

6.0 DEVELOPMENT OPPORTUNITIES

Urban neighbourhoods are in a constant process of change and evolution. In successful cities, such as Ottawa, development pressures are a constant. To help direct this growth pressure, this chapter identifies a series of physical development options for the Escarpment District. Although much of the neighbourhood will remain unchanged, the realization of some of the development options presented will be required if the Open Space Opportunities, presented in Chapter 5, are to come into fruition.

Building on the analysis completed in Section 4.4, this chapter offers a series of redevelopment options for four key sites in the Escarpment District. It provides details on a recommended development strategy for each site that balances future growth demands with existing community needs. It also provides more detailed guidelines on recommended uses and yields, appropriate building heights, general building envelopes, access plans and any special conditions each parcel may have. Again, each of these development options will translate the vision, principles and objectives, presented in the earlier chapters, into a series of physical responses.

Future development opportunities presented, include:

- 6.1 *Development Parcels*
- 6.2 *Ottawa Technical High School Sites:*
 - South Site
 - North Site [Options 1-4]
- 6.3 *Albert, Bronson, Slater Site*
- 6.4 *South LeBreton Site*
- 6.5 *Summary of Development Options*

6.1 Development Parcels

This section presents the existing development parcel configuration as well as a proposed new development parcel plan for the main areas of change within the Escarpment District. Each of the parcels from A through to I have been summarized in terms of its existing and proposed uses and ownership, where known. Where required, justification has been given for the reconfiguration of the parcel plan.

PARCEL A

Existing:
Parcel owed by the City of Ottawa. It is currently used as the Nanny Goat Hill Community Gardens.

Proposed:
The newly reconstituted parcel will be enlarged to become part of the new Upper Town Commons.

PARCEL B

Existing:
Parcel owned by the Ottawa Carleton District School Board. The northern half is zoned institutional and the southern half is zoned residential. The school playing field, parking lot and gymnasium facility occupy this parcel.

Proposed:
The eastern portion of Parcel B is proposed to be redeveloped while the western portion of a site is to become part of the new Upper Town Commons.

PARCEL C

Existing:
Parcel consisting of a group of rowhouses held in multiple ownership.

Proposed:
As parcel C is too small to accommodate the desired form of redevelopment, it is proposed that this parcel be combined with Parcel B.

PARCEL D

Existing:
OCDSB North Site. This parcel is occupied by the majority of the former Ottawa Technical High School buildings.

Proposed:
Except for a small section on the west edge allocated for the mid-block pedestrian mews (D1), this parcel remains intact for redevelopment.

PARCEL E

Existing:
Except for the six rowhouses located on the south east quadrant, the parcel holds significant heritage value. The building located at the corner of Albert and Bronson contain city housing units.

Proposed:
To maximize its redevelopment potential and to permit the retention and integration of heritage buildings, it is proposed that these properties be redeveloped as consolidated parcels. Due to the sensitive nature of this heritage cluster, this study recommends that any future additional development to take place on these parcels be undertaken comprehensively, subject to a heritage impact evaluation.

PARCEL F

Existing:
Existing 16 storey apartment building.

Proposed:
No change proposed.

PARCEL G

Existing:
Parcel owned by the NCC. It is a vacant/open space parcel framed by Albert and Slater with considerable topographic variation.

Proposed:
Parcel G has some development potential and could be considered for future residential use in the longer term. However, in the meantime it is proposed that it be included as part of Escarpment Park.

PARCEL H

Existing:
Pedestrian and bicycle pathway built over the new high-pressure water main.

Proposed:
No change proposed.

PARCEL I

Existing:
Parcels owned by the NCC and the City of Ottawa. Selected portions of the parcels are to be transferred from the NCC to the City of Ottawa, pursuant to the 1994 LeBreton Flats Master Agreement. The parcel is in part used as a parking lot, a vacant lot and open space.

Proposed:
Pending the LRT/DOTT alignment, several options may become available, including:

- The land north of the future LRT/DOTT alignment (I1) will be available to contribute to the canal open space system.
- This eastern portion of I1 should be formalized as an open space to mirror the adjacent open space lying immediately east of Commissioner. This fluid design will improve the pedestrian experience, access and connectivity to the greater NCC open space system while also anchoring the entirety of Parcel I for future development.
- The remaining portions comprising Parcel I will be open to redevelopment.



The Parcels: **EXISTING**



The Parcels: **PROPOSED**

6.2 Ottawa Technical High School Site

The two large city blocks bound by Albert Street, Bronson Avenue, Bay Street and Laurier Avenue provide a major redevelopment opportunity for the City, and in particular, the Ottawa-Carleton District School Board. At present, much of the site is owned by the School Board and houses the former Ottawa Technical High School and related grounds.

Originally home to the Ottawa Ladies' College, what was to become known as the Ottawa Technical High School moved to the site in 1916, three years after the building was completed. Initially housing classes for the Ottawa Evening Industrial School as well as commercial classes for the Ottawa Collegiate Institute, the building's joint tenants merged in 1917 to form the Ottawa Technical High School. The Ottawa Technical High School became the City's second public secondary school and remained in operation for more than 80 years. The school closed in 1992.

To meet an on-going demand for space, the original building has been expanded several times, in 1938, 1961 and 1962. At its peak in the 1940s, the school had an enrolment of some 1,750 students. Although the school offered standard high school programs, it was known for its specialized vocational programs and in its later years, adult education programs.

Although no longer in operation as a school, the heritage elements of the building are listed on the City of Ottawa Heritage Reference List and remain an important landmark for the area. As shown in the picture below, the school houses an outstanding auditorium facility (built in 1938 and designed by G. Albert Ewart, Architect) that is still used for community events. As well, the school has two gymnasiums; the Lower Gymnasium located under the auditorium and the second located in the building adjacent to the playing field and connected to the main building by a walkway over Slater Street.

The City should work in close partnership with the School Board to ensure that all interests are addressed and that the value of this significant redevelopment opportunity is fully realized. Across this site, the Plan identifies two potential development parcels and major new green spaces.

For simplicity, the section below sub-divides the Ottawa-Carleton District School Board into two separate development parcels:

- i. Ottawa Technical High School: South Site
- ii. Ottawa Technical High School: North Site



Ottawa Technical High School Auditorium



Former Ottawa Technical High School main entrance on Albert Street



1

2

4

5

1- Original 1917 building
2- 1938 addition. G. Albert Ewart Architect
3- 1961 addition
4- 1962 addition
5- Playing Field

6.2.1 Ottawa Technical High School: South Site

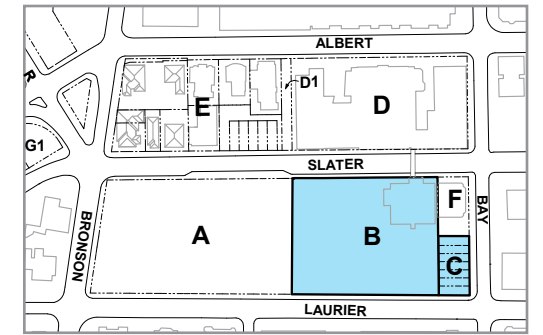
The Ottawa Technical High School lands to the south of Slater will be home to a new high-rise community and neighbourhood open space. Stretching west from a new north-south pedestrian mews, a large open space will act as a neighbourhood focus. To the east, a series of “point towers” on 3 to 6 storey podiums will gradually step up in height as they transition towards Bay Street.

The Strategy

The approach to development on the southern lands of the Ottawa Technical High School has been to redistribute density to the east in order to provide a substantial new park to the west - Upper Town Commons. This park, in combination with the existing City-owned community gardens at the corner of Bronson and Laurier are to form the heart of the surrounding high-rise community and will provide a focus of activity for the area.

East of Upper Town Commons, four point towers will step up in height towards Bay Street from a 3-6 storey podium. This will help to both define the streets and park lands and maximize views towards the new Upper Town Commons, Escarpment Park and LeBreton Flats. Within the podium, units will be afforded views of the surrounding streets and open space or landscaped interior courtyards. Ground floor units will have direct access to the street.

Situated between the new development and open space, a north-south pedestrian mews will stretch from Laurier to Albert Street. This will provide a much needed north-south connection through the neighbourhood and help to act as a buffer between the private residential uses and the Upper Town Commons area to the west.



Residential development: OCDSB south site looking east

Uses

- The primary new uses associated with this site are residential.
- Ground floor convenience commercial will be permitted in publicly accessible locations that are external to the block.
- Office use will be permitted within the podium section of the building. Because of privacy and noise issues, office use may be desirable in the podium section along.

Height

- The Height Plan illustrates the permitted height of buildings. Tower heights will vary from 56m in height adjacent to the park and will step up in scale to a height of 72m directly adjacent to Bay Street.
- All buildings will be setback between 3 and 3.5 metres from the property to allow for greater sidewalk amenity and privacy for residential uses.
- Podiums are to be 3 to 6 storeys in height.
- Above the 4th floor, podiums are to have a different architectural treatment or a small setback from the building face.

Access, Parking & Servicing

- Tower lobby entrances should be located off a public street or the mid-block pedestrian mews.
- Ground floor and townhouse units should have direct ground level access.
- All parking and servicing are to be handled internal to the block.
- Access to parking and servicing should be via Slater and/or Laurier. Details are to be worked out at site plan.

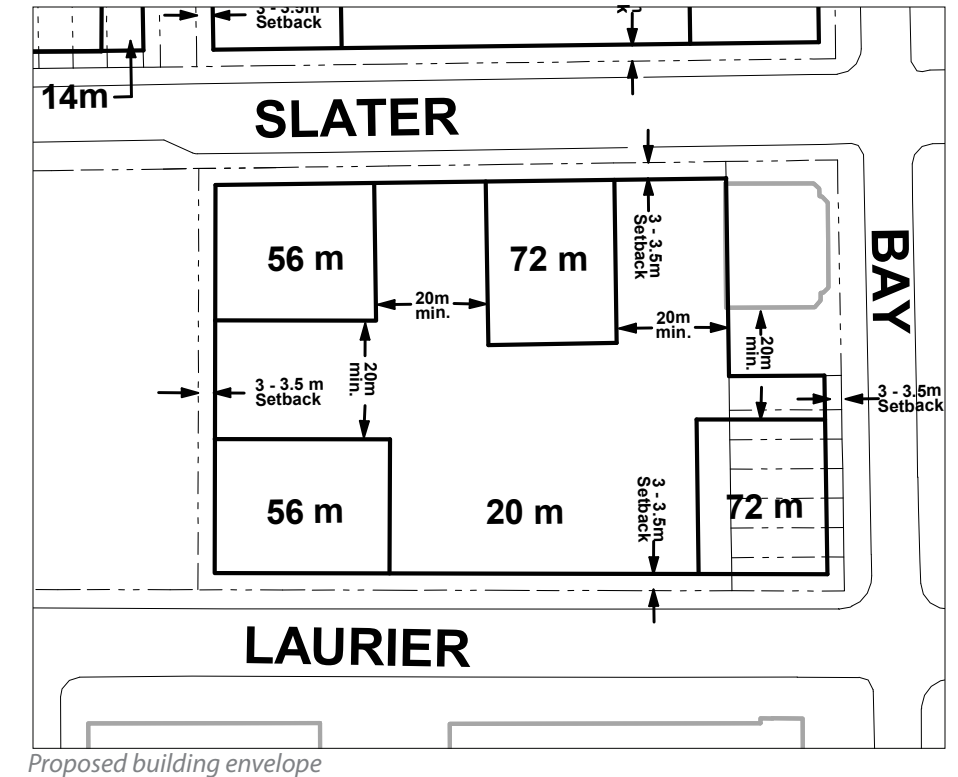
Potential Yield:

• Site Area:	13,500 m ²
• Gross Floor Area:	
- Residential (Units)*	60,000 m ² (368–578)
- Retail	500 m ²
Total GFA:	60,500 m²

* Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- Due to their combined parcel size, the existing townhouses located on Bay Street have been redeveloped and integrated as part of the OCDSB South Site Development.
- Residential units overlooking the mid-block pedestrian mews should support views over the park and be accessed directly from the mews.



Residential development: OCDSB south site looking west

6.2.2 Ottawa Technical High School: North Site

The Ottawa Carleton District School Board north site, bound by Slater, Albert and Bay, offers a major opportunity for intensification. To accommodate this, four development options – each offering a different balance between uses – have been prepared for the site.

General Strategy

- The building complex located on this site has been identified as having heritage value. The central section of the building containing the Auditorium and Lower Gymnasium appears to have the most significant value. A heritage impact assessment is required before site redevelopment moves forward.
- A pedestrian mews will define the western edge of the site, running from Slater Street to Albert Street.
- Green roofs and interior courtyards will be encouraged as private outdoor amenities.

Uses

- The uses associated with this site will be mixed use.
- Ground floor convenience commercial will be permitted in publicly accessible locations along its perimeter. The Bay Street frontage would be an ideal location for grade related commercial use.

option 1 - all residential



In Option 1, the Ottawa Technical High School has been removed and redeveloped with a series of new residential towers atop a low-rise storey podium of townhouse and apartment units.

option 2 - mixed use: residential + office



In Option 2, the Ottawa Technical High School has been removed and redeveloped with a mixed-use residential / office development consisting of street related podium structures with residential towers and an office tower along Bay Street.

Height

- Development massing will follow the following principles: (a) tallest components (72m) will be along Bay Street; (b) podium heights along mews will match the height of the heritage structure opposite; (c) other podium heights will be 4 to 6 storeys; (d) the remainder of the site will have an allowable tower height of 56 metres.
- All buildings will be setback between 3 and 3.5 metres from the property to allow for greater sidewalk amenity and privacy for residential uses.
- Podiums are to be 3 to 6 storeys in height.
- Above the fourth floor, podiums are to have a different architectural treatment or a small setback from the building face.

option 3 - residential + auditorium



In Option 3, the Auditorium, Lower Gymnasium and historic façades of the former Ottawa Technical High School are retained and flanked with new residential development to both the east and west.

Access, Parking & Servicing

- The lobbies of towers should be located off a public street or the mid-block pedestrian mews.
- Ground floor and townhouse units should have direct ground level access.
- All parking and servicing are to be handled internal to the block.

option 4 - residential + office + auditorium



In Option 4, the Auditorium, Lower Gymnasium and historic façade of the former Ottawa Technical High School have been retained and are flanked with a mixed-use residential / office development consisting of street related podium structures with a residential tower to the west and an office tower along Bay Street.

6.2.2 Ottawa Technical High School:

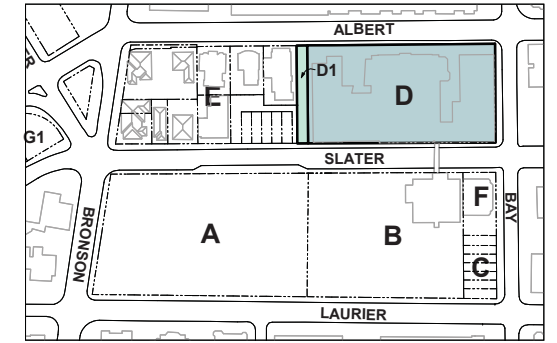
North Site - Option 1: All Residential

The Strategy

This option promotes a residential-led redevelopment of the site.

In this option, the school has been redeveloped with a 3 to 6 storey podium with 3 point towers spaced across the parcel. Towers have been situated to maximize views and maintain privacy from surrounding buildings. These taller elements transition down in height from Bay Street towards the east. Units within the podium will be afforded with views of either the surrounding streets or a private landscaped interior courtyard. Ground floor units will have direct access to the street.

Situated along the western edge of the property between the new development and existing low rise housing, a pedestrian mews will stretch from Laurier Avenue north to Albert Street. This will provide a much needed north-south connection through the neighbourhood and create an address for townhouses facing west within podium.



View of Option 1 looking west

Uses

- The primary uses associated with this site is residential.

Height

- The proposed building envelope plan illustrates the permitted height of buildings.

Access, Parking & Servicing

- Access to parking and servicing should be via Albert or Slater and discretely designed to minimize the impact on the building and streetscape.
- An access lane, running north-south would service the complex. Details are to be worked out at site plan.

Potential Yield:

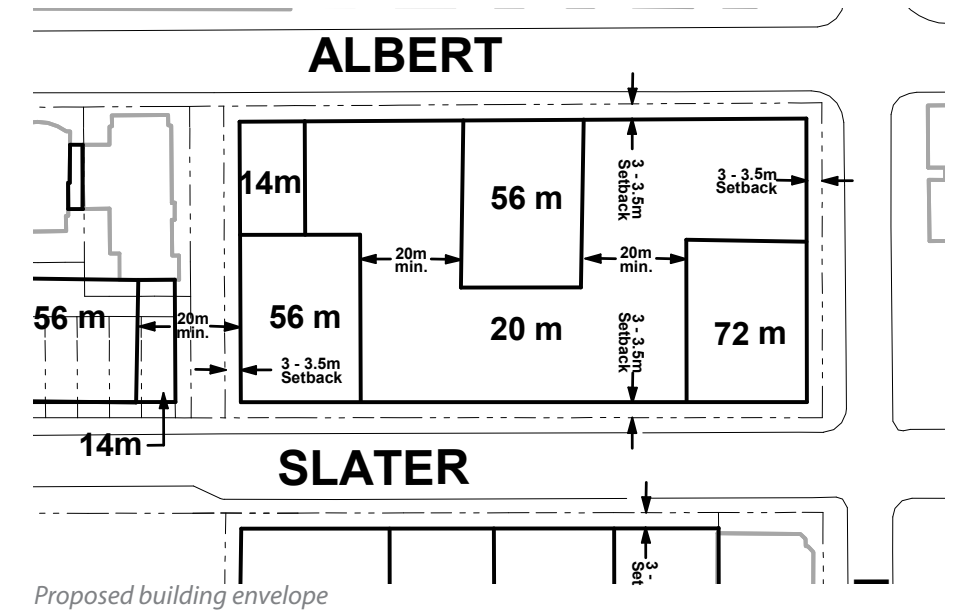
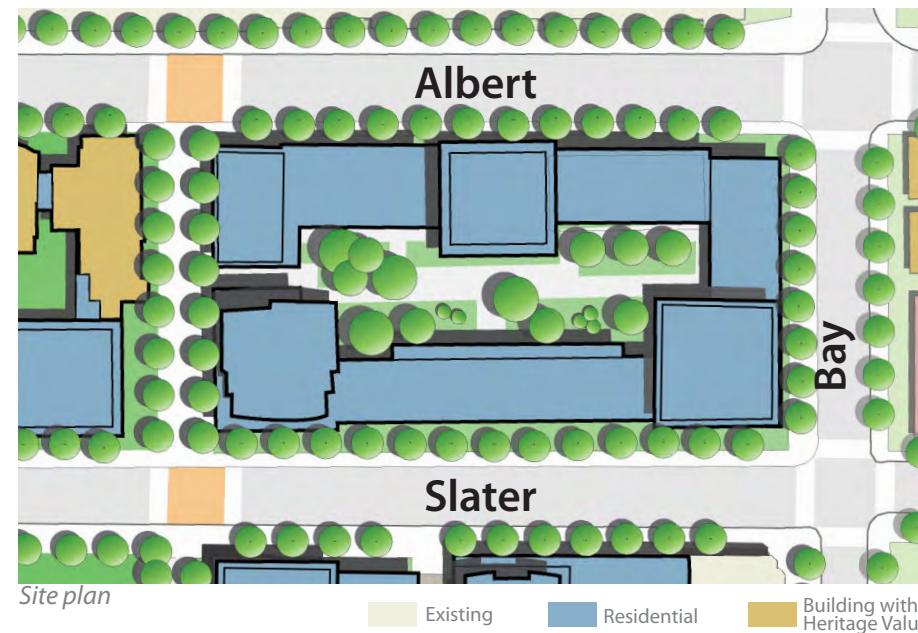
- Site Area*: 7,250 m²
- Gross Floor Area:
 - Residential (Units)** 50,500 m² (459-721)
 - Retail 500 m²
- Total GFA: 51,000 m²**

* includes mid-block pedestrian mews area

** Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- n/a



View of the proposed development looking northwest

6.2.2 Ottawa Technical School:

North Site - Option 2: Mixed Use Residential + Office

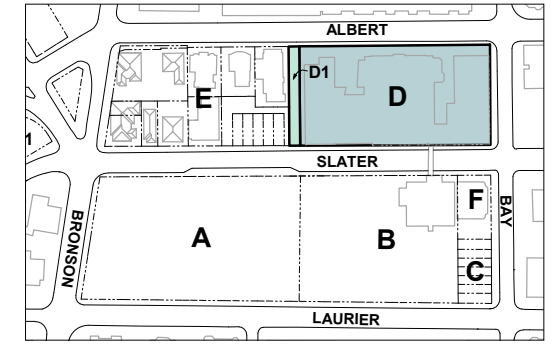
The Strategy

Option 2 illustrates an approach that redevelops the Ottawa Technical High School as a mixed-use residential office development consisting of street related podium structures supporting one residential tower (corner of Slater Street and the mid-block mews) and one office tower to the east, fronting onto Bay Street.

The strategy attempts to capitalize on the site's location at the western edge of the office core by catering to both the residential and commercial demands of the area.

To the west of the parcel, the residential component is composed of a point tower atop a three to six storey base. In this configuration, the tower elements have been positioned to capitalize on views of the park while to the north and east, the podium works towards integrating the structure into the existing streetscape of low-density residential housing.

At the eastern edge of the property an office building fills the parcel with frontages on Slater, Bay and Albert. The building has its main entrance located along Bay Street.



View of the Option 2 looking west

Uses

- The primary uses associated with this site are to be residential and office commercial.

Height

- The proposed building envelope plan illustrates the permitted height of buildings.

Access, Parking & Servicing

- The primary lobby entrance of the residential tower should be located at the corner of Slater and the mid-block pedestrian mews.
- The primary lobby entrance of the office tower should be located along Bay Street.
- Access to parking and servicing should be via Albert or Slater and discretely designed to minimize the impact on the building and streetscape.
- An access lane, running north-south would service the complex. Details are to be worked out at site plan.

Potential Yield:

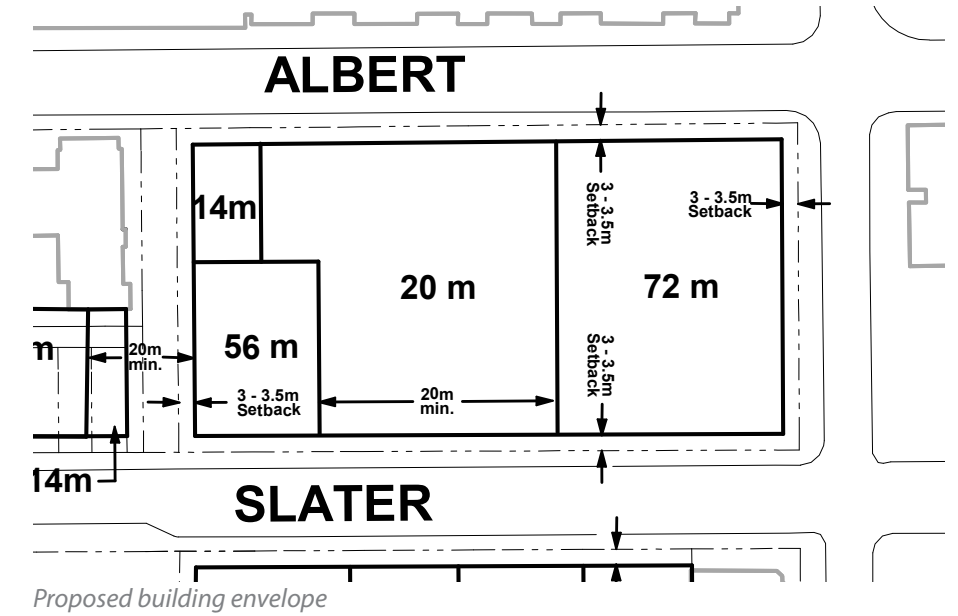
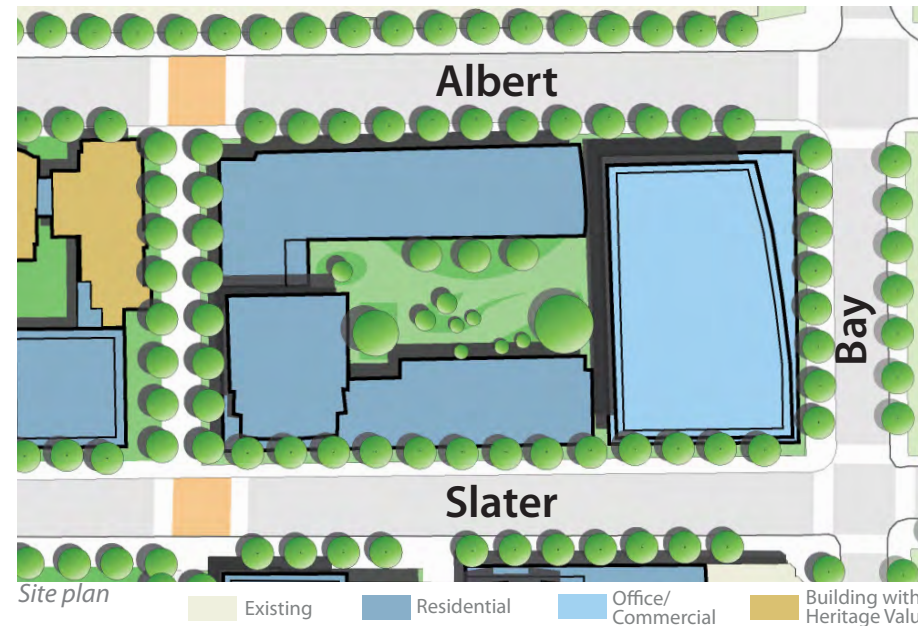
• Site Area*:	7,250 m ²
• Gross Floor Area:	
- Office	32,000 m ²
- Residential (Units)**	25,500 m ² (231-364)
- Retail	1,000 m ²
Total GFA:	58,500 m²

* includes mid-block pedestrian mews area

** Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- n/a



Residential development: OCDSB south site looking west (image to be updated)

6.2.2 Ottawa Technical High School:

North Site - Option 3: Residential + Auditorium

The Strategy

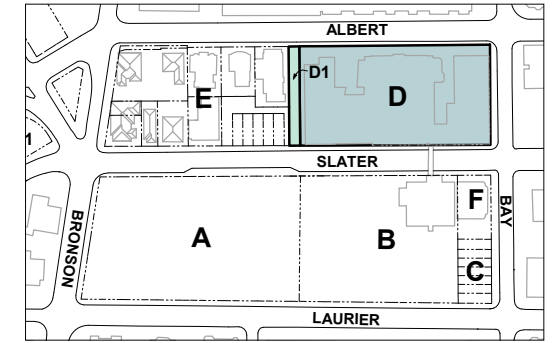
Option 3 illustrates an approach that partially redevelops the Ottawa Technical High School Lands north of Slater Street. The Auditorium, Lower Gymnasium and façades of the former technical school are retained as a major community amenity, but are flanked with new residential development to both the east and west.

Similar to Option 1, Option 3 promotes a residential-led redevelopment of the site, but with the retention of portions of the Ottawa Technical High School structure.

The Auditorium and Lower Gymnasium of the former Ottawa Technical High School is restored and anchored on either sides by new residential point towers. A low-rise podium comprised of townhouses helps to continue the historic scale of the adjacent houses and acts as the base for the two towers.

Tower elements have been positioned to maximize views and privacy from surrounding buildings and are stepped up from the west towards Bay Street. Tallest elements front Bay Street.

Within the low-rise podium, units will be afforded with views of the adjacent streets and the well landscaped pedestrian mews. Ground floor units will support direct street access.



View of the Option 3 looking west

Uses

- The primary uses associated with this site are to be residential and cultural/institutional.

Height

- Taller elements flank the low-rise cultural amenity and front onto both Bay Street and Slater Street. The lower elements are internal to the parcel.
- The proposed building envelope plan illustrates the permitted height of buildings.

Access, Parking & Servicing

- Primary lobby entrances for the residential point towers are to be located at the corner of Bay and Slater and the mid-block pedestrian mews and Slater.
- Access to parking and servicing should be via Albert or Slater and discretely designed to minimize the impact on the building and streetscape.
- Since the existing auditorium splits the development into two distinct parts, it is expected that each development will have to be accessed and serviced separately. Details to be worked out at site plan.

Potential Yield:

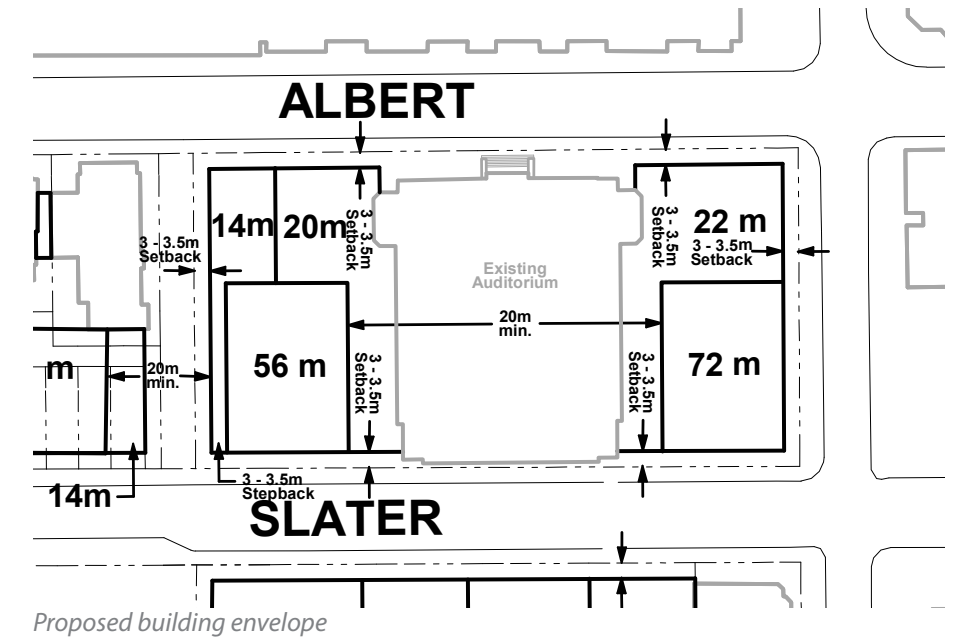
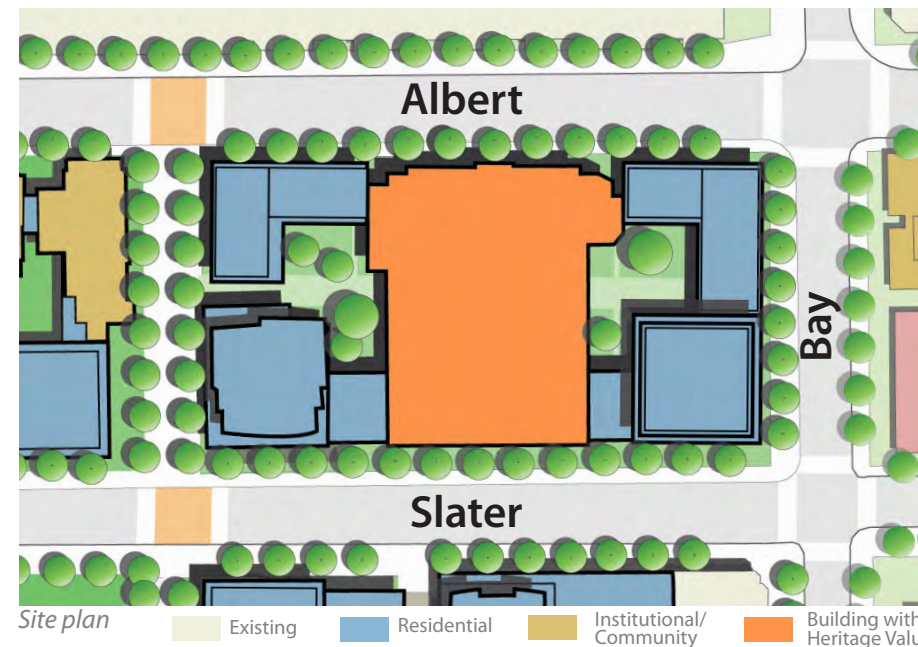
• Site Area*:	7,250 m ²
• Gross Floor Area:	
- Auditorium	4,500 m ²
- Residential (Units)**	35,500 m ² (322-507)
- Retail	500 m ²
Total GFA:	40,500 m²

* includes mid-block pedestrian mews area

** Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- The integration and preservation of the Auditorium and Lower Gymnasium within the development will require sensitivity towards heritage.



Residential development: OCDSB south site looking west

6.2.2 Ottawa Technical High School:

North Site - Option 4: Residential + Office + Auditorium

The Strategy

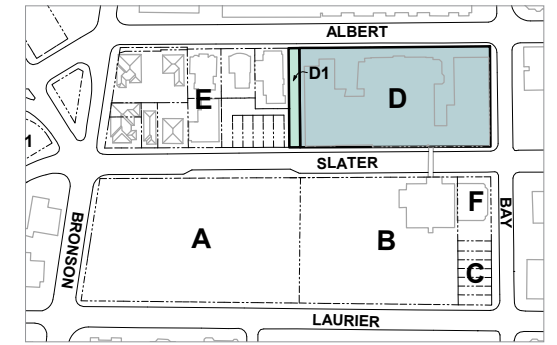
Option 4 illustrates an approach that partially redevelops the Ottawa Technical High School lands north of Slater Street. The Auditorium, Lower Gymnasium and façade of the former Ottawa Technical High School will be retained as a community amenity and is flanked with an office tower on Bay Street and a new residential development on the western edge.

This option presents the most mixed-use scenario of all options.

The strategy attempts to capitalize on the site's location at the western edge of the office core by catering to both the residential and commercial demand present in the area. It also attempts to maintain the Auditorium and Lower Gymnasium as an important community amenity space for the City.

The Auditorium and Lower Gymnasium of the Ottawa Technical High School is to be fully restored as the anchor for the site. It will be flanked on either side by new developments. To the west, the residential component is composed of a point tower atop a three to six storey base. At the eastern edge of the property an office building fills the parcel with frontages on Slater, Bay and Albert. The building has its main entrance located along Bay Street.

The residential component of the parcel has been positioned to capitalize on views of the park. The low rise podium works to integrate the structure into the existing streetscape of low-density residential housing.



View of the Option 4 looking west

Uses

- The primary uses associated with this site is mixed-use office, residential and cultural / institutional.

Height

- Taller elements front onto Bay Street, with lower elements closer to established residential areas.
- The proposed building envelope plan illustrates the permitted height of buildings.

Access, Parking & Servicing

- Primary lobby entrances for the residential point towers is to be located at the corner of the mid-block pedestrian mews as well as along Slater.
- The primary lobby entrance for the office tower will be located on Bay.
- Access to parking and servicing should be via Albert or Slater and discretely designed to minimize the impact on the building and streetscape. Since the existing Auditorium and Lower Gymnasium splits the development into two distinct parts, it is expected that each development will have to be accessed and serviced separately. Details to be worked out at site plan.

Potential Yield:

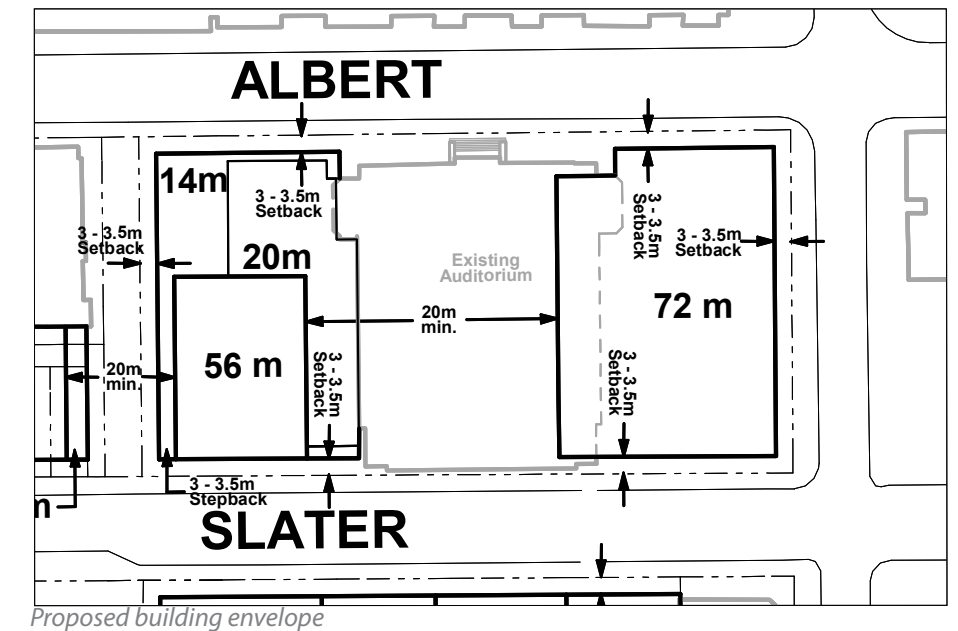
• Site Area*:	7,250 m ²
• Gross Floor Area:	
- Auditorium	4,500 m ²
- Office	33,500 m ²
- Residential (Units)**	16,500 m ² (150-235)
- Retail	1000 m ²
Total GFA:	55,500 m²

* includes mid-block pedestrian mews area

** Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- In order to be able to accommodate a marketable office floorplate and the required underground parking, it may be necessary, without impacting the Auditorium and Lower Gymnasium itself, to remove a portion of the central building. Detailed structural analysis will be required.
- The integration and preservation of the Auditorium and Lower Gymnasium within the development will require sensitivity toward heritage.



Residential development: OCDSB south site looking east

6.3 Albert, Bronson + Slater Site

The Strategy

Known municipally as 453 – 463 Slater Street, Parcel D and Parcel E are comprised of the lands to the west of the former Ottawa Technical High School site. These development sites allow for the retention of some existing heritage structures as well as the introduction of new developments in a combination of high-rise and low-rise structures.

However, in order for the redevelopment of these parcels to occur, properties need to be consolidated and an arrangement must be established between the owners of the land and the adjacent properties to the north.

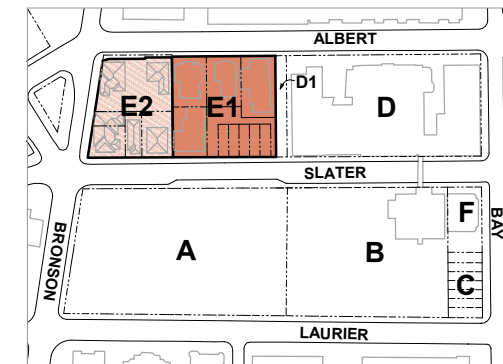
Such an arrangement could occur either through the acquisition of property or in the form of an agreement between the various parties. The purpose of this agreement would be two-fold: First, it would enable the transfer of development rights from the heritage structures and, second, it would ensure that enough land is available for the sensitive siting, massing and service of any new development.

Parcel E1:

- To accommodate a more intense form of development than what currently exists, this site requires a comprehensive redevelopment plan for the entire parcel. Intensification could not be achieved if pursued on a building-by-building programme.
- Mid to high rise redevelopment could be accommodated in this parcel in the form of a point tower if properties can be consolidated.
- As presented to the right, a tower form can be introduced if it is sited internal to the block and does not affect existing heritage structures. Any taller elements should be set upon a podium structure that maintains the historic scale and rhythm of the existing low density housing along Slater Street.

Parcel E2:

- The integrity of the heritage structures across Parcel E must be maintained. This limits redevelopment opportunities on this site.
- Achieving greater density on this parcel than what already exists could be challenging due to fragmented land ownership, heritage protection standards and the established public uses on site. Consequently, the built form proposals for this parcel is to retain much of the site as it is.



View of the proposed development looking east

Uses

- The primary uses associated with this site is to be mixed-use. The point tower will be residential.

Height

- The proposed building envelope plan illustrates the permitted height of buildings.
- Sensitive infill to link existing heritage buildings will be permitted.

Access, Parking & Servicing

- The primary lobby entrance of the point tower should be located along Slater and should be clearly visible from the street and generous enough in scale to allow for waiting and congregation.
- All parking and servicing are to be handled underground below the point tower area of the development and is to be coordinated between properties.
- Access to parking and servicing should be via Slater and discretely designed to minimize the impact on the buildings and streetscape. Details to be worked out at site plan.

Potential Yield:

SITE D

Site Area:	3,617 m ²
Gross Floor Area:	
- Existing	3,000 m ²
- Residential (Units)*	15,500 m ² (150-235)
Total:	18,500 m²

SITE E

Site Area:	2,650 m ²
Gross Floor Area:	
- Existing	2,200 m ²
- Other development potential	tbd
Total GFA:	tbd

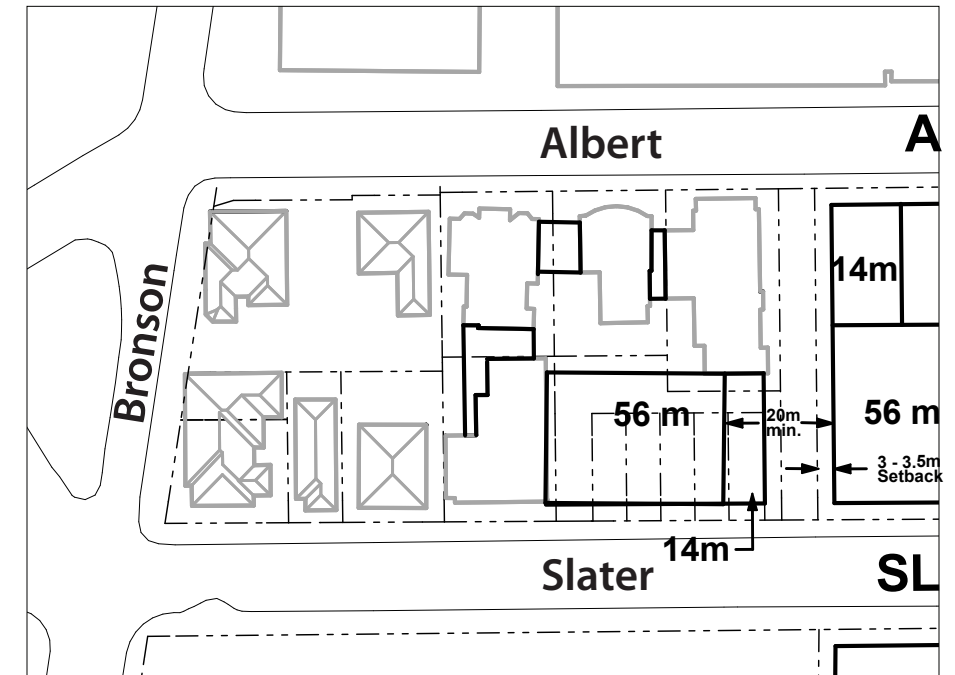
* Based on an average Unit Gross Floor Area of 70m² to 110m²

Special Conditions

- The new buildings and infill should be well integrated and compatible in scale and materiality with the adjacent heritage buildings.
- The interior courtyard of the development should be landscaped to enhance the heritage character of the existing buildings.



Site plan Existing Residential Building with Heritage Value



Proposed building envelope



View of the proposed development looking west

6.4 South LeBreton Site

The Strategy

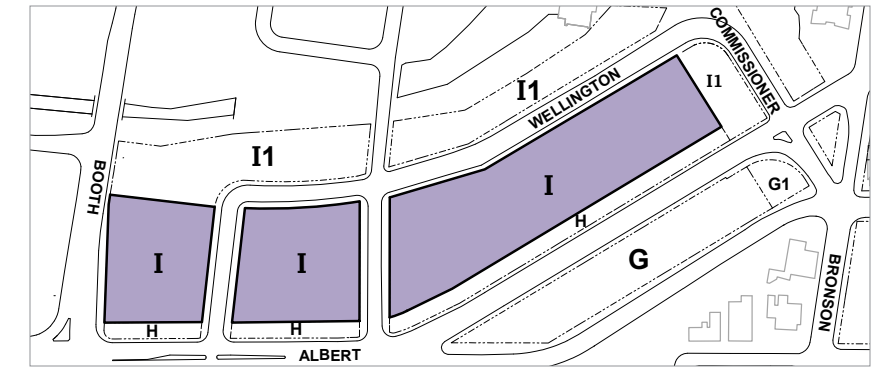
Presented to the right is a conceptual development plan for South LeBreton. Due to the preliminary stage of the DOTT EA study (August 2008), the scale and location of the development blocks is highly conceptual. It is, however, anticipated that new development will take on a similar form and characteristic of development currently approved for LeBreton Flats.

The concept plan strives to integrate the northern portion of LeBreton with the historic neighbourhoods to the south and better integrate the two areas to create a more continuous form, scale and character of development across the entire area.

Many of the development parcels in this area enjoy views over LeBreton Flats, the historic Fleet Street Pumping Station and the Ottawa River. The site's location and topography provides a unique opportunity for the introduction of taller building elements.

The South LeBreton Flats will be composed of a series of low, medium and high-rise buildings similar in scale and massing to what has been proposed within the LeBreton Flats community. Key concepts include:

1. Integrating the scale, intensity and pattern of existing approved development in LeBreton. The streets of LeBreton South are to be lined with a series of townhouses, stacked townhouses and mid-rise apartments. Intersections along Wellington and the canal are to be punctuated with taller structures.
2. Together, the NCC and City of Ottawa should examine opportunities to pursue development rights above any future proposed LRT alignment ('air rights') if the future DOTT alignment bisects the development parcels.
3. Similarly the NCC and the City of Ottawa should promote and ensure that the future LRT trench is covered with a combined road and open space system to physically bridge the transitway gap. Building over the LRT will also help to create new open spaces and an active frontage towards the canal and along the pedestrian bridges. This would result in a seamless pedestrian network stretching from Albert Street north to the Parkway and Ottawa River System.
4. Provide pedestrian and vehicular connections to physically and visually enhance the relationship between the canal and the existing neighbourhood to the south of Albert.
5. The City should direct the Environmental Assessment process for the Downtown Ottawa Transportation Tunnel to safeguard development potential in this area.



Site plan

Uses

- The primary uses associated with this site are to be mixed-use - residential and commercial.
- Because the DOTT EA study is at a preliminary stage the distribution, quantum and characteristics of uses will be in accordance with the current LeBreton Flats Secondary Plan and zoning for the area.

Height

- Building heights will be in accordance with the current LeBreton Flats Secondary Plan and zoning for the area.
- Care will have to be taken when introducing any new developments along the southern edge, as these will have a direct impact on the well-established adjacent neighbourhoods. In this location, the height and scale of any new developments should be built to create a transition to the existing residential neighbourhoods where:
 - Residential point towers should be located along the northern edge of the parcels
 - the Albert Street frontage, with the exception of the most eastern edge, should be fronted by buildings of low-to-medium heights.
 - Provide formal and informal north-south connections to provide strong pedestrian linkages.

Access, Parking & Servicing

- The primary lobby entrance should be located off of public streets and pedestrian connections, while secondary entrances should be located adjacent to the canal. Lobbies should be clearly visible from the street and generous enough in scale to allow for waiting and congregation.
- Ground floor and townhouse units should have direct ground floor access.
- All parking and servicing is to be handled internal to the block.
- Access to parking and servicing should be via the Lorne Street or Empress Avenue extension north of Albert Street and Wellington.

Potential Yield:

- Due to the preliminary stage of the DOTT EA study, the future location of its alignment and the air right development opportunity, it is not possible at this time to calculate the development yield associated with the South LeBreton Development.

Special Conditions

- n/a



View of the proposed development looking west

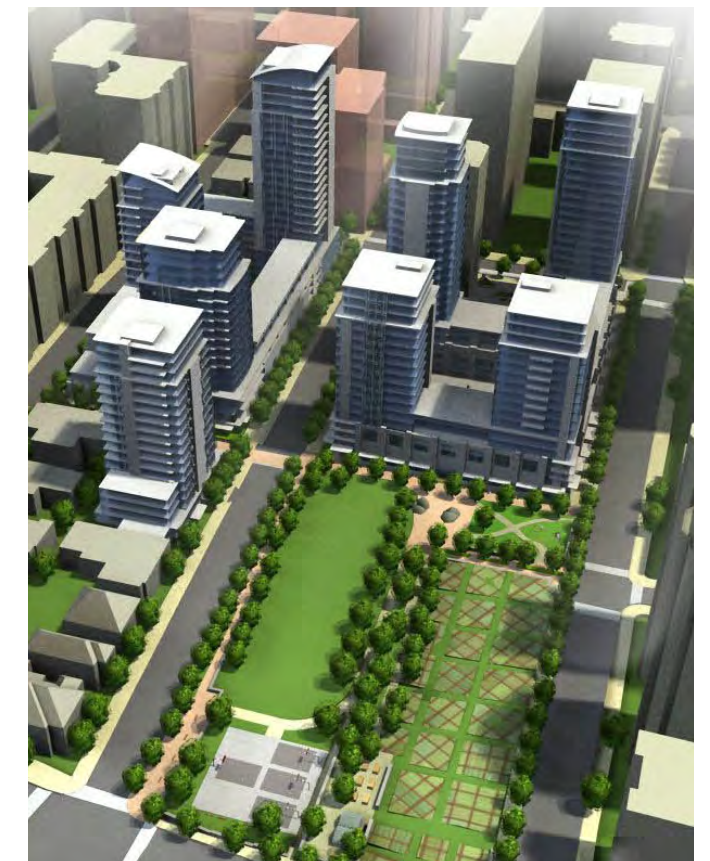
6.5 Summary of Development Options

These illustrations summarize the range of development options that have been explored within the Escarpment District Area Plan. Each option offers a different balance between land uses, development yields, proposed / existing and new built form which can contribute to the vitality of the Escarpment District Area.

*Top of the Escarpment
(Parcels B + C + D)*

As-of-Right institutional + residential

Option 1 all residential



*Top of the Escarpment (cont.)
(Parcels B + C + D)*

Option 2 mixed use: residential + office



Option 3 residential + auditorium



Option 4 residential + auditorium + office



*Bottom of the Escarpment
(Parcels G + H + I)*

South LeBreton



