise building is distinctive in order to enrich the skyline and to enhance the role of the building as a landmark [Guideline 15];
- / The high-rise building façade is articulated to reduce the apparent mass of the overall building [Guideline 16];
- / Private terraces are accommodated on the tower façade to provide an opportunity for residents to inhabit and enliven the exterior walls, enjoy views and express a more recognizable human scale on the building exterior [Guideline 17];
- / The base of the high-rise building relates to a pedestrian scale and includes active ground floor uses. The lobby is well lit, inviting, and directly engages the public realm [Guideline 18];
- / Ground floor retail, entertainment and other commercial uses are physically and visually oriented towards a public amenity areas, open spaces, lanes and plazas. Retail and entertainment spaces maintain a strong physical connection to the public realm [Guideline 27];
- / Incorporates outdoor seating areas associated with the adjacent retail and entertainment spaces while maintaining a minimum sidewalk throughway [Guideline 28];
- / Devotes retail facades to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of active use spaces [Guideline 29];
- / The lower levels of the building include changes in materials and architectural elements to create a comfortable pedestrian zone [Guideline 31];

- / The ground floor features a height of approximately 6.9 metres and the ground floor retail spaces meet the adjacent sidewalk at-grade. The retail façade has a high percentage of transparent glazing;
- / The ground floor is expressed with a façade treatment that is scaled to human activity [Guideline 37];
- / Ground floor retail frontages support a lively and attractive pedestrian environment [Guideline 38];
- / A minimum of 85% of the total block length is defined by building edges at or near the parcel line [Guideline 41];
- / The apparent massing of the building is reduced by the incorporation of notches, balconies, and face offsets to support the creation of buildings that are well-proportioned [Guideline 43];
- / Common open space is provided in rooftop gardens, indoor facilities, and landscaped spaces accessible to all residents [Guideline 46];
- / Amenities are provided for the benefit of residents including both indoor and outdoor space [Guideline 49];
- / Transportation Demand Management strategies are implemented to encourage alternate modes of transportation [Guideline 55];
- / Organizes tree plantings and site furnishing zones for an uncluttered streetscape [Guideline 56];
- / Ensures commercial animation along building faces adjacent to public open spaces [Guideline 58];
- / Provides enhanced planting and seating in areas with additional width [Guideline 61];
- / Parking, loading, and servicing facilities are screened from public rights-of-way and open spaces [Guideline 64];
- / Shares underground parking facilities with other buildings [Guideline 65];
- / Reduces the impact of parking, loading and servicing entrances along the private street frontage [Guideline 68];
- / Frames the edge of open spaces to create a high-quality public environment [Guideline 70];
- / Surrounds Head Street Square with active uses that animate and support open space activities [Guideline 72];
- / Fronts patios, terraces, and balconies onto dedicated open spaces to create a strong relationship between the public and private realm [Guideline 74];
- / Provides ample amenity area for residents as both communal and private areas [Guideline 75];
- / Designs and positions the building to minimize the creation of uncomfortable microclimates on the street and in open spaces [Guideline 77];
- / Chooses quality building materials that are durable and sustainable [Guideline 78];
- / Employs the Zibi One Planet Action Plan in the design of the building and adjacent public open spaces [Guideline 80];
- / Minimizes the impact of rooftop mechanical equipment [Guideline 81]; and,
- / Locates at-grade utilities out of public view and internal to the site [Guideline 82].

4.2 Zibi Heritage Interpretive Plan

The Zibi Heritage Interpretive Plan (HIP) was prepared as a means of explaining the heritage of the site to a new generation of Canadians who will visit, live, work, and study at the site. The HIP is used to communicate the meanings and relationships of the cultural and natural world, past and present, to visitors through experiences with objects, artifacts, landscapes, sites, and exhibits. It is focused on the interpretation of heritage within the development's public and open spaces. This includes all parks, plazas, pedestrian alleys, pathways, and streetscapes.

The proposed Block 204 does not include any public realm components that are subject to the HIP. Head Street Square will communicate the theme of “Renewal” – the changing character of the site through history, the evolution of Ottawa as the National Capital, and the ambitions of environmental sustainability. Specific to Head Street Square, the key interpretive message to be transmitted is ‘an introduction to some of the many people who have significantly influence the site’s history’.

5.0 Policy and Regulatory Framework

5.1 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The PPS recognizes that healthy, liveable and safe communities are sustained by accommodating an affordable and market-based range and mix of residential types, and other uses. Intensification and transit-supported development are critical to achieve cost-effective development patterns, optimize transit investments, and minimize land consumption and servicing costs (Policy 1.1.1)

Land use patterns within settlement areas should support active transportation, minimize negative impacts to climate change, prepare for the impacts of a changing climate, and be transit-supportive (Policy 1.1.3.2)

The PPS directs planning authorities to permit and facilitate all types of residential intensification in areas that can accommodate it. Development standards for residential intensification and redevelopment should minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety (Policy 1.4.3)

Planning authorities are directed to plan for and protect rights of way for transportation and infrastructure corridors (1.6.8.1).

Energy conservation, air quality, and climate change are addressed in Policy 1.81 of the PPS. Planning authorities must encourage land use and development patterns that are compact in form, promote the use of active transportation and transit, encourage intensification, and which promote design and orientation which maximizes energy efficiency and conservation.

The proposed development is consistent with the policies of the Provincial Policy Statement. As a site located in the Central Area of the City, generally within proximity to Rapid Transit, the development advances the provincial goals of healthy, liveable and safe communities that efficiently use infrastructure, improve the range and mix of housing types, and support transit use. The proposed development also employs the One Planet Living principles, which further addresses the provincial policies and contributes to a healthy community.

5.2 City of Ottawa Official Plan

The City of Ottawa Official Plan provides the policy framework for the 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 liveable communities and healthy environments. Objectives and policies direct the creation of 'complete' communities where residents can live, work and play.

The subject property is designated "Central Area" on Schedule B of the City of Ottawa Official Plan. The Central Area is the economic and cultural heart of the city and the symbolic heart of the nation, based on its unique combination of employment, government, retail, housing, entertainment and cultural activities.

The City anticipates that approximately 90 percent of the growth in population, jobs and housing will be accommodated within the urban area, and one third of housing growth is anticipated to occur within the Greenbelt. Much of the demand for new housing is anticipated to be in the form of smaller units such as apartments or condominiums.

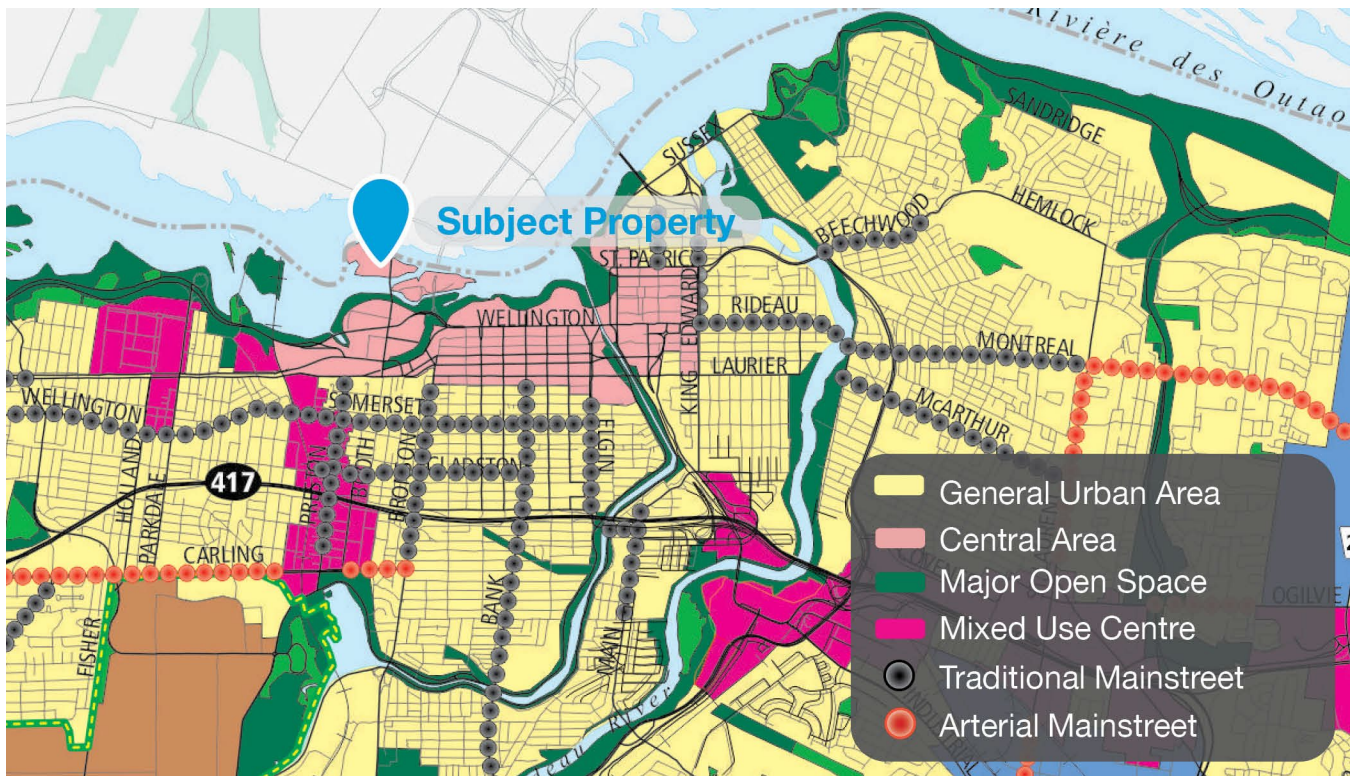


Figure 6. Excerpt of Schedule B - Urban Policy Plan, from the City of Ottawa Official Plan

Concentrating growth within the urban area makes efficient use of existing services and infrastructure and allows for a pattern and density of development that supports transit, cycling, and walking as viable and attractive alternatives to private automobiles. Intensification is generally the most cost-effective pattern of development, and residential intensification is defined in Section 2.2.2, policy 1 as “intensification of a property, building or area that results in a net increase in residential units or accommodation.” Intensification is specifically encouraged in target areas that are located on the rapid transit network. These include the Central Area, Mixed Use Centre, Mainstreet and Town Centre designations. A target of 40% of residential growth occurring as residential intensification has been established for the City and a density target of 500 people and jobs per hectare within the Central Area.

The proposed development will continue the residential intensification of an underutilized parcel within the City’s central area which is a target area for intensification. The proposed development will contribute to Zibi’s development as a sustainable community and will encourage people to walk, bike or take transit. The proposed development also makes use of existing services and facilities in proximity to the site, and being constructed as part of the Zibi development.

Policy 11 of Section 2.2.2 states that the distribution of appropriate building heights will be determined by:

- / The location in a Target Area for Intensification, with the greatest density and tallest building heights being located closest to the station of corridor; and
- / The Design and Compatibility of the development with the surrounding existing context and planned function, as detailed in Section 4.11 of the Official Plan.

The Official Plan has classified building heights as low-rise (1 to 4 storeys), mid-rise (5 to 9 storeys), high-rise (10 to 30 storeys) and high-rise 31+ (31 storeys and more). The location of high-rise buildings is influenced by the need to provide an adequate separation distance from other existing and potential future high-rise buildings.

The proposed development is a high-rise building and is appropriate given the location of the site within a target area for intensification. The subject property was always intended by the Master Plan to be a high-rise building and the proposed built form responds to the intentions of the Master Plan and the design guidelines intended to help implement it.

The subject property is in an area of Foreground Height control as per Annex 8A of the Official Plan. This annex is applied in conjunction with the Central Area land use policies to protect the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols. As such, buildings constructed in areas of foreground height control must not rise above the ridgeline of the roof of the Centre Block.



Figure 7: Identified View from the Summer Pavilion

As part of the original Master Planning process for Zibi, a detailed view analysis was completed. A revision to this study was completed as part of the current applications and confirmed that the intent of the view protection is still preserved through the current applications.

5.2.1 Urban Design and Compatibility

The Official Plan encourages residential intensification that is compatible with existing built-up areas. Compatible development is development that is not necessarily the same as or similar to existing buildings, but that enhances and coexists with existing development without undue adverse impacts on surrounding properties. It is development that fits well and works well with its surroundings. Broad design objectives are outlined in Section 2.5.1 of the Official Plan, while more specific compatibility criteria are set out in Section 4.11 of the Official Plan.

The proposed development responds to the urban design objectives of Section 2.5.1 in the following ways:

<p>Enhancing the sense of community by creating and maintaining places with their own distinct identity</p>	<p>The proposed Block 204 will contribute to the creation of the Zibi development as a unique neighbourhood within the City with its own unique identity. The proposed building will activate the west edge of Head Street Square.</p>
<p>Defining quality public and private spaces through development</p>	<p>The proposed development frames the west edge of Head Street Square and activates the public realm with retail uses at-grade and terraces and balconies overlooking the square.</p>
<p>Creating places that are safe, accessible and are easy to get to, and move through</p>	<p>The proposed development will create a site that is well-scaled for pedestrians with connections and public spaces that are safe and secure.</p>

Ensuring that new development respects the character of existing areas.	The proposed development respects the planned character of the Zibi site and achieves the urban design objectives for the site. The development integrates well with the existing buildings and the heritage resources to be restored.
Considers the adaptability and diversity by creating places that can evolve easily over time and that are characterized by variety and choice.	The proposed development features a range of unit sizes and types.

The proposed development is subject to a review by the Urban Design Review Panel (UDRP) given its location within a target area for intensification. The project has previously had a pre-application review with the Panel in February 2022 and will schedule a formal review with the panel after the Site Plan Control application has been submitted. The UDRP is instructed to review developments against the criteria set out in Section 4.11 of the Official Plan.

The proposed development responds to the compatibility criteria in Section 4.11 as follows:

	Policy	Proposed Development
1.	A Design Brief will be required as part of a complete application.	A Design Brief has been included as part of the submission package.
Views		
4.	Policies to protect views of the Parliament Buildings and any other national symbols that apply to development applications in the Central Area are contained in Section 3.6.6 Central Area.	The proposed development has comprehensively assessed the protected views of the Parliament Buildings and other national symbols. The proposed development will not have any negative impact on these views.
Building Design		
5.	New buildings will achieve compatibility with their surrounds in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm through: <ul style="list-style-type: none"> / Setbacks, heights and transition; / Façade and roofline articulation; / Colours and materials; / Architectural elements, including windows, doors and projections; / Pre- and post-construction grades on site; and / Incorporating elements and details of common characteristics of the area. 	The proposed development is unique in that it is within a completely new district, that is still emerging with regards to its character. The proposed development is consistent with the Central Area Secondary Plan policies for Zibi which anticipated a high rise building centrally located on Chaudière Island in the location of Block 204. The building corporates stepbacks above the ground floor and at the 11 th floor to transition to the surrounding buildings and fit with the planned and existing context. The proposed development is compatible with the vision for Zibi.
6.	The City will require that all application for new development orient the principal façade and entrances of main buildings to the street, include windows on the building elevations that are adjacent to public spaces, and use architectural elements, massing, and landscaping to accentuate main building entrances.	The proposed development has a high-quality architectural design that is appropriate for the prominent location and placement within the Zibi site. The main residence entrance to the building is located at the intersection of Chaudière Private and Miwàte Private. Ground-floor commercial space is oriented towards Head Street Square, the

		major public space on Chaudière Island West, and activates the adjacent private woonerfs.
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.	All service and loading areas have been internalized within the building to maintain an obstacle free pedestrian environment along the northwest side of the proposed building. The loading spaces and internal services will be accessed from Chaudière Private.
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.	A mechanical penthouse has been located at the 23rd floor, with a small penthouse set well back from the building edges.
Massing and Scale		
10.	The appropriateness of the development will be assessed using criteria set out in the Secondary Plan.	The proposed development is discussed with respect to the relevant policies of the Central Area Secondary Plan below.
11.	The Shadow Analysis and Wind Analysis will evaluate the potential impacts of the development on the adjacent properties and pedestrian amenity areas. The intent of each Analysis is to demonstrate how these impacts have been minimized or avoided.	<p>A shadow study was completed by NEUF as part of the submission package. The study notes the shadow impacts which are slender and move quickly. The shadows are what were expected by the Master Plan with a high-rise building at this location.</p> <p>A Wind Study was completed to assess the impacts of the proposed building. The study determined that the wind impacts at-grade were acceptable and recommended mitigation, dependent on the intended use, for the rooftop terrace areas.</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.	The proposed development incorporates a nine (9) storey podium plus mezzanine. The podium has been stepped back from the east and south facade to emphasize the ground level and mezzanine as it opens out to Head Street Square. The proposed development provides appropriate transition to the existing and planned buildings within the Zibi development.
High-Rise Buildings		
14.	High-Rise Buildings are a form of high-density development that can contribute to intensification, housing and employment opportunities and provide new view, skyline and landmark possibilities. High-Rise buildings should be	The proposed development has been designed to mitigate expected micro-climate impacts on the surrounding public realm spaces. The original Master Plan contemplated this, and the current

	<p>designed to achieve the objectives of this Plan and avoid or reduce impacts or disruptions associated with:</p> <ul style="list-style-type: none"> / pedestrian comfort, safety and usability resulting from changes to wind and shadow patterns in outdoor amenities and adjacent public and private spaces surrounding the building; / public views, including view planes and view-sheds referred to in Policy 3 above / proximity to heritage districts or buildings, / reduced privacy for existing building occupants on the same lot or on adjacent lots. 	<p>building is being evaluated with regards to wind impacts as described above.</p> <p>The proposed development is sensitive to the retained heritage resources that are part of the development and provides appropriate amenity spaces for residents of the development.</p>
15.	<p>High-Rise buildings that consist of a base, a middle and a top, can achieve many of the urban design objectives and address the impacts described above.</p> <ul style="list-style-type: none"> / The base of a high-rise building should respect the scale, proportion, and character of the surrounding buildings, adjacent streets, parks, and public or private open spaces and animate such spaces. / The tower design can reduce the building impacts identified above by incorporating an appropriate separation (15 metres for Zibi) from existing or future adjacent towers located on the same lot or on an adjacent lot. 	<p>The proposed development incorporates a base, middle, top design approach and ensure adequate separate from other planned high-rise buildings within the Master Plan.</p>
16.	<p>Secondary Plans may provide area-specific directions for the design of high-rise buildings.</p>	<p>The proposed development as it relates to the Central Area Secondary Plan is discussed below.</p>
17.	<p>The Zoning By-law will establish performance measures such as minimum tower separation distances and yard setbacks and may require minimum lot sizes for High-Rise buildings.</p>	<p>The proposed development respects the tower separation (15 metres) and maximum floorplate sizes (700 square metres) defined by the site-specific zoning. A 27.6 metre separation is proposed to the Block 206 tower (currently under construction). The design of Block 201 has not been advanced, but based on the preliminary site plan, tower separation will be greater than 15 metres. The proposed Zoning By-law Amendment seeks to exclude a mezzanine as a floor for the purposes of zoning.</p>
<p>Outdoor Amenity Areas</p>		
20.	<p>Mixed-use buildings incorporating residences will include well-designed, usable amenity areas including private amenity areas and communal amenity spaces such as: balconies, terraces and rooftop patios.</p>	<p>The proposed development provides significant indoor and outdoor amenity spaces for residents located throughout the building. Specifically, indoor amenity spaces and outdoor terraces at level 3 and 11. The outdoor terrace above the second level mezzanine is designed to overlook Head Street Square and provide an interface between the proposed building and the public realm.</p>

Design Priority Areas		
22.	The portion of the building(s) which are adjacent to the public realm will be held to the highest building design standards.	The proposed development incorporates a typical ground floor height of 6.9 metres, including a 3.0 metre mezzanine. The active facade along the ground floor wraps three (3) complete sides of the ground floor and serves to animate and activate the west edge of Head Street Square. Stepbacks and setbacks are used to maintain an appropriate pedestrian scale in these public spaces. The building features high quality materials that are appropriate for a design priority area.
First Nations Peoples Design Interests		
25.	As First Nation Peoples who first inhabited what is now the City of Ottawa and environs, the Algonquins of Ontario have expressed an interest in streetscaping, landscaping, signage and public art that celebrates Algonquin history and culture. The City will engage and work with the Algonquins where proposals on public lands, such as Chaudière Island/Victoria Island, provide opportunities to incorporate aboriginal history and culture.	The Zibi Heritage Interpretive Plan has been developed in collaboration with stakeholders to convey the long history of the subject property to new residents and visitors through the public realm components of the development.

5.3 City of Ottawa New Official Plan

The City of Ottawa adopted a New Official Plan on November 24, 2021, that will plan for a 25-year time horizon. The New Official Plan is currently undergoing review by the Ministry of Municipal Affairs and Housing (MMAH) and is anticipated to receive final ministerial approval in June 2022. While this Official Plan is not yet in full force and effect, the policy directions adopted and approved by City Council have been reviewed. The version of the New Official Plan that was reviewed for the purposes of this report was the version adopted by Council on November 24, 2021 as By-law 2021-386.

The City has the goal of becoming the most liveable mid-size city in North America. By 2046, the population is expected to hit 1.4 million people. The City has drafted an Official Plan that is intended to create a flexible, resilient city where people want to live, work and play. The main goal of this plan is to achieve more growth by intensification than by greenfield development.

5.3.1 Transect Policy Areas

Schedule A of the Draft New Official Plan divides the city into six (6) concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural). Throughout the Transect policies, references are made to urban and suburban built form and site design. The transect policies provide direction on minimum and maximum height based on context through the type of Transect and designation.

The subject property is located in the ‘Downtown Core Transect’, which is the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region. The downtown core is also part of a

larger metropolitan downtown core that includes the Centre-Ville de Gatineau and is the centre of the regional public transit network. The Metropolitan Downtown Core has unique planning challenges that require a coordinated vision between both municipalities, and over the next 25 years will need to respond to the challenges of population growth, climate change and seek to play a leadership role nationally and internationally in providing a level of liveability that will attract residents, talent and businesses.

Policy 1 and 2 of Section 5.1.1 identify that the Downtown Core's established and intended built form is urban. All development shall maintain and enhance the urban pattern of built form and site design. In addition to maintain an urban built form, the Downtown Core shall continue to develop as healthy 15-minute neighbourhoods within a highly mixed-use environment. Policy 4 states that the public realm in the Downtown Core should be of a consistently high quality that compensates for the smaller public, private and semi-private spaces available in the core.

Section 5.1.2 provides direction on prioritizing walking, cycling and transit within, and to and from, the Downtown Core. The Zoning By-law will prohibit new automobile-oriented land uses and development forms in the downtown core.

Section 5.1.3 provides direction on permitted heights and densities in the Downtown Core Transect, directing high-rise buildings to Hubs subject to the following:

- / Protected views specified in Subsection 4.6.2;
- / Limits on building heights and massing established through secondary plans or area-specific policies, urban design policies in Subsection 4.6 or as a result of the application of heritage conservation policies in Subsection 4.5; and
- / Resolution of any constraints in water, sewer and stormwater capacity.

The proposed development is generally consistent with the Downtown Core Transect policies, advancing the 15-minute neighbourhood concept through the development of a mixed-use building, further contributing to the mixed-use Zibi development. The proposed development also prioritizes walking, cycling and transit within the development through the use of woonerfs, shared parking facilities and increased bicycle parking. As previously discussed, both the views to the site and from the site have been considered and analyzed with no significant impact on the skyline as a result of the proposed development.

5.3.2 Urban Designation

The subject property has been identified as part of the "Ottawa River Islands Special District" on Schedule B1 of the City of Ottawa New Official Plan.

Special Districts are parts of the city that are important internationally, nationally and to the metropolitan area. They define the image of the City through their cultural heritage value, architecture, public realm, their roles as tourism attractions and/or as major economic generators. The Ottawa River Islands Special District has been created to recognize that Zibi and the Ottawa River Islands between Ottawa and Gatineau are a rare occurrence of a continuous urban fabric across a waterway, and they constitute a meaningful link between both sides of the Ottawa River. The following policies are applicable to the proposed development.

- / Policy 1 of Section 6.6.2.5 states that to reinforce the cultural importance of Zibi, development and capital works will reflect the Council-approved document, The Isles: Domtar Lands Redevelopment. Buildings that positively contribute to Ottawa and Gatineau's skyline will be achieved by defining the height and massing of buildings, so they are visually well proportioned and ensure a comfortable public realm. Notwithstanding Subsection 6.6.1 Policy 1 d), the building height restrictions in the areas identified on Schedules C6A, C6B, C6C and set out in Subsection 4.6.2 will apply. New development will frame and/or protect important views identified by the City, the National Capital Commission and Government of Canada. These include:
 - Public viewing opportunities of the national symbols and Chaudière Falls should be created and/or enhanced with the development;

- Building placement and open spaces should be positioned and designed to maximize public viewing opportunities of the iconic views described above; and
 - Views of the Islands from Ottawa and Gatineau are to be designed to be interesting, varied and dramatic
- / Policy 2 states to support the role of Zibi as an emerging healthy, walkable 15-minute neighbourhood, through street designs that prioritize pedestrians, a mix of uses and the preservation of built heritage assets in accordance with Subsection 4.5 of this Plan.
- / Policy 5 states to integrate public realm treatments, wayfinding signage and right of way designs that respect the Council-approved Heritage Interpretation Plan and are harmonized between the City of Ottawa and the Ville de Gatineau and the National Capital Commission to ensure a unified look and feel for the District.



Figure 8. Excerpt of Schedule B1 - Downtown Core Transect, from the City of Ottawa New Official Plan

The Zibi Development seeks to be one of the world's most sustainable communities, using the One Planet Living framework as a guide for ensuring sustainable development practices on the site. The proposed development has been designed to according to the One Planet Living framework in addition to the original vision in The Isles: Domtar Lands Redevelopment Master Plan. Important views identified by the City have been protected and this development will contribute to an interesting, varied and dramatic view of the Islands from Ottawa and Gatineau.

5.3.3 Urban Design

Urban Design is the process of giving form and context to our city to create the theatre of public life. It concerns the design of both the built form and public realm. Urban design plays an important role in supporting the City's objectives such as building healthy 15-minute neighbourhoods, growing the urban tree canopy and developing resilience to climate change. New development should be designed to make healthier, more environmentally sustainable living accessible for people of all ages, genders, and social statuses.

Section 4.6 of the New Official Plan contemplates an urban design framework to outline the City's urban design program.

The subject property is identified as a Tier 2 (National and Regional) Design Priority Area (DPA) per Table 5 of the New Official Plan, as it is located within the Ottawa River Islands Special District. Tier 2 areas are of national and regional importance to defining Ottawa's image. These areas support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture.

Section 4.6.1 provides policy direction within DPAs in which design excellence shall be achieved in accordance with the Public Realm Master Plan and through recognition and conservation of cultural heritage resources. Policy 5 of Section 4.6.1 states that development and capital projects within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through the following elements:

- / The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote sustainability and provide visual interest;
- / Lighting that is context appropriate and in accordance with applicable standards and guidelines; and
- / Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.

The proposed development uses high-quality materials and includes ample fenestration which will help illuminate and animate the streetscape and Head Street Square. The proposed building has been designed to contribute to the overall public realm of the Chaudière West district, ensuring a high quality public realm that can be enjoyed year-round.

Section 4.6.2 provides direction on the protection of views within the City. Policy 1 states that on lands where the City determines that height and foreground controls are necessary, development shall 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 Schedule C6A. Policy 3 states that development which includes a high-rise building shall consider the impacts of the development on the skyline by demonstrating that the proposed building contributes to a cohesive silhouette comprised of a diversity of building heights and architectural expressions and the visual impact of the proposed development from key vantage points.

The views from the proposed development and to the proposed development have been analyzed and there is no significant impact on the skyline and the views to and from Parliament. The proposed building height contributes to a variation of heights within the Zibi development and therefore a variation of heights within the skyline, while still maintaining a cohesive silhouette.

Section 4.6.3 speaks to capital investments enhancing the City's streets, sidewalks, and other public spaces to support a healthy lifestyle. Policy 3 states that space on streets may be reallocated from vehicular use in favour of pedestrians, to provide a wide range of elements that promote liveability through pedestrian safety, community interaction, greenery, creative and cultural expression and opportunities for rest and play.

The proposed development is surrounded by woonerfs, which prioritize pedestrians over vehicular traffic, creating a safe space for pedestrians. These woonerfs are intended to be part of the public realm in addition to other spaces like Head Street Square and will allow for community interaction and spaces for both rest and play.

Section 4.6.6 provides direction on the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings. Policy 3 of Section 4.6.6 states that where two or more high-rise buildings exist within the immediate context, new high-rise buildings shall relate to the surrounding buildings and provide a variation in height, with progressively lower heights on the edge of the cluster of tall buildings.

Policy 4 of Section 4.6.6 states that amenity areas shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines. These areas should serve the needs of all age groups and consider all four seasons. The following amenity area requirements apply for mid-rise and high-rise residential:

- / Provide protection from heat, wind, extreme weather, noise and air pollution; and
- / With respect to indoor amenity areas, be multi-functional spaces, including some with access to natural light and also designed to support residents during extreme heat events, power outages or other emergencies.

Policy 8 of Section 4.6.6 states that high-rise buildings shall be designed to respond to context and transect area policies, and should be composed of a well-defined base, middle and top. Floorplate size should generally be limited to 750 square metres for residential buildings. Space at-grade should be provided for soft landscaping and trees.

The proposed development is in an area that will be a cluster of high-rise buildings with all planned buildings varying in height. The proposed development will include a variety of amenity spaces, both indoor and outdoor communal spaces in addition to private balconies. The development is also located adjacent to Head Street Square which provides additional outdoor space for residents of the proposed building and surrounding area.

The proposed development has been designed to have a floorplate of 700 square metres above the ninth storey. This floorplate size allows for a variety of unit types and unit sizes, contributing to the overall liveability of the building. As directed in the Zibi Design Guidelines and site-specific zoning, a separation distance of 15 metres will be maintained between the proposed tower and any other tower in the area.

5.4 Central Area Secondary Plan

The subject property is located within the boundary of the Central Area Secondary Plan, which constitutes a more detailed policy direction beyond the Official Plan for select areas within the Central Area. It should be noted that upon ministerial approval of the New Official Plan, this Secondary Plan will be repealed and replaced with the Central and East Downtown Core Secondary Plan and West Downtown Core Secondary Plan.

Going forward, the Ottawa River Islands will no longer be included in a Secondary Plan and will only be subject to the New Official Plan policies as discussed above. This application is being submitted under the current Official Plan and as such, the policies of the Central Area Secondary Plan will still apply.

The subject property is located within the LeBreton Flats character area and is subject to site-specific policies established through Official Plan Amendment No. 143 (OPA 143) in coordination with the approval of the Zibi Master Plan.

Section 1.11.7.1 describes the West Chaudière district and states that development within each district must achieve the overall development concept within Annex 1 of the Secondary Plan. The West Chaudière district is intended to accommodate a mix of uses and to establish a lively mixed-use area with several stand along residential and mixed-use buildings. High profile development will be strategically located on the west side and central portions of the district. The overall development of the district will provide for the create of a new central civic square where retail type uses are to establish an active pedestrian environment.

The subject property, and all three Ontario districts of Zibi, is designated “Mixed-Use” on Schedule Q of the Secondary Plan. Policy 1.11.7.2(a) states that all three Zibi Ontario districts shall accommodate a mix of uses to provide for a dynamic mixed-use community with a targeted total gross floor area of approximately 100,000 square metres. Of this total GFA, approximately 10 to 15% is to be accommodated for employment type uses and 5 to 10% for retail uses.

Policy 1.11.7.2(b) describes the nature of mixed-use that will be permitted within each district, and specifically states that a broad range of residential and non-residential uses are permitted within the West Chaudière district, including

retail, office, entertainment, cultural, institutional, recreational, low-, medium-, and high-rise residential. Subsection (iii) states that the predominant uses within the West Chaudière district shall be office and residential with retail type uses generally located on the ground floor of office and residential use buildings to contribute to public realm animation and activity.

The proposed development is consistent with the vision for the West Chaudière District as outlined in the Central Area Secondary Plan. The high-rise building profile is consistent with the original plans, and the residential and retail uses are as envisioned. The ground floor retail and the third level terrace will ensure an appropriate animation of the central Head Street Square.

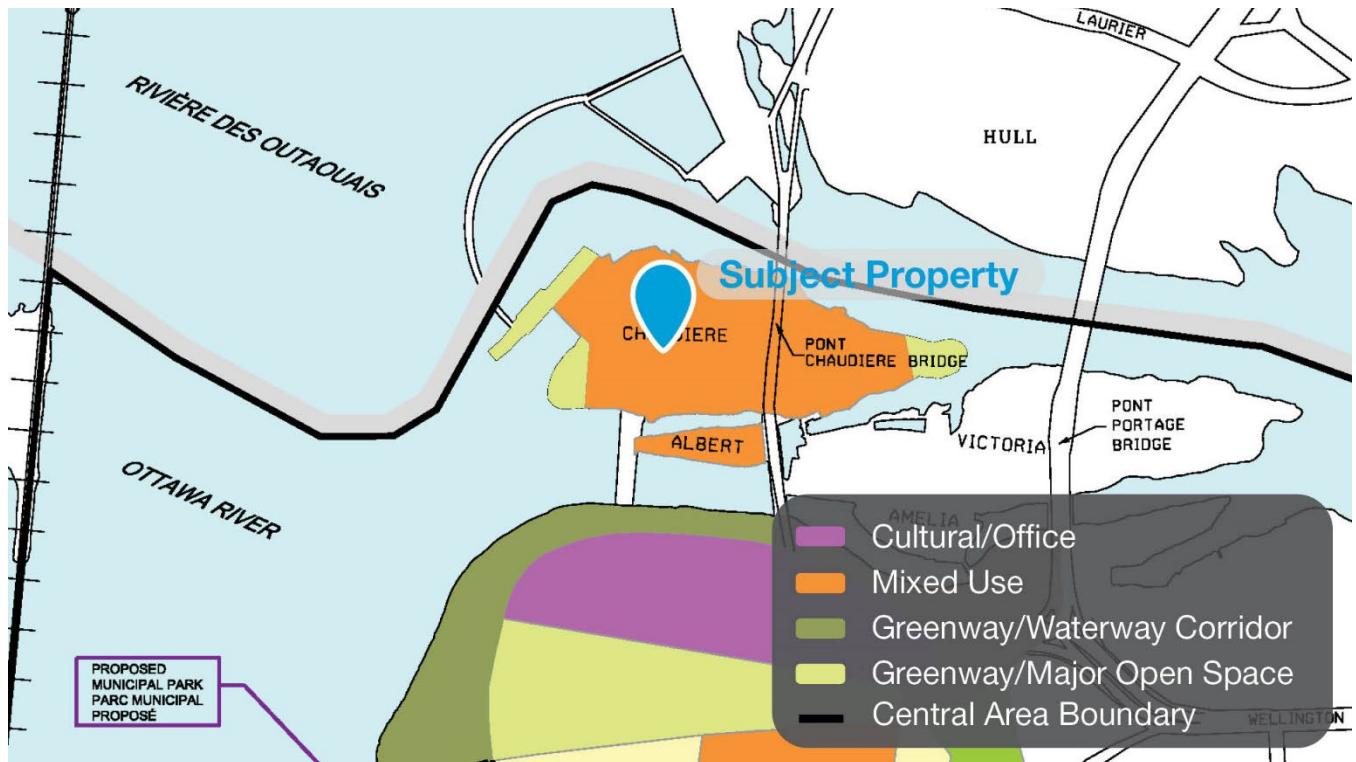


Figure 9. Excerpt of Schedule Q - LeBreton Flats Land Use, from the City of Ottawa Central Area Secondary Plan

Section 1.11.9 of the Secondary Plan contains guidelines related to build form and building design. Generally, this section calls for buildings to be architecturally interesting, well-proportioned, integrated with the heritage fabric, and engaging to people in the public realm. Buildings should have well-defined street edges that frame the public realm and convey a sense of activity and liveliness.

The proposed development achieves the design objectives of the Secondary Plan with regards to the architectural interest of the building, the proportions of the building, and creating an animated and active ground floor abutting the public realm.

The tallest buildings within the West Chaudière district are envisioned on the west side of the island, to respect views from the Champlain Bridge of the Parliament Buildings and the building rooftops along Confederation Boulevard. The development concepts of Annex 1 are intended to set out the general location of where buildings of different profiles should be located to respect the principles of view protection and integration of new development within the heritage fabric to be retained. The maximum permitted building profiles are shown on Map 5 of the Secondary Plan.

Map 5 of the Secondary Plan permits high-rise buildings (10 to 15 storeys) for the subject property. Annex 1 of the Secondary Plan shows a height of Block 204 of six (6) storeys with a four (4) storey podium and 13 storeys with a six (6) storey podium.

The proposed development is generally consistent with the vision for building profile on the subject property, proposing a high-rise building with a 9-storey podium and framing Head Street Square. The greater height is consistent with the zoning for the lands, which permits up to 73 metres (approximately 23 to 24 storeys) presently. The proposed height at 72.14 metres has no impact on the views of Parliament or other sites along Confederation Boulevard. The proposed Zoning By-law Amendment would not increase the height of the building, but allows for a mezzanine level within a portion of the ground floor. This space would be used for lockers and a rental office, allowing for a more efficient ground floor and P1 level layout. The proposed development is consistent with the general intent of the Secondary Plan policies.

The Secondary Plan provides additional urban design guidelines for high-rise buildings in Section 1.11.9(c). Specifically:

- / High-rise buildings over nine storeys are to be located on Chaudière Island so as to protect and maximize views of national symbols, Chaudière Falls, and the Ottawa River. The buildings are to maintain an open and permeable skyline.
- / Tops of towers should be distinctive in order to enrich the skyline and enhance the role of the building as visual points of reference.
- / Tower facades should be articulated to express the scale of an individual unit for residential towers and to reduce the mass of the overall building.
- / Terraces and sky gardens are encouraged on tower facades.
- / The base of towers should relate to the pedestrian scale and include active ground floor uses.
- / Where there are two or more high rises in close proximity to one other, the towers shall not face or be parallel to one another to avoid creating a tall building focal point as well as ensuring tower separation of at least 15 metres.
- / High-rise buildings up to 15 storeys are permitted. Minor changes to increase the number of storeys may be considered without requiring an Official Plan amendment where a detailed design review analysis demonstrates that the intent of the built form, urban design, view protection, and heritage policies of the Secondary Plan are respected. Number of storeys does not include mezzanines or elements to add architectural distinction for the tops of towers or roof top structures associated with roof top amenity.

The proposed development responds to the design guidelines for high-rise buildings. The tower facade has been articulated with a grouping of storeys and has incorporated several terraces and green roofs. The base of the tower is appropriately scaled and activated, with an emphasis on the ground-level activation along the west edge of Head Street Square.

The proposed 22 storey height exceeds the previously anticipated 15 storey building height. The policies allow for minor increases in height without an Official Plan Amendment, so long as a detailed analysis is provided which demonstrates that the intent of the built form, urban design, view protection, and heritage policies of the Secondary Plan are respected. This Rationale constitutes this detailed analysis and finds that, given the permitted zoning height of 73 metres, the increase in storeys still respects the intent of the Secondary Plan policies with regards to heritage, view protection, urban design and built form.

Section 1.11.10.1 contains policies related to views from the Zibi site outward. These include creating and enhancing public viewing opportunities of the national symbols and Chaudière Falls, positioning buildings to maximize public viewing opportunities of these views, and ensuring interesting, varied, and dramatic views for the site from both sides of the river.

The proposed development respects the careful protection and framing of iconic views from the site as described in the Master Plan and integrates viewing opportunities from the outdoor terraces within the building outward from the

site. The proposed high-rise building will also contribute positively to the views of the Zibi development from both the Ottawa and Gatineau sides.

5.5 Urban Design Guidelines for High-Rise Buildings

The Urban Design Guidelines for High-Rise Buildings were approved by Ottawa City Council in May 2018. The guidelines focus largely on the context for high-rise buildings and appropriate transition and compatibility, while also looking at the built form. The guidelines came into effect after the Zibi Master Plan and associated Secondary Plan and Design Guidelines had been approved in 2015 and therefore are not always applicable to the Zibi site. The relevant guidelines have been reviewed for the purposes of this report.

The proposed Block 204 advances the following guidelines:

- / Identifies existing and future landmarks with the associated views and vistas [Guideline 1.1];
- / Contemplates and respects the views protected by the Official Plan [Guideline 1.2];
- / Respects and enhances the existing and planned views and vistas and the overall character of the existing and planned urban fabric [Guideline 1.9];
- / Relates the height and scale of the proposed building to the existing context and provides variations in heights [Guideline 1.11];
- / Enhances and creates the overall pedestrian experience in the immediate surrounding public spaces through the design of the lower portion of the building which animates existing public spaces, and frames existing views; and creates a new urban fabric, defines and animates new public spaces and establishes new views [Guideline 2.1];
- / Places the base of the high-rise building to form continuous building edges along streets, parks, and public spaces or Privately Owned Public Space (POPS) [Guideline 2.13];
- / Provides a minimum base height of two storeys [Guideline 2.17];
- / Uses high-quality, durable, and environmentally sustainable materials, an appropriate variety in texture, and carefully crafted details to achieve visual interest and longevity for the façade [Guideline 2.21];
- / Features a transparent and animated ground floor [Guideline 2.23];
- / Has a maximum floor plate of 882.6 square metres throughout the podium and 700 square metres throughout the tower [Guideline 2.24];
- / Ensures appropriate separation between future high-rise buildings [Guideline 2.25];
- / The tower is stepped back from the base, allowing the base to be the primary defining element for the site [Guideline 2.29];
- / The tower has been designed and oriented to minimize shadow and wind impacts on the public and private spaces [Guideline 2.31];
- / Creates a unique fenestration pattern and applies colour and texture on the facades that offer an appropriate contrast to the surrounding context [Guideline 2.34];
- / The top of the building makes an appropriate contribution to the character of the skyline [Guideline 2.37];
- / Locate the main building accesses at the same level as the street [Guideline 3.10];
- / Animates the ground floor frontage on Chaudière Private and Miwàte Private with retail uses, with greater floor to ceiling height at the ground floor, ensuring transparency at this level [Guideline 3.12];
- / Locates parking underground [Guideline 3.14];
- / Internalizes servicing, loading, and other required utilities into the design of the base of the building [Guideline 3.16];
- / Considered wind impacts in the design of the building [Guideline 3.26]; and
- / Analyzed shadow impacts resulting from the proposed building [Guideline 3.27].

The proposed development advances several of the City's Urban Design Guidelines for High-rise Buildings.

5.6 City of Ottawa Comprehensive Zoning By-law

The subject property is zoned “Mixed-Use Downtown Zone, Subzone 5, Exception 2172, Schedule 332 (MD5[2172] S332)” in the City of Ottawa’s Comprehensive Zoning By-law (2008-250). The purpose of the MD zone is to:

- / Support the Central Area, as designated in the Official Plan, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses;
- / Ensure that the Character Areas in the Central Area, namely the Core Area, the Parliamentary Precinct, the ByWard Market, the Rideau/Congress Centre, the Canal Area, Lowertown, Upper Town, Sandy Hill West, LeBreton Flats and the four Business Improvement Areas, Rideau, Sparks, ByWard Market and Bank Streets, continue to serve as primary business or shopping areas and maintain their distinct character;
- / Facilitate more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, particularly along Bank Street, Sparks Street and Rideau Street is sustained; and
- / Impose development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale, character and function of the various Character Areas and Business Improvement Areas in the Central Area while having regard to the heritage structures of the Central Area.



Figure 10. City of Ottawa Zoning Map, Subject Property Outlined in Blue

Subzone 5 of the MD zone contains site-specific provisions for Zibi. Specifically, the subzone states that all lands within the Chaudière West district are one lot for zoning purposes and that parking may be located within any district. The MD5 subzone also limits the number of high-rise buildings within each of the districts and sets maximum floorplates and minimum separation for high-rise buildings. Specifically, the maximum total floor area for each portion of the building over the ninth storey is 700 square metres.

Exception 2172 contains additional site-specific provisions related to the Zibi development, including permitting additional uses (including post-secondary educational institutions, marine facilities, and parking lots/garages) and providing further specific provisions related to parking on the Zibi lands.

Schedule 332 is a site-specific schedule that limits building heights within each of the districts. For the Chaudière West district (Area A on the schedule), including the subject property, the maximum building height is 73 metres.

Section 193 (2) states that at least 50% of the ground floor of any building must be occupied by one or more specified active uses, including retail stores and restaurants.

The proposed development is compared to the requirements of the MD5[2172] S332 zone in Table 1 below.

Zoning Mechanism	Required	Proposed
Minimum Setbacks	No minimum on all sides	Varies
Building Height	Maximum: 73m	72.14m
Maximum Floor Area Above the Ninth Storey	700m ²	10 th floor: 835.9m ² Above the 10 th floor: <700 m ²
Minimum Tower Separation	15 metres	Block 206 Tower: 27.6m Block 201 Tower: TBD (>15m)
Exception 2171	<ul style="list-style-type: none"> / parking lots only permitted to provide accessory parking to permitted uses / parking garages only permitted if at least 75% of parking spaces are located below grade and provides accessory parking to permitted uses / Section 193 (2) does not apply to residential buildings / the site is subject to the maximum number of parking spaces permitted in Table 103 / at least 50% of the provided parking is to be provided below grade. 	
Minimum Parking Area Z on Schedule 1A Visitor: 0.1/unit, excl. the first 12 units; max 30 spaces	Visitor: 23 spaces	97 spaces
Maximum Parking Residential/Visitor: 1.5 spaces/unit	Residential: 366 spaces	97 spaces
Bicycle Parking Residential: 1 space/unit* Retail: 1/250m ² of GFA 50% stacked must be on the ground	Residential: 239 spaces Retail: 6 spaces	Residential: 276 spaces Retail: 6 spaces
Loading Space	None required	1 space
Drive Aisle Width	Minimum: 6m Maximum: 6.7m	6.0m
Amenity Area Total: 6 m ² /unit	Total: 1,434m ² Communal: 717m ²	Total: 3,315m ² Communal: 1,415m ²

Communal: minimum 50% of required total amenity area		
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* Minimum bicycle parking requirement is specified in the Zibi Master Site Plan Agreement, not the Zoning By-law.

The proposed development complies with all applicable zoning requirements aside from the maximum floorplate size above the 9th storey. This is a site-specific requirement for Zibi.

The proposed Zoning By-law Amendment would address this by noting within the exception that a “Mezzanine is not a floor” for the purposes of zoning. Currently, “mezzanine” is defined as a storey within the Zoning By-law and therefore the podium is considered 10 floors. In the proposed development, the area of the mezzanine is approximately 569 square metres with the balance being open to below. A potential expansion over some of the retail spaces would depend on the ultimate tenants.

The requested provision to remove mezzanine from the total storeys within the podium would not impact the height or design of the building. The intention of the mezzanine space is to generally use the area over the “back-of house” space on the ground floor for additional lockers and the rental office, and potentially more bicycle parking spaces. This allows for a more efficient ground-floor layout, maximizing the active spaces, and a more efficient and convenient bike parking layout with the P1 level. If the mezzanine were to be removed, the exterior of the building would remain the same, and the height of the podium would not change.

In Fotenn’s opinion, the proposed amendment is reasonable and maintains the intent of the MD zone and the site-specific Zibi zoning provisions applicable to the proposed development.

6.0 Public Consultation Strategy

In partnership with the City of Ottawa, all public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following Public Engagement steps and activities are proposed:

- / Notification of Ward Councillor prior to application submission (completed);
- / Community “Heads Up” to local registered Community Associations (if any, City of Ottawa);
- / Notification sign posted on the subject property by the City of Ottawa notifying the public of the applications;
- / If requested, Community Information Meeting, to be organized by the Project Team, City of Ottawa, and the Ward Councillor;
- / Committee Meeting Advertisement and Report Mail out to Public (City of Ottawa) when the Zoning By-law Amendment is considered; and
- / Statutory Public Meeting - Planning Committee

7.0 Summary of Supporting Studies

7.1 Site Servicing Report

CIMA+ have been engaged to prepare the Site Servicing Report for the proposed development. The purpose of the report is to ensure that the proposed development can be adequately serviced using the existing infrastructure. The infrastructure has been put in place specifically for the Zibi development and is therefore sufficient. Notably, the new permanent pumping station is required to be in service prior to occupancy of Block 204, which is anticipated.

7.2 Environmental Noise Assessment

Gradient Wind Engineers and Scientists prepared an Environmental Noise Assessment for the proposed development which examined the noise generating sources around the development and their impact on the proposed uses. The results of the analysis indicated that the roadway noise would not exceed acceptable levels at the worst-case location. Similarly, noise impacts from stationary sources were found to be within Class 1 levels and any impacts easily mitigated.

7.3 Pedestrian Level Wind Assessment

Gradient Wind Engineers and Scientists prepared a Pedestrian Level Wind Assessment for the proposed development. The assessment concludes that all at-grade levels withing and surrounding the subject property are expected to be comfortable for the intended purposes. The report recommends mitigation for the terraces at level 2 dependent on the intended use of the space. The report also recommends mitigation measures for the outdoor terrace at level 10 to make it suitable for sitting during the typical use period. These measures will be implemented as required throughout the design review process.

7.4 Geotechnical Investigation

A Geotechnical Investigation was undertaken by EXP to assess the viability of the soils to support the proposed development. The study recommends mitigation measures and makes recommendations for procedures during construction. The report concludes that the proposed development is appropriate from a Geotechnical perspective.

7.5 Environmental Site Assessment

As a former brownfield, the site has been studied extensively and is being cleaned up in stages. Documentation outlining addition studies by EXP are submitted as part of the application package and note that the previously anticipated remediation program will continue to clean up the subject property.

7.6 Environmental Impact Statement and Tree Conservation Report

McKinley Environmental Solutions has prepared Addendum #3 to their Integrated Environmental Impact Statement, Tree Conservation Report and Wildlife Mitigation and Monitoring Plan prepared in January 2018. Two previous addendums were prepared in February 2019 and April 2020.

The report notes that the Bird Safe Design Guidelines should be considered during the development of the architectural and landscaping elements of the proposed development. Overall, the proposed development is not anticipated to have a significant negative impact on the natural features and functions of the size subject to the implementation of the regulatory, mitigation, and avoidance measures recommended through previous reports.

7.7 Traffic Impact Study Addendum No. 6

Parsons has prepared a Technical Memorandum serving as Addendum No. 6 to the original Transportation Impact Study dated April 2014. There have been five (5) subsequent addendums to the study for various development applications. The updated report concludes that the proposed development is recommended from a transportation perspective. The report also outlines the previously instituted transportation incentive and education program to help achieve the anticipated modal splits within the Zibi development.

8.0 Conclusion

The proposed development has been evaluated against the applicable policy framework. The following is a summary based on this review:

- / The proposed development conforms to the Official Plan policies for the Central Area designation, contributing to the creation of a world-class, sustainable, mixed-use community on a previously underutilized property within the built-up area;
- / The proposed development conforms to the City's urban design objectives and compatibility criteria as set out in Section 2.5.1 and 4.11 of the Official Plan and Section 4.6 of the New Official Plan;
- / The proposed development conforms to the policies of the New Official Plan for the Downtown Core transect and the Ottawa River Islands Special District designation, contributing to the creation of a world-class, sustainable, mixed-use community on a previously underutilized property within the built-up area;
- / The proposed development conforms to the applicable policies of the Central Area Secondary Plan. The proposed development has been carefully studied with regards to views and other impacts to support the increased building height;
- / The proposal implements the vision of the Zibi Master Plan. The proposal respects the building profile and placement and achieves several of the Zibi Urban Design Guidelines;
- / The proposal generally complies with the applicable Urban Design Guidelines for High Rise Buildings;
- / The proposed development generally complies with the Zoning By-law. The proposed amendment to exclude the mezzanine from the number of storeys within the podium is, in our opinion, appropriate given the intent is to utilize otherwise unutilized space within the building to facilitate a more compact and efficient layout on the ground floor and within the parking garage; and,
- / The proposed development is supported by technical studies submitted as part of this application.

Based on the above analysis, the proposed Block 204 development represents, in our professional opinion, good planning and is in the public interest.



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Planner



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Associate