

8. **930 and 1010 Somerset Development Project: Determination of Land Use**
Projet d'aménagement du 930 et 1010, rue Somerset : détermination de l'utilisation du sol

Committee Recommendation(s) as amended

That Council:

- 1. Approve in principle the concept plan for 930 and 1010 Somerset Street as detailed in this report and shown in Document 1 and direct City staff to pursue Zoning and Official Plan Amendments to facilitate the proposed development:
 - a. that any land occupied by an aboveground District Energy System aboveground installation not be considered parkland for the purposes of the net parkland gain; and**
 - b. that tree retention be considered and addressed as part of the planning review process, with the goal of preserving as many mature trees as possible.****
- 2. Declare Parcels 1 and 2 identified in Document 2, surplus properties within 930 and 1010 Somerset Street, being approximately .68 acres and 1.7 acres respectively and subject to final survey and severance, as Surplus Lands.**
- 3. Delegate the authority to the General Manager of Strategic Initiatives to negotiate, finalize and execute:
 - a. An Agreement of Purchase and Sale to facilitate the disposal of the fee simple interest in Parcel 1 on Document 2 being approximately 0.68 acres, to the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), to construct an elementary school and childcare facility, for consideration of \$6,490,000 subject to final adjustments on closing; and****

3. **Délègue au directeur général des Initiatives stratégiques le pouvoir de négocier, de finaliser et d'exécuter le contrat :**
 - a. **Une convention d'achat et de vente pour faciliter la cession en fief simple de la parcelle 1 du document 2, d'une superficie d'environ 0,68 acre, au Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), pour la construction d'une école primaire et d'une garderie, pour une contrepartie de 6 490 000 \$, sous réserve d'ajustements finaux à la clôture; et**
 - b. **Une option d'achat en faveur du Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) pour l'aménagement d'un terrain supplémentaire, si nécessaire, en vue de la construction d'un gymnase pour l'école primaire, selon les conditions décrites dans le présent rapport.**
4. **Renonce à la Politique sur l'aliénation des biens immobiliers, la politique d'Ottawa sur l'acquisition de terrains à vocation de parc et sur le financement ainsi que la Politique sur les terrains et le financement pour les logements abordables et réorienter le produit net de la vente de la parcelle 1 (recommandation 3a) et des terrains inclut dans l'option d'achat (recommandation 3b) vers le compte des immobilisations du 1010, rue Somerset afin de financer la planification, la conception et les travaux sur le site.**
5. **Approuve un budget des immobilisations pour 2025 de 1 235 000 dollars afin de continuer la planification et la consultation publique concernant le carrefour communautaire, y compris la conception d'espaces récréatifs et culturels élargis au 930 et au 1010, rue Somerset.**

For the Information of Council

The committee also approved the following direction to staff:

Councillor J. Leiper (on behalf of Councillor A. Troster)

Staff be directed to include consultation of groups that currently provide programming in Plouffe Park in the development of the shared use agreement between the City of Ottawa and the CEPEO.

Pour l'information du Conseil Municipal

Le comité a également approuvé la direction au personnel suivante :

Conseiller J. Leiper (de la part de conseillère A. Troster)

Il est demandé au personnel d'ajouter la consultation des groupes qui organisent actuellement des activités dans le parc Plouffe à la démarche d'élaboration de l'entente d'utilisation partagée menée entre la Ville d'Ottawa et le CEPEO.

Documentation/Documentation

1. Extract of draft Minutes, Finance and Corporate Services Committee, December 3, 2024.

Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 3 décembre 2024.

2. Acting Director's Report, Housing Solutions and Investment Services, submitted 22 November 2024 (ACS2024-SI-HSI-0026).

Rapport de la Directrice intérimaire, Solutions de logement et Investissements, Initiatives stratégiques, daté le 22 novembre 2024 (ACS2024-SI-HSI-0026).

930 and 1010 Somerset Development Project: Determination of Land Use

File No. ACS2024-SI-HSI-0026 – Somerset (14)

On the outset, Councillor J. Leiper noted that he would move a motion on behalf of Councillor A. Troster, who then read in the motion.

Mr. Robin Souchen, Manager, Realty Services, Strategic Initiatives (SI) along with Ms. Geraldine Wildman, Director, Housing Solutions and Investments, SI spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations:

- Alexandra Baril*
- Cheryl Parrott
- David Seaborn *
- Brigitte LeBlanc-Lapointe
- Catherine Boucher
- Carol Sissons*
- Christine McCuaig, Q9 Planning + Design Inc. (Agent for CEPEO)
- Annie Dugas, Conseil des écoles publiques de l'Est de l'Ontario

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

After the Delegations, Councillor J. Leiper moved a Direction to Staff on behalf of Councillor A. Troster, who read in the Direction.

Mr. Souchen and Mr. Dan Chenier, General Manager, Recreation, Cultural and Facility Services responded to questions.

Following discussion, the Motion was put to Committee and Carried and the item was Carried as amended with the following Direction to staff:

DIRECTION TO STAFF (*Councillor J. Leiper on behalf of Councillor A. Troster*)

Staff be directed to include consultation of groups that currently provide programming in Plouffe Park in the development of the shared use agreement between the City of Ottawa and the CEPEO.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend that Council:

- 1. Approve in principle the concept plan for 930 and 1010 Somerset Street as detailed in this report and shown in Document 1 and direct City staff to pursue Zoning and Official Plan Amendments to facilitate the proposed development.**
- 2. Declare Parcels 1 and 2 identified in Document 2, surplus properties within 930 and 1010 Somerset Street, being approximately .68 acres and 1.7 acres respectively and subject to final survey and severance, as Surplus Lands.**
- 3. Delegate the authority to the General Manager of Strategic Initiatives to negotiate, finalize and execute:**
 - a. An Agreement of Purchase and Sale to facilitate the disposal of the fee simple interest in Parcel 1 on Document 2 being approximately 0.68 acres, to the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), to construct an elementary school and childcare facility, for consideration of \$6,490,000 subject to final adjustments on closing; and**
 - b. An Option to Purchase in favour of the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO) for additional development land, if required, to support the construction of an elementary school gymnasium under the terms and conditions described in this report.**

4. **Waive the Disposal of Real Property Policy, the Ottawa Parkland Acquisition and Funding Policy, and the Affordable Housing Land and Funding Policy and redirect the net sale proceeds from the disposal of Parcel 1 (Recommendation 3a) and the Option Lands (Recommendation 3b) into the 1010 Somerset Capital Account to fund planning, design and site works.**
5. **Approve a 2025 Capital budget of \$1,235,000 for the continued planning, and consultation of a community hub, including the design of expanded recreation and cultural uses at 930 and 1010 Somerset Street.**

Carried as amended

Motion No. FCSC 2024-20-01

Moved by J. Leiper (on behalf of A. Troster)

WHEREAS one of the key areas of community concern identified in the plan is the limited greenspace; and

WHEREAS the Ottawa Community Housing project at 930 Gladstone was not required to pay Cash in Lieu of Parkland, or provide a dedication of 10% of the site towards park space; and

WHEREAS West Centretown has one of the lowest percentage tree canopies in the City of Ottawa, per the Ottawa Neighbourhood Study, at 13.1% coverage; and

WHEREAS West Centretown has one of the lowest percentages of private greenspace in the city, with only 4.6% of land covered by residential parkland; and

WHEREAS the Official Plan and the West Downtown Core secondary plan project the addition of roughly 10,000 new housing units in the neighbourhood, and many of these will not have private greenspace; and

WHEREAS the high cost of land and existing high density make parkland acquisitions uniquely challenging in Somerset Ward; and

WHEREAS finding ways to maximize greenspace in the new development is an ongoing concern that will continue to be relevant as the project progresses through the detailed design phase; and

WHEREAS this concept plan includes provision for 1 hectare of new parkspace, and any changes to the concept plan proposed through the detailed design phase must maintain that provision.

THEREFORE, BE IT FURTHER RESOLVED that any land occupied by an aboveground District Energy System aboveground installation not be considered parkland for the purposes of the net parkland gain; and

BE IT FURTHER RESOLVED that tree retention be considered and addressed as part of the planning review process, with the goal of preserving as many mature trees as possible.

Carried