

- 6. Official Plan and Zoning By-law Amendment – 930, 1010, and 1030 Somerset Street**
- Plan Officiel et Modification du Règlement de zonage – 930, 1010 et 1030 rue Somerset Ouest**

Committee recommendation(s) as amended

That Council approve:

- 1. An amendment to the Official Plan, Volume 2a, West Downtown Core Secondary Plan, Chapter 3: Corso Italia Station Area for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, and as detailed in Document 3 (as amended by Motion No. PHC 2025-49-01);**
- 2. An amendment to the Zoning By-law 2008- 250 for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, to rezone the lands from Mixed-Use Centre Zone, Maximum Floor Space Index of 1.5 (MC F(1.5)) and General Industrial Zone, Subzone 1, Maximum Building Height of 11 metres (IG1 H(11)) to Mixed-Use Centre Zone (MC) and from Leisure Facility Zone, Subzone 1 (L1) to Leisure Facility Zone, Subzone 2, Urban Exception XXXX (L2 [XXXX] H30) to permit a recreational and cultural facility, addition to the Plant Recreation Community Centre, park, elementary school and daycare, and residential buildings, as detailed in Document 2.**

Recommandation(s) du comité telles que modifiées

Que le Conseil approuve :

- 1. une modification au chapitre 3 : Secteur de la station Corso Italia du Plan secondaire du Centre-ville Ouest, faisant partie du volume 2a du Plan officiel et visant les 930, 1010 et 1030, rue Somerset Ouest, des biens-fonds illustrés dans le document 1 et exposés en détail dans le document 3 (dans sa version modifiée par la motion no CPL 2025-49-01);**
- 2. une modification du Règlement de zonage 2008-250 visant les 930, 1010**

et 1030, rue Somerset Ouest, des biens-fonds illustrés dans le document 1, afin de faire passer leur désignation de Zone de centres d'utilisations polyvalentes, rapport planchersol maximal de 1,5 (MC F(1.5)) et Zone d'industrie générale, sous-zone 1, hauteur de bâtiment maximale de 11 mètres (IG1 H(11)) à Zone de centres d'utilisations polyvalentes (MC), et de Zone d'installations de loisirs, souszone 1 (L1) à Zone d'installations de loisirs, sous-zone 2, exception urbaine XXXX (L2 [XXXX] H30), afin de permettre la présence d'une installation récréative et culturelle, d'un rajout au Centre récréatif Plant, d'un parc, d'une école primaire, d'une garderie et d'immeubles résidentiels, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, June 18, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 18 juin 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated June 9, 2025 (ACS2025-PDB-PS-0028)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 9 juin 2025 (ACS2025-PDB-PS-0028)

Official Plan and Zoning By-law Amendment – 930, 1010, and 1030
Somerset Street

File No. ACS2025-PDB-PSX-0021 – Orleans South-Navan (19)

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.

[* 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.

Kevin Wherry, Manager, Parks and Facilities Planning, Recreation, Culture and Facility Services (RCFS) and Robin Souchen, Manager, Realty Services, Strategic Initiatives (SI) were present and responded to questions.

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

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an Amendment to the Official Plan, Volume 2a, West Downtown Core Secondary Plan, Chapter 3: Corso Italia Station Area for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, and as detailed in Document 3;**
2. **Recommend Council approve an Amendment to the Zoning By-law 2008-250 for 930, 1010, and 1030 Somerset Street West, as shown in Document 1, to rezone the lands from Mixed-Use Centre Zone, Maximum Floor Space Index of 1.5 (MC F(1.5)) and General Industrial Zone, Subzone 1, Maximum Building Height of 11 metres (IG1 H(11)) to Mixed-Use Centre Zone (MC)**

and from Leisure Facility Zone, Subzone 1 (L1) to Leisure Facility Zone, Subzone 2, Urban Exception XXXX (L2 [XXXX] H30) to permit a recreational and cultural facility, addition to the Plant Recreation Community Centre, park, elementary school and daycare, and residential buildings, as detailed in Document 2.

3. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of June 25, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

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.”**

Carried