

January 13, 2022

Allison Hamlin

Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via email: allison.hamlin@ottawa.ca

**RE: Gladstone & Loretta Mixed Use Hub
Planning and Urban Design Synopsis
Application for Site Plan Control**

Dear Ms. Hamlin,

Please find below an overview of the design evolution for the Gladstone & Loretta Mixed Use Hub. For the purpose of readability, the design evolution has been simplified into three (3) stages, beginning with the original Zoning By-law Amendment (ZBLA) and Official Plan Amendment (OPA) submission; the revised proposal, which was submitted for both the ZBLA/OPA resubmission and the original Site Plan Control submission, and the current iteration of the proposal.

Appended to this letter are corresponding graphics for reference to each iteration of the proposal.

Original Submission

- / Proposed the following building heights:
 - Tower 1: 41 storeys
 - Tower 2: 35 storeys
 - Tower 3: 30 storeys
- / Proposed an above-grade connection to Corso Italia station originating from the Standard Bread Building;
- / Proposed that the 6-storey office block podium be the dominant edge-defining attribute for the building frontage along Gladstone Avenue;
- / Proposed a driveway access on Gladstone Avenue adjacent to the Standard Bread Building;
- / Proposed three (3) distinct building podiums;
- / Proposed an internal building link between Towers 2 and 3; and
- / Proposed an outdoor stairway connection to the multi-use pathway.

Second Submission

- / Proposed the following building heights:
 - Tower 1: 35 storeys
 - Tower 2: 33 storeys
 - Tower 3: 30 storeys

- / Removed the above-grade tunnel connection to Corso Italia station in favour of an at-grade outdoor connection;
- / Recessed the office block podium such that the Standard Bread Building becomes the defining frontage element;
- / The primary podium height throughout the site is reduced from 6 storeys to 5 storeys;
- / The podium for Towers 1 and 2 becomes shared;
- / A phased approach is proposed, where Phase 1 includes Towers 1 and 2, the adjoining podium, the POPS spaces, and the underground parking garage, where Phase 2 will involve Tower 3 and its podium;
- / The driveway access on Gladstone Avenue is removed;
- / Tower 3 becomes a fully separate structure above-grade, and is now sited on a 4-storey podium including ground floor amenity and 3 floors of potential live/work units;
- / Tower separation setbacks have been increased to 25 metres between each tower, and Tower 3 has been moved farther away from the north property line;
- / The internal building connection between Towers 2 and 3 has been removed in favour of a continuous POPS area that declines in grade to provide a barrier-free through-connection to the multi-use pathway; and
- / The multi-use pathway has been reconfigured to better improve usability and sightlines.

Present Submission

- / Building and podium heights are maintained from the previous submission;
- / Surface parking is reduced;
- / New signage is proposed for Standard Bread building;
- / Landscaping layout has been reconfigured to emphasize walkability;
- / The primary POPS and Multi-Use Pathway connection has been extended to Loretta; and
- / The vehicle circulation lay-by is minimized.

In line with current COVID-19 protocols, documents have been provided in a digital format. Physical copies can be provided upon request. Please do not hesitate to reach out with any questions.

Sincerely,



Scott Alain, MCIP RPP
Planner

Reference Figures

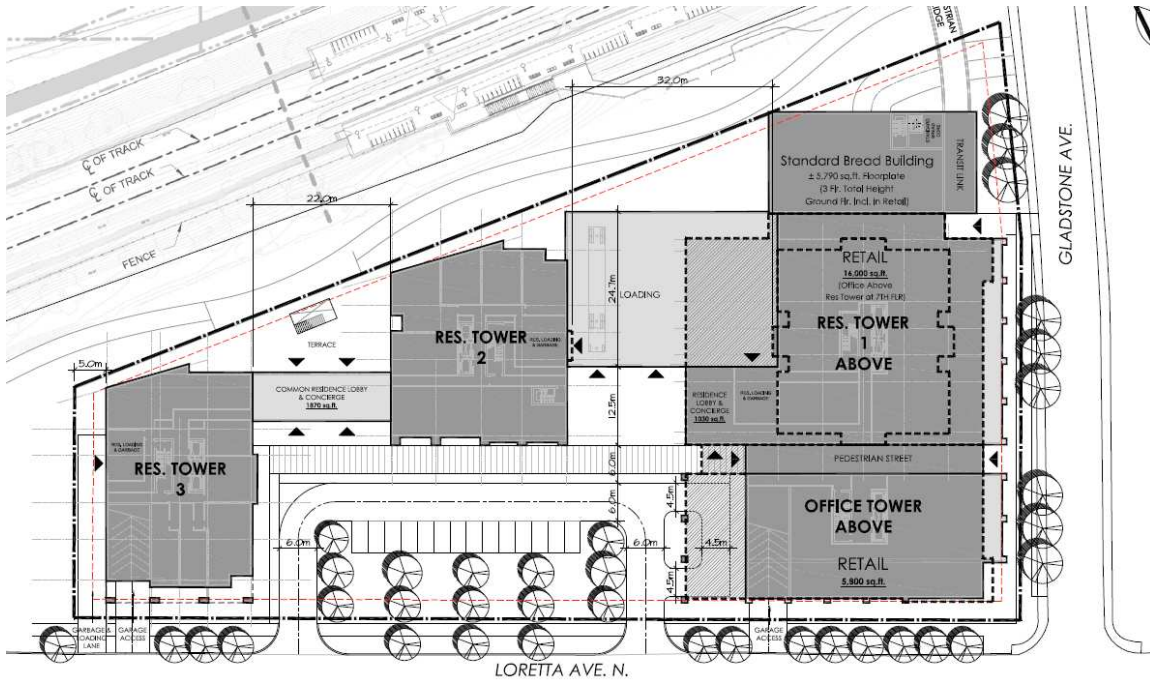


Figure 1: First Submission Site Plan



Figure 2: First Submission Proposed Rendering

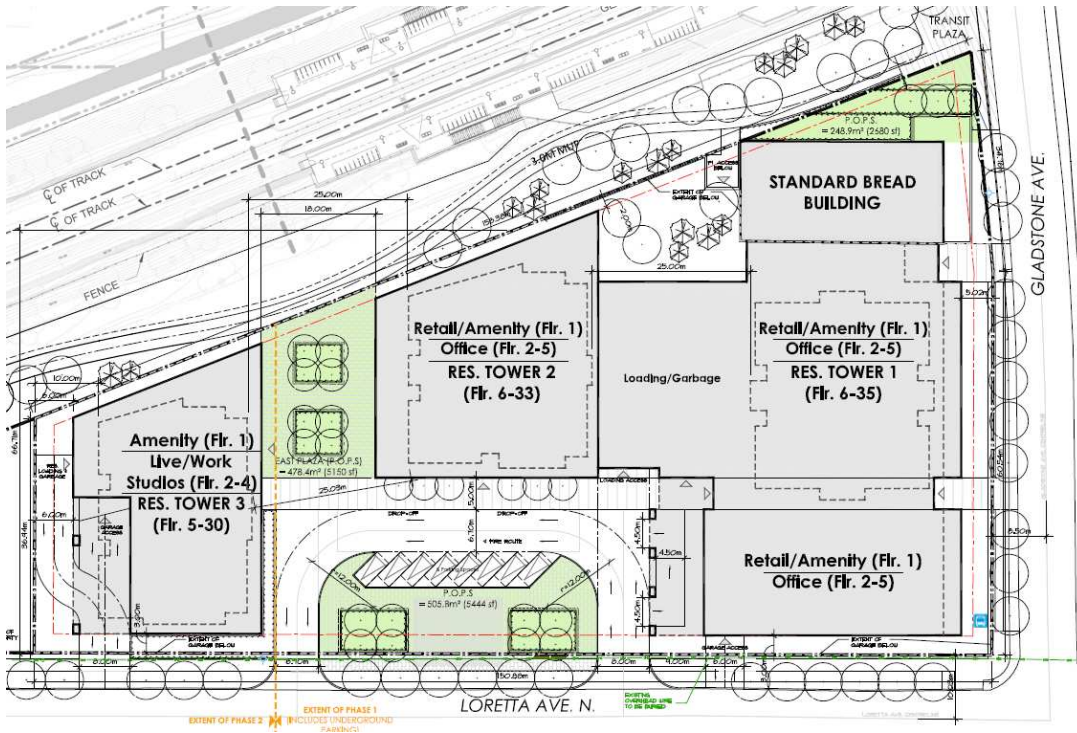


Figure 4: Second Submission Proposed Rendering

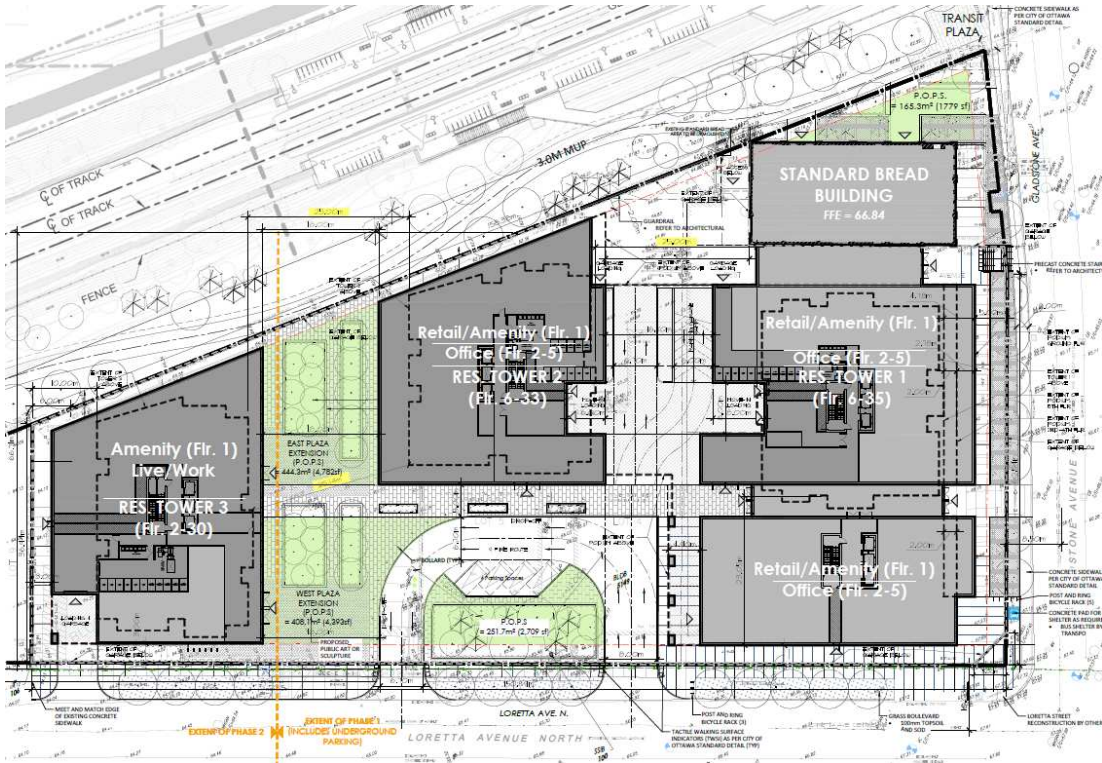


Figure 5: Present Submission Site Plan



Figure 6: Present Submission Rendering