

**Subject: Public Consultation and Design Competition Process for a Landmark Building – 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street**

**File Number: ACS2022-PIE-PS-0079**

**Report to Planning Committee on 23 June 2022**

**and Council 6 July 2022**

**Submitted on June 10, 2022 by Derrick Moodie, Director, Planning Services, Planning, Real Estate and Economic Development**

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**Ward: Somerset (14)**

**Objet : Consultation publique et processus de concours de conception pour un bâtiment emblématique – 210 et 224, avenue Gladstone; 223 et 231, rue McLeod; 377 et 379, rue Metcalfe**

**Dossier : ACS2022-PIE-PS-0079**

**Rapport au Comité de l'urbanisme**

**le 23 juin 2022**

**et au Conseil le 6 juillet 2022**

**Soumis le 10 juin 2022 par Derrick Moodie, Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique**

**Personne ressource : Jean-Charles Renaud, Urbaniste II, Examen des demandes d'aménagement centrale**

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**Quartier : Somerset (14)**

## **REPORT RECOMMENDATIONS**

1. That Planning Committee recommend Council adopt the Public Consultation and Application Review Process for the proposed Landmark Building at 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as detailed in Document 1.
2. That Planning Committee recommend Council adopt the Proposed Design Competition Process for the proposed Landmark Building at 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as detailed in Document 2.

## **RECOMMANDATIONS DU RAPPORT**

1. Que le Comité de l'urbanisme recommande au Conseil d'adopter la consultation publique et le processus d'examen des demandes d'aménagement pour le bâtiment emblématique proposé au 210 et 224, avenue Gladstone, au 223 et 231, rue McLeod ainsi qu'au 377 et 379, rue Metcalfe, comme l'indique le document 1.
- 2.. Que le Comité de l'urbanisme recommande au Conseil d'adopter le processus de concours de conception proposé pour le bâtiment emblématique proposé au 210 et 224, avenue Gladstone, au 223 et 231, rue McLeod ainsi qu'au 377 et 379, rue Metcalfe, comme l'indique le document 2.

## **BACKGROUND**

### **Site location**

210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street

### **Owner and Applicant**

Claridge Homes Inc.

### **Proposal**

The purpose of the report is to seek Committee and Council adoption of a proposed public consultation strategy and design competition process in respect of a future planning application for 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as is required per the Centretown Secondary Plan.

## **DISCUSSION**

### **Public consultation**

This report is not subject to public consultation as the purpose is to endorse a strategy for public consultation, which will be implemented during the application review process.

### **Current Official Plan, Centretown Secondary Plan**

Landmark Buildings are those which make both significant and exceptional contributions to the public realm and overall identity of Centretown. The Centretown Secondary Plan provides direction for Landmark Buildings and permits the design to depart from the built form parameters established for Centretown, subject to specific policies established in this section of the plan. Prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation is required to be developed by the applicant for consideration by the appropriate standing committee of Council and shall be adopted by Council.

### **New Official Plan, Central and East Downtown Secondary Plan**

The Central and East Downtown Core Secondary Plan maintains permissions for Landmark buildings and re-iterates the need for a formal and rigorous application and review process that includes public consultation be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council.

### **Heritage**

Given the project's location within the Centretown Heritage Conservation District, Heritage staff were consulted during the consultation strategy document's review process and will remain involved throughout the forthcoming Development Review process.

### **Planning rationale**

The proposed Public Consultation and Application Review Process, attached as Document 1, satisfies the requirements of the Centretown Secondary Plan, which requires that a review process with public consultation be developed for adoption by Council.

Given the project's location within the Centretown Heritage Conservation District and within a design priority area, Planning staff have reviewed the strategy in coordination

with Heritage and Urban Design staff and are satisfied that the proposed Public Consultation and Application Review Process satisfies the Secondary Plan policies.

In addition to the consultation strategy, the applicant proposes to initiate an invited competition to select the design team and the conceptual design for its planned Landmark project, as per the Landmark Buildings policies within the Secondary Plan. The details of this process are reflected in the Proposed Design Competition Process, attached as Document 2. Planning staff have reviewed the design competition process with urban design staff and are satisfied that the Proposed Design Competition Process satisfies the Secondary Plan policies.

All costs associated with implementing the strategy beyond the City's standard public consultation requirements will be at the applicant's expense. The acceptance of the consultation strategy does in no way predetermine staff's position on the applications, nor Committee and Council's.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenny is aware of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendation contained in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no known risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

All costs associated with implementing the strategy beyond the City's standard public consultation requirements will be at the applicant's expense.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with the recommendations of the report.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

**SUPPORTING DOCUMENTATION**

Document 1      Public Consultation and Application Review Process

Document 2      Proposed Design Competition Process

**CONCLUSION**

The proposed Public Consultation and Application Review Process and Proposed Design Competition Process documents satisfy the requirements of the Centretown Secondary Plan which requires that a review process with public consultation be developed for adoption by Council. PRED supports the adoption of the Public Consultation and Application Review Process and Proposed Design Competition Process documents for 210 and 224 Gladstone Avenue, 223 and 231 McLeod Street, 377 and 379 Metcalfe Street, as included in Documents 1 and 2.