



210 Gloucester Street,  
Suite 101,  
Ottawa, Ontario,  
K2P 2K4.

July 20, 2023

Re: 265 Catherine

John Bernier,  
Development Review Planner,  
City of Ottawa,  
110 Laurier Avenue West,  
Ottawa, ON K1P 1J1

Mr. Bernier,

We urge City Council to reject the application for the proposed redevelopment of the former bus depot block at 265 Catherine.

The CCA is opposed to the significant height increase of two out of three proposed residential towers from 25 to 36 and 40 stories.

We understand more dwelling units are desperately needed across the City and in the downtown core, and do not oppose reasonable changes in what currently is a vibrant and livable community. However, densification should not come at the expense of the wellbeing of residents. The proposed towers of the 265 Catherine block will dwarf the surrounding neighbourhood. We call on the developers to respect requirements set out by the Zoning and the Secondary Plan, and encourage them to heed the UDRP's warning of a "stark contrast of high-rise buildings in a predominantly low-rise neighborhood."

In this application, the Modernist "tower in the park" morphology has been exaggerated into "multiple towers over a parkette." With minimal breathing room in and around the massive block the proposal feels insular. It would cast long shadows over the surrounding neighbourhood, and over the proposed "open space" between the built masses. As it stands, it is not designed for integration with the wider community.

We would like the developer to consider the local context: the block they are proposing to transform is close to schools, walking distance to public transit, and home to diverse households, including seniors and families. To meet community needs a variety of unit types ought to be provided beyond minimum requirements, including accessible units, accommodations for aging in place, family-sized units of three bedrooms, and affordable

housing. We encourage the developer to collaborate with non-profit housing providers and local organizations to offer the latter.

Intensification should be paired with appropriate soft and hard infrastructure and community services, with safety and well-being in mind.

The extreme density will bring an influx of traffic to the area, even with the reduced parking provisions in the proposal. We question whether the neighbourhood's existing arteries can accommodate increased vehicular traffic safely, and are concerned with increased congestion, pollution, and noise. While we appreciate the lower number of proposed parking, we seek assurance that car-sharing options will be explored, that visitor parking will be appropriate to accommodate care workers, and that there will be planning for charging stations to accommodate EVs. As supporters of active modes of transportation we urge the developer to offer a ratio of bicycle storage to least 1:1 per unit.

Notably, the proposed development, with very high densities, is devoid of commitments to sustainability and energy efficiency. Beyond minimizing the wall-to-window ratio of the tower facades, there is no mention of environmentally sustainable design and building systems. A building of this scale ought to consider green systems and net zero. We expect major buildings of this size to show leadership and take responsibility for minimizing the carbon footprint they will produce.

Thank you for considering our submission.

Sincerely,  
Mary Huang

President,  
Centretown Community Association

c.c. Ariel Troster, Councillor  
Joel Harden, MPP  
Yasir Naqvi, MP  
Gilles Desjardins, President, Brigil