

DALHOUSIE COMMUNITY ASSOCIATION

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

22 Sept. 2025

Carol Ruddy
Acting Program Manager, Zoning Unit
Planning, Development and Building Services Department
City of Ottawa
110 Laurier Avenue West
OTTAWA ON K1P 1J1

By email: Carol.Ruddy@ottawa.ca

Dear Carol Ruddy,

Re: **New Zoning By-Law– “Final Draft”**
And your e-mail transmission of 17 September.

Thank you for dealing with some of the concerns we raised in our letter of June 2nd about Draft 2 by modifying the “Final Draft”: In particular

- a) The dead end streets west of Preston between Albert and Carling, (as well Norman and Pamilla, east of Preston) now N4 rather than N5.
- b) Upper Lorne Place and part of Primrose now N4 rather than CM1
- c) Adding the green corridor along both sides of the O-train from Somerset to the Queensway.
- d) Some slight amelioration of the extent of the CM1 zone on the west side of Booth between Somerset and Albert.

However, we continue to be gravely concerned about:

A) CM1 zoning along Booth between Albert and Somerset:

- i. Booth cuts through an established residential neighbourhood. There is an abundance of commercial zoning close by on Somerset, Preston and Albert. Disrupting the neighbourhood to add commercial is unnecessary and detrimental the neighbourhood’s character.
- ii. At the NW corner of Booth & Spruce, the zoning should be N4 not CM1 so as to be similar to the NW corner of Elm & Booth and the SW corners of Booth at Elm and Spruce where the properties similarly face the side streets.
- iii. The fact that the rear of the properties on the east side of Booth from Somerset down to Primrose terminate along a high, steep rock escarpment, and the fact that Booth Street itself descends steeply makes this block less than ideal for commercial. It ought to remain R4.

B) CM1 zoning between Gladstone and the Queensway:

- i. The neighbourhood east of Booth, south of Gladstone is low rise residential. On the west side of Booth, south of Gladstone, a line of 4 storey walk-ups is presently under construction. Gladstone’s main-street zoning can provide ample commercial within a 5 minute walk. To stick commercial on the east side is out of place, and out of scale.

C) Green Space

- i. Green Corridor along O-train: The green corridor now in place from Somerset to the Queensway in the “Final Draft” actually continues, as per the Secondary Plan, south to Prince of Wales Drive. Please correct! (And why does it not continue north to the river?)
- ii. 520 Albert & 84 Albert: the Downtown Core Transect has the lowest park space per capita in the City, 0.54Ha/1000 vs. City avg. of 2.35Ha/1000. and City goal of 2.0Ha/1000. **We should not be removing any green space** from this neighbourhood. Please amend.

D) Large Bedroom Units: Thank you for the acknowledgement that for the Downtown Transect the target for 3 bedroom units is 25%. However, it is only 15% in the “Final Draft”. Please correct.

Trusting these final tweaks can be incorporated into the final “final Draft”.

Yours truly,

David Seaborn, B. Arch.
for Planning & Development Committee
Dalhousie Community Association

cc: Councillor Ariel Troster