

Summary of Written and Oral Submissions

Official Plan and Zoning By-law Amendment – 930, 1010, and 1030 Somerset Street (ACS2025-PDB-PSX-0021)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 6

Number of written submissions received by Planning and Housing Committee between June 9 (the date the report was published to the City's website with the agenda for this meeting) and June 17, 2025 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 0

Summary of oral submissions

Erin O'Connell, Planner III, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Catherine Boucher, Dalhousie Community Association spoke to the importance of greenspace, anticipated thousands of new residents in the area, removing surface parking and encourages the City to be bold and provide more than a 1 hectare park.
2. David Seaborn, P4X* touched on surface parking, development is inconsistent with Heights along Somerset Street West, lack of street animation along Somerset Street.
3. Carol Sissons emphasized that parking is an ongoing issue, adding more surface parking spaces will not solve the problem. Having a block or two of Somerset with nothing on it is not attractive, encourage committee to consider street animation.
4. Brigitte Leblanc* explained the urgent need for a new school building at 1010 Somerset Street, and outlines deficiencies with the current building noting over capacities, poor ventilation system, no gymnasium and underdeveloped school yard.

5. Marie-Camille Lalande echoed the previous speaker's comments and outlined issues with the current school including inefficient bussing and difficulties with parents and students accessing the school.
6. Annie Dugas, CEPEO, Surintendante des affaires spoke in favour of the application acknowledging the collaboration with the City, the school and the community to ensure the development provides adequate space, access to community and greenspace. The Committee Carried the report recommendations as presented.

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

The Applicant/Owner as represented by Eric Bays, Stantec provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Effect of Submissions on Planning and Housing Committee

Decision: Vote: The Committee Carried the report recommendations as amended by Motion No. PHC 2025-49-01.

Motion No. PHC 2025-49-01

Moved by A. Troster

WHEREAS in 2021 four community groups, Dalhousie Community Association, Hintonburg Community Association, Plant Pool Recreation Association and the Recreation Association of Hintonburg formed a coalition called P4X; and

WHEREAS school bus access to the site is necessary for safe and orderly arrivals and departures for students at the school; and

WHEREAS limiting access by private vehicles and ensuring a one-way operation of the school bus laneway will contribute to safe streets and prioritize pedestrian and cyclist movements over cars.

THEREFOR BE IT RESOLVED that The West Downtown Core Secondary Plan Chapter 3, Section 5.2 be amended as follows:

1. **Add the following after the last sentence of Policy 6), "A laneway will be permitted to provide access exclusively for school buses, emergency vehicles and mobility access to a school. School buses will be permitted to access the laneway in a southbound direction only."**

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between June 17, 2025 after 4 pm (deadline for written submissions to Planning and Housing Committee) and June 25, 2025 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations as amended by Motion No. 2025-61-06.

Motion No. **2025-61-06**

Moved by A. Troster

Seconded by J. Leiper

WHEREAS in 2021 four community groups, Dalhousie Community Association, Hintonburg Community Association, Plant Pool Recreation Association and the Recreation Association of Hintonburg formed a coalition called P4X; and

WHEREAS P4X was created to contribute local residents' perspectives to the planning process; and

WHEREAS P4X identified that the most critical need for the local community in the 1010 Somerset Street redevelopment is to protect as much outdoor greenspace and recreation space as possible; and

WHEREAS limiting additional surface parking will ensure that valuable land can be retained or repurposed for green space; and

WHEREAS the majority of new parking will be built in underground parking garages, but some short-term parking is necessary for the operations of the existing Plant Bath, the proposed school, the recreation centre and new housing units;

THEREFORE BE IT RESOLVED that Housing Solutions and Investment staff be directed to limit, where possible, the addition of new permanent surface parking spaces at 930, 1010 and 1030 Somerset and seek to prioritize green space over parking. Where parking is required, parking spaces should be for short-term use, for such needs as but not limited to accessible loading and parking, Para Transpo pick-up and drop-off, City operations, and drop-off associated with the Recreation, Culture and Facilities Services facility, school or mixed-use buildings. Temporary parking areas during construction or phasing would not be restricted.