

DALHOUSIE COMMUNITY ASSOCIATION

755 Somerset Street West, Ottawa, Ontario, K1R 6R1

22 Aug. 2025

Jean-Charles Renaud
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
OTTAWA ON K1P 1J1

Re: **829 CARLING AVE - OP & Zoning Amendments / Site Plan Control**
Applications D07-12-21-0067, D02-02-21-0045, D02-12-21-0067

Sir:

HEIGHT

At 50 storeys, the height is not sufficiently differentiated from the existing 45 storey tower to the east nor the possible 48 storey tower to the west. The variable skyline envisioned by the Secondary Plan, will be replaced by an unrelieved skyline height, steadily increasing in height. It would be preferable to stop at 37 or 38 storeys so as to be midway in height between the 30 storey tower to the south and the 45 storeys to the east and at the same time be a break in the wall height along Carling moving westward. This could make the undersized space between towers on Sydney St. more palatable.

LANDSCAPING & PUBLIC REALM

Too Few Trees: The City's goal is 40% tree cover. This neighbourhood is less than half of that. Every effort to plant trees, (preferably large, native species) should be made. We note that not a single tree is proposed on the developer's property. Furthermore, the 'P1' underground parking structure extends right to the property line and thus precludes trees above. We therefore do not see how the plaza proposed by the Secondary Plan on the west edge of the building can thus be developed. Underground structures should be pulled back in strategic locations to allow for real trees. The 'P1' drawing shows no useful function immediately below grade along the west edge of the site so that this space could be used to plant trees by having the structure here commence only 1 storey below grade.

Preston Street: There are three, large, five-decade old Ginkgo trees, in good condition, on the City's right-of-way. They should be preserved and protected or temporarily removed and reinstalled by tree spade.

Carling Avenue: A second row of trees should be added in the road widening easement, preferably of a different species to the roadside row.

Plaza: The SP, Schedule F, requires that a plaza be incorporated into the development at this location. The alley on the west property line isn't a plaza.

Fresh Air Intake at the SE corner could be hugely anti-social unless creatively camouflaged.

PARKING & DELIVERIES

For a building so very close to an LRT station, the quantity of parking is excessive!

Moving trucks are anticipated to use the public roadway on Sydney Street for moving which will obstruct the flow of all those parked cars. Soho Italia (500 Preston) also has no provision for moving trucks, meaning both sides of Sydney might be blocked. Total cars being blocked: 829 Carling - 196, 500 Preston - 100, 854 Carling - 766 = 1032. The Secondary Plan envisions Sydney Street as a "woornerf" with enhanced pedestrian amenities.

Visitor parking requirement and location not indicated. In this neighbourhood visitor/delivery/service parking is critical. There is rarely anything on the street.

Where will delivery and service trucks park?

BICYCLES

Bike parking ratio should be 1:1 per unit.

(Note that 'stacked' bike parking does not accommodate a wide variety of bikes such as cargo bikes or bikes with child trailers).

Exterior bike rack for a mere 7 or 8 bikes is woefully inadequate for the scale of the development and its proximity to a major bike path. 30 should be provided.

HOUSING

The proportion of 2 Bedroom units is great. A higher percentage of 3 Bedroom units would be an improvement.

CLIMATE EMERGENCY

On such a large development we would expect to see numerous measures to address climate change such as:

- Net zero construction
- geothermal heating/cooling
- solar generation on south facade
- sewage heat recovery

We see nothing in this regard.

Yours truly,

David Seaborn, B. Arch.
for Planning & Development Committee
Dalhousie Community Association

cc: Councillor Ariel Troster

PS: We note the drawing A308 is mislabelled and should be labelled "42nd to 50th Floors".