

FOTENN



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359 KENT

359 Kent Street, Ottawa

As We Heard It Report No. 2
Draft #1
April 24, 2023

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Prepared for Taggart Realty Management

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Public Consultation Meeting #2

As We Heard It Report

Address:	359 Kent Street, 436 and 444 MacLaren Street
File No.:	D02-02-21-0095 / D01-01-21-0015
Applicant:	Taggart Realty Management
Consultants:	Fotenn Planning + Design, Hobin Architecture, Lashley + Associates, Parsons, Commonwealth Historic Resource Management, Pratus Group
Date:	Thursday, March 9, 2023
Location:	Zoom

The second public consultation meeting for the 359 Kent Street, 436 and 444 MacLaren Street Zoning By-Law Amendment and Official Plan Amendment application took place on Thursday, March 9, 2023. The applicant team presented a revised development proposal which considered feedback from the City and community received to date, and then a question and answer period was mediated. The session was held on Zoom and had an attendance of 15 people including Councillor of the Ward Ariel Troster, City planning and heritage staff, and members of the public.

1.0 General Comments

Below is the feedback received during the question and answer period:

- / The building's height was raised as a concern, and a request made to adhere to the Landmark Building policy limit of 27 storeys.
- / The modified inset entrance off Gilmour Street was appreciated, for its ability to shelter entrants and to improve the streetscape.
- / Additional information was sought about the greenspace atop the podium, and it was requested that consideration be made across the site to support urban wildlife through planting of native species and a continuous tree canopy.
- / The community inquired on the development timeline; the proponent noted this is a re-zoning exercise and the timeline for redevelopment is approximately 10 years.
- / The Councillor noted that the need for affordable housing would be addressed further along in the process.
- / There was criticism that the City's High Performance Development Standard (HPDS) Tier 1 was not sufficient for a Landmark building, and that the standard should at least meet the Toronto Green Standard.
 - Pratus Group noted that the HPDS Tier 1 is equivalent to the current version of the Toronto Green Standard, adjusted only for Ottawa's climate.
- / There were a number of positive comments included in the chat feature of the Zoom platform, they are quoted as follows. Please note the criticisms noted in the chat are identified above.
 - "Thanks for all your hard work on this, I'm very pleasantly surprised by what I've seen! The new changes are all very good."
 - "My overall comment is that the redesign integrates much more effectively with the local neighbourhood. I am a 26 year plus resident of a Century duplex on Gilmour half a block away from this project site. This includes the brick integration on the facade on Gilmour and additions to the tree canopy. We have had to cut two of our three massive maples from our back yard and have about two years left on the last one. Acknowledging the historic site, and also greenspace is key. On the height. I support densification and housing and if anything, I would support the original application height. I would hope that city officials don't get stuck on the height issue. It is no longer acceptable to just be wishful about densification everywhere but in our neighbourhood. The set back allows for this height easily."

2.0 Report Comments

This As We Heard It Report was posted on the project website (359Kent.com) between April 25 and May 1, 2023 for public review and comment.

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