



Canada Lands Company  
Société immobilière du Canada



Algonquins of Ontario



299 (291)  
Carling Avenue

**As We Heard It Report  
Capital Ward Councillor-led Public Information Session –  
April 7, 2021**

September 2021

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# 1 Introduction

Canada Lands Company (CLC), through a joint venture partnership with the Algonquins of Ontario (AOO), is undertaking planning studies for the future redevelopment of the site municipally known as 299 (291) Carling Avenue (“the site”). Specifically, CLC submitted an application to the City of Ottawa in December 2020 for a Zoning By-law Amendment (ZBLA) for the site, which is currently underutilized.

This report presents a summary of “as we heard it” feedback received from the Councillor-led Public Information Session held on April 7, 2021 by Councillor Shawn Menard of the Capital Ward. The purpose of the meeting was to discuss the ZBLA application with local residents, and to provide the opportunity for residents to ask questions of CLC, the WSP Consultant team, and City staff. This meeting forms part of the ongoing community engagement process that CLC and AOO are committed to throughout the site redevelopment planning and design process.

## 2 Project Overview

The site has an area of 1.36 hectares (3.37 acres) and is located at the southwestern edge of the Glebe Annex neighbourhood in the City of Ottawa, as illustrated in **Figure 1**. It is bounded by Carling Avenue to the south, Lebreton Street South to the west, a multi-unit residential building to the north, a multi-unit residential building (Dow’s Lake Towers) and Bell Street South to the east. The Lakelander Condo is located further east of the site. The site is also located within 600 m of the existing Carling O-Train Light Rail Transit (LRT) Station. It was formerly being used as a surface parking lot for adjacent federal government offices (e.g. NRCan) and local businesses.

**Figure 1: Site Location and Context (Source: Google Earth, 2018)**



The site was acquired by CLC from the federal government in February 2017, and is a joint venture partnership with AOO. The management committee for this redevelopment project has equal representation from AOO and CLC, with CLC acting as the project manager. This project is a continuation of the ongoing partnership between CLC and AOO at Wateridge Village (former Canadian Forces Base Rockcliffe). A key component of the site redevelopment will be integrating the commemoration of the Algonquin First Nation legacy and heritage.

While the site redevelopment must be commercially viable, CLC is committed to working with developers to implement the established Vision for the site, which is based on the input received through engagement with the AOO, the Public Advisory Committee (PAC), and the broader community. The build out for the site will reflect this Vision, applicable City of Ottawa requirements and planning policies with respect to appropriate intensification for the area, encouraging transit-oriented development, and the best overall outcome for the community.

## 2.1 Planning Policy Framework and Approval Process

The City of Ottawa's planning policy documents will guide the site's redevelopment, including the Official Plan, Urban Design Guidelines for Development along Arterial Mainstreets, Transit-Oriented Development Guidelines, and Urban Design Guidelines for High-rise Buildings. The site redevelopment will be aligned with the City's policies and requirements, the changing nature of the Carling Avenue corridor and the neighbourhood, as well as the potential for vacant land in the City of Ottawa to support investments in higher-order transit.

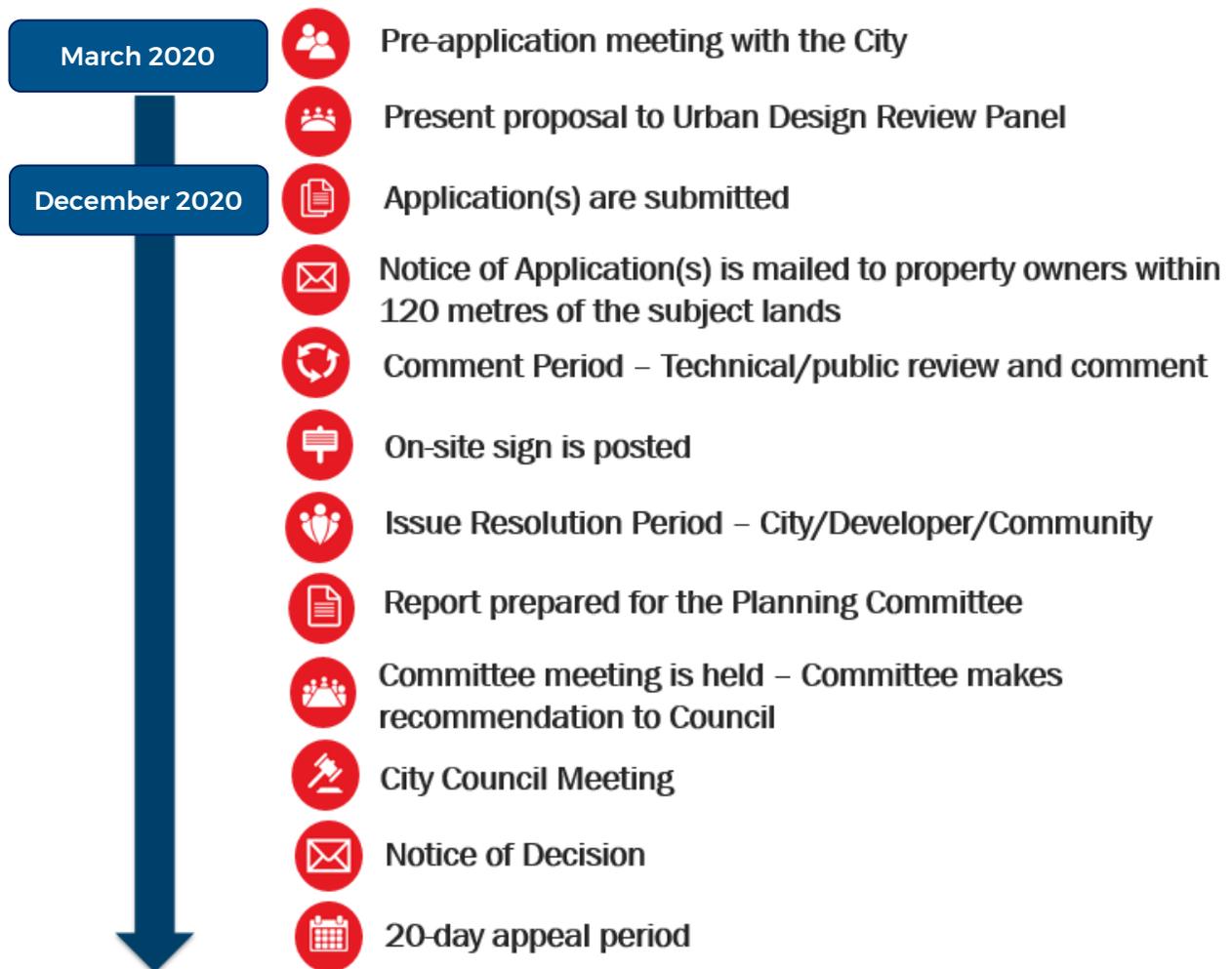
The City's Official Plan (2003, Website Consolidation) (OP) supports intensification within the General Urban Area land use designation, where there are opportunities to accommodate more jobs and housing, and increased transit use. Further, it is the intent of the OP to guide the development of Arterial Mainstreets (i.e. Carling Avenue) toward denser and more urban form that will support frequent transit service (Section 2.2.2). The City intends that mainstreets will achieve more compact and mixed-use development that supports, and is supported by, increased walking, cycling and transit use. Over time, higher density employment and residential uses could be introduced, where appropriate, and potentially through the redevelopment of large parking areas (Section 3.6.3). Both the General Urban Area and Arterial Mainstreet land use designations which apply to the site support a broad range of uses, including residential, commercial, retail, and institutional uses. Further, 299 (291) Carling Avenue is located approximately 600 m from the existing Carling O-Train Station; the OP provides that new taller buildings may be considered for sites that front an Arterial Road and which are within 800 m walking distance of a Rapid Transit Station (Section 3.6.1.4).

The existing zoning for the site is split between Arterial Mainstreet, Subzone 10 (AM10) in the southern portion of the site fronting on Carling Avenue, and Mixed-Use Centre (MC F(2.0)) in the northern portion. While the existing zoning accommodates a broad range of residential and non-residential uses, some of the zoning provisions are more limiting than the vision for the site provided in the OP.

The Zoning By-law Amendment application submitted in December 2020 is an opportunity to support redevelopment of the site and to establish zoning that is more in line with the vision for intensification and transit-supportive mixed-use development established in the OP.

A pre-application consultation meeting was held with the City in March 2020, and the Zoning By-law Amendment application was submitted in December 2020. As illustrated in **Figure 2**, the City's approval process will include additional opportunities for public involvement including comment and issue resolution periods, as well as a Statutory Public Meeting at the City's Planning Committee. CLC and AOO will also be required to present their proposal to the City of Ottawa's Urban Design Review Panel. Throughout the process, the public will have an opportunity to comment and contribute to the site's design evolution.

**Figure 2: Planning Approval Process**





## 2.2 Public Advisory Committee and Community Engagement

At the beginning of the project, CLC approached various stakeholders to participate in a Public Advisory Committee (PAC). Upon confirmation of their interest in the project, a PAC was established consisting of the following participants:

- Two (2) residents of the immediate neighbourhood;
- Two (2) participants representing the local Ward Councillor's office; and
- One (1) participant representing the Centretown Citizens Ottawa Corporation (CCOC).

A proposed Preferred Development Concept Plan has been prepared, based on community feedback received to date on three (3) preliminary development concept plans which illustrated various development options for the site. The preliminary development concept plans were informed by input received through a series of community engagement events, including the following:

- A public information session held on November 28, 2017 to introduce the project (30 attendees);
- A design workshop with the AOO held on April 6, 2018;
- The first PAC meeting was held on May 30, 2018, which included a site visit, neighbourhood walkabout, presentation, discussion, and a visioning exercise;
- Three public information sessions held on July 10, 12, and 18, 2018 to present the preliminary concept plans for community feedback (45 attendees);
- The second PAC meeting was held on May 27, 2019 to present a recommended Preferred Development Concept Plan;
- An Open House was held on June 25, 2019 to present the refined Preferred Development Concept Plan after receiving feedback from the May 27, 2019 PAC meeting;
- The third PAC meeting was held on March 12, 2020 to discuss the Zoning By-law Amendment and gather feedback on 3 concepts for the Preferred Development Concept Plan;
- The fourth PAC meeting was held on July 6, 2020 to discuss the proposed zoning for the site in detail;
- A Virtual Public Open House was from August 19 to October 16, 2020 using an interactive website developed by Social Pinpoint ([www.clcsic.ca/299Carling](http://www.clcsic.ca/299Carling)); and
- A meeting with residents of the Lakelander Condo was held on September 17, 2020 to discuss the proposed zoning for the site.

## 3 Councillor-led Public Information Session – April 7, 2021

### 3.1 Participants and Approach

The virtual Public Information Session was held on April 7, 2021 from 6:30 pm to 8:30 pm via Zoom. It was hosted by Councillor Shawn Menard, and moderated by the Councillor's Assistance, Miles Krauter. A total of 33 members of the public registered for the meeting, including local residents and representatives from the Glebe Annex Community Association, the Dow's Lake Residents' Association, and the Lakelander Condo Association.

CLC staff and WSP provided a PowerPoint presentation to the meeting participants. Presentation materials are included in **Appendix A** of this report, and consisted of the following information:

- An introduction to Canada Lands Company;
- An overview of the site context;
- The Development Principles and Vision Statement developed to guide the site's redevelopment, based on feedback received through community engagement;
- A summary of community feedback received from November 2017 through October 2020;
- An overview of municipal considerations in the City of Ottawa Official Plan and Zoning By-law influencing development potential;
- A summary of the proposed Zoning By-law Amendment details, including proposed land use areas and zoning provisions related to proposed the proposed Arterial Mainstreet and Parks and Open Space Zones for the site, setbacks and stepbacks, maximum building heights, and permitted and prohibited uses;
- Presentation of a Demonstration Plan, illustrating a potential site buildout in accordance with the proposed zoning; and
- A summary of next steps in the planning process.

Participants provided comments during a Question and Answer period following the presentation, which is provided in **Section 3.2.1** of this report.

### 3.2 Proposed Zoning By-law Amendment and Demonstration Plan

WSP presented the details of the proposed Zoning By-law Amendment, including proposed land use areas and zoning provisions, as illustrated in **Figure 3**. It was explained that the proposed zoning for the site is intended to establish distinct land use areas, with dedicated open spaces, minimum setbacks and maximum building heights, including:

- Areas A and E: Proposed to be zoned Parks and Open Space (O1), where a City parkette and a privately-owned public open space (POPS) area would be located; and



- Areas B, C, and D: Proposed to be zoned Arterial Mainstreet Exception (AM[XXXX]), where buildings would be located.

In Areas A and E, permitted uses will be limited to existing permitted uses in the parks and open space (O1) zone: an environmental preserve and education area; park; and urban agriculture.

In Areas B, C and D, future development will be regulated through required building setbacks and stepbacks from lot lines and streets, as well as maximum building heights. One additional residential permitted use is proposed to be added (i.e. a high-rise apartment dwelling), and several uses are proposed to be prohibited as they do not meet the vision for the site.

A Demonstration Plan, illustrating a potential buildout of the site in accordance with the proposed zoning was presented, as illustrated in **Figure 3**.

Figure 3: Proposed Zoning By-law Amendment - Land Use Areas

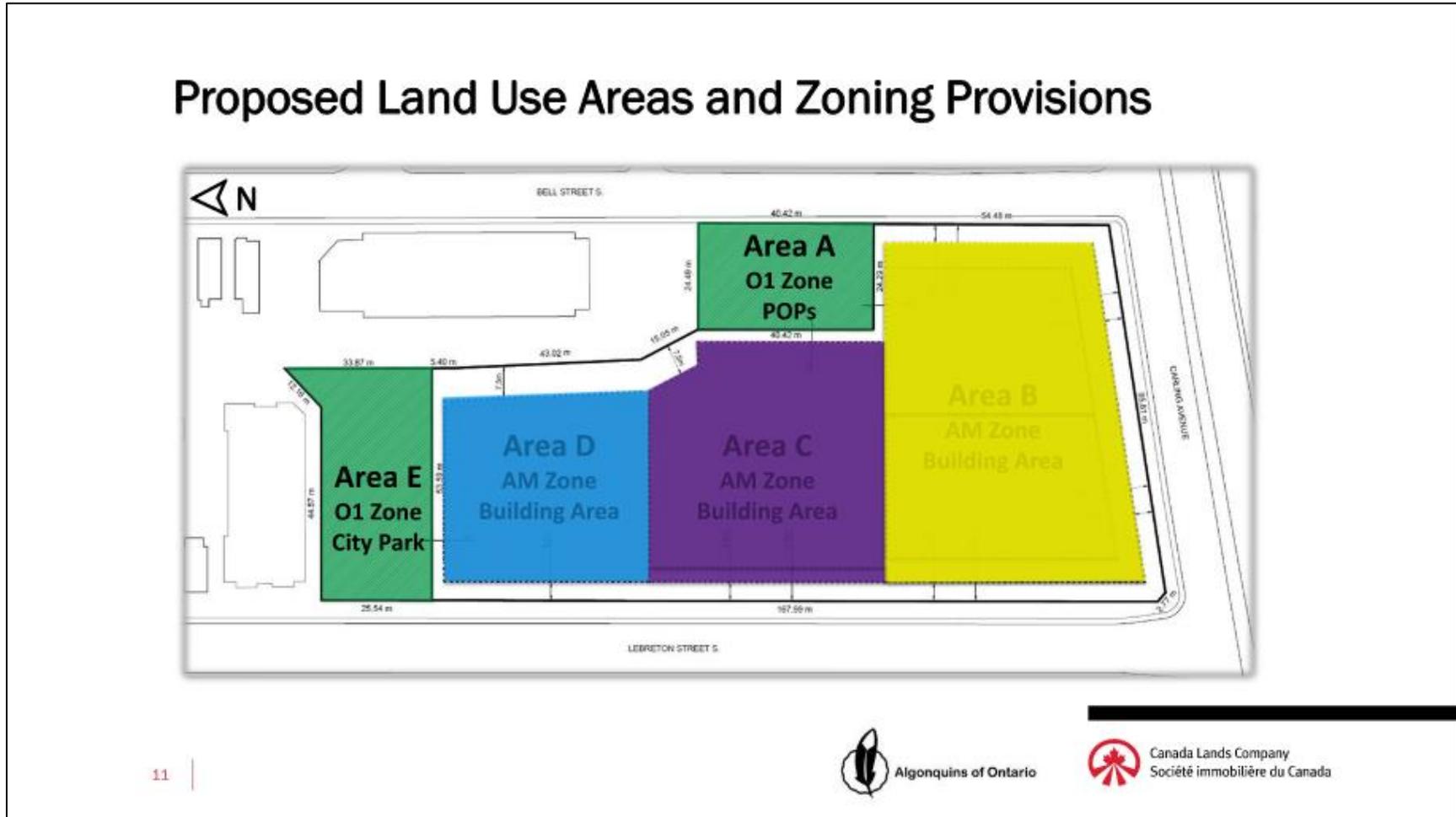
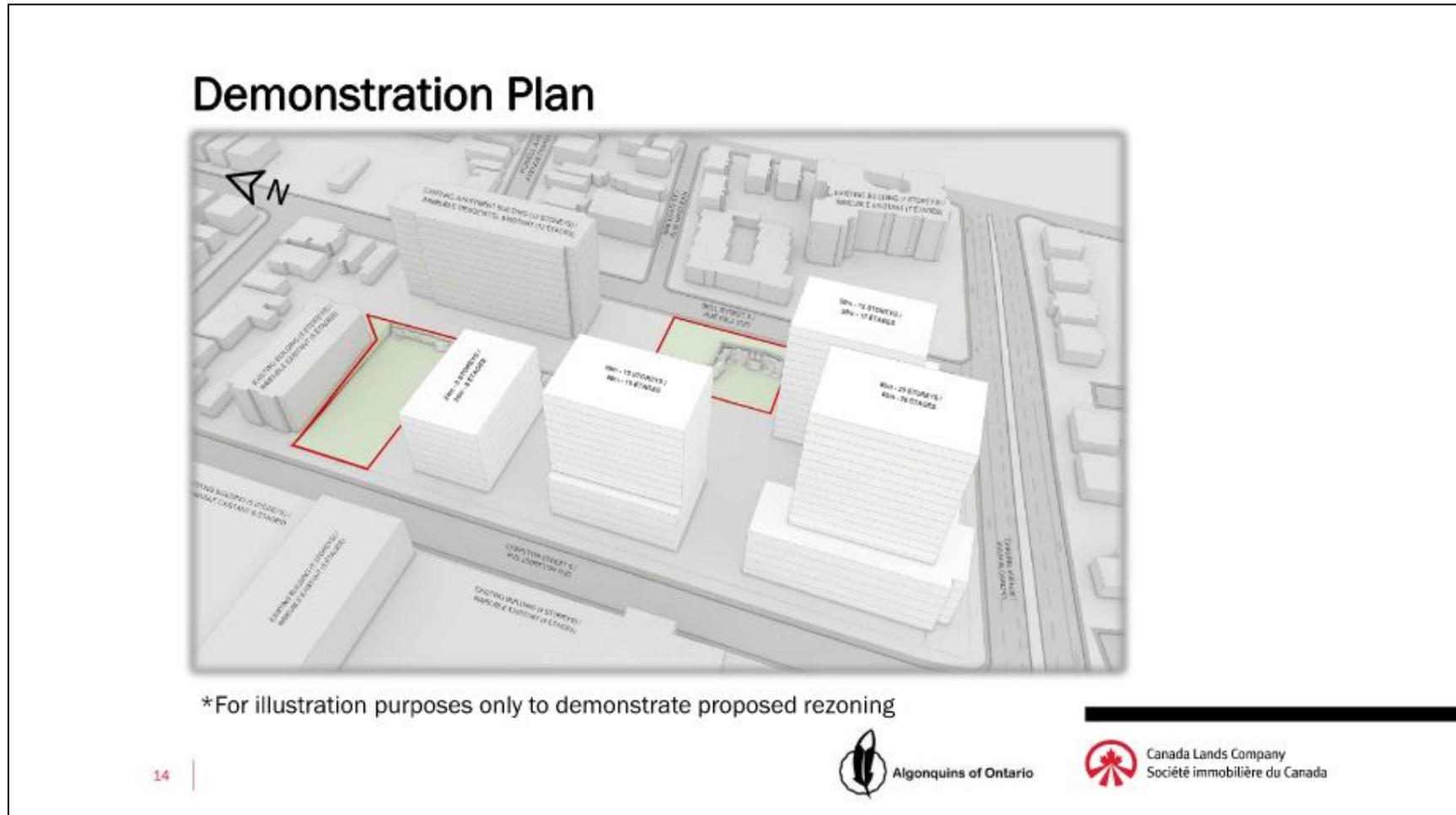


Figure 4: Demonstration Plan





### 3.2.1 What We Heard

The comments provided by participants on the Zoning By-law Amendment application are summarized in **Table 1**.

**Table 1: Summary of Participant Feedback on the Zoning By-law Amendment Application**

THEME	COMMENTS	CLC RESPONSE
<b>Building Heights / Density</b>	<ul style="list-style-type: none"> <li>A representative of the Glebe Annex Community Association expressed support for the revised heights, including a maximum of 20 storeys along Carling Avenue and 8 storeys at the north end of the property.</li> </ul>	<ul style="list-style-type: none"> <li>The comment was noted.</li> </ul>
	<ul style="list-style-type: none"> <li>Some participants expressed the need for more consideration of a gradual transition in building heights.</li> </ul>	<ul style="list-style-type: none"> <li>City staff explained that a transition in building heights is being proposed from Carling Avenue (15 and 20 storeys) and the north end of the site (8 storeys), as well as from the west end of the site (20 storeys) to the east (15 storeys).</li> <li>CLC and WSP staff explained that the proposed zoning incorporates requirements for building setbacks from the street and stepbacks above 5 storeys along Carling Avenue / Bell St. S. and Lebreton St. S., which are not required in the current zoning and would allow for a 9-storey building wall at a 0 metre setback from the street.</li> </ul>
	<ul style="list-style-type: none"> <li>Concern about building heights being too high, and specifically 20 storey building height being too high.</li> </ul>	
	<ul style="list-style-type: none"> <li>Concern about views being blocked from the Lakelander Condo, and the John Howard Society building not being depicted in the Proposed Demonstration Plan.</li> </ul>	<ul style="list-style-type: none"> <li>There was discussed about integrating the John Howard Society building, currently under construction, into the Proposed Demonstration Plan, and that this building would already impact views from the Lakelander Condo.</li> </ul>
	<ul style="list-style-type: none"> <li>Concerns about the proposed building podiums being a solid wall of buildings along Carling Avenue and Bell St. S.</li> </ul>	<ul style="list-style-type: none"> <li>City staff responded that the need to break up the building façade along the streets will be reviewed at the Urban Design Review Panel and the Site Plan Control process.</li> </ul>



THEME	COMMENTS	CLC RESPONSE
	<ul style="list-style-type: none"> <li>A resident commented that given the former parking lot use on the site, even one unit on the site would represent densification.</li> </ul>	<ul style="list-style-type: none"> <li>City staff explained the City's strategy for focusing density within nodes and along corridors, like Carling Avenue, a designated Arterial Mainstreet.</li> <li>CLC staff indicated that significant community engagement has been undertaken over the past several years to get feedback on how to distribute the density on the site.</li> </ul>
	<ul style="list-style-type: none"> <li>A resident expressed concern that developers will seek increased building height, beyond what will be permitted in the proposed zoning, and that there is a need to balance the vision for the site with building height.</li> <li>The resident expressed the need for an opportunity to consider all proposed developments in the area together.</li> </ul>	<ul style="list-style-type: none"> <li>CLC staff explained that they hold securities to ensure that a builder adheres to the approved zoning.</li> <li>City staff explained that there is no Community Design Plan to guide development for this area along Carling Avenue.</li> </ul>
	<ul style="list-style-type: none"> <li>A resident asked how the proposed development went from the 9 storeys currently permitted by the zoning, to the 20 storeys proposed, and was this based on a market study.</li> </ul>	<ul style="list-style-type: none"> <li>CLC staff explained that market studies are undertaken as part of CLC's disposition strategy prior to the sale of lands. There was no market study completed before the beginning of this process.</li> <li>The community engagement process, which was started in Nov. 2017, informed the features of the proposed development on the site based on ideas from the public, and various development concepts and iterations were developed and refined as additional feedback has been received.</li> </ul>
	<ul style="list-style-type: none"> <li>Suggestions regarding building heights includes 4 to 5 storey condos, or a point tower on a smaller floorplate (e.g. Claridge Icon).</li> <li>Representatives from the Dow's Lake Residents Association noted</li> </ul>	<ul style="list-style-type: none"> <li>The comments were noted.</li> </ul>



THEME	COMMENTS	CLC RESPONSE
	<p>other high rise developments that are approved in the neighbourhood, and that on public land there should be social profit.</p> <ul style="list-style-type: none"> <li>One resident suggested the site could have four different builders and buildings.</li> <li>A resident inquired about CLC's analysis on profits related to the proposed development, and what would be lost by decreasing building heights.</li> </ul>	<ul style="list-style-type: none"> <li>The comment was noted.</li> <li>CLC staff explained that the proposed zoning is not seeking to maximize the full development potential on the site.</li> <li>There are several community benefits pieces being incorporated, including community amenity space and affordable housing.</li> </ul>
<b>Parks and Open Space</b>	<ul style="list-style-type: none"> <li>A representative of the Glebe Annex Community Association expressed support for the proposed parks.</li> <li>General support for the location of the proposed City park.</li> <li>One resident questioned why the City did not support the location of the City park at the corner of Carling / Bell Street S.</li> </ul>	<ul style="list-style-type: none"> <li>The comment was noted.</li> <li>The comment was noted.</li> <li>CLC staff explained that the City requires an unencumbered piece of land, and that the location at the corner of Carling / Bell Street S. is considered to be encumbered by the rock outcrop feature. City staff requested the park to be located at the north end of the site along Lebreton St. S.</li> </ul>
<b>Land Uses / Amenities</b>	<ul style="list-style-type: none"> <li>Support for a future grocery store and other retail uses on the site.</li> <li>One resident expressed for townhouses but wanted clarification on how they could be incorporated into the site.</li> </ul>	<ul style="list-style-type: none"> <li>The comment was noted.</li> <li>CLC staff explained that townhouses are proposed as a permitted use on the site, and could be integrated into the podium of the buildings.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>A representative of the Glebe Annex Community Association expressed support for minimizing surface parking and car-oriented uses on the site.</li> </ul>	<ul style="list-style-type: none"> <li>The comment was noted.</li> </ul>



THEME	COMMENTS	CLC RESPONSE
<b>Transportation / Site Access</b>	<ul style="list-style-type: none"> <li>One resident asked for more information regarding site access and circulation, specifically about potential for a left turning lane from Carling Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>City staff responded that the site plan process will determine the need for future road modifications, and that Carling Avenue will be undergoing infrastructure renewal.</li> </ul>
<b>City Process</b>	<ul style="list-style-type: none"> <li>One resident expressed concerns that the City’s sign on the site does not provide adequate information regarding the proposed zoning.</li> </ul>	<ul style="list-style-type: none"> <li>City staff explained that there is limited space on the sign to provide all application details, and the comment was noted.</li> </ul>

Councillor Menard noted that there are some outstanding issues and infrastructure needs along Carling Avenue, and that there may be a need to refine to the proposed zoning.

## 4 Next Steps

The Zoning By-law Amendment application, submitted to the City of Ottawa in December 2020, is currently undergoing technical review by City staff. Members of the public will have the opportunity to comment on the proposed Zoning By-law Amendment application throughout the rezoning process, and are able to submit comments to the City File Lead.

Following the technical review and resolution of any issues, the proposed Zoning By-law Amendment will be presented to the City’s Planning Committee at a Statutory Public Meeting, anticipated in Fall 2021. These timelines may be subject to change as the project progresses. CLC will notify subscribers to their email distribution list of this meeting.

Following the Planning Committee meeting, the application will go to City Council for a decision, followed by a 20-day appeal period.



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# **Appendix A      Councillor-led Public Information Session (April 7, 2021) Presentation Material**

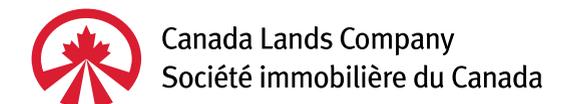
**299 (291) Carling Avenue**

**Proposed Zoning By-law Amendment**

**Capital Ward**

**Councillor-led Public Information Session**

**April 7, 2021**



# Introduction to Canada Lands Company





Booth St.

Lebreton St. S.

Bell St. S.

Carling Ave.

# Development Principles and Vision Statement



In a place to call home, 299 (291) Carling Avenue will celebrate Algonquin traditions of connection to community and place – an illustration of reconciliation on Algonquin land.



Overall design elements and building materials will reflect Algonquin connections to Mother Earth and community within an urban city block nestled into its neighbourhood.



Buildings on the site will allow for vibrant mixed use including affordable and family-oriented units and small, neighbourhood shops accessed from a welcoming streetscape.



Pathways and greenspaces, featuring a natural rock outcrop and a central shared gathering space will draw people in to celebrate and enjoy connections whether to community or to quiet space.



299 (291) Carling Avenue, a place to connect.

# What We've Heard - November 2017 to October 2020

- **Community Building and Placemaking**
  - Building heights considerations
  - Traffic and construction considerations
  - Underground parking
- **Dynamic Landscape**
  - Retention of the rock outcrop
  - Common areas and green space for community activities
- **Housing and Commercial Amenities**
  - Family oriented dwellings
  - Retail stores on ground floor

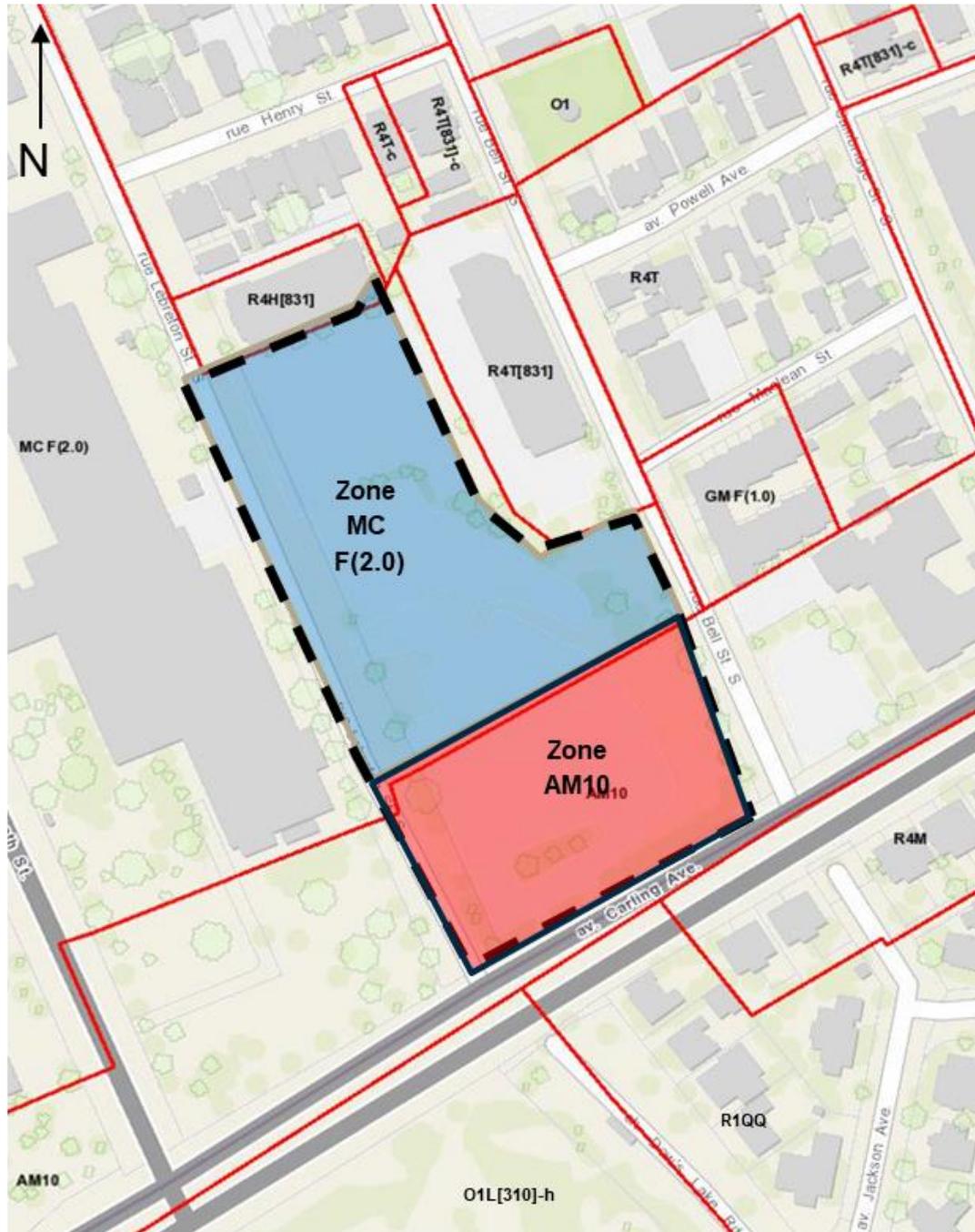
# What We've Heard – Proposed Rezoning

- **Community Building and Placemaking**
  - Opportunity for a variety of mixed uses and building heights
  - Future development to be serviced by underground parking
  - Surface parking limited to accessibility or visitor requirements
- **Dynamic Landscape**
  - Designated Parks and Open Space areas of the site that would include:
    - Privately Owned Public Space (POPs) – Retention of rock outcrop feature
    - City Park to be constructed by CLC/A00
- **Housing and Commercial Amenities**
  - Opportunity for commercial/retail spaces with a requirement that 50% of the ground floor include retail stores
  - Flexibility to allow for a variety of unit types
  - Minimum 10% affordable housing requirement



# Existing Conditions

# Current Official Plan Designation and Zoning



## North Portion of the Property (Blue)

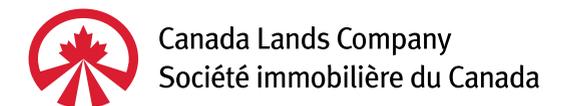
- Official Plan Designation: General Urban Area
- Current Zoning: Mixed Use Centre (MC F(2.0))

## South Portion of the Property (Red)

- Official Plan Designation: Arterial Mainstreet
- Current Zoning: Arterial Mainstreet, Subzone 10 (AM10)

A wide range of uses are permitted in both zones, including residential, office and commercial.

# Proposed Zoning By-law Amendment

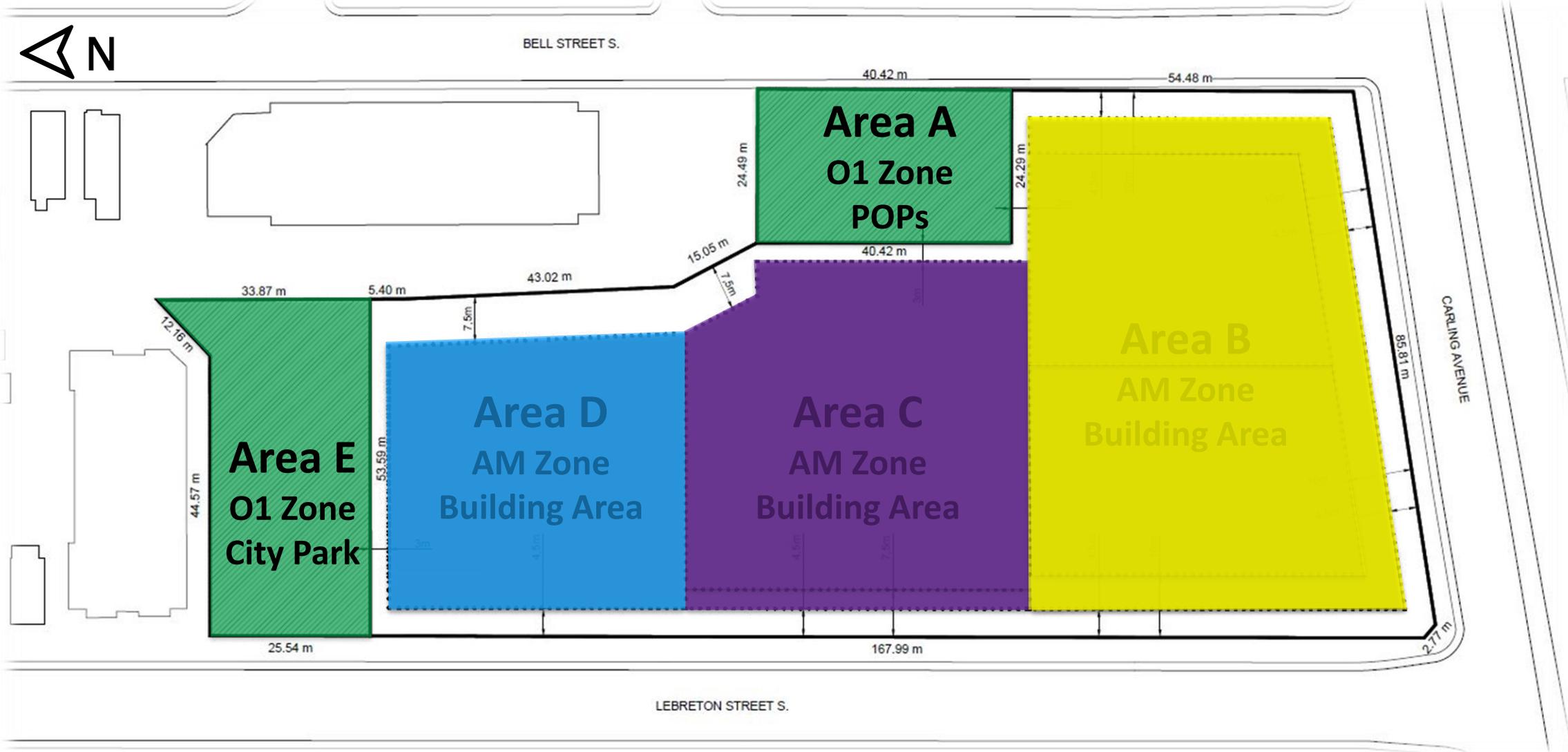


# Summary of Proposed Zoning By-law Amendment

## CLC is seeking a Zoning By-law Amendment to establish:

- Two (2) areas to be zoned Parks and Open Space (O1) for:
  - A City park along Lebreton Street South
  - A Privately-owned Public Open Space (POPs) along Bell Street South
- One (1) Arterial Mainstreet (AM) Zone across the rest of the property, instead of the two (2) existing Zones
- Specific setbacks, stepbacks for high-rise buildings, and maximum building heights
- Several prohibited uses, which are not appropriate for the site's vision
- One (1) additional permitted use – high rise apartment dwelling (only currently permitted on the site in the MC Zone)

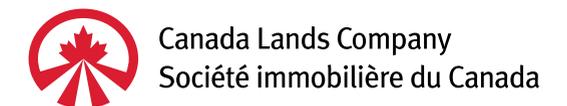
# Proposed Land Use Areas and Zoning Provisions



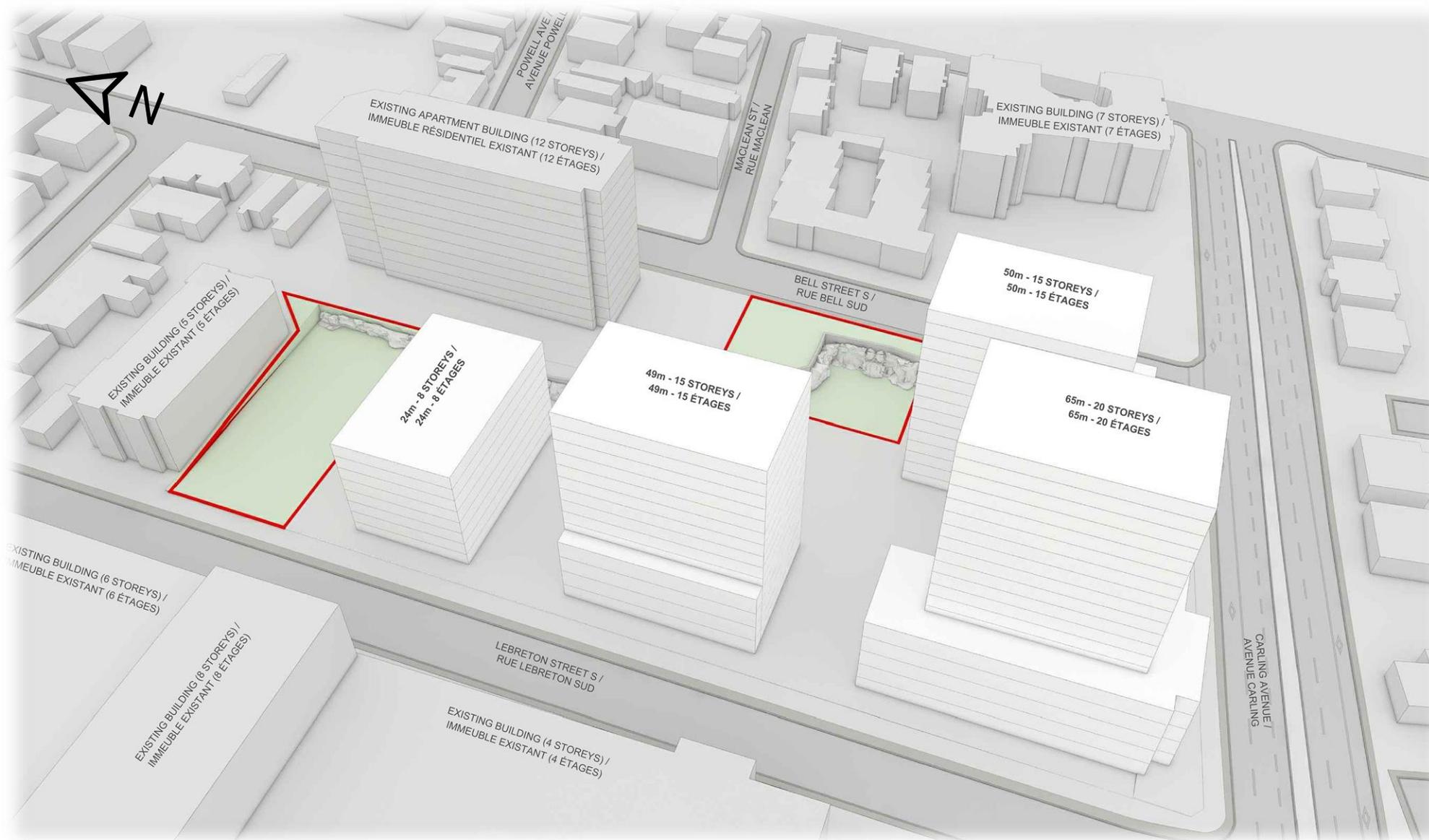
# Proposed changes to permitted uses

Types of Uses	Uses to be Added	Uses to be Revised	Uses to be Removed
Non-Residential	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Automobile rental establishment – to be limited to a depot for booking of rental motor vehicles, but shall not include on-site storage of motor vehicles</li> <li>Funeral home – shall not include a crematorium or cemetery</li> </ul>	<ul style="list-style-type: none"> <li>Amusement park</li> <li>Automobile dealership</li> <li>Automobile service station</li> <li>Car wash</li> <li>Drive-through facility</li> <li>Gas bar</li> <li>Payday loan establishment</li> <li>Sports arena</li> </ul>
Residential	<ul style="list-style-type: none"> <li>High-rise apartment dwelling (currently permitted on the portion of the site zoned Mixed Use Centre)</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>

# Zoning Demonstration Plan



# Demonstration Plan



\*For illustration purposes only to demonstrate proposed rezoning



# Next Steps



# Where We Are Today and Next Steps





**Learn more at [clc.ca](https://www.clc.ca)**

Social Pinpoint Link:

<https://www.clcsic.ca/299carling>



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