



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

May 15, 2023

Re: 84 & 100 Gloucester

Eric Forhan,  
Development Review Planner,  
City of Ottawa,  
110 Laurier Avenue West,  
Ottawa, ON, K1P 1J1.

Dear Mr. Forhan,

The Centretown Community Association (CCA) is astonished that a developer is proposing to build a 27-storey skyscraper having conducted zero public or community consultation. But that is the case with the proposed development at 84 & 100 Gloucester.

The developer has conducted no public consultation whatsoever. There was no public meeting. The developer has not contacted the CCA to present its proposal and receive input. (A single CCA representative attended a pre-application consultation. However, the CCA rep is bound by non-disclosure and can discuss the proposal with no one. A pre-app consult is in no way a consultation with the community association.)

For public consultation to be meaningful, it must occur while plans still can be altered.

The City should reject this proposal because of the utter failure to consult. The developer should be instructed to conduct community consultations, including with the CCA, and then amend its proposal. It is the 21st century; why are we even discussing this?

The basic design proposed is unaesthetic. It is a box with balconies hanging off. It is pedestrian and unappealing.

The developer asks that the requirement for a 3.0-metre setback at the front be dropped to zero metres. We strongly oppose this. Buildings must be set back to allow for big trees and other greenery, and for light, air and openness for pedestrians.

The existing buildings along Gloucester that crowd the sidewalk and the street are relics of a past era. They were a mistake; this mistake should not be perpetuated. Gloucester already resembles a box canyon. New buildings, including this one, must mitigate the "box canyon effect," not make it worse.

As well, a tall building with no setback is a safety hazard. It exposes pedestrians to ice falling off the building. Why make this another skyscraper that needs a sign: Danger: Falling Ice?

This building fails to address Ottawa's declared housing emergency. There is no mention of affordable housing. We recommend the developer provide affordable housing, perhaps by taking advantage of federal programs.

In addition to the proposed indoor bike parking, there must be outdoor bike parking for visitors.

We applaud the environmental features proposed for this building. These include a reflective roof treatment, a cistern to collect rain water for irrigating the landscaping, and EV charging stations in the underground garage. The developer also proposes a ratio of bicycle parking spaces per unit of 1.0. These measures are excellent.

However, more can be done to address Ottawa's declared climate emergency. The proposal provides for the planting of small trees. It should include large trees, to provide much needed additions in Centretown to the urban canopy.

There is too much hard surfacing, such as pavers. There should be permeable surfacing instead, to reduce the heat-island effect.

In summary, the CCA has many concerns and suggestions. The biggest concern is the failure to consult, and on that grounds alone the City must reject this proposal.

Thank you for considering our submission.

Sincerely,

Mary Huang

President,  
Centretown Community Association

c.c. Ariel Troster, Councillor  
Joel Harden, MPP  
Yasir Naqvi, MP  
Bill Malhotra CEO, Claridge Homes.