

Dear Ms. Perry,

Thank you for your e-mail, I appreciate hearing from you.

In the last week, media coverage regarding 900 Albert has raised questions concerning the height and density of this development.

This proposal has come before Planning Committee and City Council several times in the past few years, and the concept has consistently been for three tall high-rises when each of the following decisions were made:

- Council waived encroachment fees;
- Council approved an \$8.25-million Brownfield Rehabilitation Grant, and;
- Council reduced development charges to allow for the relocation of municipal infrastructure under the site.

This development is consistent with the approved density of 1.4 million square feet. Although it includes an increase in height above the Council-approved Community Design Plan for this area, City planning staff have provided a clear response to why this reflects good planning and is consistent with Council direction for transit-oriented development. This is a unique opportunity to construct a fully integrated mixed-use development at the intersection of two LRT lines. This includes over 1,200 residential units with a market square, the construction of a new public pathway along the southern property limit and a pedestrian connection to the LRT station. The proponent is working to ensure that a grocery store is opened in the new retail space, and is committed to ensure that provisions for affordable housing at this location.

The development at 900 Albert is precisely the kind of intensification does make sense given the location – at a transit hub, where Confederation Line meets Trillium Line. This project fulfills the Official Plan Strategic Directions and City policies related to intensification. Not only will it help us reach our Transit Oriented Development goals, but it will lead to public realm improvements and animation along Albert Street, and of course, it will offer remediation of a contaminated site in the core of our city.

I agree that there is more work to be done, but I have every confidence that our City planning staff will continue to work with this applicant through the site plan approval process. Given how much work and compromise this applicant has already put into developing the site, I have every reason to believe that they will continue to work with staff to make sure they have the best possible design

There will be additional opportunity for input through the site plan control process, when specific design details will be addressed and the City ensures that developments are safe, functional, and designed appropriately. A sub-committee of the Urban Design Review Panel will also review the final design at this site. I also supported a motion tabled at the last Council meeting to bring the final site plan agreement to Committee and Council for our review and consideration once this process is completed.

Sincerely,

Jim Watson
Mayor
City of Ottawa

JW/ps