

DALHOUSIE COMMUNITY ASSOCIATION

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

1 February 2026

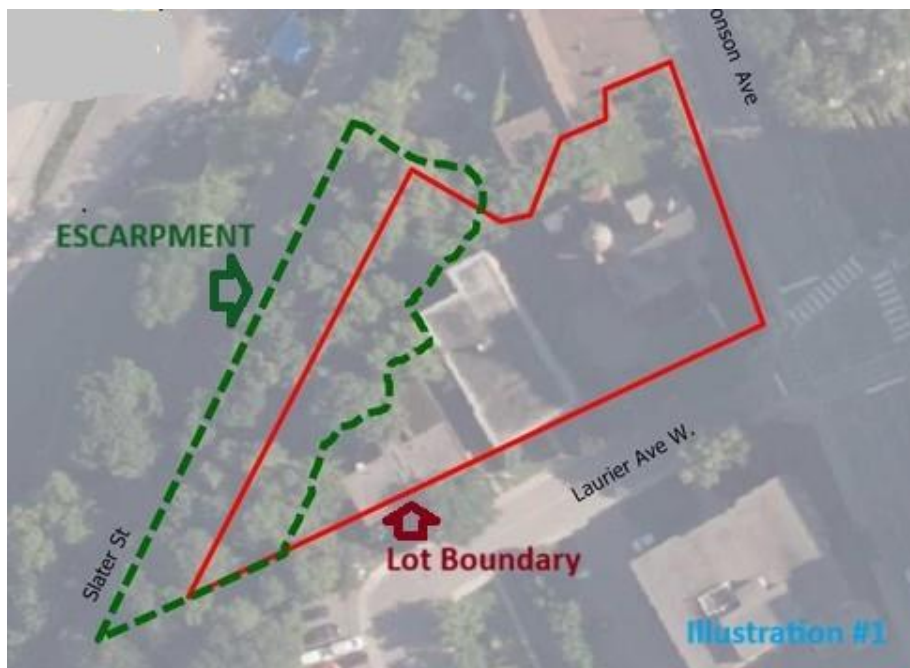
We have the following concerns and objections to this latest proposal.

ESCARPMENT DESTRUCTION

A. This proposal.

- by construction being located extremely close to the northwest lot line,
- by construction extending halfway down the escarpment slope,
- by proposing the removal of a significant swathe of escarpment trees, and
- by likely destroying trees and damaging roots beyond its own lot line during construction operations,

Will destroy more than half of the escarpment!



B. In OP section 4.8.1,

“(3) The City recognizes the following natural heritage features as defined in Ottawa’s Environmental Impact Study Guidelines:

(g) Urban Natural Features

(j) Landform Features.”

*“(4) The natural heritage overlay policies apply to all features in policy (3) **regardless** of whether they appear on Schedule to the OP.”* Emphasis added.

C. The Escarpment Area District CDP, Section 11.3.2:

“5.0.ii The natural heritage of the escarpment must be protected and enhanced.”

This application proposes the very opposite!

D. The concerns raised by the UDRP relating to the escarpment/northwest lot line (#5, 7, 11, 13) remain unresolved.

BUILT FORM

A. The proposed 6 storey **podium is out of scale** with the Low-rise zoning and with the 2 to 2.5 storey built form to the south of the site. A 4 storey podium would be more appropriate. The UDRP also suggested this. And, despite the jog in the podium’s east parapet, the podium is still too tall vis-avis the scale of the heritage building. (Also, per UDRP).

B. The **setback from the podium to the tower** along Laurier provides **insufficient** differentiation. The setback should be at least the 3m recommended by the OP.

C. The proposed **“angular plane”** of 62 degrees from the house front at 604 Laurier is **grossly at variance with the by-law norms!**

1. Such a plane is typically measured, not from the enormously setback existing house, but from the front lot line. Future low-rise development at 604 would otherwise be adversely affected.

2. The usual 45 degree plane should be enforced.

D. Many distant views of the proposal have been presented, but none from the south. **A long 28 storey wall at the north end of Cambridge St. would be unacceptably overwhelming.**

E. We note that the proposed density (1215 units/ha) is ten times beyond the OP target of 120 units/ha. Accordingly, there is no justification for the proposed increase in height

F. The required 5% “Large Household Dwellings” are absent. The argument used to justify this omission is absurd.

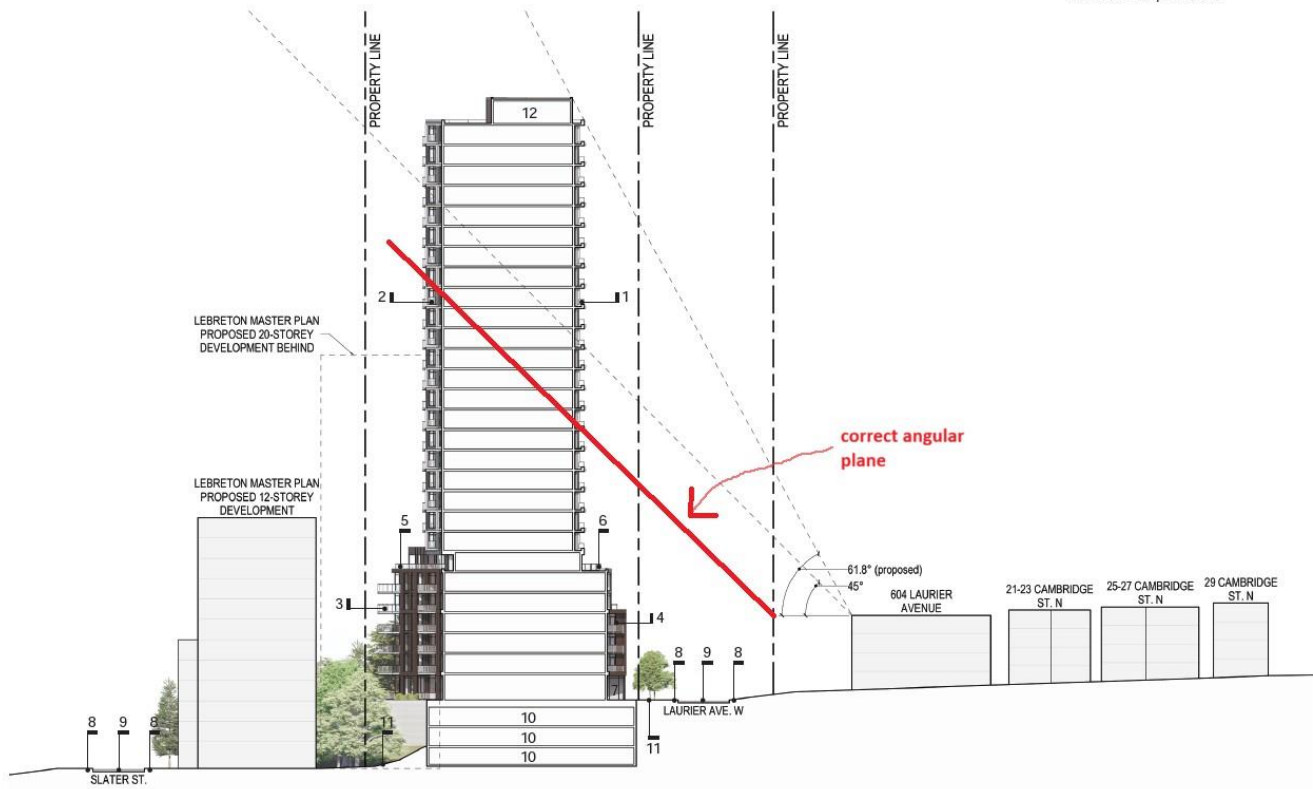
G. Setbacks:

1. The sheer scale of the proposal requires the required **3m setback from Laurier**, not 2m. That the existing 2 to 3 storey buildings are only setback 2m is not a justification for such a massive building.

2. The property to the northwest is no longer a street. No justification for a mere 0.9m rear setback is given where a 7.5m setback is the norm.

H. Tower Separation: There is no plan that illustrates how the required 23m separation can be achieved. The separation should be shared with the property to the north. Thus, the setback from the northwest lot line of 11.5m would be equitable.

10 Parking levels
 11 Soft landscaping
 12 Mechanical penthouse



601 LAURIER AVENUE TRANSITION / ANGULAR PLANE STUDY CORRECTED
 | 2318 | SCALE N.T.S.

Illustration #2

ZONING

- A. The present “R4” Low-rise zoning on Laurier is part of the Low-rise neighbourhood to the south. The Heritage Designation of the Fleck House effectively provides a similar Low-rise profile.
- B. The City’s Planning staff, in their **New Zoning By-law, retain the Low-rise zoning on Laurier, now “N4”, as the appropriate zoning.** They have not proposed extending the “Hub” zoning, found to the north, southward to Laurier or any other increase in height.
- C. Low-rise zoning should continue where it presently exists at 601 and 603 Laurier. Mid-rise development should be restricted to the west/rear of 593.

SITE DEVELOPMENT

Driveways:

- a) The 3 lane wide curb cut is excessive. Varied pavement materials would merely segregate the traffic types but would not mitigate the excessive width. Redesign is needed to reduce the curb cut to a maximum of 2 lanes.
- b) There is no provision for deliveries and drop offs for the 326 units.

Bicycles:

- a) Bicycle ratio should be 1:1
- b) The proportion of “stacked” units is excessive. Space for child-chariots and other eccentric need to be provided.
- c) Exterior bike racks required.

Heritage:

No information has been provided about the proposed use of the Fleck House, the necessary changes to the amenity space behind it, the restoration work where components are to be removed, nor what restoration work is actually planned.

We recommend that this proposal NOT be approved.

Yours truly,

David Seaborn, B.Arch.

for

Plan Our Neighbourhood Committee

DALHOUSIE COMMUNITY ASSOCIATION

cc: Councillor Ariel Troster
Catherine Boucher, President DCA