

File Number: D07-12-14-0075

December 5, 2016

NOTICE OF DECISION

Dear Sir/Madam:

**Subject: Two Stage Site Plan Control Application
3 and 4 Booth Street (Zibi Ontario)**

Thank you for your comments relating to the above-noted application.

This is to advise you that the General Manager of Planning, Infrastructure and Economic Development Department has reviewed and Draft Approved this application.

Attached is a copy of the report explaining the decision concerning this application.

If you require any additional information, please contact me at 613-580-2424, extension 25477 or e-mail Allison.Hamlin@ottawa.ca.

Yours truly,



Allison Hamlin, MCIP, RPP
Planning, Infrastructure and Economic Development Department
Attach (s).

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-14-0075

SITE LOCATION

The site is located at 3 and 4 Booth Street, which includes both Chaudière and Albert Islands, as shown in Document 1.

SYNOPSIS OF APPLICATION

The site area for "Zibi Ontario" is approximately 7.3 hectares and includes Chaudière and Albert Islands. It is the site of the former Domtar paper mill and is located within the City's central core, north of the Canadian War Museum along Booth Street and the Interprovincial Union Bridge. Currently, there are vacant but historic industrial buildings on the site, as well as the active Energy Ottawa hydroelectric generation plant. Booth Street, becoming Eddy Street in Gatineau, provides road access and divides Chaudière Island into "Chaudière West" and "Chaudière East". The site is surrounded by the Ottawa River, Chaudière Falls, Victoria Island, and the Ottawa River pathway network. To the south of the site are the Canadian War Museum, Lebreton Flats, and the future Pimisi Light Rail Transit (LRT) station.

The overall Zibi Ontario development includes three development districts: Chaudière West, Chaudière East, and Albert Island. Approximately 1,200 residential units, 4,800 square metres of retail use, 17,000 square metres of office space, as well as a hotel, are proposed within these three districts. A mix of land uses are proposed, including residential (mix of housing types and tenure), retail (on the ground floor of mixed use buildings), commercial, office, hotel, community, cultural, and open spaces. The tallest buildings are proposed on the western edge of Chaudière West (up to 73 metres). One tall building up to 68 metres is proposed for Chaudière East. The proposed open space network features public parks and publicly-accessible plazas throughout the site. A hierarchy of private streets is proposed to provide access to each development parcel while also limiting vehicular traffic. The woonerf concept (the street is shared by all users with vehicular movement being last priority) and complete streets (containing cycling and pedestrians facilities) is part of the plan to promote active transportation. Improvements to the Booth Street-Eddy Street corridor and Union Bridge are proposed as part of the development.

The developer, Windmill Development Corporation, is also pursuing a redevelopment of lands on the Quebec side of the river. This area of the Zibi project is following a separate process.

This Site Plan Control application was circulated along with Official Plan Amendment and Zoning By-law Amendments for the lands associated with the Zibi Ontario development. By-law Number 2014-396, a by-law to amend the Official Plan (i.e., Official Plan Amendment 143), and By-law Number 2014-395, a by-law to amend the Zoning By-law, detail the Council-approved Secondary Plan policies and describe zoning provisions for the site.

DECISION AND RATIONALE

This application is Draft Approved for the following reasons:

- The conditions of Draft Approval ensure that each phase of development will be reviewed in detail, including detailed engineering, environmental, site layout, transportation, and design plans and reports, and that each development phase will have conditions of approvals that must be met by the Developer.
- The conditions of Draft Approval ensure that each development phase undergoes review by the City's Urban Design Review Panel (UDRP) to ensure that the 'Design Framework and Design Principles', Draft Approved herein and as required by the Council-approved Secondary Plan policies, are met.
- The Holding Symbol applicable to this site ensures that development cannot take place until the "h" symbol is either partially or wholly lifted, which will not take place until the City is satisfied that servicing, transportation, design, parks, heritage, and environmental concerns and requirements are addressed.
- Overall, the proposed development of the site represents good use of an underutilized site that will provide connectivity to Ottawa's waterfront through multi-modal transportation options.

URBAN DESIGN REVIEW PANEL

As part of the pre-application consultation for the Zibi Ontario development, the proposed development concept was reviewed by a joint design review panel (JDRP), consisting of representatives from the National Capital Commission (NCC) Design Review Panel, the City of Gatineau, and the City of Ottawa Urban Design Review Panel.

The JDRP provided comments on the concept plans, including feedback on land use mix, massing and height of buildings, view corridors of national symbols, the public realm strategy, and compatibility with the area's heritage context. Mid-rise building typology was encouraged with high-rise buildings. The JDRP advised sensitivity towards the national symbols in the area. The development concept illustrated the pedestrian and cycling circulation, which the JDRP was supportive of but whom also noted that transportation, traffic and parking strategies would need to be undertaken. The JDRP also emphasized the importance of setting design guidelines to ensure

consistency and continuity in the whole development.

The individual development phases for the site are subject to formal review by the City's Urban Design Review Panel (UDRP), which will be undertaken during each of the individual development phase Site Plan Control application processes.

CONSULTATION DETAILS

Councillor McKenney is aware of the application and has concurred with the proposed conditions of approval.

Public Comments

Notification and public consultation was undertaken in accordance with the City's Public Notification and Public Consultation Policy.

A public open house was held on June 24, 2014 at the Canadian War Museum during the formal comment period for the Official Plan and Zoning By-law Amendment applications and the Two Stage Site Plan Control application. Approximately 200 residents were in attendance as well as the Ward Councillor (former Councillor Diane Holmes) and City staff. The developer had also hosted a public open house event in December 2013 as part of their pre-application consultation, for which more than 900 residents were in attendance for the introduction of the project.

During the concurrent Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application notification and public consultation period, a total of thirty-seven comments were received. The comments were generally positive with regard to the overall project and many residents expressed excitement for the development. There were some suggestions and concerns submitted on urban design, transportation, land use, housing, consultation, and the environment.

Additionally, the City engaged the Algonquins of Ontario (AOO) on the development applications and Windmill Development Corporation had consultations with the AOO throughout the application process, as well as before the applications were submitted to the City. Windmill Development Corporation also invited other First Nation groups to the public open houses and events that were held.

This Two Stage Site Plan Control application was circulated for notification and public consultation concurrently with Official Plan Amendment and Zoning By-law Amendment applications for the proposed development and, as such, comments received for these two applications were also considered as comments pertaining to the Two Stage Site Plan Control application. The comments and responses provided below are adapted from the Department's report to Planning Committee and Council (Report #ACS2014-PAI-PGM-0181) for the Official Plan and Zoning By-law amendments as there was no further commenting period after the presentation of the report to Planning Committee and Council.

Summary of Comments and Responses – Public

1. Urban Design

- The proposed architecture should not be too boxy or use too much glass.
- Introduce more brick and draw inspiration from the existing heritage buildings. For example, from the treatment of the Evergreen Brickworks in Toronto.

Staff Response:

- The design of the individual buildings will be reviewed by the City's Urban Design Review Panel during each individual development phase Site Plan Control application process.
- The overall concept plan, as approved herein, was reviewed by a joint urban design review panel comprising of representatives from the National Capital Commission, City of Gatineau, and City of Ottawa. The joint urban design review panel's comments were incorporated into the master concept plan developed for the transformation of the islands.

2. Transportation

- Have the cities of Ottawa and Gatineau considered adding bridges elsewhere to accommodate the general increase in car traffic?
- Consider improving the pedestrian/cyclist connection to Gatineau, including revitalizing the out-of service rail bridge. This could provide a link to the O-Train and LRT corridors.
- Consider the impact of traffic and pedestrian circulation to the War Museum.
- Include bike lanes on Booth Street as a connection to neighbourhoods in the south.
- Introduce pathways that run diagonally across the island, and consider elevated pathways between buildings to provide sightseeing and ground level and underground pathways for winter travel.
- What will the visitor parking provisions look like?

Staff Response:

- The Multi-Modal Transportation Impact Study reviewed the impact to traffic and pedestrian service to the surrounding area, including the Booth Street and War Museum intersection. The traffic level of service is projected to increase from both the site development, as well as commuter travel, but pedestrian and cycling circulation is expected to also increase with improved streetscaping, connections, and new pathways and/or cycling lanes along Booth Street.
- As a new bridge between Ottawa and Gatineau is an interprovincial matter there are no new bridges proposed by the Zibi Ontario development.
- Pathways, sidewalks, and streets are proposed throughout the site with consideration for maximizing views to Parliament and the waterfront. Each individual development phase Site Plan Control process will review, in more detail, the at-grade internal street and pathway layout and possibility for an underground connection.

- The development is subject to the parking rates of the Zoning By-law, which are categorized by use (such as residential, office, visitor).

3. Land Use

- Support a mixed use community.
- Ensure that grocery stores and other services will be accessible on site.
- Create a continuation of retail and public spaces on side streets to provide activity at all times of the day.
- Include important community resources, such as recreational centres, places of worship, and schools.

Staff Response:

- Council-approved By-law No. 2014-395 rezoned the site to a Mixed-Use Downtown zone, which permits a wide range of uses including a grocery store, community centre, places of assembly and worship, and schools.
- The proposed development includes retail and public use spaces at the street level throughout the site to encourage day and evening activities.

4. Housing

- Ensure the residential unit sizes are varied. Dens and offices are also good to include in units.
- Homes and apartments should be available as both owned and rented properties.
- Condominiums should not be built on sacred Anishnaabe Territory.
- Public housing is needed in the area.

Staff Response:

- The proposed development is based on the development principles detailed in the Design Framework and Development Principles, as Draft Approved herein. One of the principles is developing a complete community where people can live, work, and play. For housing, the goal is to provide a mix of housing types (low-rise and high-rise buildings containing various unit sizes) and tenure (rental, owned, condominium, and affordable housing).
- The proposed development is on the privately-held former Domtar lands.
- The Developer is currently looking at public and social housing options.

5. Consultation

- More inclusion of indigenous perspectives of the Algonquin and Mohawk peoples is needed.
- There should be consultation with First Nations peoples to learn about the history of the area as sacred land.
- A detailed explanation of the community involvement in the planning process of this project should be made available.

Staff Response:

- The Developer undertook consultations with the Algonquins of Ontario throughout the application process as well as before the application was submitted to the City. Windmill also invited other First Nation groups to the public open houses and events that were held.
- The City engaged the Algonquins of Ontario on this proposal, as well as for development in the greater area, including the redevelopment of Lebreton Flats, with the National Capital Commission and the future Pimisi Light Rail Transit station.
- This Site Plan Control application, as well as the Official Plan and Zoning By-law Amendment applications, followed the Council-approved public consultation and notification process for Official Plan and Zoning By-law amendment applications, which included on-site signage, a public open house, notifying community associations in the area, and posting of the development plans and reports on the City's DevApps website. The Developer held a pre-application public open house in December 2013 and a public open house was held during the formal comment period in June 2014 where contact information was collected for the file notification list.

6. Heritage

- Include J.R. Booth for proposed parks or other naming opportunities, as done with E.B. Eddy.
- The existing heritage buildings on-site should be restored and maintained for public and cultural uses, not only retail and commercial.
- Community spaces in the project should draw design and art elements from Aboriginal heritage.

Staff Response:

- These suggestions are noted by the City and also have been provided to the Developer. As the detailed Site Plan Control applications are submitted, the programming and design of the heritage buildings and public spaces will be reviewed as well as naming of public areas, parks, and private streets.
- A Memorandum of Understanding (MOU) between the Developer and the City of Ottawa was signed in September 2014 respecting the cultural heritage value and resources on the site.

7. Environment

- The area should have more green space to sustain wildlife, and have protected views to landmarks like Parliament and the Chaudière Falls.
- Include more green roofs, opportunities for local food growth, and utilize coniferous trees in plantings so that the winter months are not void of green.
- The use of sustainable structural materials, particularly wood, is appreciated and will benefit the image of the project.
- For energy sustainability and carbon neutrality of the site, contact public agencies to liaise with researchers and companies undertaking similar work.

- There are existing populations of subterranean species that may be affected by this project (bats and other cave fauna/flora). What project management and protection strategies will there be?
- A naturalized Chaudière Falls could be the highlight of this development and the tourism it would bring would be much more valuable than the ring dam and using for power generation. It is the only major waterfall in Ottawa.

Staff Response:

- The proposed building footprints take into consideration maximizing views to Parliament through the internal street layout. Public access to view Chaudière Falls is incorporated in the proposal.
- The proposal's environmental framework under the One Planet Community program includes using sustainable materials and promoting sustainable foods, such as on-site food growing opportunities.
- Detailed landscape plans showing types of trees and vegetation will be reviewed during each individual development phase Site Plan Control application process.
- The Environmental Impact Statement identified possible presence of bat habitats, which was recommended for further study through field investigations. In the case that bats are encountered during building demolition, renovations, or remediation, the developer is to contact the Ministry of Natural Resources.
- Chaudière Falls is outside the development boundaries of this site and under the jurisdiction of Energy Ottawa; however, public access to view the falls is part of the proposed development.

Additional comments regarding the Zibi Ontario development were provided during the public delegation portion of the Planning Committee meeting held on October 2, 2014. These comments were provided outside of the commenting period for this Two Stage Site Plan Control application; therefore, they are not included within this report, but are on file with the City Clerk's office.

Technical Agency/Public Body Comments

Summary of Comments –Technical

1. The Rideau Valley Conservation Authority (RVCA) provided comments as a review body and indicated that flood proofing to protect buildings should be implemented for the area within the energy grade floodplain. Furthermore, the RVCA recommended that a Wildlife Mitigation and Monitoring Plan be implemented as per the Environmental Impact Assessment submitted with the application and draft approved herein.

Response:

The conditions of draft approval indicate that no development may take place within the energy grade floodplain unless adequately flood proofed, and that floodplain

mapping must be provided to the City after development to confirm the final grading and development of the site as it relates to the floodplain.

2. Enbridge Gas indicated that they have no objection to the proposal. They also commented that their records indicate that soil in the development area may be contaminated and that they will require additional detailed information regarding soil quality and soil disposal to make arrangements to protect their employees prior to them undertaking any work on the site.

Response:

These concerns and comments were shared with the Developer for their information as they move forward in the development process. Individual Site Plan Control applications are required for each development phase, therefore, Enbridge Gas will be circulated detailed plans and reports for each application.

3. The National Capital Commission (NCC) indicated that, in principle, they had no objections to the Official Plan Amendment or Site Plan Control application. They did indicate, however, that they had some concerns related to timing of the Zoning By-law Amendment given that the Federal Land Use, Design and Transaction Approval (FLUTA) process had not been completed. Specifically, the following components of development were identified as requiring further attention:
 - a) Clarity on title, access and obligations related to any new public benefits and shoreline spaces and public gathering spaces.
 - b) Finalization of any land transfers, restrictive covenants and access agreements.
 - c) Protection of Views to the National Symbols (building heights).
 - d) Confirmation of consistent approach to federal land use on the Gatineau side.
 - e) Heritage preservation and commitment to on-site interpretation of industrial and cultural history (interpretation program details may need participation from other federal partners such as PCH).
 - f) Linkages and extensions to public realm pathways, public green spaces, public facilities and access to the shorelines. These should also form part of any subsequent Site Plan Agreements.
 - g) The details of implementing any required site servicing; this implies any potential expansion, connections and extensions to federal infrastructure (water, sewer, hydro, etc).

Response:

The City understands that the Developer has been working with the NCC over the past number of months to resolve any issues regarding land ownership and title, as well as with the City of Gatineau in moving the Zibi project forward with regard to the City of Gatineau's development regulations. With respect to building heights and heritage preservation, the Council-approved rezoning of the site includes maximum building heights and the Council-approved Secondary Plan policies require that a Heritage Interpretive Plan be completed.

4. The Crime Prevention through Environmental Design (CPTED) unit indicated that the underground parking areas may be a concern depending on the type of access controls in place and recommended the use of key or fob entry to lower the opportunity for illegitimate users to gain access. The CPTED unit also indicated that the use of the woonerf concept should allow for plenty of natural surveillance by legitimate users in the area.

Response:

Comments from the CPTED unit are noted. The CPTED unit will be circulated on all individual development phase Site Plan Control applications for review and commenting.

5. The Ottawa Catholic School Board stated that they have no objection to the proposed Two Stage Site Plan control proposal; however, since new residential developments have an impact on enrolment, transportation routes and attendance boundaries, they would like to be notified of all decisions pertaining to this application, including notice of public meetings, street name dedications and approval status.

Response:

The Ottawa Catholic School Board will be notified of all public meetings and the decision associated with this application. Additionally, they will be circulated on all individual development phase Site Plan Control applications for review and commenting.

6. Hydro Ottawa Limited provided a detailed list of requirements for servicing of the proposed development.

Response:

These comments and servicing requirements were shared with the Developer for their information as they move forward in the development process. Individual Site Plan Control applications are required for each development phase, therefore, Hydro Ottawa Limited will be circulated detailed plans for each application and comments and servicing requirements will be then be received.

Advisory Committee Comments

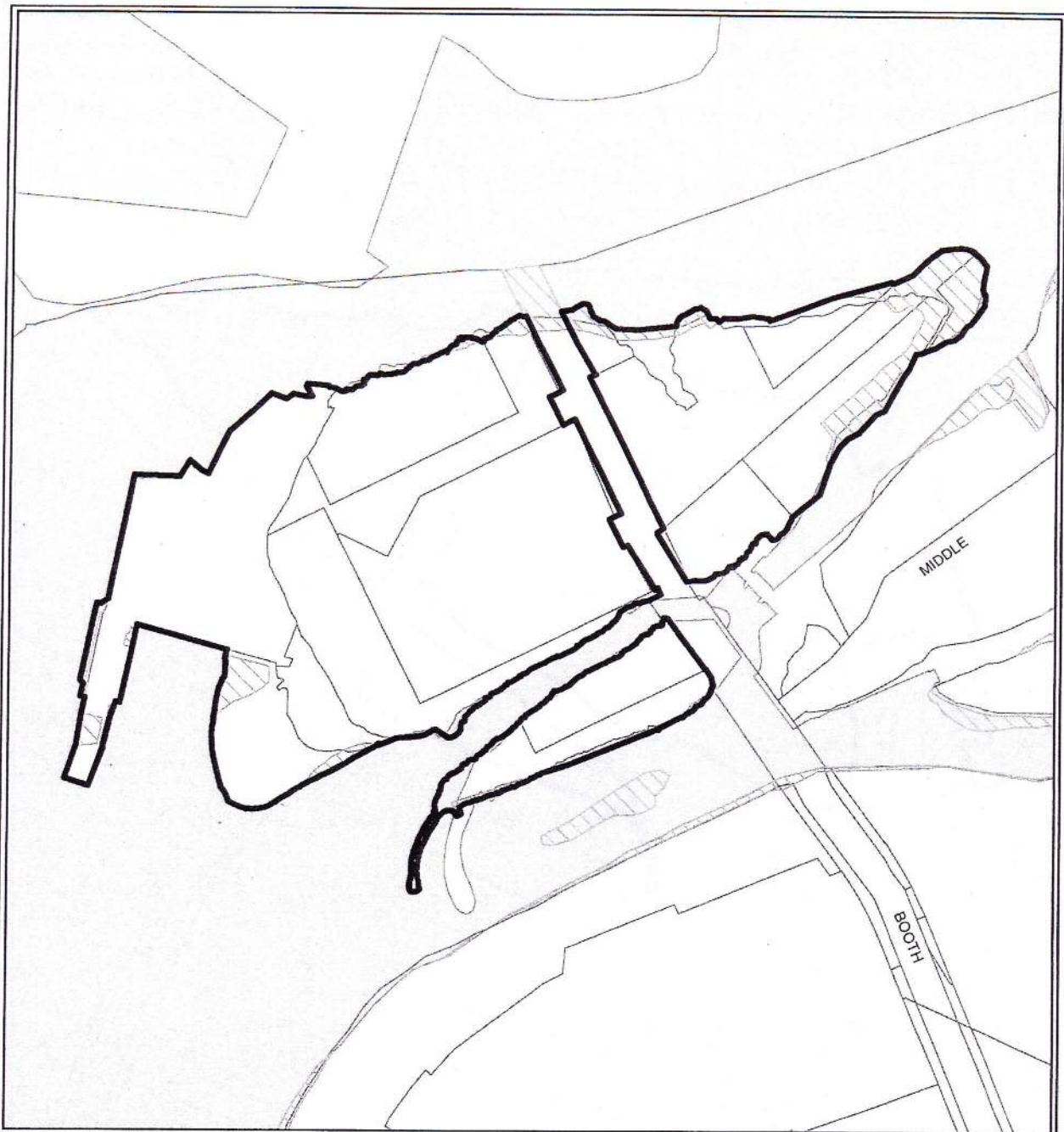
No comments were received from advisory committees.

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 scale and complexity of the proposed development.

Contact: Allison Hamlin - Tel: 613-580-2424, ext. 25477; Fax: 613-560-6006; or e-mail: Allison.Hamlin@ottawa.ca

Document 1 – Location Map



Ottawa
 Produced by Planning and Infrastructure Portfolio
 Produit par le Portefeuille urbanisme et infrastructure


002-02-14-0040	14-1008-D
007-12-14-0075 001-01-14-0008	
I:\CO\2014\ZKP\Booth_3_4	
2014 / 05 / 13	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 3 and / et 4 rue Booth Street**

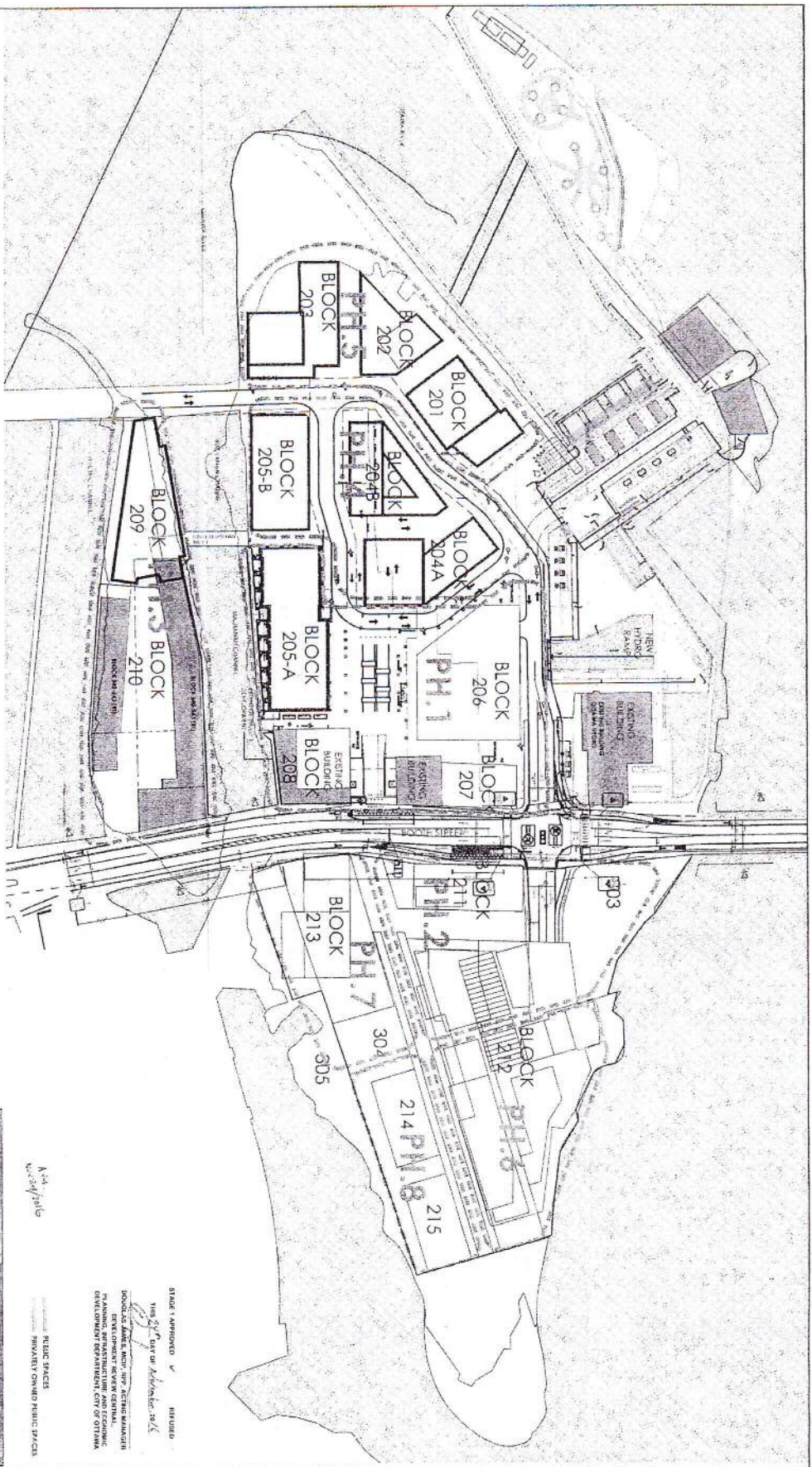
 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)

042800007 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres



Phase	Block	Class	Area	Floors
1	201	Shop/Office	18,000	1 (10/9)
1	208	Office	18,000	3
1	208	Retail	9,000	3
1	205-A	Residential	67,754	6
1	205-A	Retail	12,468	1
1	207	Office	20,000	4
1	207	Retail	20,000	2
1	208	Residential	200,000	18
1	208	Retail	8,000	4
1	209	Community	17,200	2

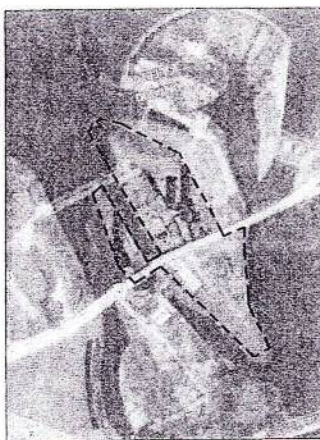
Phase	Block	Class	Area	Floors
2	211	Residential	60,000	6
3	209	Office	47,000	2
3	209	Residential	35,000	6
3	210	Office	34,000	4
3	210	Retail	25,000	2
4	209	Office	47,000	2
4	209	Residential	30,000	6
4	210	Office	34,000	4
4	210	Retail	25,000	2

Phase	Block	Class	Area	Floors
5	201	Residential	135,000	15
5	201	Retail	4,500	2
5	202	Residential	71,500	8
5	202	Retail	2,800	2
5	203	Residential	152,000	15
5	203	Retail	3,500	2
6	212	Residential	97,000	14
6	212	Hotel	42,000	4
6	212	Office	55,000	6
6	213	Residential	128,000	10
6	213	Retail	4,500	2

ONTARIO LANDS SITE AREA (area within property boundary lines)	
CHAUDRONIC WEST	282,335 SQ FT (23.320 AC)
CHAUDRONIC EAST	231,880 SQ FT (20.827 AC)
ALBERT ISLAND WEST	661,146 SQ FT (53.311 AC)



ZIBI - ONTARIO LANDS SITE PLAN



LOCATION PLAN

STAGE 1 APPROVED REVISED
 THIS STAGE OF ARCHITECTURE
 DONALD ASHES, ARCHITECTS
 DEVELOPMENT REVIEW CENTRAL
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PHASES
 PUBLIC SPACES
 PRIVATELY OWNED PUBLIC SPACES

<p>CLIENT APPROVAL</p> <p>Signature: _____ Date: _____</p> <p>Name: _____</p> <p>Title: _____</p>	<p>CLIENT NAME</p> <p>Company: _____</p> <p>Contact: _____</p>	<p>DATE</p> <p>Project Start: _____</p> <p>Project End: _____</p>	<p>SCALE</p> <p>1:500</p> <p>1:200</p>	<p>PROJECT NO.</p> <p>A001</p>
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LEGEND

- ADJACENT PROPERTY
- SUBJECT PROPERTY
- CITY OF OTTAWA
- RAILROAD
- CANAL
- WATERWAY
- DRAINAGE CANAL
- ELEVATION
- CENTERLINE
- PROPERTY LINE
- CITY OF OTTAWA

SHARIS ENGINEERING INC. REVIEWED
 THIS PLAN ON 10/10/2018
 DONALD AS JUDGE, M.P.E., ACTING MANAGER
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOT FOR CONSTRUCTION

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATIONAL PURPOSES ONLY. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S REGULATIONS AND STANDARDS.

TOPOGRAPHIC INFORMATION
 DATE: 10/10/2018
 SCALE: 1:1000
 SOURCE: CITY OF OTTAWA

SITE INFORMATION
 DATE: 10/10/2018
 SCALE: 1:1000
 SOURCE: CITY OF OTTAWA

GEOTECHNICAL STUDY
 DATE: 10/10/2018
 SCALE: 1:1000
 SOURCE: CITY OF OTTAWA

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 DATE: 10/10/2018
 SCALE: 1:1000
 SOURCE: CITY OF OTTAWA

BENCHMARK
 BENCH MARK: 10/10/2018

PROJECT NO. 14-17

EXISTING CONDITIONS PLAN - MASTER PLAN

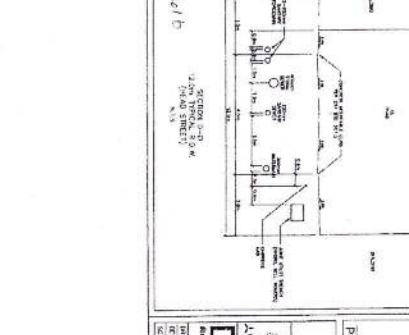
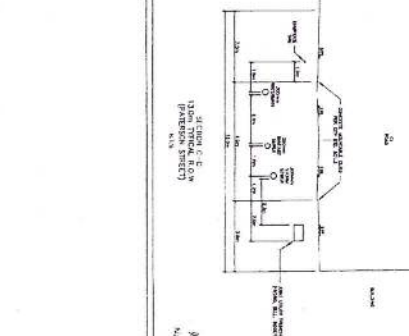
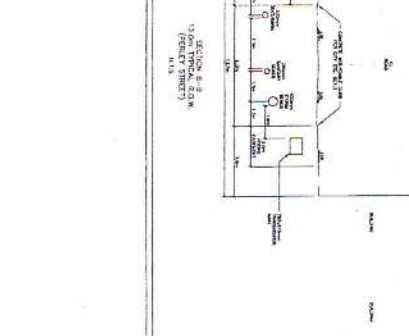
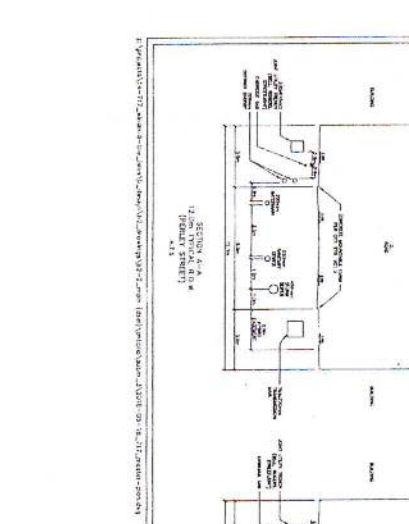
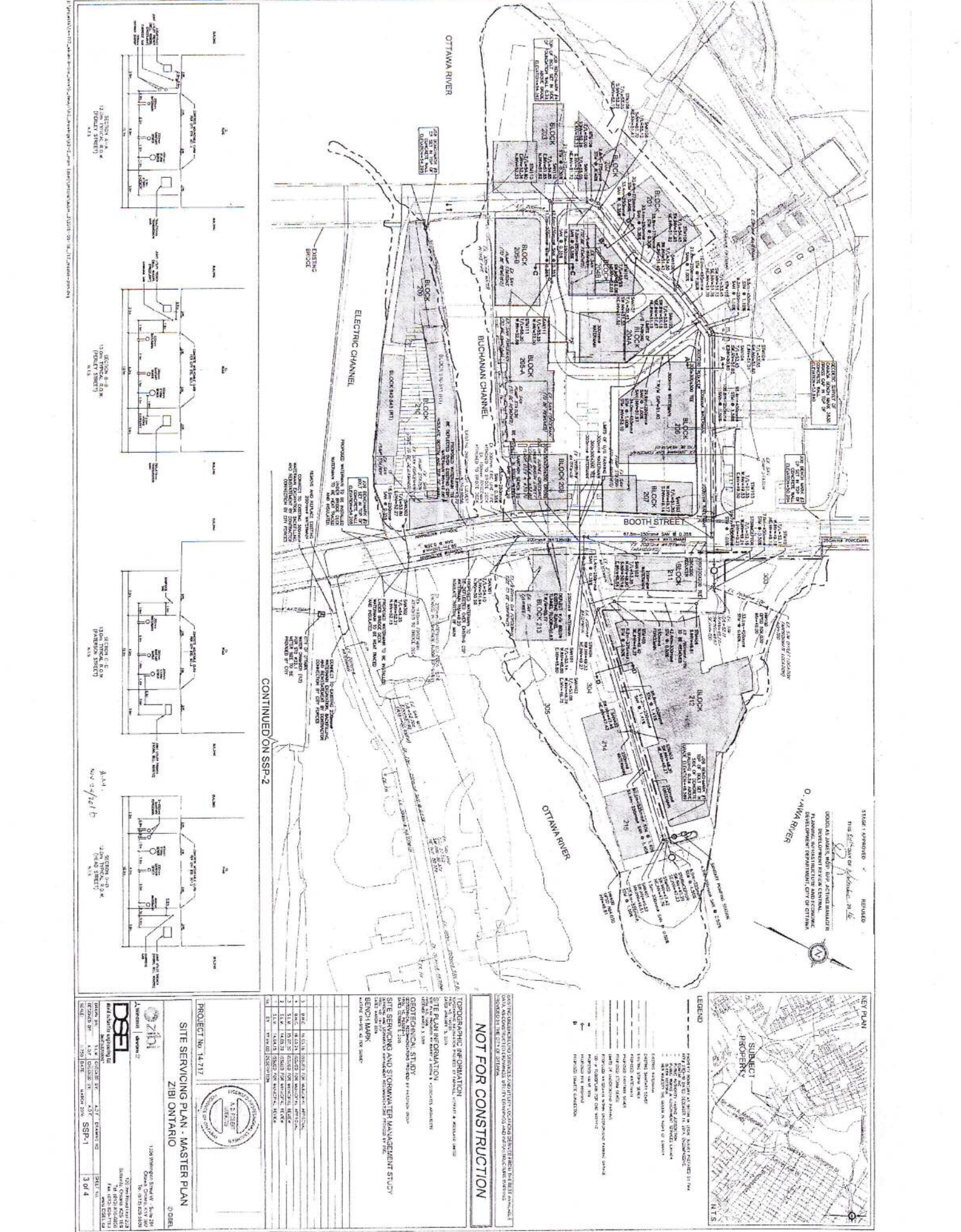
ZIBI ONTARIO

2018

DBE

DESIGNED BY: [Name] CHECKED BY: [Name] DATE: 10/10/2018

1 of 4



STAFF APPROVED
[Signature]
 CONSULTING ENGINEER
 CIVIL & ELECTRICAL
 100 KING STREET WEST, 3RD FLOOR
 TORONTO, ONTARIO M5X 1C9
 416 593-9200
 O - OTTAWA RIVER



- LEGEND
- PROPERTY BOUNDARY AS SHOWN ON PLAN
 - EXISTING LOT LINES
 - EXISTING BUILDING FOOTPRINTS
 - EXISTING DRIVEWAYS
 - EXISTING SIDEWALKS
 - EXISTING STREETS
 - EXISTING CROWN LANDS
 - EXISTING UTILITIES
 - EXISTING CURB CUTS
 - EXISTING DRIVEWAY CLOSURES
 - EXISTING DRIVEWAY OPENINGS
 - EXISTING DRIVEWAY CONCRETE

NOT FOR CONSTRUCTION

THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF OTTAWA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

TERRACONIC INFORMATION

NO.	DATE	DESCRIPTION
1	10/10/2019	ISSUED FOR PERMIT APPLICATION
2	11/15/2019	REVISIONS TO PERMIT APPLICATION
3	12/15/2019	REVISIONS TO PERMIT APPLICATION

SITE PLANNING
 PROJECT NO. 14.717
 ZIBI ONTARIO
 1200 SHEPPARD AVENUE EAST, SUITE 301
 SCARBOROUGH, ONTARIO M1S 1V6
 TEL: (416) 291-0888
 WWW.ZIBI.ONTARIO.COM

DESIGN
 PROJECT NO. 14.717
 SHEET NO. 3 OF 4

