

Civic Hospital Neighbourhood Association - 1081 Carling Subcommittee

**Preparing your response to the City of Ottawa  
Planning and Housing Committee**

March 2, 2023

[www.chnaottawa.ca](http://www.chnaottawa.ca)

# Agenda

- **6:30 pm Welcome:** Karen Wright, President
- **6:32 pm Review of agenda and context for 1081 Carling Subcommittee's work:** Tanis Halpape, chair
- **6:40 pm Ottawa's planning process:** Jeff Leiper, Councillor
- **6:55 pm Key messages and presentation tips for Planning Committee:** Tanis Halpape and Nicholas Eisner
- **7:15 pm Q&A (via Zoom chat)**
- **7:30 pm Adjournment**

# 1081 Carling Subcommittee

Tanis Halpape, Chair

Nicholas Eisner, Vice-chair and Recording Secretary

Carolyn Brown, Media/Communications

Luanne Calcutt, CHNA liaison

Melissa Black, Fund Coordinator

Jeff Wilson, Website design

Denise Eisner, Member at large

# Timeline

- Fall 2021
  - Taggart Realty Management submits 1<sup>st</sup> application for zoning bylaw amendment to city
  - 1081 Carling Subcommittee formed
  - Subcommittee retains counsel Kristi Ross to represent our concerns
  - Submissions from community and Subcommittee legal counsel to city regarding application
- Spring 2022
  - Subcommittee raises funds for expert guidance
- Fall 2022
  - City's Urban Design Review Panel reviews proposal and makes recommendations
  - Taggart submits 2<sup>nd</sup> application
  - Submission from Community and Subcommittee legal counsel made to city



Ottawa's planning  
process

Councillor  
Jeff Leiper

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# Key messages and planning tips

# Sets a precedent

- 1081 Carling is an example of a proposal that does not align with the Official Plan and Urban Design Guidelines for High-rise Buildings
- Multiple opportunities are available along Carling (Holland to Sherwood) for other developers to propose high-rise buildings
- Shadow and traffic impacts associated with high-rise, high-density developments will affect entire Civic Hospital neighbourhood
- Intensification is needed but it comes with limits

# Height and mass

The current proposal is for 2 towers (25 and 16 stories)

- Key issue #1: the transition from the height of the towers to the adjoining residences (45-degree angular plane)
  - Kristi Ross, legal representative for CHNA: “The resubmission continues to not follow the guidance provided in the High-rise Guidelines with respect to the 45-degree angular plane”
- Key issue #2: city’s Urban Design Review Panel suggested that the site is suitable for 1 high-rise, rather than 2



# Height and mass

Key issue #1: the transition from the height of the towers to the adjoining residences (45-degree angular plane)

- **Angular Plane** means an imaginary inclined plane, rising over a Lot, drawn at a specified angle from the horizontal, which together with other Building regulations and Lot size requirements, delineates the maximum bulk and Building Height. (Angular Plane Definition | Law Insider <https://www.lawinsider.com/dictionary/angular-plane>)
- The angular plane is measured from the height equal to the neighbouring building

# Height and mass

## 45-degree angular plane - example from High-Rise Guidelines

This diagram shows how a 45 degree angular plane should be applied, to transition a high-rise built form down to a mid-rise form and then stepped down to a low-rise profile adjacent to a stable low-rise residential area, in areas that are not part of the emerging downtown district (e.g. Civic Hospital Neighbourhood).



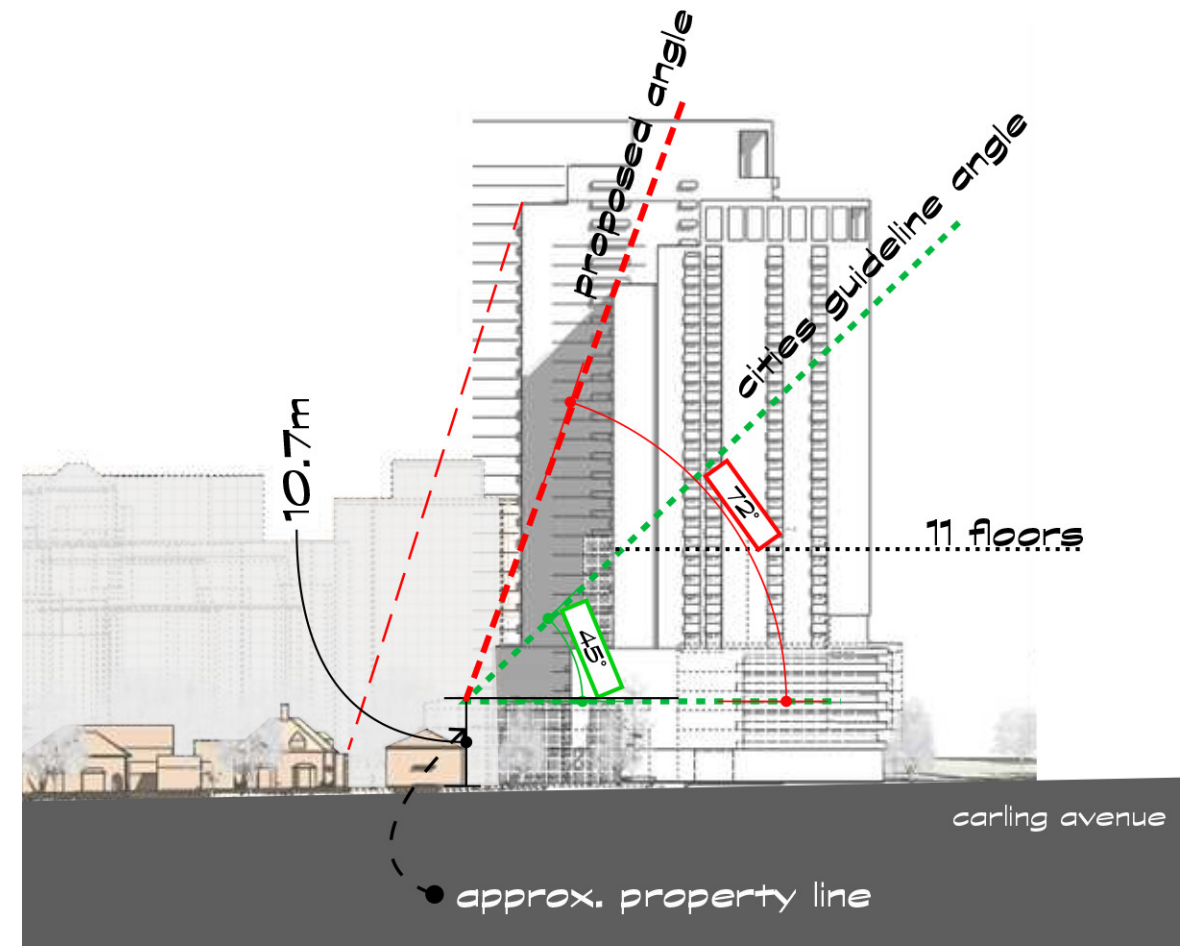
# Height and mass

## 45-degree angular plane still not met

This diagram applies an angular plane of approximately 45 degrees to the originally proposed development. Neither tower achieves an angular plane of 45 degrees between the tower and the edge of the low-rise residential community of the low-rise residential community.

The diagram also shows the approximate height of the towers that would be required to achieve a 45-degree angular plane (in green).

This illustrates that a 45-degree angular plane results in an 11-storey building. This means the revised application of 25 and 16 stories still does not meet the zoning requirements. A 7m mechanical penthouse is also proposed for the 25-storey tower.

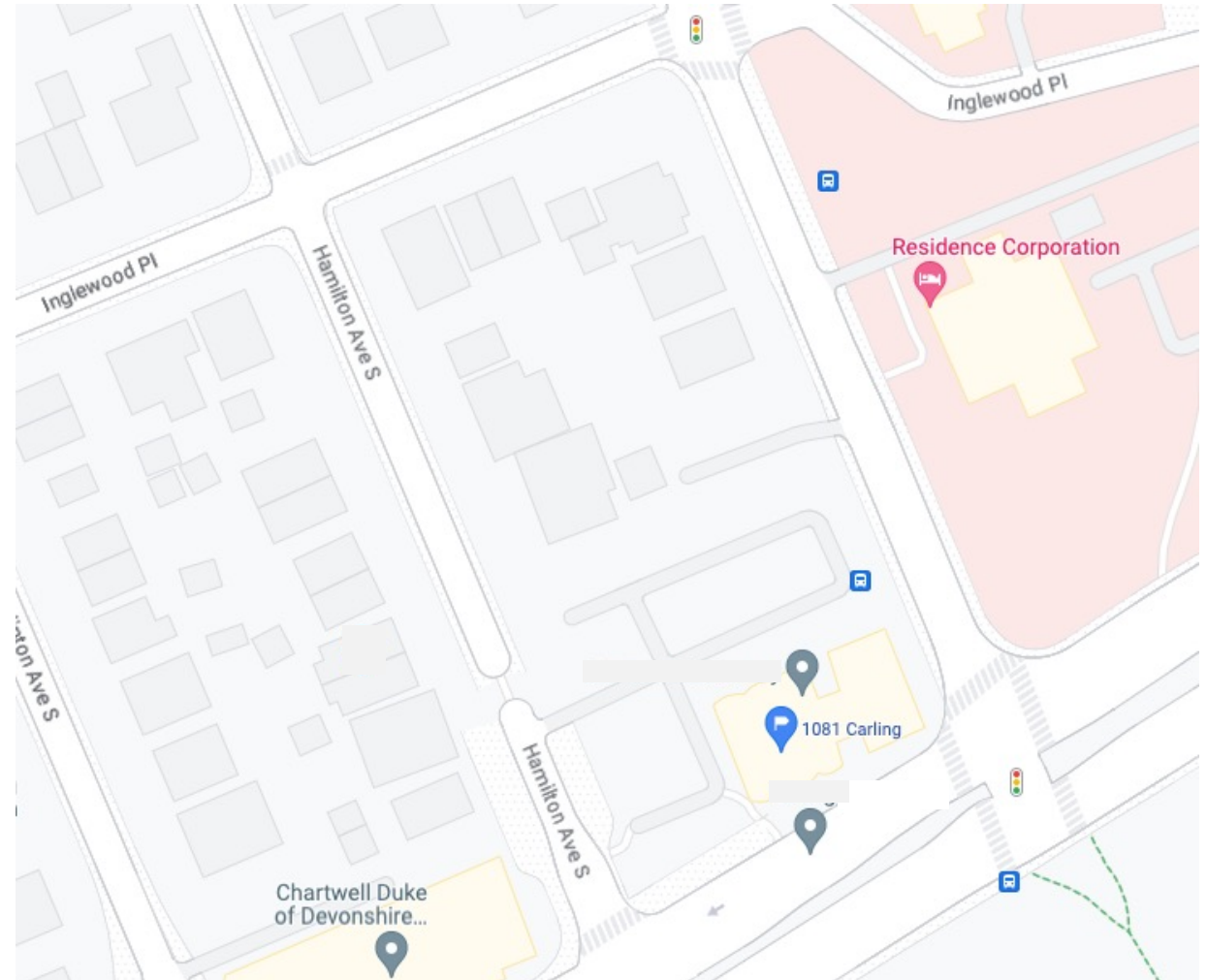


# Height and mass

- Current proposal is for 2 towers (25 and 16 stories)
- Key issue #2: city's Urban Design Review Panel suggested that the site is suitable for 1 high-rise, rather than 2
- The Panel raised significant concerns about the size of the development and transition to the bordering neighbourhood. It said the site is suitable for only a single tower and that the revised proposal still lacks height transition from surrounding homes and is too large for the site (see previous slides on 45-degree angular plane).
- The Panel also noted that:
  - One tower could be constructed on a low- to mid-rise podium, or the two towers could be replaced with one tower and a second mid-rise building.
  - The proposed separation between the two towers is inadequate. Given the inadequate transition, and the narrowness of the site, they recommend one tower instead of two.

# Traffic

- 322 parking spaces, including 42 visitor spaces
- Key issue #1: U-turns at Parkdale/Carling Ave to access the garage
- Key issue #2: cut-through traffic for cars exiting the garage to head east
- Key issue #3: loading zone off narrow Hamilton Ave S. near traffic barrier, accessed via Inglewood Place



# Have your say

- We encourage you to appear before Planning Committee to speak to this rezoning application and the issues with it
- The date for the Planning and Housing Committee **has not** been set

# How to create an effective presentation

1. Focus your speaking points on where the application does not align with the city's Official Plan and Urban Design Guidelines for High-rise Buildings.
  - CHNA representatives will cover the key points relating to the Official Plan and Guidelines
  - However, you can bring your own expertise: heritage, horticulture, traffic, urban design, or
  - You can tell a personal story about your lived experience with 1081 Carling
2. Already made a good point?
  - Previous submissions were seen by the city planner but not council – you can repurpose part of your submission for Planning Committee

# How to create an effective presentation

1. If you make a slide presentation, keep to 1 point per slide.
  1. Use bulleted points and short sentences/phrases.
  2. Do not read slides word for word. Speak to them and use separate notes to support your ideas.
  3. We can help you if you want help on creating your presentation.
    - Send an email to: [info@chnaottawa.ca](mailto:info@chnaottawa.ca)

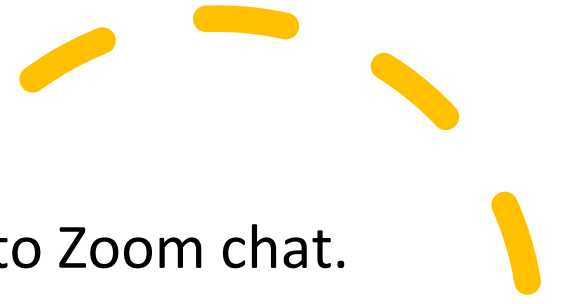


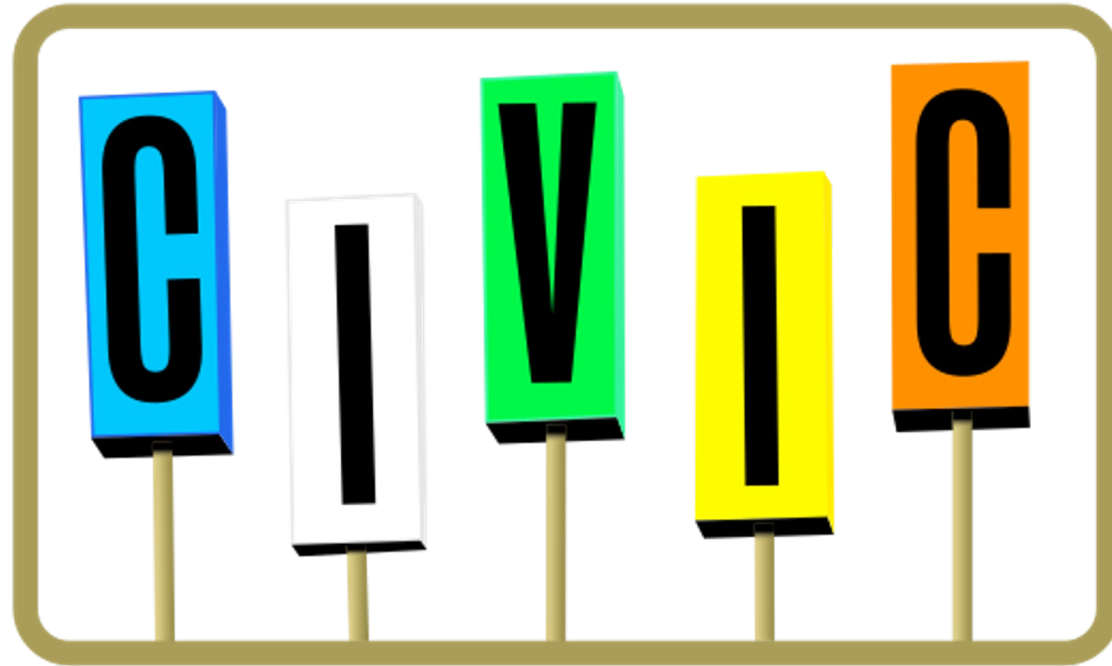
# And one last thing...

You can still send comments to the City Planner: [colette.gorni@ottawa.ca](mailto:colette.gorni@ottawa.ca)



Please type your questions into Zoom chat.





**ADJOURNMENT**

**Thank you for joining us!**