

Subject: 930 and 1010 Somerset Development Project: Determination of Land Use

File Number: ACS2024-SI-HSI-0026

**Report to Finance and Corporate Services Committee on 3 December 2024
and Council 11 December 2024**

**Submitted on November 22, 2024 by Geraldine Wildman, Interim Director,
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Ward: Somerset (14)

**Objet : Projet d'aménagement du 930 et 1010, rue Somerset : détermination
de l'utilisation du sol**

Numéro de dossier : ACS2024-SI-HSI-0026

Rapport présenté au Comité des finances et des services organisationnels

Rapport soumis le 3 décembre 2024

et au Conseil le 11 décembre 2024

**Soumis le 2024-11-22 par Geraldine Wildman, directrice par intérim, Services des
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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.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité des finances et des services organisationnels présente au Conseil les recommandations suivantes :

- 1. Approuver en principe le plan de conception du 930 et du 1010, rue Somerset, tel qu'il est détaillé dans le présent rapport et présenté dans le document 1, et demander au personnel de la Ville de procéder à des modifications de zonage et du Plan officiel afin de faciliter l'aménagement proposé.**
- 2. Déclarer les parcelles 1 et 2 présentées dans le document 2, propriétés excédentaires situées au 930 et au 1010, rue Somerset, d'une superficie d'environ 0,68 acre et 1,7 acre respectivement, sous réserve d'un levé définitif et d'un morcellement, comme étant des terrains excédentaires.**
- 3. Déléguer 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. Renoncer 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. Approuver 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.**

EXECUTIVE SUMMARY

In 2017 Ottawa Community Housing (OCH) purchased 933 Gladstone Avenue, a 33,262 sq m (8.2-acre) vacant site from Public Service Procurement Canada (PSPC). OCH has recently broken ground on a mixed-use residential community at this location. The abutting 29,640 sq m (7.32-acre) parcel to the north, at 1010 Somerset Street, was identified as an important part of the community building effort. In March 2021 Council approved the purchase of 1010 Somerset Street and directed staff to explore how a community hub concept could be developed in conjunction with 930 Somerset Street to support the existing neighborhood, the OCH development as well as meeting city-wide Council priorities.

City staff worked on creating a concept plan for 930 and 1010 Somerset Street in consideration of the OCH development. A dedicated project team conducted internal reviews of City services, and conducted discussions with government agencies, non-profit service providers and Indigenous groups to inform the concept plan design.

Public engagement was undertaken in two phases in June-October 2023 and May-August 2024. This engagement introduced the project, presented the concept plan, and confirmed public buy-in. Based on the engagement process and technical advice, the preferred concept prioritizes the following: 1) Plant Recreation Center Expansion, 2) New Recreation and Cultural Facility, 3) New Public Park, 4) Elementary School, 5) Affordable Housing, 6) Market Housing, and 7) District Energy. The 930 and 1010 Somerset concept plan is attached as Document 1. As per Recommendation 1, an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBLA) are required to implement the development as shown on the concept plan.

A new school is required and considered important to the overall community hub concept. Working with the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), City staff identified Parcel 1 (Document 2) being approximately 0.68 acres for the new Louise Arbour Elementary School. In addition, a residential development site for market housing of approximately 1.7 acres (Parcel 2 on Document 2) is identified for future private sector development to support a mixed income demographic. These two parcels are not tied to the City's development schedule and can be sold as the community hub

plan advances. Recommendation 2 is for Council to declare Parcels 1 and 2 as surplus for future disposal.

The CEPEO school development is considered as an urgent need. Recommendation 3 is to provide authority to the General Manager of Strategic Initiatives to negotiate the disposal of the school parcel at market value. The estimated sale price for the school parcel, based on market value appraisal reports is \$6.49 million with the transaction expected to close in late 2025.

The exact price will be adjusted to reflect the lot boundaries as per the footprint of the school and will consider the requirements for the CEPEO to integrate the school into the community hub concept. Part of the community hub concept is to share facilities and as such the Louise Arbour School will exclude a gymnasium in its design as the intent is for the school to use a future City gymnasium. To protect the CEPEO, in the event that the City does not start construction of a gymnasium within 6 years of the final school occupancy, the CEPEO will have an Option to Purchase at market value a parcel of development land necessary to support an elementary school gymnasium. The exact size and price would be determined at that time.

A team of professionals, both internal and external, have been engaged since March 2021 to advance the community hub design. The capital funds initially provided to staff to explore the hub concept have been spent. There are future revenue generating opportunities with the pending sale of Parcel 1 to the CEPEO and a later sale of Parcel 2 for residential development. As per City Policy when a property parcel is sold the net proceeds are divided, with 25% allocated to Strategic Initiatives for Affordable Housing, 25% to RCFS to support the acquisition of parkland and the remainder deposited into City Wide Capital Reserve. The community hub design includes affordable housing, RCFS parkland, and will directly address multiple Council priorities including climate resiliency, Indigenous engagement, and community partnerships. Staff require additional funding to refine the ultimate size and scope of the project. Recommendation 4 is that net proceeds from the disposal of Parcel 1, and later Parcel 2, the above policies are requested to be waived to allow for the net proceeds to be reinvested into the project for continued planning, design as well as advance site works.

To maintain the project's current momentum over 2025, Staff have identified a work plan to 1) zone and sever the school site (Parcel 1) to permit the disposal to the CEPEO, 2) create a framework to examine District energy options, 3) commence the functional programming and Exemplar Design of a recreation and cultural facility, 4) identify the affordable housing opportunity, and 5) initiate site works. It is anticipated

that revenue from the sale of Parcel 1 will not flow into the project until Q1 2026. Therefore, an immediate investment into the project is required for 2025 to start this work. Recommendation 5 is to request that Council provide a budget in the amount of \$1,235,000 to keep the project moving forward without delay.

A comprehensive work plan and a funding strategy for the proposed community hub is anticipated by Q1 2027 at which time staff will report back to Council.

RÉSUMÉ

En 2017, Logement communautaire d'Ottawa (LCO) a acheté le 933, avenue Gladstone, un site vacant de 33 262 mètres carrés (8,2 acres) à Services publics et Approvisionnement Canada (SPAC). LCO a récemment commencé la construction d'une communauté résidentielle polyvalente à cet endroit. La parcelle attenante de 29 640 m² (7,32 acres) située au nord, au 1010, rue Somerset, a été identifiée comme un élément important dans la construction de la communauté. En mars 2021, le Conseil a approuvé l'achat du 1010, rue Somerset et a demandé au personnel d'étudier comment un concept de carrefour communautaire pourrait être élaboré conjointement avec le 930, rue Somerset afin de renforcer le quartier existant et le projet d'aménagement de LCO tout en répondant aux priorités du Conseil à l'échelle de la ville.

Le personnel de la Ville a travaillé à la création d'un plan conceptuel pour le 930 et le 1010, rue Somerset, en tenant compte du projet d'aménagement de LCO. Une équipe dédiée au projet a procédé à des examens internes des services de la Ville et a mené des discussions avec des agences gouvernementales, des fournisseurs de services sans but lucratif et des groupes autochtones afin de contribuer à l'élaboration du plan conceptuel.

La consultation du public s'est déroulée en deux phases, de juin à octobre 2023 et de mai à août 2024. Ces séances de consultation ont permis de présenter le projet et le plan conceptuel et de s'assurer du soutien du public. Sur la base du processus de consultation et des conseils techniques, le concept privilégié donne la priorité aux éléments suivants : 1) agrandissement du Centre récréatif Plant, 2) nouvelle installation récréative et culturelle, 3) nouveau parc public, 4) école primaire, 5) logements abordables, 6) logements du marché privé et 7) système énergétique du quartier. Le plan conceptuel du 930 et du 1010, rue Somerset est joint en tant que document 1. Conformément à la première recommandation, une modification du Plan officiel (MPO) et une modification du Règlement de zonage (MRZ) sont nécessaires pour mettre en

œuvre le développement comme indiqué sur le plan conceptuel.

La construction d'une nouvelle école est nécessaire et considérée comme importante pour le concept global du carrefour communautaire. En collaboration avec le Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), le personnel de la Ville a identifié la parcelle 1 (document 2) d'environ 0,68 acre pour construire la nouvelle école primaire Louise Arbour. En outre, un espace d'environ 1,7 hectare destiné à l'aménagement résidentiel de logements du marché privé (parcelle 2 sur le document 2) a été désigné pour l'aménagement d'un futur secteur privé, afin de favoriser la mixité des revenus démographiques. Ces deux parcelles ne sont pas liées au calendrier des travaux d'aménagement de la Ville et peuvent être vendues à mesure que le plan d'aménagement du carrefour communautaire progresse. La deuxième recommandation est que le Conseil déclare les parcelles 1 et 2 comme étant excédentaires aux fins d'une cession future.

L'aménagement de l'école du CEPEO est considéré comme un besoin urgent. La troisième recommandation consiste à donner au directeur général des Initiatives stratégiques le pouvoir de négocier la cession de la parcelle de l'école à la valeur du marché. Le prix de vente de la parcelle de l'école, basé sur les rapports d'évaluation de la valeur marchande, est estimé à 6,49 millions de dollars et la transaction devrait être conclue à la fin de l'année 2025.

Le prix exact sera ajusté pour refléter les limites du terrain en fonction de la superficie au sol de l'école et prendra en compte les exigences du CEPEO pour intégrer l'école dans le concept du carrefour communautaire. Une partie du concept du carrefour communautaire consiste à partager les installations et, à ce titre, la conception de l'école Louise Arbour ne comprendra pas de gymnase, puisque le but est que l'école utilise un futur gymnase municipal. Pour protéger le CEPEO, au cas où la Ville ne commencerait pas la construction d'un gymnase dans les six années qui suivent l'occupation finale de l'école, le CEPEO aura la possibilité d'acheter à la valeur du marché une parcelle de terrain pour l'aménagement d'un gymnase pour l'école primaire. La taille et le prix exacts seront déterminés à ce moment-là.

Une équipe de professionnels, internes et externes, a été engagée depuis mars 2021 pour faire avancer la conception du carrefour communautaire. Les fonds d'immobilisation qui avaient été initialement fournis au personnel pour explorer le concept du carrefour ont été dépensés. Il existe des possibilités futures de générer des revenus avec la vente en cours de la parcelle 1 au CEPEO et la vente ultérieure de la parcelle 2 pour le projet d'aménagement résidentiel. Conformément à la politique de la

Ville, lorsqu'une parcelle de terrain est vendue, le produit net est divisé : 25 % sont alloués aux Initiatives stratégiques pour le logement abordable, 25 % à la DGLCI pour soutenir l'acquisition de terrains à vocation de parc et le reste est déposé dans le fonds de réserve pour immobilisations de la Ville. La conception du carrefour communautaire comprend des logements abordables et des terrains à vocations de parc et répondra directement à plusieurs priorités du Conseil, notamment la résilience climatique, la participation des Autochtones et les partenariats communautaires. Le personnel a besoin d'un financement supplémentaire pour préciser la taille et la portée définitives du projet. La quatrième recommandation est que le produit net de la vente de la parcelle 1, et plus tard celui de la parcelle 2, fasse l'objet d'une dérogation aux politiques susmentionnées afin que le produit net puisse être réinvesti dans le projet en vue de continuer la planification, la conception ainsi que les travaux sur le site.

Pour maintenir l'élan actuel du projet jusqu'en 2025, le personnel a défini un plan de travail pour 1) le zonage et le morcellement du site de l'école (parcelle 1) afin de permettre la cession au CEPEO, 2) la création d'un cadre de travail pour étudier les possibilités en matière énergétique, 3) le lancement de la programmation fonctionnelle et de la conception exemplaire d'une installation récréative et culturelle, 4) l'identification des possibilités en matière de logements abordables et 5) le début des travaux sur le site. Il est prévu que les recettes provenant de la vente de la parcelle 1 ne soient pas injectées dans le projet avant le premier trimestre 2026. Par conséquent, un investissement immédiat dans le projet est nécessaire pour commencer ce travail dès 2025. La cinquième recommandation vise à demander au Conseil de fournir un budget d'un montant de 1 235 000 dollars afin de permettre au projet de continuer à avancer, et ce, sans tarder.

Un plan de travail complet et une stratégie de financement pour le carrefour communautaire proposé sont attendus d'ici le premier trimestre 2027, date à laquelle le personnel présentera un rapport au Conseil.

BACKGROUND

In 2015, Public Service Procurement Canada (PSPC) announced plans to dispose of the 1010 Somerset Street property. City of Ottawa staff identified the acquisition and merger of this property with existing closed rights-of-ways as beneficial for meeting civic needs aligned with Council's strategic priorities, the Parks and Recreation Facilities Master Plan (PRFMP), and the West Downtown Core Secondary Plan. The 1010 Somerset Street West property, together with the adjacent Plant Recreational Centre and Plouffe Park at 930 Somerset Street West represent a unique opportunity for urban renewal.

On March 10, 2021, City Council approved the acquisition of 1010 Somerset Street with an estimated market value of \$25 million (2020) for \$11 million plus commitments to PSPC to create a social development 75% focused on public good. Council also approved the creation of a Capital Account in the amount of \$400,000 for staff to explore the development of a community hub at 930 and 1010 Somerset Street and report back to Council.

In the March 2021 Report Council provided delegated authority to the General Manager of Planning, Infrastructure and Economic Development to finalize and execute the Purchase Agreement and related agreements conditional that the final agreement versions did not deviate from the business terms and conditions outlined the report.

Collaborative Benefits Agreement with the Algonquins of Ontario (AoO)

During the PSPC disposal process the AoO expressed interest in the lands. Consequently, PSPC required the City to execute a Collaborative Benefits Agreement (CBA) with the AoO. On August 18, 2022, the City entered a CBA with the AoO reflecting the terms and conditions outlined in the CBA Framework in Document 3 of the March 2021 Report.

As part of this agreement the City committed to youth mentorship and job skills development. In support of this commitment, the City hired an Indigenous intern in May 2023.

City staff developed a concept plan and conducted preliminary planning work in the observance to the Collaborative Benefits Agreement (CBA) with the AoO. This CBA does not preclude further engagement with the Anishinabe Host Nation and other urban Indigenous communities in the Ottawa area. The CBA outlines how the AoO wishes to be engaged on the 1010 Somerset Project and will be consulted throughout the

planning process. As the 930 and 1010 Somerset project proceeds RCFS and SI will continue consultations with the AoO and broaden the consultation to include the Anishinabe Host Nation, and urban Indigenous communities.

Loan Agreement with CMHC

The City engaged with Canada Mortgage and Housing Corporation (CMHC) under the Federal Lands Initiative (FLI). The City, together with Ottawa Community Housing Corporation (OCH), presented a development scenario for Gladstone Village that included a commitment to construct approximately 1,160 residential units, with 150 affordable and 150 market units to be built at 1010 Somerset Street by 2038. In addition to the residential targets, the City and OCH agreed to specific levels of affordability, energy efficiency and accessibility. A minimum of 20% of the residential housing units constructed are to be accessible.

The executed Mortgage Loan Agreement did not deviate from the terms outlined in the CMHC Framework Agreement in the March 2021 Report. Provided 300 units are constructed at 1010 Somerset Street, and a minimum 150 units meet the ascribed energy efficiency, accessibility and affordability levels, the CMHC loan is forgiven.

Property Acquisition

The City completed the purchase of 1010 Somerset Street on December 19, 2022, for \$11 million with obligations having financial implications tied to advancing the community hub development. A forgivable mortgage was registered on title by CMHC in the amount of \$8.58 million. The City equity in the purchase of the property, with a market value estimated at \$25 million, was \$2.42 million with additional closing costs and land transfer tax of \$216,544.

Memorandum of Understanding with CEPEO

An integral component of the community hub concept is to include other mutually beneficial uses that would create synergies in public services. The development of a primary school and childcare facility was explored. In the March 2021 Report, Council authorized staff to execute a Memorandum of Understanding (MOU) with CEPEO to study developing a primary school, together with a childcare facility. The initial MOU expired in December 2022 and was renewed until the end of December 2024.

The City's urban planning goal is to create a complete community with open recreational spaces, affordable housing, and active transportation. A proposed school by CEPEO aligns with these objectives and with the PSPC conditions to achieve 75% of

the site developed for public uses. A new French elementary school will serve the French-speaking residents of this expanding community and draw from surrounding neighborhoods.

Working collaboratively with the CEPEO the vision of an elementary school was incorporated into the concept plan. The CEPEO reported that the Louise-Arbour Elementary School, located at 175 Beech Street, has reached maximum capacity. Construction of a new school supporting upwards of 449 students will enable the relocation of this school within its existing catchment area.

Including CEPEO in the early development phases will allow the school to be part of a potential district energy system, in support of the City's Climate Change and GHG reduction goals. CEPEO will also benefit from within 300 metres of a newly constructed Light Rail Transit station.

A planned expansion to the adjacent Plant Recreation Centre and a new adjoining recreation and cultural facility will include multi-purpose rooms, gymnasiums, and outdoor park space. This expansion can be coordinated with the development of a school, offering the opportunity for shared facilities. As a result, the school site can be reduced significantly with the elimination of separate play yards and the footprint of a gymnasium.

Since 2021, CEPEO has acquired funding from the Ministry of Education and would like to advance the construction of a school, as soon as possible. Staff have identified a parcel of land for the school. The creation of this parcel is conditional on Council's endorsement of the 930 and 1010 Somerset Street concept plan. In addition to the approval of the concept plan, to enable the CEPEO to move forward, Council will need to:

- Endorse an application for an Official Plan Amendment and Zoning by-law Amendment for the development.
- Declare surplus and grant authority to sever and sell a school parcel to the CEPEO.
- Delegate authority to negotiate and execute an Agreement of Purchase and Sale between CEPEO and the City with key principles aligned with the development of a community hub.

Approval of this report will allow negotiations on final agreements between CEPEO and the City to begin. While it is possible for the CEPEO to commence certain aspects of design prior to approval of the OPA and ZBLA, much of this work, including the submission of a Site Plan application will occur post approval.

Community Hub Investigation

In the March 2021 report, Council approved a one-time contribution of \$400,000 to fund the development of a coordinated concept plan. In addition, the MOU with the CEPEO included financial participation of up to \$200,000 towards the professional fees relevant to a school development on 930 and 1010 Somerset Street.

In pursuing the concept plan staff engaged a team of experts to examine the development attributes of the site. Dillon Consulting completed Phase I and II Environmental Site Assessments and is preparing the Record of Site Condition. Stantec Engineering explored innovative infrastructure solutions for servicing and stormwater management. Hobin Architects was tasked with the architectural blocking and design of the multiple concept plans. FVB Energy conducted a feasibility analysis for implementing a District energy system in the neighborhood, which included deep well boring on the site. The Altus Group was engaged to produce a market valuation of Parcel 1 (school site) and Hydro Ottawa to examine relocations designs for its infrastructure. Borden Ladner Gervais assisted in the CMHC Loan Agreement, the CEPEO MOU and in developing the Purchase and Sale Agreement with the covenants and partnership terms. Internal costs were incurred for surveys, signage and simultaneous translation connected to the public engagement process. To date the budget allocation to examine the site's feasibility and develop a concept plan has been spent.

In the development of a community hub the project team met with community groups to assess cultural, arts and recreation needs and potential partnerships. The outreach included discussions with non-profit organizations such as OCH, Ottawa Sports and Entertainment Foundation, Ottawa School of Art and the Good Companions. Discussions were held with Infrastructure Ontario Portfolio Planning to examine shared space opportunities. Internal discussions were held across multiple departments in areas of Housing, Children's Services, Solid Waste, Parking, Forestry, Indigenous Relations, Facilities Management, Transportation, Climate Resiliency, Real Estate and Planning including presentations to the Urban Design Review Panel (UDRP) of the 930 and 1010 Somerset concept plan.

Staff explored expanding the site to improve overall configuration with the possible acquisition of private properties at 1000 and 1002 Somerset Street and remnant National Capital Commission (NCC) parcels along the LRT corridor. The acquisition of these properties would allow greater flexibility in concept design. The properties were appraised, and the owners engaged. The Vietnamese Unified Buddhist Congregation expressed a keen desire to retain their facility at 1002 Somerset Street. The owner of 1000 Somerset and the NCC did consider a disposal, however, after careful consideration staff concluded that the acquisition costs outweighed the benefits, leading to a decision not to proceed with the purchases.

City staff procured the services of Hobin Architecture to develop a concept plan for 930 and 1010 Somerset in consideration of the above requirements and identified needs. The architects were directed to develop a concept plan, which included the following 7 key elements:

1. Plant Recreation Centre expansion: A second-floor addition to the existing recreation centre. The addition will accommodate a modest increase to programming and office space and is required to provide the overhead connection that will link the existing building with the new recreation and cultural facility.
2. New City recreation and cultural facility: A multi-level complex to include gymnasiums supporting a wide range of sports and activities such as basketball, pickleball, badminton, floor hockey and dance was identified. The facility will also include spaces for cultural programming and community uses. There is an option to incorporate the Indigenous arts and cultural component into this facility as per the CBA. Given the proximity to transit, the facility is also expected to support high levels of walk-in traffic. New long-term public parking will be below the facility and accessed from Somerset Street. The Parks and Facilities Master Plan (PRFMP) highlighted the need for new, gym space to meet the needs of a growing population. The new facility would meet a city-wide need for youth and adult sports.
3. New public parkland (1 hectare): An area for 1 hectare of new public parkland at 1010 Somerset Street: a requirement of both the West Downtown Core Secondary Plan and the City's land purchase agreement with PSPC. The importance of, and need for, additional public parkland was highlighted throughout the public consultation process and is supported by the PRFMP. The features of the park will be designed at a later stage.

4. Elementary School: A parcel to construct a 4–6 floor school with a child care facility and a raised connection to the future gymnasium space in the new recreation and cultural facility is included. The school is to be built to accommodate future growth as the site will not permit the use of portables. The design includes an enclosed play-yard for pre-school and kindergarten children. Older children will use the public parkland under terms and conditions to be detailed in a Joint Use Agreement.
5. Affordable housing block. An area reserved for an affordable housing provider to develop a minimum of 150 affordable units. The design details of the development will be brought forward by the housing proponent.
6. Market housing block: An area identified for market base housing and sold with provision of a minimum yield of 150 units. The design details of the development will be brought forward by the development proponent.
7. District energy facility. An area reserved for a possible distribution node/plant for district energy. The City is exploring leveraging district energy to meet the heating and cooling needs of buildings within the concept plan. A business case will be developed to understand the cost / benefit of implementing a district energy system.

Concept plans were developed to demonstrate the development of these 7 elements on the 930 and 1010 Somerset Street properties. The project team conducted a pre-consultation presentation to the Urban Design Review Panel (UDRP). The project team then commenced a public engagement process to elicit community feedback to further refine the concept.

Public Engagement Process

An initial concept plan demonstrating the 7 elements was presented to the public over June to October 2023. The engagement was intended to introduce the project and determine the level of satisfaction with the proposed uses, their arrangement on site, their relationship with each other and the surrounding streets. Following the close of the first phase of public engagement, the project team worked to revise the concept plan to reflect as many of the comments received as possible, while maintaining all the proposed elements for development as detailed in the initial concept plan.

Multiple iterations were developed and tested with subject-matter experts to review potential engineering, transportation or planning challenges.

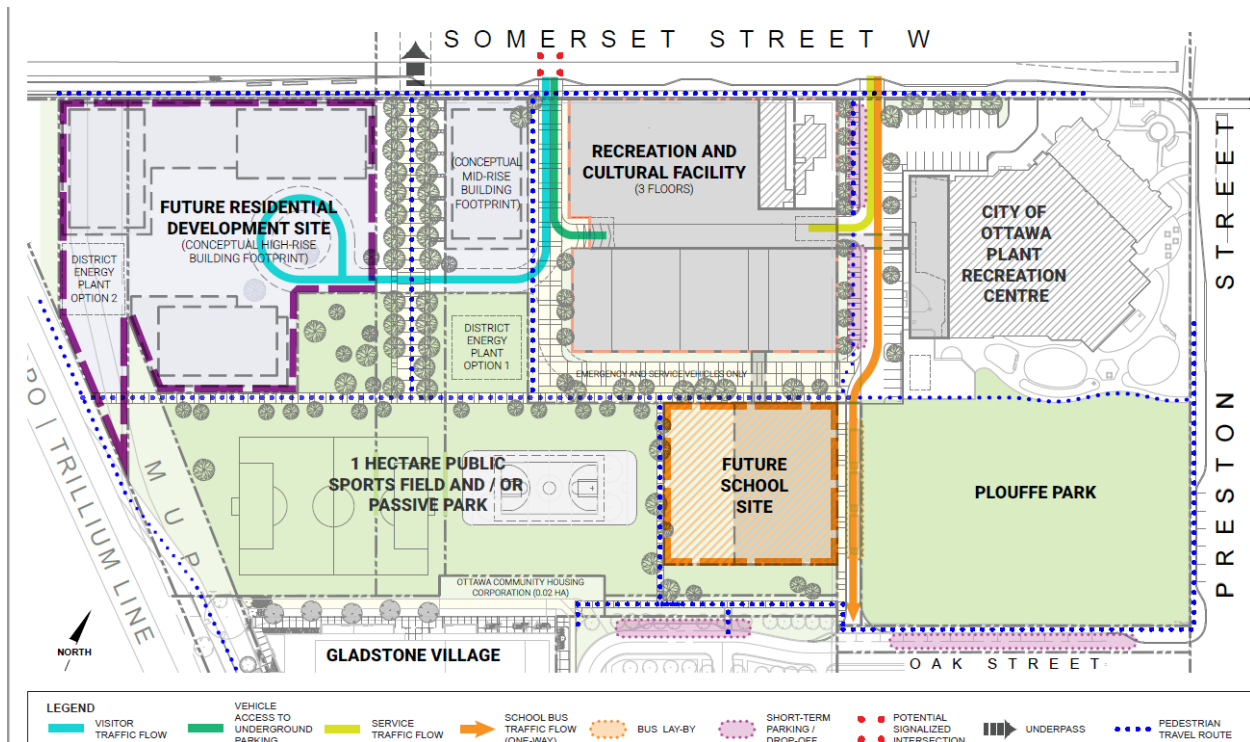
A revised concept plan was developed and subject to a second round of public engagement from May-August 2024. Staff reviewed the public input recognizing that the building placements would be subject to the site plan approval, which provides an opportunity for the public to provide further feedback on the proposal.

The “What We Learned” reports from the public engagement process are available on the project’s dedicated [Engage Ottawa page](#).

Discussion

City staff have completed the direction provided by Council in the March 2021 Report. A concept plan for 930 and 1010 Somerset Street has been created through an in-depth process of internal consultation amongst multiple departments together with other levels government, public agencies, the AoO, input from external subject matter experts, non-profit groups, community associations and the public at large. The concept plan developed to support a community hub is shown below and in Document 1.

‘930 and 1010 Somerset Street Concept Plan’



The 930 and 1010 Somerset Street concept plan represents an arrangement of elements in response to the feedback received resulting from public engagement activities and, pre-development consultations.

The 930 and 1010 Somerset Street concept plan was developed in consideration of the policies and goals of the Official Plan and the West Downtown Core Italia Secondary Plan. However, because the concept plan does not align with the Secondary Plan, an Official Plan Amendment (OPA) is required before any development can proceed.

Official Plan Amendment

Staff will work to keep the specific Official Plan amendments at a minimum and ensure that they:

- Are consistent with the Provincial Policy Statement.
- Achieve the strategic directions of the Official Plan.
- Mitigate impacts to the neighbouring communities.
- Permit the optimal functionality of all the proposed site elements.

Reviewing an Official Plan amendment application involves many individuals including City Planners, Engineers, Architects, Ward Councillors, registered community groups, residents, and other professionals. The City's Development Review staff will determine the specific items to be amended.

Zoning By-law Amendment

A Zoning By-law Amendment (ZBLA) is required prior to any site development. A ZBLA will be sought to change the existing zoning from the MC and L2 to permit the development in accordance with the concept plan. The ZBLA will only seek to rezone the portions of the site that will be developed for the uses indicated in the concept plan. The ZBLA will not rezone the lands to be developed for either affordable or market rate housing. The proponents of those development projects will need to seek their own ZBLAs when they proceed with development.

The project team held a Phase 1 pre-consultation meeting with Planning, Development and Building Services (PDBS), Development Review (DR) staff. Based on the written feedback from that meeting, staff will engage planning and engineering consultants to prepare the necessary plans and studies to support both an OPA and ZBLA.

The findings of these studies may result in refinements to the concept plan presented in this report but, are not expected to change the main uses shown on the plan. To move forward with the concept plan, staff are seeking Council endorsement of the concept plan and support for the OPA and ZBLA processes. Therefore, staff recommend that Council:

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.

It is anticipated that supporting studies and the OP and ZBL amendment applications may be ready for early Q1 2025.

Declaration of Surplus Properties

The approval of Recommendation 1 will enable the CEPEO and the City to move forward with a property transfer of part of the site for the school. CEPEO has collaborated with the project team on the concept plan. The site designated for the school will have a municipal address of 45 Oak Street and is shown as Parcel 1 on Document 2 Surplus Properties within 930 and 1010 Somerset Street concept plan.

Document 2 shows the overall site anticipated for the school development with Parcel 1 having two component parts. The principal element is Parcel 1a, which represents the footprint required for the future school and childcare exterior yard. This represents an area of 0.58 acres (0.24 hectares) or 25,445 sq. ft. The second element, Parcel 1b illustrates a one-way lane south of Plant Recreation Centre to Oak Street, solely to facilitate school bus movements to the school site. A Traffic Impact Assessment (TIA) is being prepared and will be submitted with the Official Plan Amendment application package for the 930 and 1010 Somerset concept plan. The TIA will indicate whether the lane is feasible and necessary. If it is necessary, then Parcel 1b will form part of the school site and to be sold to CEPEO.

The school bus lane is 6 meters wide and would extend over the embankment along the western boundary of Plouffe Park but not encroach upon the existing playing surface. It is a 4,180 sq. ft. (0.04 hectare) parcel of municipal parkland zoned L1. As per the City's *Retention of Municipal Parkland Policy*, municipal parkland can only be sold with "the explicit approval of the General Manager of RCFS and approval by Council". The General Manager of RCFS has approved the sale of parcel 1b if deemed necessary.

CEPEO staff have confirmed that the elements that make up Parcel 1 meet the core requirements for the development of an elementary school. The final land requirement will be determined with the TIA, the final architectural plans for the school that will determine the size for the toddler and pre-school exterior play areas. The City will use its municipal powers to sever and create Parcel 1 based on discussions with the City architectural consultant and CEPEO staff the estimated area of Parcel 1 is approximately 0.68 acres (0.28 hectares) or 29,635 sq. ft. In following the City Disposal Policy and the Retention of Municipal Parkland Policy Council must first declare Parcel 1 as surplus.

PSPC required that 75% of 1010 Somerset site be developed with public uses thus allowing for 25% of the site to be designated for private sector commercial development. Mixing private and public residential uses across the site will create a diverse social demographic. As reported in the March 2021 Report the proceeds from the commercial development within the concept plan are to be reinvested into the community hub project to help offset the development costs. The 930 and 1010 Somerset Street concept plan identifies a high-density residential development opportunity as Parcel 2 in Document 2.

The final site area and configuration of Parcel 2 is not fixed. The north boundary of the site fronts onto Somerset Street with the eastern boundary being the future promenade that will pass under Somerset Street. This promenade is the location of existing water and sewer lines, which restricts development and thereby creates a fixed boundary. The western boundary property line is irregular abutting the LRT corridor and a remnant parcel of NCC land. Any future development will have to respect the existing Multi-Use Pathway (MUP).

The southern boundary, along the future park, is not yet defined. It can shift depending on the final design and requirements for the district energy system and in keeping the requirement to maintain a 1-hectare park to the south. The area of Parcel 2 is presently estimated at 1.7 acres (0.7 hectares) or 75,500 sq. ft. of high-density residential land.

Declaring Parcel 2 surplus now, subject to minor adjustment in size, will provide clarity in the concept design and permit staff to plan and develop a disposal strategy going forward. The future disposal of the Parcel 2 will follow the City Disposal Policy and be at market value. The final design of the future residential and mixed-use buildings to be constructed will be up to the developer(s) to determine through the City Site Plan Control Approval process. In addition, all development will be subject to any

requirements associated with the community hub such a connection to the District energy system.

To commence the disposal process to sell Parcel 1 to the CEPEO and to formalize the mixed-use development strategy on Parcel 2, staff recommend that Council:

Declare Parcels 1 and 2, identified in Document 2, surplus properties within 930 and 1010 Somerset Street, being approximately .68 and 1.7 acres respectively, subject to final survey and severance, as Surplus Lands.

Disposal of Parcel 1

The surplus declaration will allow staff to commence a disposal process to sell the site to CEPEO for the development of a new French-language public elementary school. This will be accomplished through a Purchase and Sale Agreement, which will cover not only the realty transaction but include the shared components that are part of Community Hub model. Key principles to be included in the agreement:

- Process to set the final purchase price.
- Terms for a building connection to City recreation and cultural facility and shared use of a future gymnasium space.
- Terms for shared use of City park space.
- Terms for temporary and final parking.
- Requirement for temporary working easements on 1010 Somerset Street.
- Requirement for permanent access easements.
- Assessment of responsibility for site servicing.
- City obligation for demolition of the existing office building and site clean-up at 1010 Somerset.
- Requirement to enter into a Construction Coordination Agreement.
- Terms for maintenance and operations of the school bus lane.
- District energy participation.
- Restriction on the use of portable classrooms on the site.

- Provisions for a limiting distance agreement to ensure the school design does not limit site functionality.
- Option to Purchase additional development land should the City not commence construction of a gymnasium facility within the specified timeframe.

The MOU with the CEPEO notes that the school board is to pay a market value for the land. To determine a current land price the City engaged the services of the Altus Group to appraise Parcel 1 under market value principles. An internal appraisal of Parcel 1 was also completed. It is important to note that as part of the Community Hub the site will be encumbered with conditions and restrictions imposed by the City as an adjacent owner that effect value. Based on the appraisal reports the City and CEPEO agreed to a unit rate of \$219 per square foot of site area. The purchase price of Parcel 1 is estimated at \$ 6,490,000 based on the approximate site area of 29,635 sq. ft.

Part of the community hub concept is to share facilities and as such the Louise Arbour School will exclude a gymnasium in its design as the intent is for the school to use a future City gymnasium. The school is funded but the proposed City recreation and cultural facility is a conceptual idea in its preliminary planning stage. It has not received Council endorsement and or funding. The school's curriculum delivery would be compromised if the City does not construct a shared gymnasium facility. To protect the CEPEO in its decision to advance the school project before the City project, an option to purchase additional lands along the northern school lot line, necessary to support an elementary school gymnasium, is included in the Purchase and Sale Agreement. The option period would only commence 6 years after school final occupancy to provide a reasonable period of time for Council to endorse the development of a City recreation and cultural facility. The exact parcel size and price for the Option Land would be determined only if the option is exercised, and the transaction would follow the City Disposal Policy.

The severance and sale of the property to CEPEO will require the City to obtain a partial release from the existing CMHC mortgage agreement on this portion of the site. CMHC is aware that partial discharges will be requested over the life of the project and has provided an administrative process.

Based on the preceding, Staff recommend that Council:

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.**

Redirect Sale Proceeds

When a property parcel of land is sold, per City policies, the proceeds are divided, with 25% allocated to Strategic Initiatives for Affordable Housing, 25% to RCFS to support the acquisition of parkland and the remainder deposited into City Wide Capital Reserve. However, to fund the advancement of the community hub staff recommend that all the proceeds from the sale of portions of 930 and 1010 Somerset Street be reinvested into the project. This would include any future sale of land under the Option to Purchase The reinvestment will require that Council:

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; the continued planning, design work, and to advance site works.

This will permit the advancement of the project to pursue housing, parkland and multiple other Council priorities as detailed in the Terms of Council Priorities section.

Advance Community Hub

To advance the project into the next stages of detailed planning and finalize the determination of land use over 2025 and 2026, Staff will work to 1) create the school site for disposal and the project agreements with CEPEO, 2) create a framework to examine District energy options, 3) complete the functional programming and Exemplar Design for the City recreation and cultural facility, 4) identify the affordable housing opportunity, and 5) complete initial site works.

The future school parcel of approximately 0.68 acre has not been zoned or legally severed. The funds required in Q1 - Q2 2025 to complete OP and ZBL amendments and create the Parcel for disposal to the CEPEO are estimated at \$240,000. The development of the school is a partnership and a suite of Project Agreements. The funds required to complete the realty transaction and supporting agreements are estimated at \$55,000.

The school will be the first phase of development on the site and will be part of the future district energy system. Additional work is needed to explore options to connect to district energy services and this connection would have an impact on the design, construction, and operations of school. Should Council approve the 930 and 1010 Somerset concept plan the project team will need to investigate options to connect the school and future development to a district energy system, including possible participation in the federal government's district energy system, or partnering with Hydro Ottawa or through a competitive procurement. This work would need to start in Q1 2025 and is estimated at \$175,000 for the preliminary design stage.

Planning work for City-owned elements, which include the Plant Recreation Centre expansion, park development, new recreation and cultural facility will require the engagement of architects and engineers in 2025. This is the first stage in the creation of an Exemplar Design for the new City recreation and cultural facility. This work will focus on the planned uses and will include a needs assessment, and public engagement to determine the facility functional design. Given the City's commitment to working with the AoO, the Anishinabe Host Nation and urban Indigenous communities, funding will be required to advance engagement opportunities to ensure that these efforts can continue. Required expenditures in 2025 for these activities are estimated at \$740,000.

Staff from the Strategic Housing Projects Branch within Strategic Initiatives will be engaged to advance planning of the affordable housing component. Site investigations and architecture design will be required. The objective is to create a site that would be project ready that would comply with funding criteria. To develop an affordable housing concept in coordination with a housing proponent a budget allowance of \$25,000 is requested for 2025.

In preparation for the school development, and to support future City uses, costs will be incurred for the demolition of the exiting industrial building. Infrastructure Services estimated that \$2 million is required to demolish the structure. The timing of the demolition is anticipated in late Q4 of 2025. Should Council approve Recommendation 4, that the proceeds from the sale of Parcel 1 be redirected into the 1010 Somerset

Capital Account, there should be sufficient funds to cover the expense and there is no budget request in 2025.

Should Recommendations 1 to 4 in this report be approved, it is requested that Council:

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.

Next Steps

Following Council approval of this report's recommendations, staff will create detailed work plans for separate projects to deliver on the vision of a community hub. City departments will sponsor individual project charters identifying outcomes, processes, roles responsibilities, and budget estimates. Staff anticipate returning to Council with a comprehensive work plan to deliver the community hub envisioned for 930 and 1010 Somerset Street and a funding strategy by Q1 2027.

FINANCIAL IMPLICATIONS

The sale represents estimated revenue in the amount of \$6,490,000, subject to adjustments at close. The waiving of the Disposal of Real Property Policy, the Ottawa Parkland Acquisition and Funding Policy, and the Affordable Housing Land and Funding policy redirects all proceeds from the sale to the 1010 Somerset Capital Account. The proceeds from the sale are to be used to fund planning, design, and site works as described in detail in the report. The capital budget request of \$1,235,000 has been included in the 2025 Draft Capital Budget and budget authority will be set up in the 1010 Somerset capital account upon Council approval.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report. However, final construction details for the development and approval of specific plans shall be subject to the City's Site Plan Approval process.

Residents in the area have expressed strong concerns with regard to the length of time taken for the school project to move forward and litigation is a possible result.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councilor is aware of the report and the recommendations and is in support.

The Councillor of Ward 15 (Kitchissippi) is aware of the report.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable.

CONSULTATION

City staff conducted public engagement relating to the concept plan for 930 and 1010 Somerset over two phases: June to October 2023 for an initial concept plan, and June to August 2024 for the revised concept plan.

The intention of the engagement was to determine resident satisfaction with the elements proposed for development, and their arrangement and relationship with each other, as detailed in the concept plans. A secondary intention was to determine any needs or considerations from the public that were not demonstrated on the concept plans.

Public engagement was conducted via a dedicated Engage Ottawa page and survey, which were promoted by means of a Public Service Announcement and City social media channels. Signage was posted in locations adjacent to the site, and notifications provided key stakeholders throughout the engagement process.

In analyzing the feedback, two broad themes emerged, which endured across both phases of public engagement.

Residents expressed a strong desire for the development of additional park space, and the prioritization of outdoor green space over building elements within the development. The need for green space was articulated in relation to the increasing density of the neighborhood in relation to the Ottawa Community Housing 'Gladstone Village' development to the immediate south, and the overall lack of green space within the urban area.

This concern persisted in the feedback related to the revised concept plan. Residents spoke specifically to the insufficiency of the size of the proposed new outdoor park space the absence of a broad connection of that new park space to the existing Plouffe Park. An additional concern was the potential reduction of Plouffe park on the south and west sides to accommodate a north-south bus-only lane.

There was a correspondingly substantial response in relation to the development of the proposed French public elementary school. The feedback received was that the development of this element within the site is of high importance. An acute concern was the need to expedite the school development timeline. Additionally, questions that arose related to the potential parameters of the shared-use agreement between the school board and the City for the park and gymnasium spaces of the proposed new City recreation and cultural facility.

Public engagement for the concept plan concluded on August 21, 2024. The project team has developed two 'What We Learned Reports', which detail the public engagement activities and details the specific feedback that was received in both phases of the engagement process.

ACCESSIBILITY IMPACTS

There are accessibility implications associated with the acquisition of property and its future development. The accessibility obligations, as a result of this acquisition, are guided by a legislated accessibility framework that includes the City's Accessibility Policy, the *Accessibility for Ontarians with Disabilities Act, 2005* and the *Integrated Accessibility Standards Regulation, O.Reg. 191/11*, the City of Ottawa Accessibility Design Standards and the Ontario Building Code.

The associated costs to comply with the PSPC Purchase and Sale Agreement accessibility conditions would have been incurred as the City is mandated to follow this legislated accessibility framework in the development of its public facilities.

CMHC is also an advocate of accessibility and these accessibility criteria have been factored into the financial incentives of a forgivable mortgage provided by CMHC.

ASSET MANAGEMENT IMPLICATIONS

Before the City took possession of 1010 Somerset in December 2021, OCH requested use of the 15,000 ft² office building and surrounding land for a construction management office, parking, and storage. According to Delegated Authority Report DEL2021-CREO-0134, PSPC, the City, and OCH entered into a co-tenancy lease agreement that would end upon the formal sale of the property. OCH bore all operating costs as the agreement was solely for their benefit.

Under this lease, OCH subleased approximately 46 parking stalls (totaling about 6,031 square feet) to Claridge Homes, which was developing a mixed-use building at 1040 Somerset Street West. The parking area was used by Claridge's staff and contractors.

As of August 2024, OCH has ended their lease at 1010 Somerset and the City has elected to continue the lease with Claridge Homes. This arrangement generated an estimated revenue of \$165,600 plus HST for the City. Asset Management was informed of the recommendations in this report. The License is net revenue to the City and has no lifecycle implications as it pertains to vacant land.

The existing building on 1010 Somerset, currently lacks electricity and running water. Ottawa Police Services is using the building for training purposes before it is slated for demolition in Q4 2025. PSPC had provided a credit (reduction) of \$1,000,000 against the sale price of the lands to account for future demolition costs. Due to the rise in construction costs, this report recommends that \$2,000,000.00 of funding from the sale of lands to the CEPEO be redirected back into the capital project to allow for the demolition of this asset.

CLIMATE IMPLICATIONS

A Community Building Heating Strategy was one of 20 priority projects identified as part of the Energy Evolution Strategy which addresses infrastructure and utility requirements for new ways of heating buildings. District energy systems provide building heating and cooling, either from a central plant or a combination of distributed sources to many buildings in alignment with the Community Building Heating Strategy.

A business case for a District energy system will be developed assessing options such as a possible connection to the Federal Energy Services Acquisition Program (ESAP), partnering with Hydro Ottawa or by developing an independent system, to reduce greenhouse gas emissions and improve energy efficiency. Additionally, the new City recreation and cultural facility may use its roof for solar energy capture, helping to lower emissions from City facilities.

Under the terms of a Community Hub, all partners will be required to participate in a district system once determined.

DELEGATION OF AUTHORITY IMPLICATIONS

The delegated authority of the General Manager of the Strategic Initiatives Department is detailed in the Delegation of Authority By-law No. 2024-265, Schedule "L".

This report requests Council delegate the authority to the General Manager of Strategic Initiatives to negotiate, finalize and execute:

- A direct disposal of the fee simple interest in approximately 0.68 acres (29,635

sq. ft.) of 930 and 1010 Somerset Street West, (Parcel 1 on Document 1), according to the terms and conditions described in this report, to the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), to construct a primary school, for consideration of \$6,490,000 subject to final adjustments on closing and waive the Disposal of Real Property Policy, Ottawa Parkland Acquisition and Funding Policy, and Affordable Housing Land and Funding Policy and redirect the net sale proceeds into the 1010 Somerset Capital Account.

- 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.
- A revised Loan Agreement with Canada Mortgage and Housing Corporation (CMHC) subject to the terms and conditions in the CMHC Mortgage registered against the property title of 1010 Somerset Street West as described in the following report.
- A Construction Agreement (CA) with the CEPEO together with related property agreements in coordination with General Manager of Recreation, Culture and Facilities Services Department (RCFS), subject to the terms and conditions described in this report.

ECONOMIC IMPLICATIONS

There are no significant economic impacts anticipated from this project.

ENVIRONMENTAL IMPLICATIONS

In 2021, the Environmental Remediation Unit conducted Phase One and Phase Two Environmental Site Assessments before the City acquired the property. A risk assessment/risk management (RA/RM) approach is being sought to file an RSC for the site. A risk management plan (RMP), as recommended by the risk assessment report, will ensure that human health and ecological components onsite and offsite are protected against the contaminants by eliminating exposure pathways. Notably, this RA/RM approach will provide financial savings and minimize the need for landfilling impacted soil, thus conserving resources and energy, and reducing greenhouse gas emissions in line with the Ontario Environmental Protection Act, Record of Site Condition (O. Reg. 153/04), and Excess Soil Management (O. Reg. 406/19).

The 930 and 1010 Somerset development will follow the City's High Performance Development Standards, serving as a model for energy management, conservation, and resource recycling and reuse. The project aims to meet Net Zero housing standards or the more stringent Passive Haus standards, ensuring sustainable construction.

The City plans to design the community with a focus on reducing long-term operational costs through strategic investments in garbage diversion and conservation.

INDIGENOUS, GENDER AND EQUITY IMPLICATIONS

Indigenous Policy Considerations

The development of the 930 and 1010 Somerset site entails the implementation of the provisions of the Council approved Collaborative Benefits Agreement (CBA) with the Algonquins of Ontario, which include, but are not limited to:

- Exhibition space for Indigenous artists.
- Employment and economic development opportunities.
- Job skills development.

Given the City's commitment to working with the Anishinabe Host Nation and urban Indigenous communities, staff will be expanding discussions through the next stages of development to ensure the distinct needs of Urban First Nations, Inuit and Métis peoples and communities in Ottawa are reflected in the development.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this report.

RURAL IMPLICATIONS

There are no rural implications with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications with this report.

TERM OF COUNCIL PRIORITIES

The 1010 Somerset development project supports the following 2023-2026 Term of Council Priorities:

Long Term Goals (10+ years)

LTG1: Ottawa residents experience a good quality of life in neighborhoods that are diverse, inclusive, safe, connected and affordable.

LTG2: Ottawa residents benefit from a sustainable and equitable built environment that supports our efforts to address climate change.

LTG3: Ottawa is economically diversified and prosperous; attracting people to Ottawa to live, work, play, invest, learn and visit.

Strategic Priorities (4-year, Term of Council Areas of Focus)

- A city that has affordable housing and is more livable for all.
- A city that is more connected with reliable, safe and accessible mobility options
- A city that is green and resilient.
- A city with a diversified and prosperous economy.

A city that has affordable housing and is more livable for all

The 930 and 1010 Somerset development entails the creation of:

- A minimum of 150 affordable housing units on site (maintaining an Affordability Period of 51 years. These units will have rents at or below 80% of the Median Market Rental Rate.)
- A minimum of 150 housing units will be developed at market rate.
- 1-hectare of new outdoor public park space and an expanded City recreation and cultural facility

The development intends to create a complete integrated and sustainable community hub with public and private residential development, commercial uses, institutional uses with a school, recreation and cultural facilities anchored at the Corso Italia LRT Station.

The expansion of Plant Recreation Centre and the development of a new recreation and cultural facility will facilitate co-locating City services and strengthening existing recreation programming.

The added parks, recreation and cultural facilities will serve a densifying neighborhood as well as the greater Ottawa area and work to address the targets in the Parks and Recreation Facilities Master Plan.

A city that is more connected with reliable, safe and accessible mobility options

The 1010 Somerset development entails the creation of multiple interconnected sidewalks to enable access to all the proposed public and private elements.

The 930 and 1010 Somerset site will be permeable to, and integrate with, the existing twin multi-use pathways, which will connect the site to the LRT Corso Italia Station. This connection will also enable active transportation access through the neighborhood from Dow's Lake in the south to Bayview Station and the River Pathway in the north, along with the other pedestrian pathways throughout the neighborhood.

The development of 930 and 1010 Somerset will incorporate and promote infrastructure to support safe mobility choices. (accessibility)

A city that is green and resilient

The construction methods used in the 930 and 1010 Somerset development will follow the City's High Performance Development Standards, and will allow for this to be a demonstration project for energy management, conservation, recycling and reusing resources.

1010 Somerset will be sustainably built and will aim for either Net Zero housing standards or more stringent Passive Haus standards.

Staff will explore a business case for a District Energy System either via connection to the Federal Energy Services Acquisition Program (ESAP) initiative which connects various Federal buildings from Parliament Hill to Tunney's Pasture, partnering with Hydro Ottawa or by developing its own District Energy System. This will reduce greenhouse gas emissions and create efficiencies in energy consumption.

For the proposed new City recreation and cultural facility there is the potential to use the building's roof for solar capture to reduce emissions associated with City facilities. The City intends to design the community with a priority to reduce long-term operational costs through planned investment in garbage diversion and conservation strategies.

A city with a diversified and prosperous economy

Enhance traditional and commercial main streets

- Increased economic activity (increase number of businesses on commercial main streets)
- Enhanced public realm in strategic locations
- Increased economic opportunities and jobs
- Number of new and existing businesses on traditional and commercial main streets

The development of 930 and 1010 Somerset envisions street animation along Somerset Street West, with the podiums of the residential towers to house retail businesses and support a main street area character east of Preston.

Long term benefits to the economy will continue as the 930 and 1010 Somerset development will facilitate the populating and animation under-utilized lands and connect the fabric of adjacent neighbourhoods of Hintonburg, Little Italy, Chinatown, LeBreton, and Bayview Yards.

SUPPORTING DOCUMENTATION

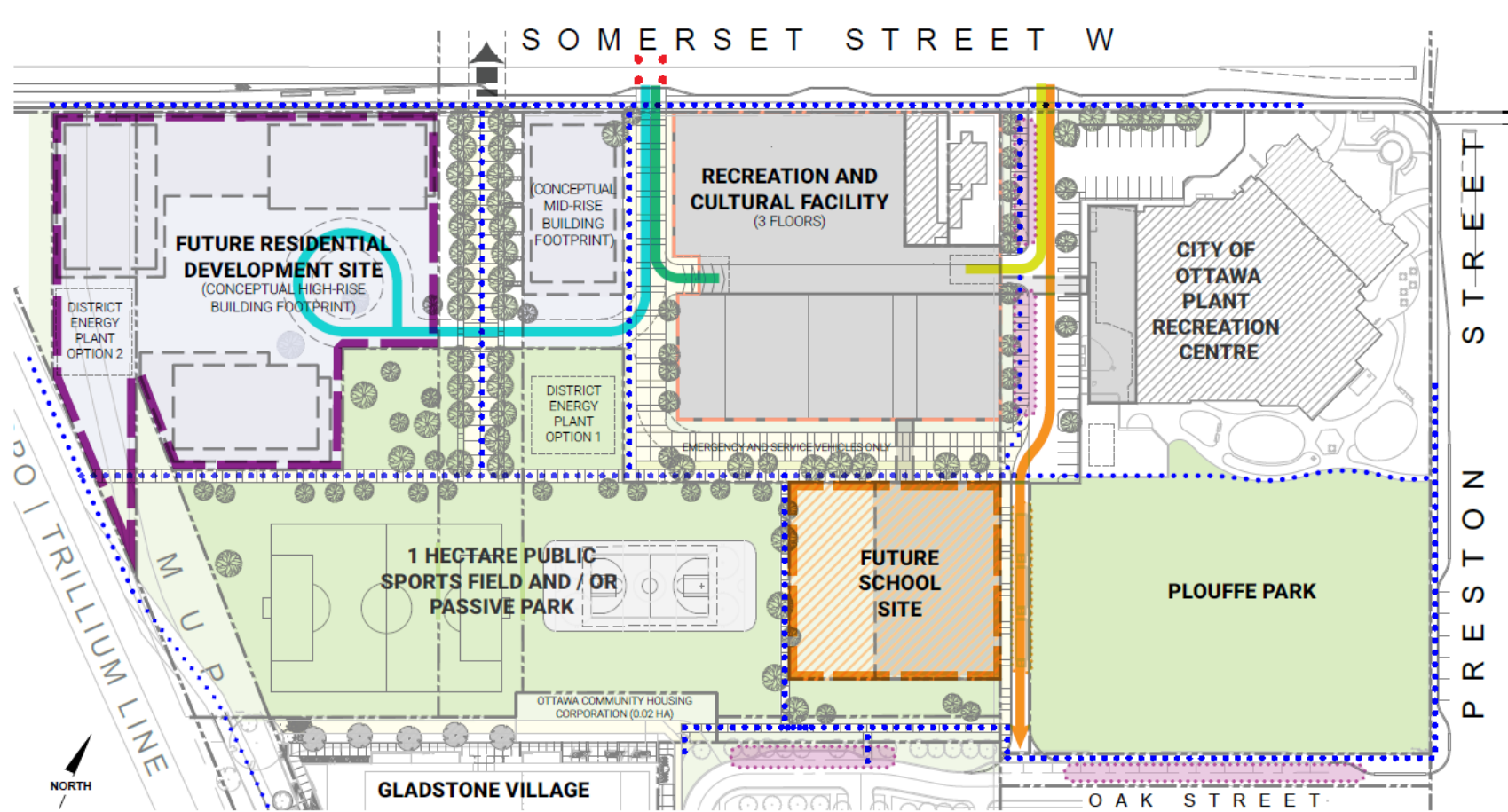
Document 1: 930 and 1010 Somerset, concept plan

Document 2: Surplus Land Parcels

DISPOSITION

Following approval by Council of the recommendations in this report, Housing Solutions and Investment Services staff will pursue the OP and ZBL Amendments to facilitate development, finalize and execute the Purchase and Sale Agreement with the CEPEO for Parcel 1 under the terms and conditions described in this report, and continue with the design of the community hub as outlined and report back Council to Council.

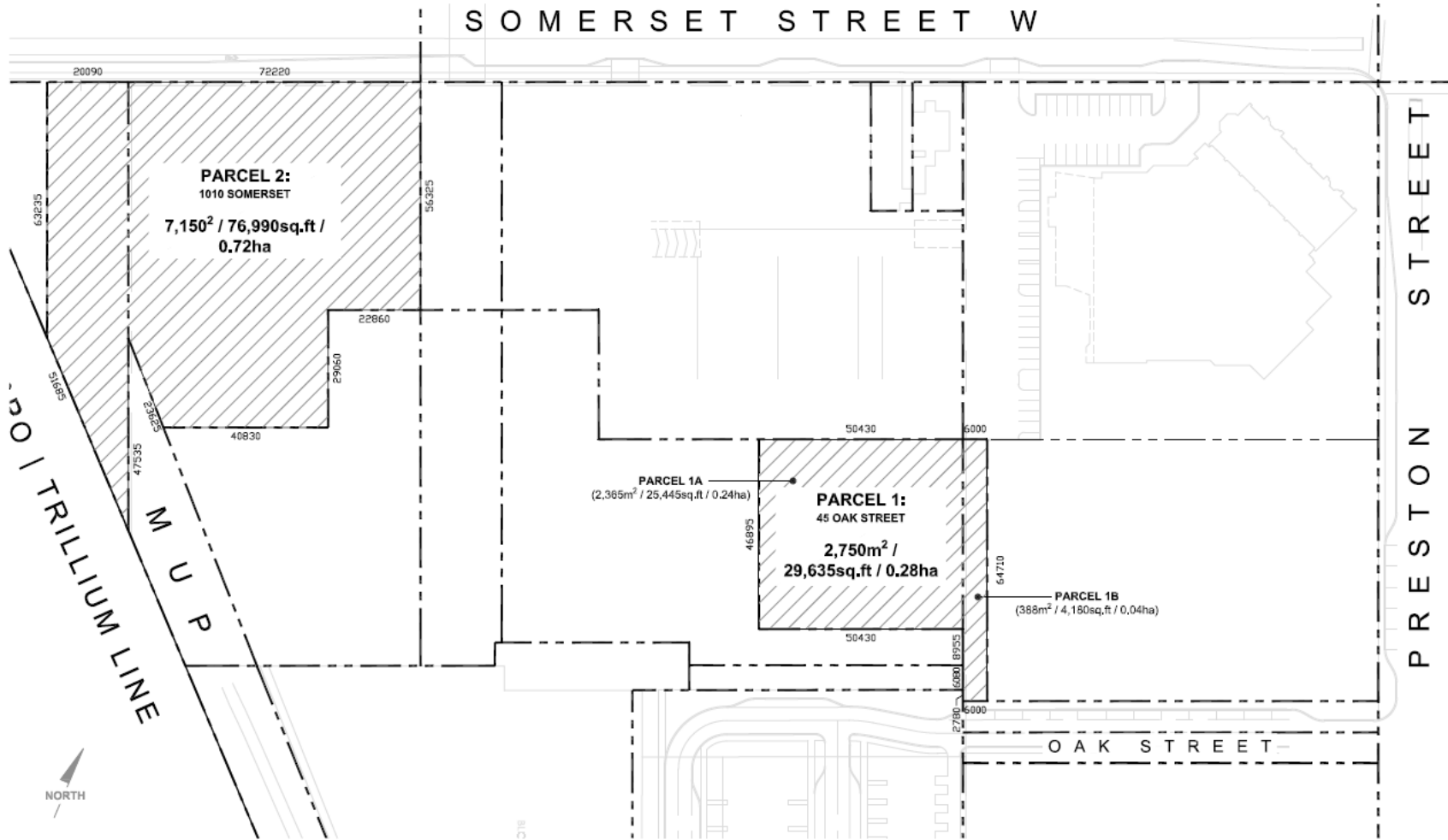
Document 1: 930 and 1010 Somerset, concept plan



LEGEND	
	VISITOR TRAFFIC FLOW
	VEHICLE ACCESS TO UNDERGROUND PARKING
	SERVICE TRAFFIC FLOW
	SCHOOL BUS TRAFFIC FLOW (ONE-WAY)
	BUS LAY-BY
	SHORT-TERM PARKING / DROP-OFF
	POTENTIAL SIGNALIZED INTERSECTION
	UNDERPASS
	PEDESTRIAN TRAVEL ROUTE

930-1010 SOMERSET CONCEPT PLAN
SCALE 1:800
NOVEMBER 19, 2024

Document 2 Surplus Land Parcels



930-1010 SOMERSET

SITE PARCEL PLAN
SCALE 1:800
NOVEMBER 19, 2024