

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

Site Location: 307-309 Lisgar Street

File No.: D07-12-20-0145

Date of Application: November 9, 2020

This SITE PLAN CONTROL application submitted by Fairouz Wahab, on behalf of Richcraft Group of Companies, is APPROVED as shown on the following plan(s):

1. **Site Plan & Statistics, A102**, prepared by Graziani and Corazza Architects Inc., dated May 14, 2021, revision 3, dated May 14, 2021.
2. **Landscape Plan, L1**, prepared by Fotenn, dated January 2020, revision 7 dated 20021/07/26.
3. **Elevations North, A401**, prepared by Graziani and Corazza Architects Inc., dated May 14, 2021, revision 3, dated May 14, 2021.
4. **Elevations South, A402**, prepared by Graziani and Corazza Architects Inc., dated May 14, 2021, revision 3, dated May 14, 2021.
5. **Elevations East-West, A403**, prepared by Graziani and Corazza Architects Inc., dated May 14, 2021, revision 3, dated May 14, 2021.
6. **Site Servicing and Grading Plan, SSGP-1**, prepared by Stantec Inc., Stantec Job No. 160401348, dated Oct 28, 20, revision 4, dated July 21, 2021.
7. **Strom Drainage Plan, SD-1**, prepared by Stantec Inc., Stantec Job No. 160401348, dated Oct 28, 20, revision 4, dated July 21, 2021.
8. **Erosion Control and Detail Sheet, EC/DS-1**, prepared by Stantec Inc., Stantec Job No. 160401348, dated Oct 28, 20, revision 4, dated July 21, 2021.

And as detailed in the following report(s):

1. **Servicing and Storm Water Management Report – 176 Nepean Street and 293-307 Lisgar**, prepared by Stantec Inc., Stantec Job No. 160401348, dated Oct 28, 20, revision 3, dated May 10, 2021.
2. **Phase 1 ESA Update Proposed Residential Development 176 Nepean Street and 293 to 307 Lisgar Street**, prepared by Paterson Group, Paterson Job No. PE3651-LET.02, updated on Oct 6, 2020.
3. **Phase II- ESA Update Proposed Residential Development 176 Nepean Street and 293 to 307 Lisgar Street**, prepared by Paterson Group, Paterson Job No. PE3651-LET.03, updated on Oct 14, 2020.

4. **Geotechnical Investigation Proposed Multi-Storey Buildings 176 Nepean Street and 293-308 Lisgar Street**, prepared by Paterson Group, Paterson Job No. PG4238-1, Revision 1, dated Sept 22, 2020.
5. **Detailed Roadway Traffic Noise Assessment**, prepared by Gradientwind Engineers & Scientists, Consultants' Job No. 17-128, dated Oct 1, 2020.
6. **Pedestrian Level Wind Study 176 Nepean & 293-307 Lisgar**, prepared by Gradient Wind Engineering Inc, GWE Job No. 17-128-CFDPLW, dated Feb 2, 2018, with the confirmation letter dated Sept 23, 2020.
7. **Transportation Impact Assessment Report Residential High-Rise Development 176 Nepean/293-308 Lisgar Street**, Project 7198, prepared by Castleglenn Consultants, dated March 10, 2021.
8. **Cultural Heritage Impact Statement Nepean & Lisgar Streets**, prepared by Commonwealth Historic Resource Management, revised March 2021.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

GENERAL CONDITIONS

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.

3. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a

design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.

4. **Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid

Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

SPECIAL CONDITIONS

10. By-law in Full Force and Effect

The Owner acknowledges and agrees that no permits shall be issued for the project until such time as all appeal mechanisms have been exhausted as per the *Planning Act* and the implementing by-law amendments are in full force and effect.

11. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E" herein.

12. Transportation Study

The Owner has undertaken a Transportation Brief and an Addendum for this site, which Brief and Addendum are referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Brief, and Addendum, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

13. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed by the Owner in the City's right-of-way along Lisgar Street and Nepean Street in

accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

14. **Temporary Encroachment into the City Right of Way**

For any zero lot line development adjacent to an arterial or collector road that will have an impact on mobility including sidewalks, cycling lanes or travelled lanes during the construction process must provide a constructability plan which indicates the impact on mobility and traffic prior to registration of the agreement and may be required to provide a traffic impact study based on the impacts on mobility during construction

15. **Asphalt Overlay**

The Owner acknowledges and shall install an asphalt overlay over the area of the public driving surface of Lisgar Street and Nepean Street, fronting the subject lands and disturbed by the development, as shown on the approved Site Servicing Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

16. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

17. **Noise Study**

The Owner agrees to implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

18. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule “E” of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks’ Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (c) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph [redacted] below.

19. **Notice on Title – Noise Control Attenuation Measures**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type D – Central Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

20. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

21. **Geotechnical - Encroachments**

The geotechnical report has recommended a method of shoring that may encroach onto the adjacent property or onto the City right-of-way. Please note that the applicant is required to obtain the approval of the adjacent property Owner and/or receive municipal consent for any works within the right-of-way prior to the installation of any encroachments. For encroachments within the ROW the applicant shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the ROW.

22. **Record of Site Condition**

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development, and the Chief Building Official, a Record of Site Condition ("RSC") completed in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, *O.Reg. 153/04* ("*O.Reg. 153/04*"), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with *O.Reg. 153/04*. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by *O.Reg. 153/04* which shall be at the sole discretion of the Chief Building Official.

23. **Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

24. **Below Grade Parking Area and Depressed Driveways**

- (a) The Owner acknowledges and agrees that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Owner further acknowledges and agrees that the City shall not be liable for flooding claims. The Owner further acknowledges that it is recommended that backwater valves be installed on catch basins located in depressed driveways.
- (b) The Owner acknowledges and agrees that a notice-on-title respecting below grade parking areas and depressed driveways, as contained in Clause [redacted] hereinafter, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

25. **Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

26. **Requirement for a Grease Trap**

In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease trap on the internal sanitary plumbing system when a restaurant is established on the lands.

27. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Infrastructure and Economic Development with the engineering report from a

Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Lisgar Street and Nepean Street frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;

- (ii) obtain a legal survey acceptable to the General Manager, Planning, Infrastructure and Economic Development and the City's Surveyor, showing the existing City Sewer System within Lisgar Street and Nepean Street and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within Lisgar Street and Nepean Street prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:
- (i) obtain a video inspection of the existing City Sewer System within Lisgar Street and Nepean Street to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Lisgar Street and Nepean Street and compensate the City for the full amount of any required repairs to the City Sewer System.

28. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

29. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

30. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

31. **Environmental Site Remediation Program**

The Owner acknowledges and agrees to implement an environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment, referenced in Schedule "E" herein, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that

- (a) soils that are found to be contaminated, must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks;
- (b) groundwater found to be contaminated, shall be removed, managed and/or treated in accordance with the appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law 2003-514, as amended.

32. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site

development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or

- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development.

33. **Cash in Lieu of Parkland**

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

34. **Elevations**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

35. **Use of Explosives and Pre-Blast Survey**

- (a) The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled *Use of Explosives*, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection (the "Notification Letter").
- (b) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of

fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development prior to any blasting activities.

November 1, 2021

Date



for

Douglas James, MCIP, RPP
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: D07-12-20-0145

SITE LOCATION

307-309 Lisgar Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located between Bank Street to the west and O'Connor Street to the east. The property is a through-lot, with a depth of approximately 60 metres, and approximately 50 metres of frontage on Lisgar Street and 41 metres of frontage on Nepean Street. The property is 2,710 square metres in size and is currently occupied by a surface parking lot, a two-storey residential dwelling, and a community garden. The surrounding area includes a mix of low, mid, and high-rise residential development as well as commercial, office, and institutional uses.

The subject property is designated "General Urban Area" in Schedule B of the Official Plan. The property is also subject to the Centretown Secondary Plan and Centretown Community Design Plan (CDP). Within the Centretown Secondary Plan, the site is identified as "Residential Areas – High Profile" in Schedule H – Centretown Land Use and is also identified as "High-Rise – 27 storeys" in Schedule H2 – Maximum Building Heights. The subject property also abuts the Bank Street Heritage Conservation District.

The application proposes to construct two residential high-rise towers at 25 and 27 storeys in height, connected by a structure at the fourth storey. A six-level underground parking garage with approximately 242 vehicular parking spaces and 473 bicycle parking spaces is proposed. Access to the site is from Nepean Street and Lisgar Street. The North Tower along Nepean Street contains 228 residential units in 27 storeys, the South Tower along Lisgar Street contains 229 units in 25 storeys, while a volume linking both towers contains 18 residential units for a total of 475. The proposal will contain a mix of studio, one, two and three-bedroom units.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the principles and policies of the City of Ottawa Official Plan.
- The application is consistent with the policies of the Centretown Secondary Plan.
- The application is consistent with the zoning for the subject lands as approved through by Committee and Council (Report ACS2021-PIE-PS-0094).

- The proposed development and conditions of approval will ensure the orderly development of the site and represents good land use planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on January 10, 2020.

The panel's recommendations from the formal review meeting are:

Urban Design Review Panel Meeting Minutes

176 NEPEAN STREET and 293-307 LISGAR AVENUE | Formal Review | Zoning By-law Amendment and Site Plan Control Application | Richcraft Group; Graziani and Corazza Architects; Fotenn Planning + Design

John Stewart has declared a conflict of interest and has recused himself from commenting on this file.

Summary

- The Panel thanked the proponent for incorporating many of the recommendations made by the Panel during the previous review. The Panel also commended the proponent for a high-quality design and noted that the materiality on the podium and tower works well. The increased height of the mid-block connection is a grand urban gesture.

Architectural Expression

- The Panel appreciates the changes made to the tower façades, which are elegant and straightforward. The current proposal, however, does create the illusion of a broad façade. Maintaining some structured rhythm of the current proposal on one half of each tower and introducing some playfulness of the previous proposal on the other half could mitigate their perceived broadness.
- An alternative option could take the form of interruptions to the balcony lines by creating breaks at 4-5 storey increments bringing a subtle articulation.
- The Panel believes that the gradient of the opaque vertical elements on the side elevations works well. The Panel suggests exploring a simplified option of strong clean vertical bands rather than ones that jog. This could be achieved through the use of continuous pre-cast and spandrel panels.

- The Panel appreciates the simple fold expression but recommends further exploration of the top of each tower to create a distinct expression for each.
- Using dark brick on the podium creates a strong contextual expression. The Panel suggests exploring a red-coloured brick to relate to the neighbourhood context.

Public Realm

- The Panel appreciates the woonerf as it blends nicely with the streetscape, and the integration of colourful bollards, floor patterns and planters is considered a positive gesture.
- The Panel cautions that there is a risk of cars taking over and utilizing the woonerf as parking spaces. The proponent should explore subtle moves to "armour" the area to prevent cars from claiming the space.
- Explore how to maximize access to natural light into the woonerf for periods of time where there is less access to natural light.
- The proponent should consult with the City to determine the viability of removing the parking north of the site to expand the public realm.

Sustainability

- Consider integrating sustainability into the development to improve the liveability of units by introducing green roofs, green walls and treatment of planters.

In response to the consultation session with the UDRP, the project was revised as follows:

- The height of the mid-block connection was increased and commented on as a grand urban gesture.
- Changes were made to the tower façades to not create the illusion of a broad façade.
- The proposal was revised to include red brick at the podium level so as to draw from the existing context of the surrounding area. Red brick is prominent in the heritage buildings along Bank Street, O'Connor Street and several other heritage buildings in the surrounding area.
- With respect to the design of the woonerf not becoming automobile dominated space, the design team anticipates that the specific design elements shown in the site plan application will work in concert to caution drivers and slow vehicular traffic moving through this space. The design team agrees that any design elements of the pedestrian space needs to be very subtle in nature.
- The woonerf has been designed to be open to the air on the sides as well as the two main entrances to try and maximize opportunities for natural light within the podium of the building.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Catherine McKenney was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Councillor Catherine McKenney indicated the following comments:

Response to Councillor Comments

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

1. Concerns were raised with respect to the proposed height of the buildings and their potential shadowing impacts.

Response:

The proposed towers are consistent with the permitted heights of the Centretown Secondary Plan which allows up to 27 storeys. The application has not requested any additional height. With respect to shadowing impacts, the proposed tower positions have been off-set to reduce the building mass along either frontage, along with a tower floor plate of approximately 650 square meters.

2. Concerns were raised with respect to parking impacts caused by the development.

Response:

The proposal is not seeking any relief from the applicable by-law provisions with respect to required resident and visitor parking. The project is providing 242 spaces for resident and visitor parking below grade whereas they by-law requires 212 spaces for residents and 30 spaces for visitors. A parking garage may only operate for the public where spaces are in excess to the minimum by-law requirements.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Response to Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Response to Comments – Advisory Committees

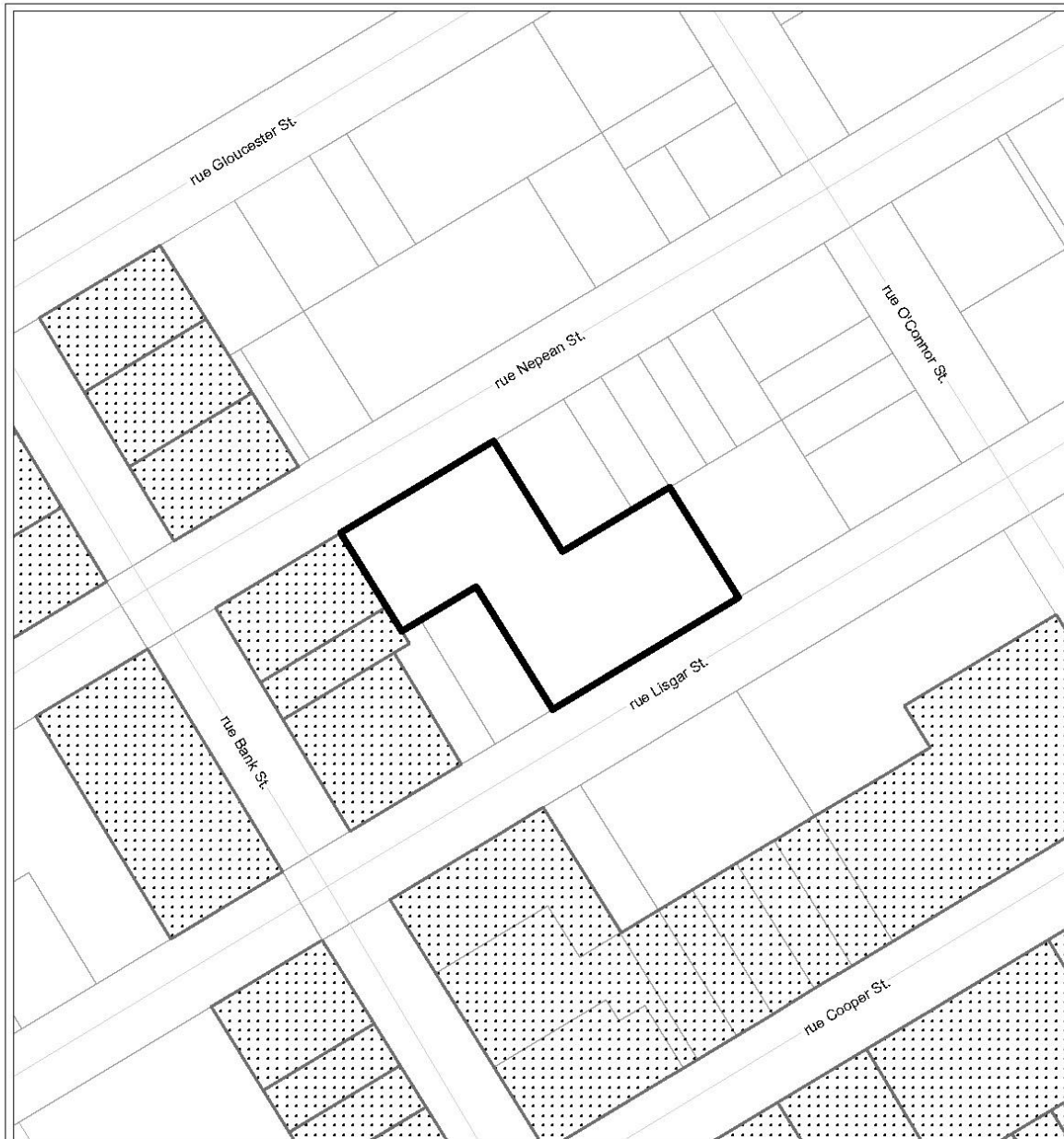
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
APPLICATION PROCESS TIMELINE STATUS

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 the additional time to address technical matters.

Contact: Simon M. Deiaco, MCIP, RPP Tel: 613-580-2424, ext. 15641 or e-mail: Simon.Deiaco@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-20-0112 D07-12-20-0145	20-1068-L		307, 309 rue Lisgar St.
I:\CO\2020\Zoning\Lisgar_307_309			Heritage (Section 60) Patrimoine (Article 60)
<small> ©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE. </small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2020 / 12 / 02		