

DALHOUSIE COMMUNITY ASSOCIATION

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

8 February 2026

Margot Linker

**Planning, Infrastructure and Economic Development Department
City of Ottawa**

**Re: 593 Laurier West - D02-02-24-0079 & D01-01-24-0026
Zoning Amendment and OPA**

Further to our letter of 1 February, we wish to ensure that you are aware of certain possibly misleading assertions in the proposal documents with respect to the Escarpment.

Environmental Impact Study:

3.0 PROPERTY IDENTIFICATION

The Site is approximately 0.28 ha in size and is located at 593 & 601 Laurier Avenue West, Ottawa, Ontario (45.414898° N, 75.708363°W; Figure 1). The site is directly north of Laurier Avenue West and west of Bronson Avenue. The north edge of the Site is characterized as a steeply sloping escarpment, with portions of a retaining wall along Slater Street downslope of the Site. The Site is currently zoned Residential Fourth Density (R4-UD) and Residential Fifth Density (R5-Q).

The Site is bordered by:

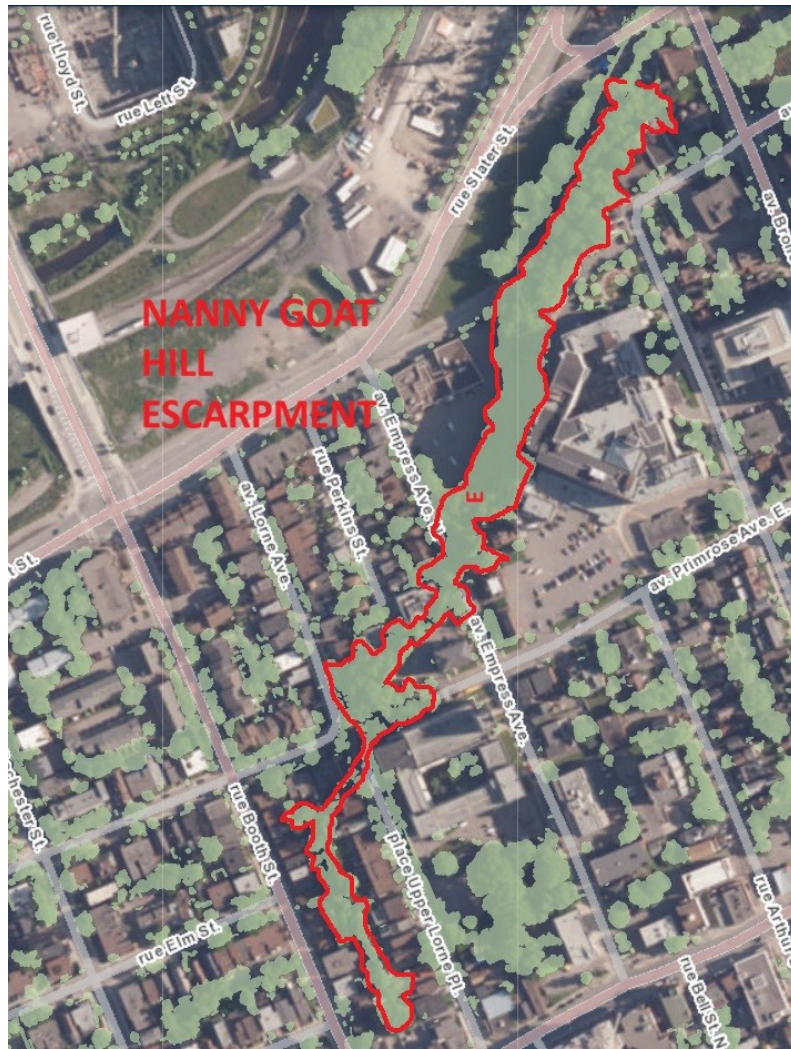
- Escarpment (**City of Ottawa natural heritage feature**), Slater Street, residential and commercial properties and greenspace to the north;
- Mixed-density residential properties and park spaces to the east;
- Laurier Avenue and mixed-density residential properties to the south; and
- Naturally-vegetated escarpment areas and mixed-density residential properties to the west.

The proposed development site includes a significant chunk of the Escarpment. The Escarpment is shown on OP Schedule C11A (see below) and on that map

extends southwest to Empress St. encompassing an area of 0.6Ha. (Far greater than the 0.2Ha claimed in para. 4.14 below.)



In fact, the Escarpment continues southwards to about Booth and Spruce Street and constitutes a further 0.2Ha. See highlighted “Nanny Goat Hill Escarpment” map below.



4.1.4 Significant Woodland Review

The City of Ottawa's (2022) Significant Woodland Policy, defines Significant Woodlands within the urban boundary as any area 0.8 hectares in size or larger, supporting woodland 60 years of age and older at the time of evaluation. Historical aerial imagery indicates that the forested escarpment along the north edge of the Site and extending downslope toward Slater Street has supported trees since at least 1959 (i.e., at least 65 years). However, the forested area measures only 0.2 ha and therefore does not meet the size criteria for Significant Woodland within the urban boundary.

5.7 Other Natural Heritage Features

The Site does not contain significant wetlands, significant coastal wetlands, ANSIs (life/earth science), or fish habitat. The Site does not contain significant valleylands or greenspace linkages. The westernmost portion of the Parliament Hill Urban Natural Area (UNA #181) is located approximately 440 m north of the Site.



EIS for 593 & 601 Laurier Avenue West, Ottawa
HERIN 1761.1
February 28, 2025

The escarpment along the north edge of the Site is identified as a natural heritage feature in Schedule C11 of the City of Ottawa Official Plan (City of Ottawa, 2021). The escarpment area is mapped as a relatively small, isolated feature, disconnected from nearby natural heritage features (e.g., the Parliament Hill UNA to the north). The feature meets the City of Ottawa's definition of escarpment, defined as having "slopes exceeding 75 per cent and height greater than three meters". However, while the feature meets the definition of an escarpment, it is more accurately characterized as a steep, vegetated slope with limited ecological value, given its small size, isolated nature, and heavily urbanized setting (Figure 4).

No other significant natural heritage features are located within 120 m of the Site.

Actually, the northeast end of Nanny Goat Hill Escarpment is approximately 60m from "Escarpment Park" on the east side of Commissioner St., which of course is part of the escarpment that wraps around the National Archives, the Supreme Court, Parliament Hill and beyond. See map below.



6.0 DESCRIPTION OF THE PROPOSED PROJECT

The proposed rezoning is intended to support the construction of a 28-storey apartment complex, with three levels of underground parking. The future site construction would require demolition of the low-rise apartment buildings at 601 and 603 Laurier Avenue, impacts to the west side of the heritage home at 593 Laurier Avenue.

Tree removal along Laurier Avenue and along the upper-most edge of the escarpment (i.e. near the rear of the Site) is anticipated to support the proposed project. While impacts to the mapped escarpment are anticipated, given its isolated, heavily urbanized nature and limited ecological value, there will be no significant ecological loss or net loss of 'escarpment habitat' as a result. It is anticipated that the proposed development will result in [REDACTED] 20 of which are within the non-public facing portion of the escarpment (IFS Associates, 2024).

ESCARPMENT FOREST PRESERVATION MEASURES

[REDACTED]
 Ottawa's Official Plan. As a result, its preservation is critical. To that end, the following measures are recommended:

Removing half the escarpment depth to facilitate this proposed development is NOT preserving the escarpment.

FOTENN Responses to UDRP Comments:

593 & 601 Laurier Avenue
 Response to UDRP Comments

Attendance: Fotenn (Timothy Beed and Thomas Freeman), Project1 (Julien Hebert and Ryan Koolwine), Henry Investments (Dean Michaud and Guv Whissell)
 Date: August 2nd, 2024

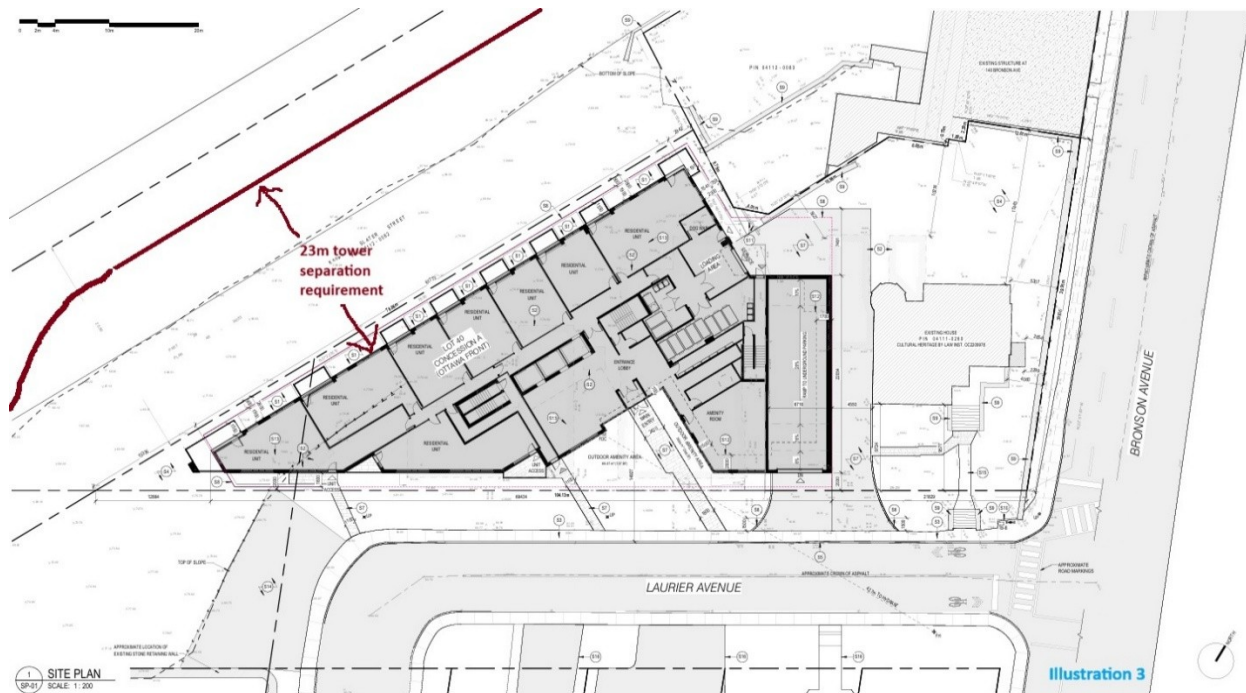
OPA & ZBLA

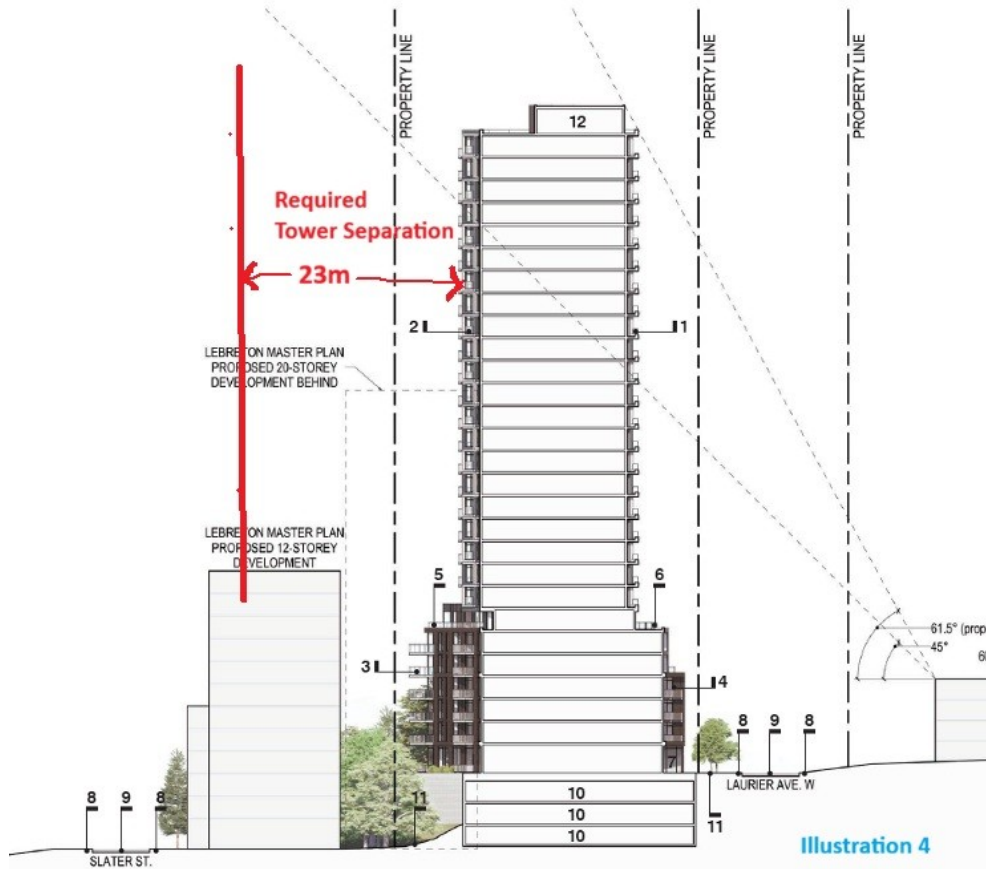
No.	Comment	
	General	
5.	The Panel has concerns with the proposed building encroaching on the escarpment and potentially affecting its longevity/sustainability as a natural heritage feature. There is a need to ensure that what is there today is protected and the escarpment's continuity through to the Ottawa River is enhanced by the project(s).	The proposed development sits atop the escarpment while respecting the natural heritage features along the escarpment. The escarpment provides for a linear green feature that divides Upper Town and LeBreton Flats. The proposed development will retain this urban heritage feature while working within the property boundaries of the subject site.
6.	The Panel has concerns with the width/expansiveness of the north/west elevation and provided a variety of suggestions to help visually reduce the apparent width of the west façade.	We understand the concern about the length of the elevation, and we are addressing this by incorporating reflective materials on the glass railings. This will help reduce the apparent width by introducing visual interest and dynamism to the elevation.
	Site Design & Public Realm	
7.	The Panel has concerns with the building's proximity to the northwest lot line (along the escarpment), and recommends working out those issues with staff, especially regarding the potential for future development at the base of the escarpment. Many Panel members expressed that their comments regarding the proposed building's massing and architecture are tied to the building's proximity to the northwest lot line and that both need further development.	The Slater ROW at the bottom of the escarpment currently owned by the NNC is envisioned to be redeveloped with high-rise buildings. The West Downtown Core Secondary Plan permits two 20 storey high-rise buildings on the lands owned by the NCC. The City wants to ensure that there is sufficient tower separation from the subject site and these future towers. Are you able to confirm the tower separation distance here? It would be good to show how the escarpment acts as a buffer between the subject site and the future development along the Slater ROW.

No.	Comment	
11.	The Panel has concerns with the proximity of the proposal to the escarpment, a natural heritage feature, and recommends further consideration be given to how this natural feature will be protected to allow for future trees to succeed and ensure success of the natural heritage through the site. The Panel recommends ensuring there is enough breathing room for the escarpment to thrive as a natural heritage feature/"green gesture".	The proposed development has been designed to limit impacts to the escarpment, with tree removal being limited as much as possible. The only trees removed will be those necessary to accommodate construction and development. A tree replacement strategy will include planting at least 20 native trees to support future growth and natural succession. Tree protection measures and coordination with the City and NCC should ensure the escarpment's long-term ecological and visual value is maintained.
12.	The Panel recommends exploring mitigative measures to improve the wind conditions at grade.	Prevailing winds from the west necessitate the omission of balconies on this side for tenant comfort, reducing wind impacts and maintaining a pleasant living environment. The proposed development is expected to result in slightly windier conditions compared to the existing massing; however, wind comfort across adjacent sidewalks, transit stops, parks, and outdoor spaces remains within acceptable limits. The Level 7 amenity terrace and building entrances, are predicted to be suitable for sitting throughout the year.
13.	The Panel has concerns with the environmental impacts on the escarpment. The escarpment should remain a prominent, visible, and sustainable feature of the geography/site.	The proposed development maintains appropriate setbacks from the escarpment and introduces planting zones along the edge to support natural regeneration and long-term ecological health.

#5: UDRP has concerns about the building encroaching on the escarpment. The proponent asserts that the building is “atop” the escarpment. In fact, the development extends halfway down the escarpment.

#7: UDRP concerns about the building’s proximity to the northwest lot line. With the proposed building half of the width of the escarpment, there is not much buffer left vis-à-vis future towers below the escarpment. In fact, the proximity of the proposed building to the northwest lot line precludes tower development on the majority of the width of the land below the escarpment due to 23m tower separation criteria. See illustrations below.





#11. UDRP concern about proximity to the escarpment and how future trees will succeed. The drawings show no new trees along the northwest face of the building; just rose bushes.

#13: UDRP concerned about environmental impact on the escarpment. Fotenn contends appropriate setbacks from the escarpment are maintained. In fact, there is no setback from the escarpment. Rather there is a gross encroachment.

Yours truly,

**David Seaborn, B. Arch.
For Planning Our Neighbourhood Committee
DALHOUSIE COMMUNITY ASSOCIATION**

**cc: Councillor Ariel Troster
Catherine Boucher, President DCA**