

7. New construction in the Cathedral Hill Heritage Conservation District at 412 Sparks Street

Nouvelle construction dans le district de conservation du patrimoine de Cathedral Hill, au 412, rue Sparks

Committee Recommendations

That Council:

- 1. approve the application for the construction of a retirement residence at 412 Sparks Street, located in the Cathedral Hill Heritage Conservation District, according to plans submitted by Hobin Architecture, received on July 15, 2019 and attached as Documents 7 and 8;**
- 2. delegate the authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 3. approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 15, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

Recommandations du Comité

Que le Conseil :

- 1. approuve la demande de construction d'une maison de retraite au 412, rue Sparks, un bien-fonds situé dans le district de conservation du patrimoine de Cathedral Hill, conformément aux plans soumis par Hobin Architecture, reçus le 15 juillet 2019 et ci-joints en tant que documents 7 et 8;**
- 2. délègue au directeur général de Planification, Infrastructure et**

Développement économique le pouvoir d'effectuer des changements mineurs de conception;

- 3. approuve la délivrance du permis en matière de patrimoine, d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 15 octobre 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)².

Documentation / Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services / Director's report, Planning, Infrastructure and Economic Development Department, dated August 26, 2019 (ACS2019-PIE-RHU-0014)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 26 août 2019 (ACS2019-PIE-RHU-0014)

2. Extract of draft Minutes, Built Heritage Sub-committee, September 10, 2019

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 10 septembre 2019

3. Extract of draft Minutes, Planning Committee, September 26, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 26 septembre 2019

**Planning Committee
Report 13
October 9, 2019**

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**Comité de l'urbanisme
Rapport 13
le 9 octobre 2019**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
September 10, 2019 / 10 septembre 2019**

and / et

**Planning Committee / Comité de l'urbanisme
September 26, 2019 / 26 septembre 2019**

**and Council / et au Conseil
October 9, 2019 / 9 octobre 2019**

**Submitted on August 26, 2019
Soumis le 26 août 2019**

**Submitted by
Soumis par:
Court Curry,**

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

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Ward: SOMERSET (14)

File Number: ACS2019-PIE-RHU-0014

SUBJECT: New construction in the Cathedral Hill Heritage Conservation District at 412 Sparks Street

OBJET: Nouvelle construction dans le district de conservation du patrimoine de Cathedral Hill, au 412, rue Sparks

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application for the construction of a retirement residence at 412 Sparks Street, located in the Cathedral Hill Heritage Conservation District, according to plans submitted by Hobin Architecture, received on July 15, 2019 and attached as Documents 7 and 8;
2. Delegate the authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 15, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de construction d'une maison de retraite au 412, rue Sparks, un bien-fonds situé dans le district de conservation du patrimoine de Cathedral Hill, conformément aux plans soumis par Hobin Architecture, reçus le 15 juillet 2019 et ci-joints en tant que documents 7 et 8;
2. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements

mineurs de conception;

3. d'approuver la délivrance du permis en matière de patrimoine, d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 15 octobre 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

This application is to permit the construction of a seniors' residence in the Cathedral Hill Heritage Conservation District. The subject property is a roughly flag-shaped lot, located at 412 Sparks Street on the south side of Sparks Street between Bay and Bronson Streets (see Location Map, Document 1). The Cathedral Hill Heritage Conservation District was designated under Part V of the *Ontario Heritage Act* in 1989. It is a very small heritage district, comprised of only eight buildings, and does not have a heritage conservation district plan, a Statement of Cultural Heritage Value or a list of heritage attributes. (For Map of District, see Document 2, for current aerial view of District, see Document 3.)

The site is currently a vacant lot that serves as a 75-space parking lot, adjacent to Christ Church Cathedral. The cathedral was individually- designated under Part IV of the *Ontario Heritage Act* in 1977 for its architectural and historical value. The Statement of Reason for its designation notes that there has been an Anglican Church on the site since the 1830s, that the current building was designed by King Arnoldi, and that the structure is an example of the Gothic Revival style, "sturdily conceived and comparatively severe" (see By-law 77-80, Document 4).

The Cathedral Hill Heritage Conservation District is flanked to the south by a line of towers constructed mainly in the 1960s and 1970s, and to the east by the tall buildings of the Central Business District. The Gardens, a newer condominium tower, 17 storeys in height, is located at the corner of Queen Street and Bronson Avenue to the south of the site and the landmark Juliana Apartments are located on the west side of Bronson. St. Peter's Lutheran Church is located to the east of the Cathedral Hill HCD and is not

included in it. The Garden of the Provinces, a National Capital Commission Park, is located to the north of the property, on the north side of Sparks Street. A small park overlooking LeBreton Flats anchors the District to the west.

In 2010, Windmill Developments, working with the Anglican Diocese of Ottawa, initiated a plan for the development of lands within the HCD that they owned. At that time, plans included the construction of a 21-storey condominium tower with townhouses at grade on the site of the 1950s parish hall, the construction of a new parish hall. This work has now been completed.

On May 11, 2011 Council approved a Zoning By-law amendment for the above described lands, which included 412 Sparks Street. The approvals applied to properties on Sparks and Queen Streets owned by the Anglican Diocese for a development concept including a 21-storey condominium apartment building, a new Cathedral Hall, and the heritage conservation of the Cathedral, Lauder Hall and the retention of a portion of the semi-detached building at 441-443 Queen Street, as well as the construction of a 12-storey office building on the vacant parcel at 412 Sparks, the site of a small apartment building that burned down in the 1990s. Since approval, all the proposed development has been constructed except for the office building. This report has been prepared to allow for the development of the lands previously proposed for the office building with an seniors' residence, as new construction in a heritage conservation district requires City Council approval before it can proceed.

The previous proposals to construct office buildings received heritage permits in May and July of 2011 (see Documents 6 and 7). At the time, the property was rezoned to permit an office use with a height of 55 metres. There is a new rezoning application to permit a seniors' residence is scheduled to be heard by Planning Committee on September 26, 2019, that seeks to permit the change in use, a reduced front yard setback, a canopy to project into the front yard, an increased building height of 63.5 metres.

DISCUSSION

Recommendation 1

Description of Project

The current proposal is for an 18-storey structure, 63.5 metres in height that will feature a two-storey podium, clad in stone, with a tower above. The tower portion of the building

features a curved façade above and set back from the podium, which opens up views from the west towards the cathedral. The tower portion of the proposal is a mixture of stone, concrete, glass and pre-finished aluminum panels. Access to the two levels of underground parking and to the loading area is located off Queen Street, down a ramp with concrete walls topped by a decorative fence. There is a three-storey wing to the south above the ramp that provides access to parking. It is located between a group of three Queen Anne Revival-style houses and Lauder Hall and is set back from the street and the designated Queen Anne Revival houses to permit views of the south end of the cathedral and to allow the houses to continue to define the street edge in this location (see Document 7, Renderings and Document 8, Elevations).

Design Evolution

As a result of the willingness of the applicant to implement changes recommended by city staff and the Urban Design Review Panel (UDRP), the current proposal has evolved considerably since it was first proposed. In 2017, the applicant presented a preliminary design for informal review at the UDRP (see Rendering, Document 9). Heritage and planning staff, in addition to the UDRP had several suggestions to improve this initial design, including:

- Introducing a stone podium to complement the stone construction of Christ Church Cathedral and the new townhouses to the west, rather than the glass base shown.
- Recessing the balconies to create a less busy front façade that complements, rather than competes with, the historic cathedral.
- Introducing a curved façade, similar in character to the second approved office tower to open up the space between the proposed seniors' residence and Christ Church Cathedral to provide a better transition.
- Simplifying the exterior treatment.

Questions were also raised at this time regarding the need for a lay-by in front of the building on Sparks Street, the front entrance canopy and the importance of creating a unified streetscape and improved public realm to enhance the cultural resources on the site and to improve the pedestrian experience.

In December 2018, the applicant submitted revised plans that responded to many of the

concerns raised. This design featured a stone clad, two storey podium, recessed balconies on the principle facades, a curved tower and a simpler expression. This version returned to the UDRP for a formal review in April 2019. At that meeting, there was an opinion that the southwest corner of the project was too solid, which meant that the cathedral's spire would not stand out sufficiently when viewed from the Portage Bridge, that a lay-by was not appropriate to the streetscape, that the rooftop canopy was too prominent and that the entrance canopy had the potential to block views of the cathedral as it projected too far into the public realm (for the minutes of the UDRP meeting, please see Document 10).

The final submission addressed these issues by:

- Modelling a series of views that showed that the canopy would not impede views of the cathedral from the west.
- Increasing the glazing on the southwest corner to provide a lighter backdrop to the cathedral spire the treatment of the southwest corner of the building.
- Improving the streetscape through planting trees and adding soft landscaping beside the building.
- Increasing the setback of the 18th (top) storey, which is to serve as a lounge.

Philosopher's Walk

A connecting pathway from Queen to Sparks Street along the east façade of the cathedral has been a key element of the plans for Cathedral Hill since the inception of the redevelopment project. The current plan for this feature includes greening the east and west edges of the pathway, extending tree planting northwards towards the public sidewalk, the introduction of seating and specialized pavers. These features will create a cohesive streetscape, providing an appropriate setting for the cathedral (see Landscape Plan, Document 11).

Context

Tall buildings have the potential to have a profound effect upon their setting and their location relative to adjacent cultural historic resources. Good design is paramount, and equal attention should be paid to their relationship with the public realm at ground level and the architectural treatment of the top because of its effect on the skyline. Tall buildings can increase the functionality of an area and enrich the public realm. They are

most appropriate in an area where there are other tall buildings, as their impact is not as great when they are surrounded by similarly-sized structures. The area around the HCD is characterized by taller buildings, built beginning in the 1960s. When undertaking the planning analysis associated with the 2011 proposal staff took this context into account and determined that taller buildings were appropriate within the HCD, provided that they were located at an appropriate distance from the Cathedral, that they were designed to be background buildings that did not overwhelm the designated buildings and that the public realm within the HCD was improved. The zoning to permit tall buildings in the HCD was approved in 2011.

The Zoning By-law of the City of Ottawa defines view planes to ensure that the Parliament Buildings remain dominant in the landscape of the downtown area. The proposed seniors' residence does not affect these defined view planes. In addition to this, the view of the Parliament Buildings from the Beechwood Cemetery is also protected. These are the only views that are officially protected in the city, however, there are views of the Cathedral that are important to its cultural heritage value because of its historic location on a promontory.

The view of from the Portage Bridge is one such view. In this location, the Cathedral, with its prominent location upon the escarpment, is viewed against a backdrop of nine-to-seventeen storey buildings to the south and west. The new development will not obscure this view of the Cathedral. Both the proposed building and the completed 21-storey condominium are specifically designed in a mixture of dressed stone, glass and metal to appear light in contrast to the "sturdily built" cathedral with its heavy stone masonry construction, stepped gable ends, buttresses and steeple. Similarly, the view directly south from Wellington Street, will also frame the building. (For proposed streetscape from viewpoints, see Document 12; for existing view analysis, see Document 13.)

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: a) Conserve the heritage value of an historic place; b) do not

remove, replace or substantially alter its intact or repairable character defining elements.

The Cathedral Hill HCD has heritage value as a remnant residential neighbourhood. In the 19th century, the west end of the current downtown core south of the subject property, was a residential neighbourhood containing the houses of prominent lumber barons and industrialists and several more modest houses. In the early 20th century, the current HCD had two more houses; the Rectory for the cathedral, and a small apartment building at 412 Sparks Street. The Rectory was removed to permit the construction of the 1950s parish hall (demolished), and 412 Sparks burned down in the 1990s. During the first phase of the project it was determined that large interventions into the HCD were appropriate because the cultural heritage value of the buildings was to be protected through the strategic placement of the high rise development to frame, but not overwhelm the cathedral, the public and private realm was to be improved through the planting of street trees, and the introduction of benches, public art and pavers.

Cultural Heritage Impact Statement

Two addendums to the original Cultural Heritage Impact Statement (CHIS) for the Cathedral Hill project were prepared to accompany the current application. The first was in response to the December 2018 design, and the second to the final design that incorporated the 2019 changes and was submitted to the City. The second addendum concluded:

... the proposed development has been modified to mitigate the building's visual impact on the Cathedral (there will be no physical impact on the heritage building fabric.) Its construction supports the ongoing mission of the Cathedral and the Diocese and enhances the heritage character of the Cathedral Hill Heritage Conservation District by removing an existing surface parking lot. Design changes to earlier version of the development address concerns raised by City staff and the UDRP. These modifications have been made to further emphasize the visual prominence of the Cathedral and to provide a complementary setting for the existing development along Sparks Street and Queen Street.

Heritage staff concurs with these findings. (For March and July CHISs, see Documents 14 and 15.)

Conclusion

The proposed building complements the character of the adjacent cathedral and serves as a background building, the landscape plan will improve the private and public realms and the three-storey entrance pavilion will be set back from Queen Street, to allow Lauder Hall and the private Queen Anne style residences to define that part of Queen Street. For these reasons, the Department has no objection to the proposal for the Seniors' Residence at 412 Sparks Street.

Recommendation 2

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of the application on July 26, 2019. No response was received.

The Centretown Citizens Community Association was notified of the application on July 26, 2019. No response was received.

NOTIFICATION

The plans and supporting documents were posted on the City's DevApps website on July 26, 2019.

Neighbours within 30m of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report and has no comments.

LEGAL IMPLICATIONS

There are no legal impediments associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations.

ACCESSIBILITY IMPACTS

As a facility operated for senior citizens, the proposed building will be fully accessible.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4: Supports Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Map of Cathedral Hill Heritage Conservation District

Document 3 View of Cathedral Hill Heritage Conservation District, development site

Document 4 Statement of Reason for Designation and photograph, Christ Church Anglican Cathedral

Document 5 Previous proposal, approved May 2011

Document 6 Previous proposal, approved July 2011

Document 7 Renderings, Current proposal

Document 8 Elevations, Current proposal, March 2019 (distributed separately)

Document 9 Rendering, December 2017

Document 10 Urban Design Review Panel Comments, April 2019

Document 11 Landscape Plan

Document 12 Current view of Cathedral Hill

Document 13 Proposed view of Cathedral Hill

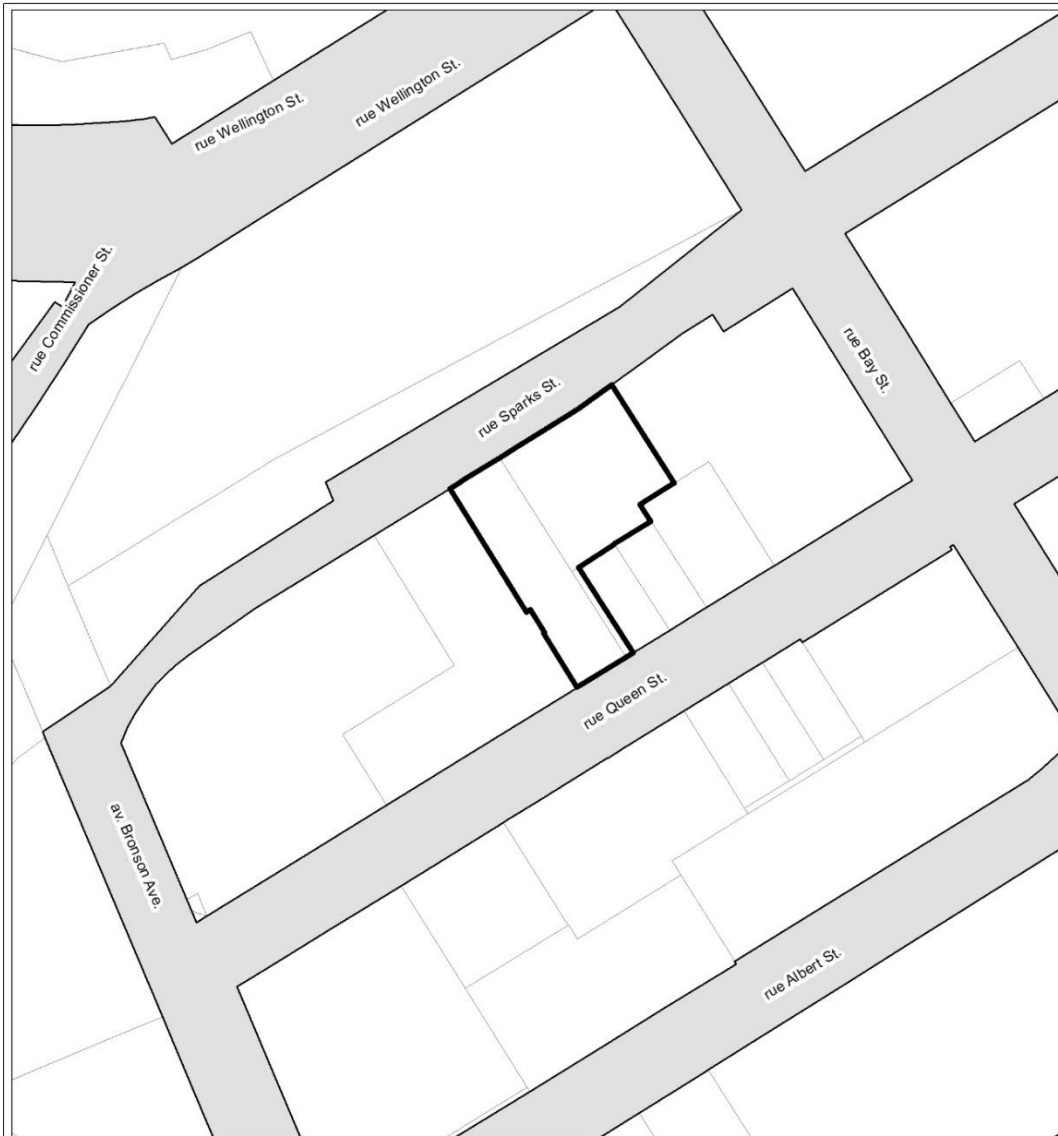
Document 14 Cultural Heritage Impact Statement, March 2019 (distributed separately)



Document 15 Cultural Heritage Impact Statement, July 2019 (distributed separately)

DISPOSITION

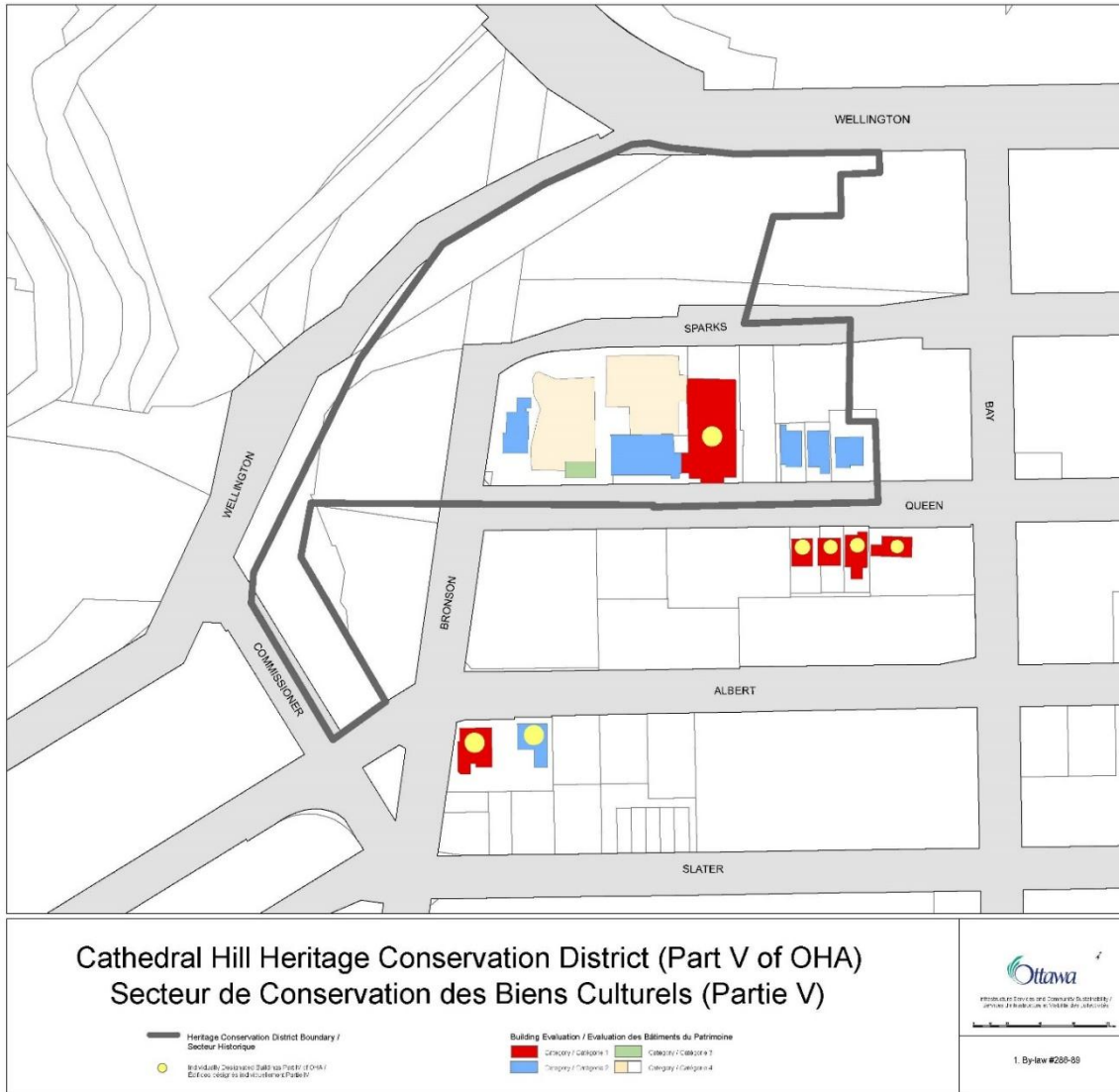
Office of the City Clerk and Solicitor, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map

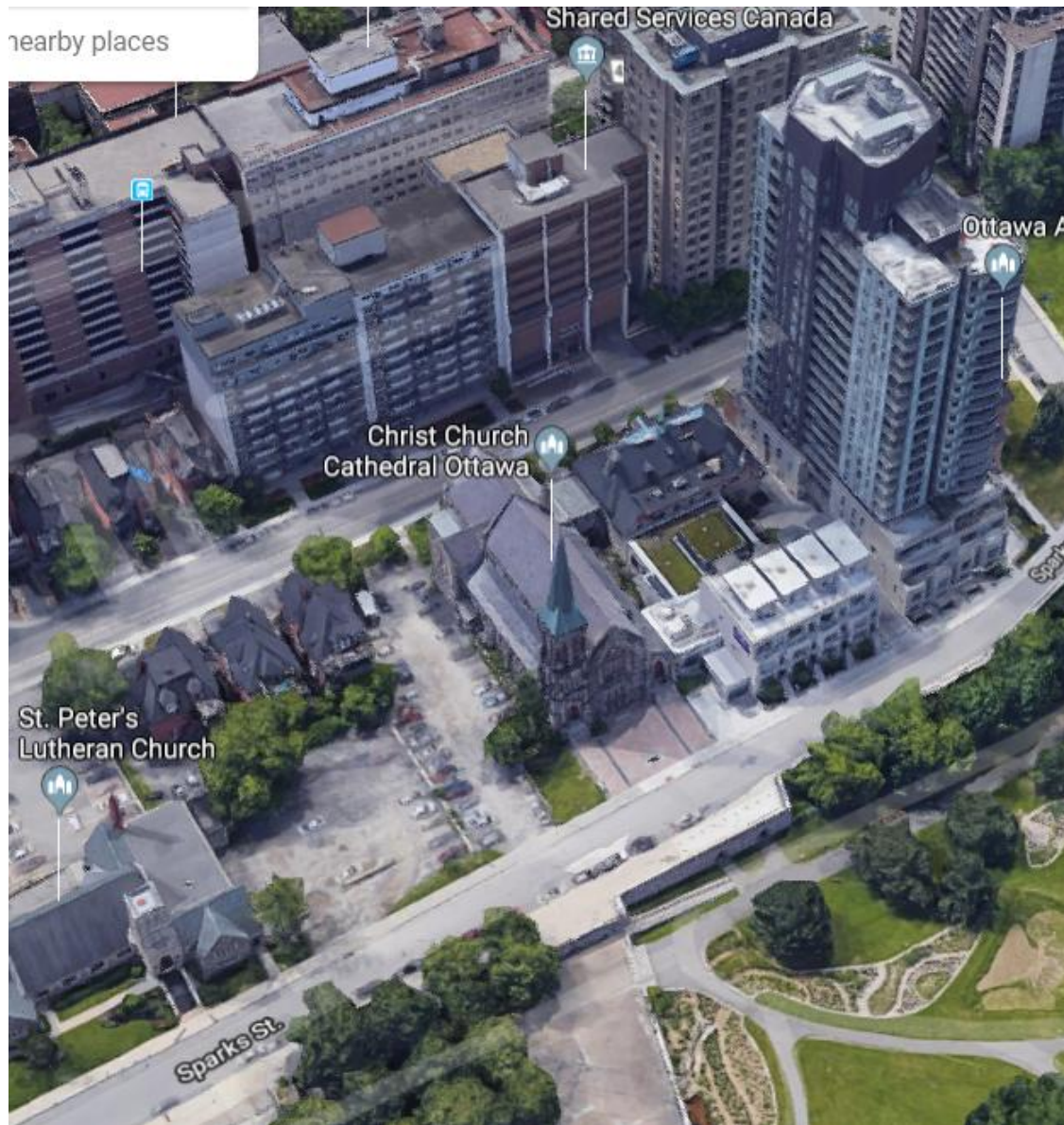


		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-SPAR412	19-0849-A		
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REVISION / RÉVISION - 2019 / 08 / 01		 <small>NOT TO SCALE</small>	

Document 2 – Cathedral Hill Heritage Conservation District



Document 3 – Views of Cathedral Hill Heritage Conservation District, subject property



The proposed building is to be located on the surface parking lot, above left.



View of subject property from Sparks Street



View of subject property from Queen Street



View across Queen Street showing subject property



View showing Christ Church Cathedral with condominium development. Subject property is to be located between the cathedral and St. Peter's Lutheran Church, left.

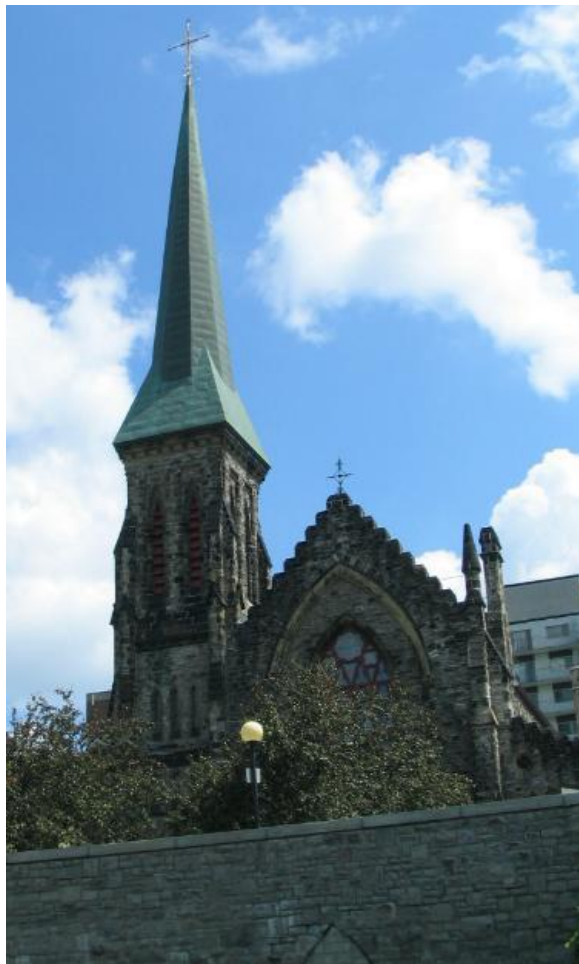


View showing Christ Church Cathedral with condominium development. Subject property is to be located between the cathedral and St. Peter's Lutheran Church.

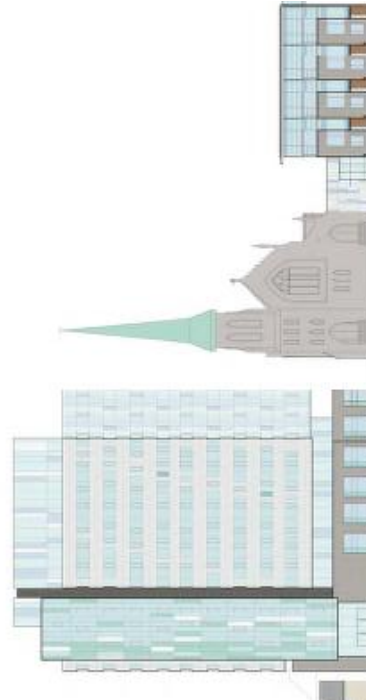
Document 4 – Statement of Reason for Designation, Christ Church Anglican Cathedral

Christ Church Cathedral, Queen Street and Sparks Street, is recommended for designation as being of architectural and historical value. The site was donated by Nicholas Sparks in 1832. The first church was built during 1832-33. The present building was erected during 1872-73, being designed by King Arnoldi, a prominent Ottawa architect. In 1897 Christ Church was established as the Cathedral of the Anglican Diocese of Ottawa.

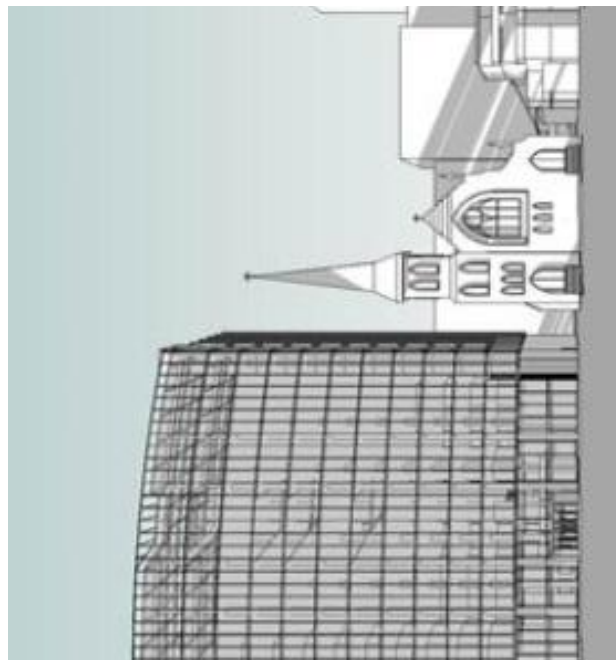
In its overall exterior appearance, the church is of the Gothic Revival style, sturdily conceived and comparatively severe. Christ Church's prominent role in the life of the City is marked by its striking location atop promontory marking the western edge of Ottawa's Central Area.



Document 5 – First proposal for office building (Heritage permit issued in May 2011, building not proceeded with)



Document 6 – Second proposal for office building (Heritage permit issued in July 2011, building not proceeded with)



Document 7 – Renderings, Final design





Document 9 – December 2017 Rendering



North West view from Sparks St

Document 10 – Urban Design Review Panel, April 2019 Comments

Formal Review: April 5, 2019

412 Sparks Street | *Formal Review* | Zoning Amendment and Site Plan Control application to permit the construction of an 18-storey retirement building | Signature Retirement Living; Reichmann Senior's Housing Development Corporation; Hobin Architecture; Fotenn Planning & Design; Cathedral Hill GP Inc.

Summary

- The Panel considers this site to be one of the most important sites the Panel has reviewed and is appreciative of the challenges associated with building next to the very rich and textured Christ Church Cathedral, in a location with extensive visibility from key gateway points. The long views provided as part of the submission are very helpful, emphasizing the importance of this building's architectural expression given the visibility from numerous vantage points.
- The revised proposal represents an improvement from the previous version of the project, however the Panel suggests further study with the aim of achieving a more slender tower, a calmer architectural expression, and a more unified public realm, in order to ensure the development is sensitive to the context within the Cathedral Hill Heritage Conservation District, and successful from numerous key vantage points.

Tower Massing

- It is the opinion of the Panel that the building appears too bulky particularly when seen from the northwest, resulting in an overall expression that is not suitable for this location, given the character of the existing streetscape, and the long views toward the site. The proposal would significantly benefit from adjustments to the massing that create a more slender point tower expression. This approach will tone down the visual impacts of the tower and provide space for the adjacent church spire so that it can continue to benefit from sky views and remain the focal point within this streetscape.
 - Reduce the size of the floor plate, while potentially studying options for increasing the height in order to make up for some of the lost density.
 - Consider removing the west wing (comprising of three units located on floors 4-16) of the building.

- Alternatively, remove the one-bedroom unit located directly east of the housekeeping/storage room on floors 4-14), thereby allowing for a scissor-stair (eliminating the need for two separate stairs) and providing an opportunity to tighten up the floor plate.
- The Panel suggests lowering the back element of the tower where the garage access from Queen Street is located. In renderings, it reads as a very large element (p.32). One strategy to reduce the impact of this massing is to lower this element to the height of the podium, so that it can wrap around the front of the building to form part of the podium.
- One Panel member expressed concerns regarding the curvature of the front façade and suggests thinking about a stepped condition instead. The concern is that the curvature in the façade competes with the establishment of a stronger sense of verticality, which is important in order to shift the expression from slab to point tower.
 - The Bay Street rendering is cited as a positive example that could be applied to the Sparks Street façade - showing a more slender, vertical expression, with the stepping of the building rather than a curve in the massing.

Architectural Expression

- The Panel appreciates attempts to calm down the architectural expression of the building from the previous version, however suggests further moves in order to better establish a design that is more deferential to the adjacent church spire, and more appropriate given the character of the streetscape.
- The Panel suggest a quieter treatment to the west and north façade, resulting in a simpler expression that acts as a background to the church. The use of glass at the northwest corner is a positive move in principle that is supported by the Panel.
 - At the northwest corner of the building, consider using a clean curtain wall that is more grounded, which has less of a commercial appearance.
 - One suggestion from the Panel is to introduce a curtain wall across the entire west façade.
- The Panel suggests that the solidity of the base is extremely important in order to ground the building and appropriately relate it to the church. The Panel is supportive of the use of natural stone as it complements the layered richness of the adjacent

church and spire.

- Consider raising the height of the podium to three stories, or the height of the roof of the church.
- The upper stories of the building are weighed down, particularly by the dark treatment of the cantilevered soffit. The Panel suggests lightening the expression of the top two floors by removing the canopy and establishing a two-storey non-residential penthouse that is glazed, and distinct from the rest of the tower. The goal is to allow the top of the tower to disappear into the sky, allowing the base, rather than the top of the building to be emphasized.
- The Panel has some concerns with the use of copper on the tower. A lighter material expression can help emphasize the architectural richness of the church rather than compete with it.
- In order to introduce more verticality to the tower, the Panel suggests using the balconies to break up the massing. Recesses, notches and darker materials can help to reduce the slab expression of the tower.

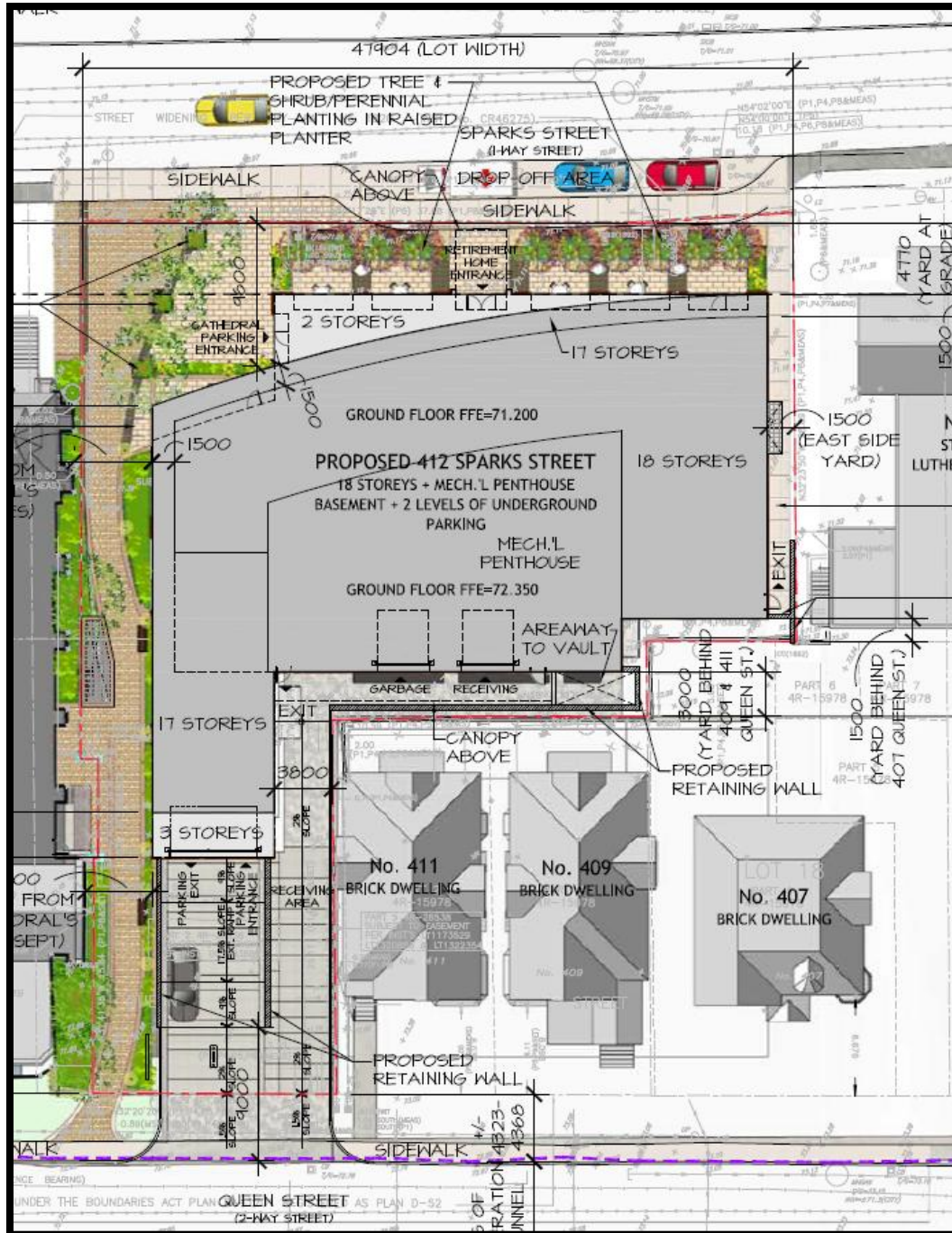
Public Realm

- The Panel is appreciative of the carving out of public space, and the ideas to animate the public realm, particularly with respect to establishing an important pedestrian midblock connection between Queen and Sparks Street.
- The Panel suggests removing the layby on Sparks Street or relocating it to the northwest corner of the site. If the layby remains, on street parking pavement and sidewalk treatments used on Queen Street, east of Bay Street, should be applied here in order to blur the lines between pedestrian and vehicular use. These include pedestrian friendly surface treatment such as pavers that will visually expand the pedestrian realm.
- It is the opinion of the Panel that the public realm associated with this building should not be differentiated from that of the church next door.
 - Avoid dividing the courtyard with trees, as this division of space will occur naturally.
 - Consider locating the primary entrance at the northwest corner of the building

in order to better engage with the space and give more meaning to the public realm.

- Contemplate program moves that can help feed activity at the street level, such as bringing more active amenities to the northwest corner of the building.
- To reflect the unique character of the Garden of the Provinces and Territories across the street, the Panel suggests introducing some landscape terracing, stone walls, etc. to the public realm. A pedestrian cross walk from the proposed courtyard to the park will be important to ensure the safe flow of pedestrians.
- The Panel has identified some concerns with respect to the steepness of some ramps within the loading areas.
- The Panel highlights the importance of coordinating streetscape elements such as street lights, bollards, low level lighting, etc. to ensure a high-quality experience at the public realm.

Document 11 – Landscape Plan



Document 12 – Current and view of Cathedral Hill from parkway



Document 13 – Views of Cathedral Hill before and after construction

