

# DALHOUSIE COMMUNITY ASSOCIATION

755 Somerset Street West, Ottawa, Ontario, K1R 6R1

December 15, 2025

Eric Forhan  
Development Review Planner  
Planning, Development, and Building Services Department  
City of Ottawa

Via email: [eric.forhan@ottawa.ca](mailto:eric.forhan@ottawa.ca)

Dear Eric:

**Re: 951 Gladstone Avenue and 145 Loretta Avenue North**

I'm writing with comments from the Dalhousie Community Association on the application for amendments to the Official Plan and Zoning By-law to allow the construction of three towers at 951 Gladstone Avenue and 145 Loretta Avenue North, each one in excess of the permitted height.

This development is proposed for Hintonburg, and we support the position of the Hintonburg Community Association and their concerns about the unit mix proposed for the towers, and about the development of the multiuse pathway along the eastern edge of the property.

This property lies along the western edge of Little Italy. The historic Standard Bread Building at 951 Gladstone is an important local landmark for residents in the Dalhousie area. The Corso Italia LRT station in Dalhousie is the driver of the intensification proposed for the property, which will impact our residents and local businesses. The property borders the Greenway Corridor that spans the east (Dalhousie) and west (Hintonburg) sides of the O'Train line that runs between Dows Lake and Bayview Stations, and its development as green space is important to the future of our community.

Mindful of these connections, we recommend that approval of the amendments of the OP and ZBL be conditional on the following:

1. The publication of a detailed implementation plan for the fulfillment of the Holding Symbol conditions that apply to this property. (These are listed in the proponent's "Planning Rationale & Urban Design Brief," page 43.)
2. The construction, *by the proponent*, of the multiuse pathway "along the east side of [the] site north of Gladstone Avenue to the northern extent of the property limits" *before* the completion of the phase 1 tower at 145 Loretta.
3. Conservation work on the Standard Bread Building begins in the first phase. We agree with the comment in the Heritage Impact Assessment that a delay in the conservation of the building until the construction of Tower 3 will be "unfortunate." Approval of these applications should be tied to the initiation of conservation work in the *first* phase.

Thank you for the opportunity to comment.

Sincerely,

Ed McKenna  
Planning Our Neighbourhood Committee

c.c: Councillor Ariel Troster

Linda Hoad, Chair, Zoning Committee, HCA