



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, CENTRAL**

Site Location: 555 Albert Street

File No.: D07-12-20-0077

Date of Application: June 8, 2020

This SITE PLAN CONTROL application submitted by Diamond Schmitt Architects and KWC Architects in Joint Venture, on behalf of City of Ottawa, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A010, prepared by Diamond Schmitt Architects and KWC Architects Inc, dated 2020-05-28, revision 12 dated 2021-08-18.
2. **Overall Elevations – Project East & West**, A300, prepared by Diamond Schmitt Architects and KWC Architects Inc, dated 2020-05-28, revision 11 dated 2021-07-28.
3. **Overall Elevations – Project North & South**, A301, prepared by Diamond Schmitt Architects and KWC Architects Inc, dated 2020-05-28, revision 12 dated 2021-07-28.
4. **Landscape Site Plan and General Notes**, L0.01, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
5. **Tree Management Plan**, L0.02, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
6. **Materials Plan**, L1.01, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-18.
7. **Layout Plan Albert St**, L2.02A, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
8. **Tree Planting Plan Ground Level**, L5.01, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
9. **Planting Plan Ground Level**, L5.02, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.

10. **Irrigation Plan Ground Level**, L6.01, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
11. **Planting Plan – Green Roof**, L6.02, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
12. **Landscape Details Planting**, L9.01, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
13. **Landscape Details Albert St**, L9.10, prepared by PFS Studio, dated 2019-07-10, revision 17 dated 2021-08-20.
14. **Site Servicing Plan**, C001, prepared by Morrison Hershfield, dated 10/07/19, revision 10 dated 17/08/21
15. **Grading Plan**, C002, prepared by Morrison Hershfield, dated 10/07/19, revision 10 dated 17/08/21.
16. **Erosion and Sediment Control Plan**, C003, prepared by Morrison Hershfield, dated 05/06/20, revision 5 dated 17/08/21.
17. **Existing Catchments**, C900, prepared by Morrison Hershfield, dated 05/06/20, revision 5 dated 17/08/21.
18. **Proposed Catchments** C901, prepared by Morrison Hershfield, dated 05/06/20, revision 5 dated 17/08/21.

And as detailed in the following report(s):

1. **Transportation Noise and Vibration Study Update**, prepared by Aercoustics, dated April 3, 2020.
2. **Site Servicing and Stormwater Management Design Brief**, prepared by Morrison Hershfield, dated June 5, 2020, revised August 13, 2021.
3. **Phase One Environmental Site Assessment**, prepared by Golder Associates Ltd., dated May 2015, revised June 2020.
4. **Phase Two Environmental Site Assessment**, prepared by Golder Associates Ltd., dated May 2020.
5. **Geotechnical Investigation**, prepared by Golder Associates Ltd., dated February 2020, revised June 2020.
6. **Technical Memorandum**, prepared by Golder Associates Ltd., dated November 26, 2020.
7. **Scoped Environmental Impact Study**, prepared by Golder Associates Ltd., dated August 2020.
8. **Constructability Report**, prepared by Morrison Hershfield, dated November 24, 2020, revised December 18, 2020.

9. **Ottawa Public Library – Library Archives Canada Joint Facility LRT Proximity Study**, prepared by Morrison Hershfield, dated October 13, 2020.

And subject to the following General Conditions:

General Conditions

1. **Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

2. **Transportation Impact Assessment and Albert Frontage**

Prior to commencement of any above grade works the Owner shall finalize the Transportation Impact Assessment and ensure that the frontage along Albert Street is consistent with final plans for the reconstruction project of Albert Street and Slater Street. Approval of the final Transportation Impact Assessment, and any updated plans, as necessary, will be to the satisfaction of the Manager, Development Review Central, or delegate. Approval will be permitted via Permission to Proceed and is required prior to issuance of an above-grade building permit.



October 28, 2021

Date

Douglas James
Manager, Development Review, Central
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-20-0077

SITE LOCATION

555 Albert Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the northwest corner of Albert Street and Commissioner Street, at a prominent entrance site into the LeBreton Flats area next to Centretown.

The O-Train tunnel (Confederation Line) borders the site at the north with the heritage aqueduct and parkland further to the immediate north. To the east consists of the escarpment leading to the Upper Town district of the Central Area and west Centretown beyond. Immediately south of the site is a future development parcel as a result of the Albert Street-Slater Street redesign, and a variety of residential uses and the St. Vincent Bruyere Hospital atop the escarpment. West of the site is predominantly vacant lands subject to future LeBreton Flats redevelopment plans, and Pimisi O-Train Station.

The proposed development is a 216,000 square foot, 5-storey (24.5 metres), facility that will bring together the main branch of the Ottawa Public Library (OPL) alongside a new central home for Library and Archives Canada (LAC) to create a landmark destination that will reflect Ottawa's and Canada's heritage and origins, and at the same time acknowledge the future through the creation of an experience that is both local and national. The OPL-LAC facility is officially named *Ādisōke*.

Ādisōke will deliver a significant public art component as well as an Indigenous public art program, a large outdoor plaza, and new landscaping and pathways connecting with the surroundings. The facility also incorporates an underground public parking garage accessed from Commissioner Street with approximately 200 spaces.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated Central Area on Schedule B of the Official Plan. The proposed development is consistent with the policies for the Central Area, which recognizes the Central Area as the economic and cultural heart of the city. As a new landmark cultural facility, *Ādisōke* will become a major destination and

support additional new development in the surrounding area, and also serve as a tourist attraction.

- The subject site is located within the boundaries of the LeBreton Flats sub-area of the Central Area Secondary Plan. The Secondary Plan supports a “people-place” vision and development that encourages mixed uses and open spaces. The proposed development is consistent with the objective of enhancing the National Capital presence by the future LeBreton Flats.
- The subject site is located within the Escarpment Area District Plan; however, there are no specific guidelines that apply to the site.
- The subject site is zoned Mixed-Use Downtown Zone, height limit 40 metres (MD H(40)) of the City of Ottawa Zoning By-law 2008-250. The proposed development is consistent with the intent of the Zoning By-law and complies with all the applicable performance standards of the zone.
- The development complies with the relevant planning policy context and complies with the zoning bylaw. Accordingly, the development represents good land use planning.
- The 10.0 metre road widening as shown on the approved Site Plan will be dedicated a road through a separate process with the Corporate Real Estate Office and by-law to Council.
- Site Securities are exempt from this approval as the land and construction project is a City-owned project.
- This approval is consistent with the Federal Land Use Approval from the National Capital Commission.
- Pursuant to Encroachment by-law 2003-446, as amended, the proposed encroachments in the right-of-way, such as street furniture, bollards and canopies, are not subject to an encroachment agreement as the works, equipment, assets and infrastructure are associated with a City of Ottawa project and facility.
- Approval of this application, as a City facility, is being completed through a standard Letter of Undertaking to authorize and secure the requirements of the approved plans and report.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, is not applicable to this development.

URBAN DESIGN REVIEW PANEL

The subject property is located within a Design Priority Area, and as such would normally be subject to the Urban Design Review Panel process. However, given the partnership between the Ottawa Public Library and Library and Archives Canada, the City of Ottawa and National Capital Commission agreed to review and process the development through a Joint Design Review Panel (JDRP).

Majority of JDRP process occurred prior to application submission and assisted with the evolution of the building design, public realm, landscaping, and functionality of the building's public spaces. The development is subject to Federal Land Use Development Approval (NCC), and Site Plan approval with the City of Ottawa. The approved elevations and plans in this report are consistent with the directions of JDRP and subsequent NCC approval.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Catherine McKenney is aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Very few public comments received on this application, which is likely a result of the significant consultation that occurred during the "Inspire555" process in advance of application submission.

The following comment was received:

- Concerns about the Cultural Heritage Impact Statement (CHIS) and lack of 'historical' recognition of the site and having more culturally significant elements incorporated into the site and building design.
- Design the site with clear connection between the vital past and present use.

Response:

The submitted CHIS speaks to how the proposal has considered the history of the area and provides recommendations for telling the complex, layered history of the LeBreton Flats as mitigation measures. The [revised Design Brief](#) (page 53, November 2020) responds to many of these recommendations noting that:

- The building's siting, form and materials have been informed by its setting—layered and striated stone (inspired by the rugged escarpment), wood (a traditional building material), and a rolling roof form reminiscent of moving water (connected to the Ottawa River and association with water-related resources in the area).
- Key spaces inside the building provide framed views and vistas of the Gatineau Hills, the Ottawa River, and Waterworks Complex.
- The site will provide opportunities for research, learning, and engagement with the site's history, in part from the reference materials housed within it.
- Other interpretive strategies are to be implemented including programming of digital exploration points, public art installations, exhibitions, interior design features, and wayfinding. In particular:
 - The Treasures Gallery is intended to be a special exhibits gallery to

showcase a broad range of programming such as art and artifacts of local and national significance—the CHIS recommends showcasing the Ralph Burton collection of art/paintings which document the Flats before clearing, but could include archaeological artifacts as well;

- An Indigenous wigwam room in the round, and a gathering circle proposed as part of the landscape design;
- The interior design scheme includes integrated display cases for the presentation of artifacts and documents relevant to OPL and LAC, as well as interpretative feature walls. These will be managed by the respective institutions, but the opportunities have been woven into the design of the building; and
- A commissioned public art installation is planned to hang in the proposed Town Square atrium and a parallel call of an Indigenous public art program is currently underway.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

Summary of Comments – Advisory Committees

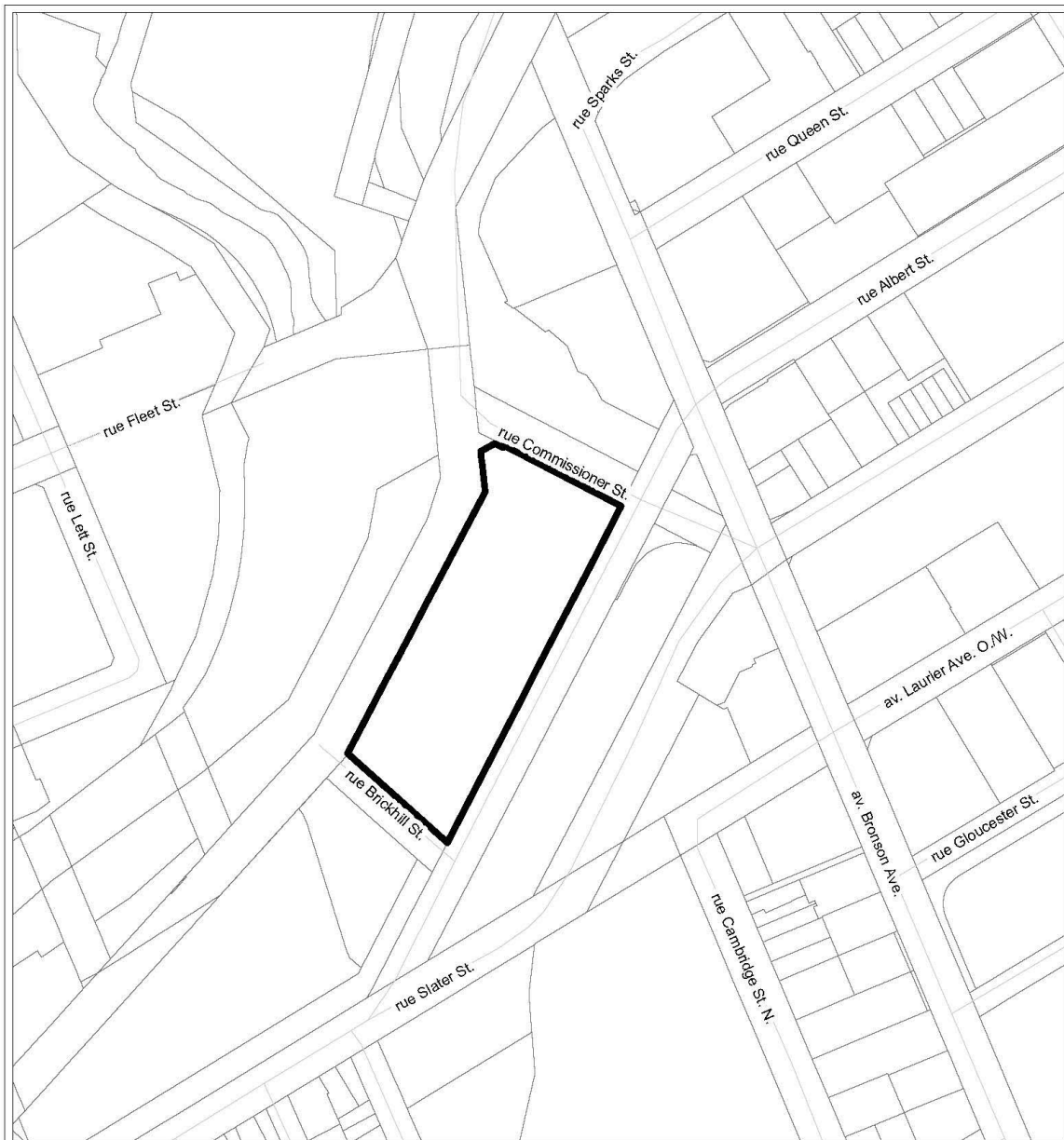
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to complexities associated with the design and coordination with other Department's for post-approval responsibilities between project team and other City projects.

Contact: Andrew McCreight Tel: 613-580-2424, ext. 22568 or e-mail: Andrew.McCreight@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
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REVISION / RÉVISION - 2020 / 06 / 18		