

9 February 2024

1010 Somerset Team
City of Ottawa

Re: **1010 SOMERSET DESIGN PRINCIPLES**

The development of 1010 Somerset St. W. presents a significant and unique opportunity to **REALISE THE VISION AND GOALS OF THE CORSO ITALIA STATION DISTRICT** of the West Downtown Core Secondary Plan (Corso Italia Secondary Plan {CISP} for short). Adherence to the distinct policy recommendations for the 1010 Somerset site, developed after a great deal of attention and public consultation, is critical in not only advancing a new vision for the area, but also in fostering good faith with the affected community.

We would like to amplify some of those distinct policy recommendations for the 1010 Somerset site set out in the CISP that are still very much relevant and critically important today. (Note that notes in italics are taken directly from the CISP. In some instances we have added underling for emphasis). These policy recommendations include:

1. PROVIDING THE ADDITIONAL 1.3HA OF UNENCUMBERED PARK

as shown on *schedules 'L' and 'N'* located on the southern half of the 1010 site and running unimpeded "*from the western edge of Plouffe Park to the eastern Trillium Multi-use Pathway*". This park is needed "*to balance the increased density proposed through redevelopment with the inclusion of active and passive public park spaces*".

a. The park should *provide "an unobstructed active recreation space that can accommodate a full-size soccer pitch"*.

b. To maximise the amount of parkland at 1010 Somerset, to ensure its east-west continuity and to eliminate the potential for cut through traffic from Somerset to Gladstone "*No through street shall be permitted from Somerset Street West to Oak Street*".

c. Maximise tree canopy throughout the site including preserving existing trees. Since the tree canopy in the Dalhousie neighbourhood is a mere 13% (Jan.'24), substantially less than City average of 35%, the City's 40% goal for tree canopy should be substantively exceeded at 1010.

d. Minimize fencing extent and heights. Use fencing only as essential to keep kids and balls away from major vehicular streets.

e. Any fence enclosed schoolyards should be on land other than the 1.3 Ha of parkland.

- f. Let school children use Plouffe Park as a playground in the same manner as Ecole St. Francois uses Hintonburg Park and Richard Pfaff Alternate School uses McNabb Park. This may be essential during construction periods.
- g. Parkland ought to be visually connected to Somerset
- h. *"No district energy component, such as a district energy control centre, shall preclude free and clear programming and use of the parkland at 1010 Somerset"*

2. ROADS, PARKING, & PEDESTRIAN ACCESS

a. Creating The City Centre Underpass Pathway linking 1010 Somerset and City Centre Ave. together, to become the *"primary"* north-south *"pedestrian and cycling gateway and corridor to and from"* 1010 Somerset to the significant, future developments at City Centre, Lebreton Flats and Bayview O-train Station. Motor vehicle use of the existing City Centre underpass Pathway will be generally restricted. If limited vehicular access is to be provided using the City centre Underpass Pathway, it must be subordinate to pedestrian and cycling circulation.

b. Provide access into and through green spaces from Somerset (2), from Preston (at corners), from Oak Street extension.

c. Ensure universal accessibility throughout the site.

d. Somerset Street:

i. Active Frontage: *"Development fronting onto Somerset street bridge shall extend the Somerset Street Main Street corridor west and use the bridge deck as a publicly-accessible active frontage."*

ii. "Primary vehicular access to the 1010 Somerset Street West site should only be from Somerset Street West. " In general, *"servicing, drop-offs or pick-ups and parking ... shall primarily occur via a north-south through block connection from Somerset Street West to a podium and/or underground facility."*

e. Parking:

i. Encourage active and public transportation by minimizing availability of parking, and by catering to local rather than city-wide uses.

ii. *"Surface parking lots are prohibited"* for new development. Put existing surface parking underground.

f. **Traffic:** Preclude children coming in conflict with vehicular traffic.

3. BUILDINGS:

- a. Set buildings close to Somerset without additional parallel roads.
- b. Minimize building footprints. Avoid "Low-rise" construction. Superimpose uses rather than spreading them out.
- c. Prioritize providing for immediately local community needs over city-wide facilities.
- d. Orient school to ensure optimal light and air for classrooms. (Perhaps rotate 90 degrees and have towers only off from ends of school).
- e. To optimise utility of the 1010 site; expropriate 1000 and 1002 Somerset.

4. RECREATION:

a. Outdoor;

- i. Fix flood basin construction and growing medium to ensure that it can tolerate heavy play use (it doesn't now).
- ii. Locate any new indoor spaces needed to service fields inside new Rec. Facility rather than as a stand-alone field house. "Plouffe Room" in PRC provides this for Plouffe Park and ice rink.
- iii. Locate basketball and pickle ball away from residential units due to noise.
- iv. Utilise Rec. Facility roof for running track and other outdoor activities.

b. Indoor

- i. Provide community meeting rooms of various sizes with adequate A?V facilities.
- ii. Provide one gym for school when needed. Provide another gym for community use.
- iv. Avoid "tournament" facilities that do not serve the surrounding local community.

Finally, we note that the CISP requires "*The City shall give priority to the acquisition and development of parks and improvement projects at the 1010 Somerset Street West property, Plant Recreation Centre and Plouffe Park site...*" So let's get on with building the new parkland.

We would appreciate the time to review subsequent plans, listen to possible constraints, offer comments and see some changes reflecting our concerns before the next posting on Engage Ottawa. We trust you will agree and look forward to more engagement.

Carol Sissons
for
Plant Pool, Plouffe Park, Expansion Coalition (**P4X**)

cc: Ariel Troster, Councillor
Jeff Leiper, Councillor
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