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300 - 1331 Clyde Avenue
Ottawa ON K2C 3G4

March 3, 2025

Project/File: 160402067

Erin O'Connell, Planner III
City of Ottawa
Planning, Development and Building Services Department
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1

Dear Ms. O'Connell,

**Reference: 930 & 1010 Somerset Street West
Urban Design Review Panel Report**

Stantec has prepared the following response to recommendations received from the Urban Design Review Panel (UDRP) following an informal presentation by the Hobin Architecture on 3 February 2023. The Concept Plan has considered all feedback with the aim of creating a compact new community with the ability to integrate into the existing community.

Panel comments have been listed in the left column of the table below, whereas the project team's response is provided in the right column.

Panel Recommendation	Response
Key Recommendations	
The Panel encourages a precinct/district approach as the plans evolve. Considerations need to be given to unifying elements such as materials, public realm, and landscape design to create a clear sense of identity to the precinct/district.	The Concept Plan has been refined to provide greater opportunities for public realm connectivity surrounding and through the site. The Landscape Strategy Further details and discussion are provided in the updated UDRP presentation materials.
The Panel recommends further exploration of alternatives to reduce or remove the parallel access drive along Somerset Street, which may include the re-orientation of the arts and cultural facility.	The Concept Plan has been revised to establish a low to mid-rise massing which frames Somerset Street West. The new site access has been shifted west to accommodate fronting the RCFS facility on Somerset Street West, and vehicle parking, drop off/pickup areas, and delivery areas have been shifted to the interior of the site.

Panel Recommendation	Response
Consideration should be given the design opportunities associated with the roof of the arts and cultural facility.	The Concept Plan shows the arrangement of uses and conceptual built form massing across the site. Detailed design of the RCFS facility will be further investigated at a later phase of development.
Site Design and Public Realm	
The Panel recommends the applicant develop a clear and coordinated vision and set of district characteristics that are prescribed in all phases of development. The applicant team should study other precedent districts to provide direction for unifying design elements to ensure the project has a campus feel. Examples provided included North Toronto Collegiate and Sugar Wharf / Pinnacle One Yonge, also in Toronto.	Further detail has been provided on the revised Concept Plan and UDRP submission materials.
There was appreciation of the “kit of parts” approach to design. It was noted that the overarching design started to speak as a campus approach.	Acknowledged. The Concept Plan has been reconfigured to respond to UDRP and community feedback while endeavouring to accommodate the necessary uses contemplated by the community hub.
Placemaking is pivotal to the success of the project. This requires making the Public Plaza the heart of the district. This public space should be animated and tell a story.	Lands identified previously as a public plaza are currently not owned by the City of Ottawa and are occupied by two mixed use buildings. It is our understanding that the City will continue to explore the merits of acquiring these properties. The revised Concept Plan provides multiple opportunities for public gathering spaces.
The current parking garage access location abutting the Plaza is a concern as it requires the long parallel access drive in its current location. and it should be re-located.	The parallel access driveway has been removed and replaced by moving the uses to directly abut the street. Parking access is now located interior to the site.
The service lane located parallel to Somerset Street West is a significant concern. Reduction or removal of this element should be explored as it has a direct impact on the abutting public realm relationship and diminishes the importance of this main street frontage.	The parallel access driveway has been removed and buildings pulled to abut the Somerset Street West frontage.
<p>The Panel noted the need for additional porosity given the size of the block. Suggestions included:</p> <ul style="list-style-type: none"> • Clear language of connections and sightlines. • A stronger connection from Somerset Street to Gladstone Avenue by way of re-orienting the arts and cultural facility and providing an additional public street connection through the subject block. This would result in a primarily 	<p>The Concept Plan moves the future residential development and RCFS to abut Somerset Street West. The Concept incorporates the existing multi-use pathway and City Centre underpass and provides active transportation linkages through the site.</p> <p>Somerset Street is connected to Oak Street to the south via a network of multi-use pathway linkages.</p>

Panel Recommendation	Response
<p>institutional focused block on the east half of the site, and residential/parkland uses on the west half of the site.</p> <ul style="list-style-type: none"> This connection could allow for access to both blocks and eliminate the need for a service lane abutting Somerset Street. 	<p>Further, active transportation links within the site integrate with the existing Trillium Pathway on the western portion of the site.</p>
<p>Privacy associated with grade related suites adjacent to the LRT corridor needs to be carefully considered.</p>	<p>Acknowledged. Comment and feedback to be considered at Site Plan Control stage.</p>
Sustainability	
<p>Strong consideration should be given to the 5th façade, through the provision of green accessible roofscapes.</p>	<p>Acknowledged. Comment and feedback to be considered at site plan control stage. Investigation is currently underway on the viability of establishing a district energy facility on the site.</p>
<p>Solar power may be considered as part of roof design.</p>	
<p>Consideration should be given to district heating opportunities.</p>	

We look forward to introducing the updated Concept Plan to the Panel at an upcoming hearing.

Respectfully,

Stantec Consulting Ltd.

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Attachment: Appendix A : Submission Materials for February 3 February 2023
Appendix B: UDRP Recommendations

Appendix A

Presentation to Urban Design Review Panel (3 February 2023)

1010 SOMERSET

Informal UDRP Concept Presentation | 1010 Somerset | Feb 3, 2023



OFFICIAL PLAN

City Of Ottawa

Increased active transportation and reduced car dependency
Tallest densest uses along O-Train Corridor

Nurture arts community and small scale activity generators
Inner Urban Transect

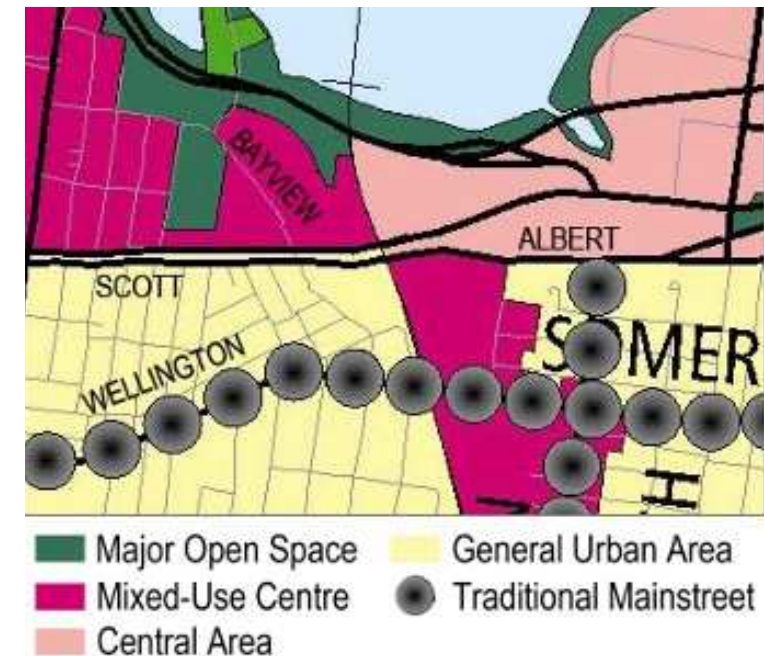
Mid to high density development, mixed-use environment, 15 minute neighbourhood

Location of 1010 Somerset between two hubs (Corso Italia and Bayview)
Intensification permitted and encouraged on former industrial or commercial sites, including brownfield sites where feasible

Managing growth Section 2.2.2 New neighbourhoods should be designed around the notion of easy pedestrian access to a rapid transit station or frequent street bus route

Management of growth within the urban area - direct growth to locations with significant development potential
Employment uses that can mix with residential uses are permitted within hubs and corridors

Within 600m radius or 800 meters walking distance to a rapid transit station
Provide a diverse range of flexible and context-sensitive housing options in the city
Installing parks to meet community needs for both residential and non-residential development with emphasis on active recreation amenities and potential cultural development to address gaps or community needs



Acquisition of large parks in the Downtown Core and Inner Urban area will be prioritized where opportunities arise

Conserve cultural heritage and promote stewardship and appreciation by honoring indigenous culture and history through strategies of place-making, naming, wayfinding, monuments etc

1010 Somerset is a Tier 2 Design Priority Area: support moderate pedestrian volumes and characterized by their regional attractions related to leisure, entertainment, nature or culture

School design shall make efficient use of land by giving first preference to multi-storey school

Enable facility partnership for shared recreation amenities
Conforms to OP as the proposed will provide a range of uses permitted and built form that will complement 933 Gladstone, future developments in City Centre
Create livable communities with good balance of facilities to meet people's everyday needs, including schools, community facilities, parks and variety of housing

SECONDARY PLAN

3

Corso Italia Secondary Plan

4.1.2.4 Mixed-use development may be permitted at 1010 Somerset to a maximum FSI of 1.5. Additional FSI may only be considered with the dedication of a 1.0 hectare park

4.1.2.10 Vehicular access to parcels...primarily directed to underground and/or podium parking

4.1.4.1 The parcel f Somerset St, Oak and Preston St t the western edge of Plant Bath Recreation Centre shall continue to recreational uses and programming including Plouffe Park

5.1.7 Create places of interest, foster identity, and support neighbourhood recreation and commerce

5.4.4 If a school is built at 933 Gladstone or 1010 Somerset the City and the School Board will jointly review and develop the program spaces to maximize the shared use of the space

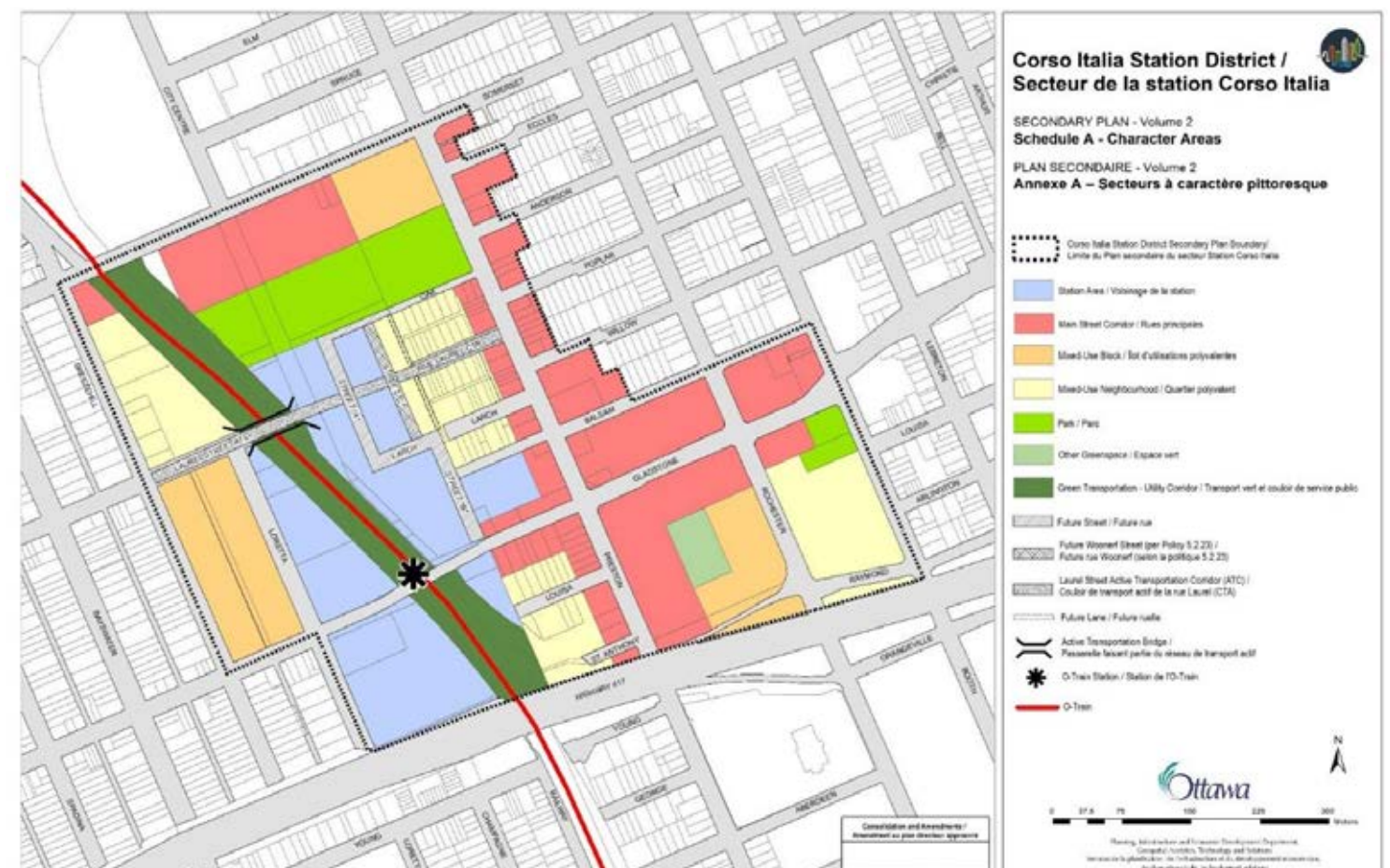
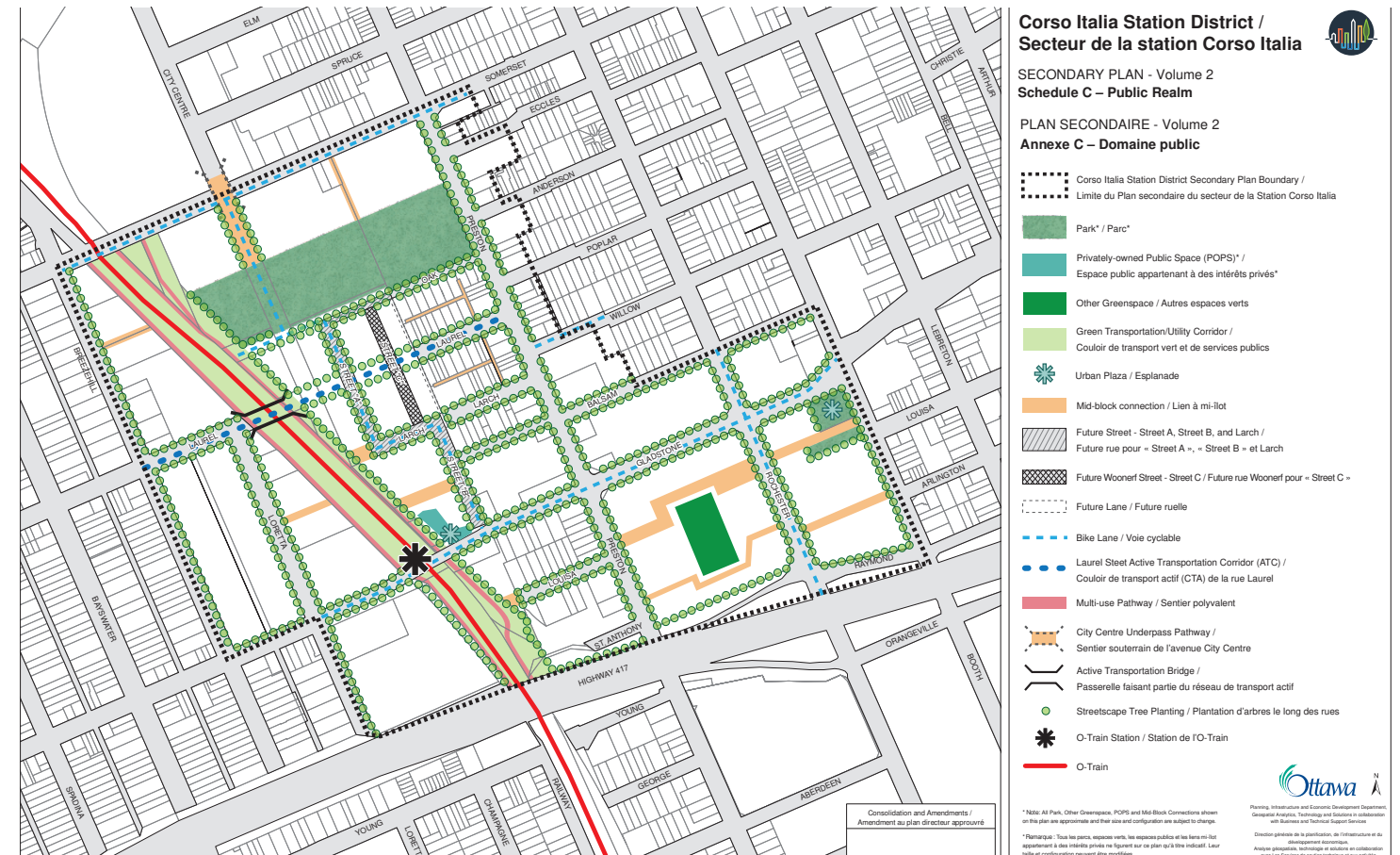
6.1 District Energy System

7.1 Underground storage, or non-traditional low impact development measures may be required to meet storm water control

8.2 A range of housing types and tenures are encouraged for residential uses (25% of rental and ownership should be affordable)

9.1.2.2 The development of an Arts Hub

CREO was involved in the Secondary Planning process - high level ideas were embedded in the Secondary Plan



SECONDARY PLAN

Bayview Station District Area A and B

1.3.2 Mixed use development, compact and transit oriented

4.1.2 Development fronting onto the Somerset Street West bridge shall extend the Somerset Street West Minor4 1.4.1.5Corridor west from City Centre Avenue, using the bridge deck as a publicly accessible active frontage

1.4.9.6 Smooth height and density transition between larger scale development near transit corridor and existing low-rise residential neighbourhoods

1.4.1.1 Residential or offices uses, mixed use development shall include active frontages with street related, publicly accessible shops

1.4.1.4Land uses shall be transit supportive and contribute to the positive generation and management of pedestrian and cycling movements associated with Bayview O-Train Station

1.4.1.3 Large format retail uses such as grocery stores are permitted

1.4.2 Existing superblocks shall incorporate a street size and pattern similar to those of existing communities

5.0 Broad range of housing types

1.4.6.1 Minimum and maximum parking requirements shall be reduced to reflect downtown urban conditions and rations that support high transit use



ACTIVE DEVELOPMENTS

5



951 Gladstone Ave. & 145 Loretta Ave. North ▲

1.001 hectares of land
849 high rise apartment units
1,640m² Retail space
18,443m² Office & studio space
Currently under site plan control review
Site recently rezoned from IG1 H(11) to MC[xxxx] Sxxx-h



933 Gladstone Development (OCH) ▲

3.21 hectares of land
96 townhome units
1004 high rise apartment units
7,152m² floor retail, commercial and institutional space
9290m² office space
Buildout is anticipated for 2031
Involved in drafting of Secondary Plan so their subdivision concepts have been embedded into the plan
Current zoning is MCF(1.5) which we will rezone to MC17 R4T and a portion of it will be institutional



◀ 1040 Somerset

0.13 hectares of land
338 high rise apartment units
Retail at Grade
Currently under site plan control review
Zoned Traditional Mainstreet Zone with a Height Restriction of 15 metres [TM H(15)] in the City of Ottawa Comprehensive Zoning By-law (2008-250). Recently Approved Minor Re-zoning includes a height cap of 119m.

SITE CONTEXT

6



DESIGN THEMES

7

**1 Placemaking Public & Private
Community Spaces: City of Ottawa,
CEPEO, Arts Community,**

2 Park Space (1 Hectare)

3 Site Access / Drop-off

4 Parking Access (Surface & P1 Level)

**5 Connection to Gladstone Village &
Surrounding Neighbourhood (Oak St)**

6 Connection to City Centre

**7 Expansion & Connection to
Plant Bath Community Centre**

8 Connection to LRT & MUP

9 Preston Streetscape Animation

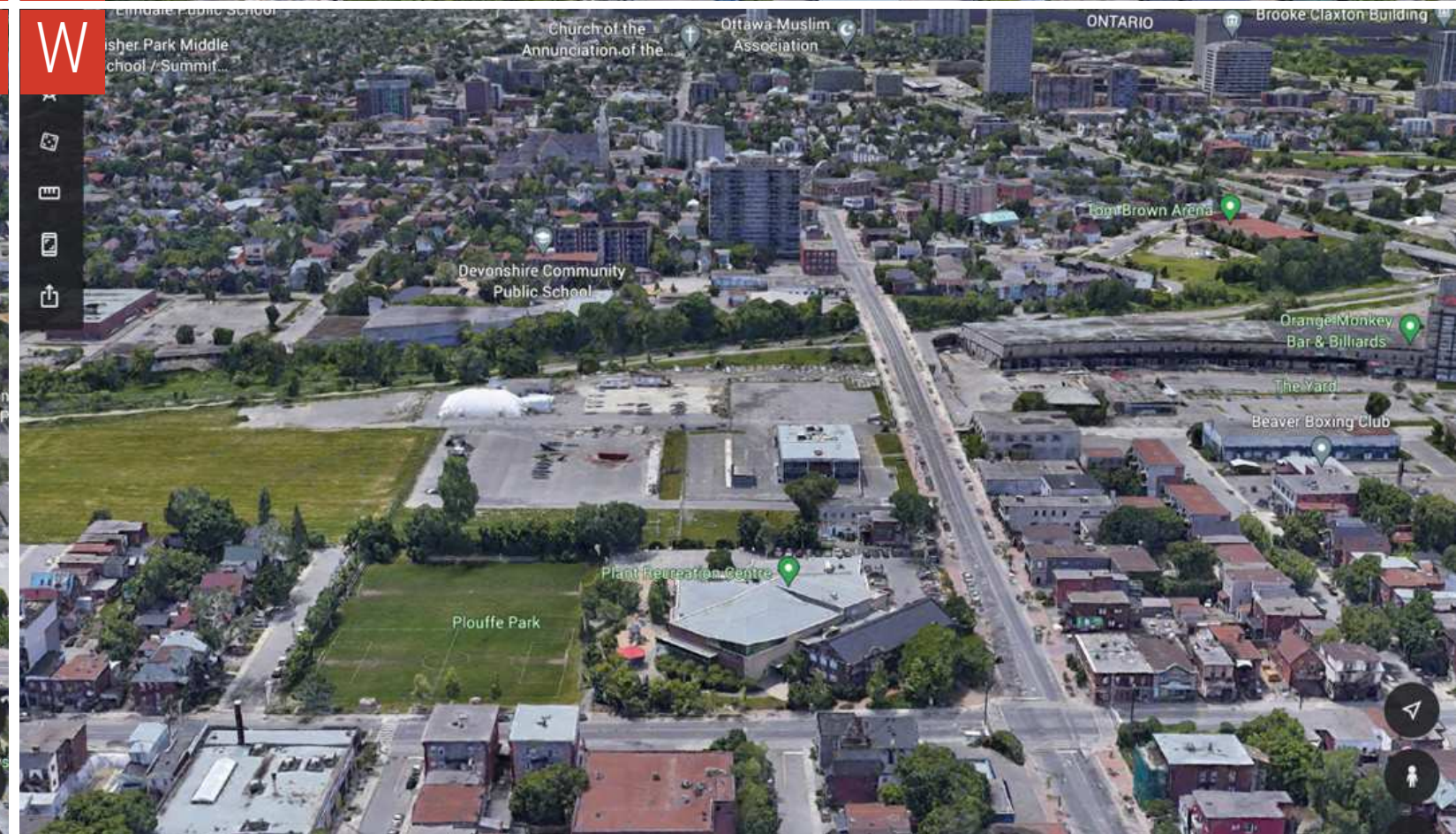
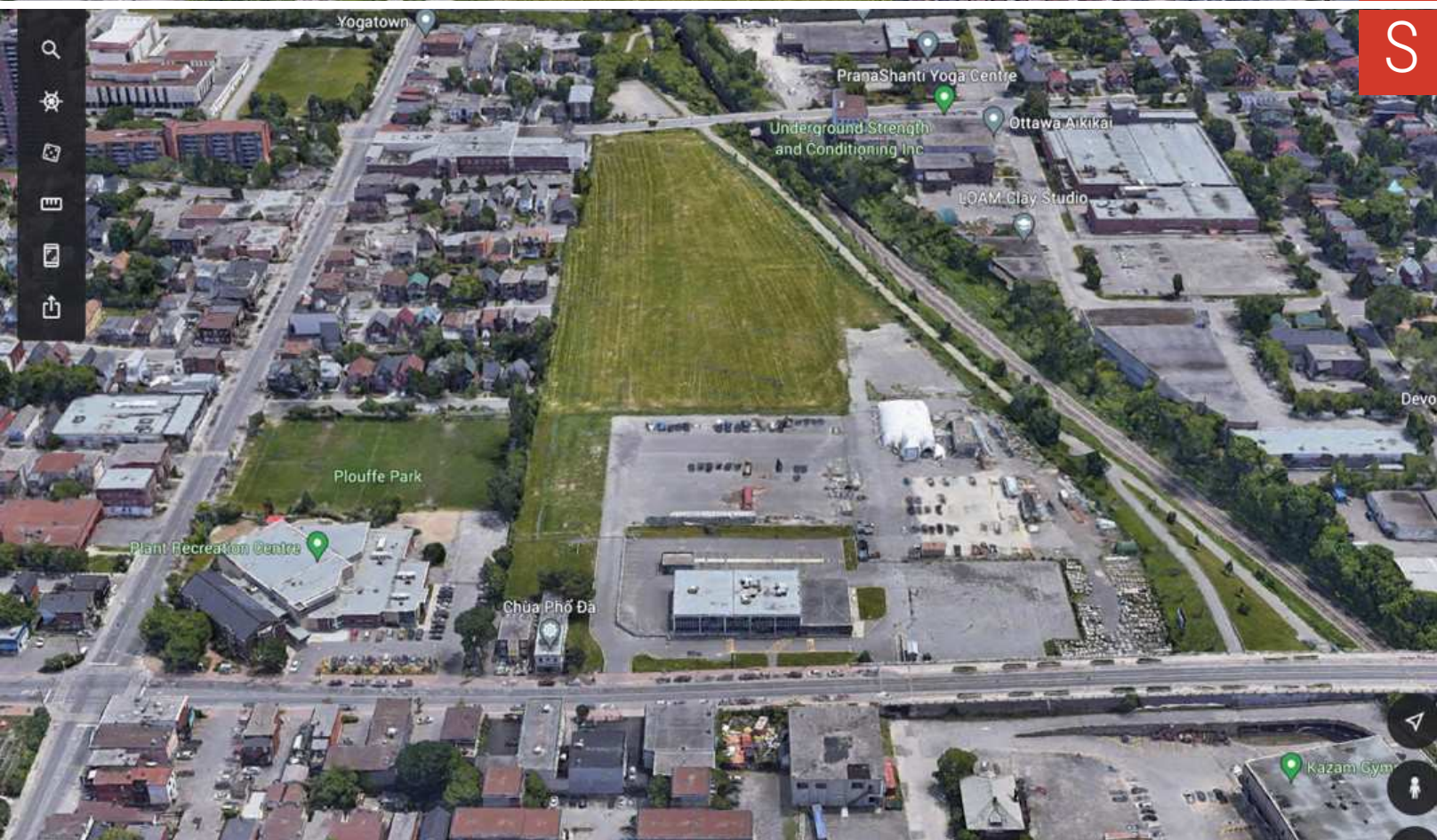
10 Somerset Streetscape Animation

11 Somerset Bridge Interface

**12 Residential Component
Profile & Connection**

SITE CONTEXT

8



SITE CONTEXT

9



SITE CONTEXT

10



SITE CONTEXT

11



SITE CONTEXT

12

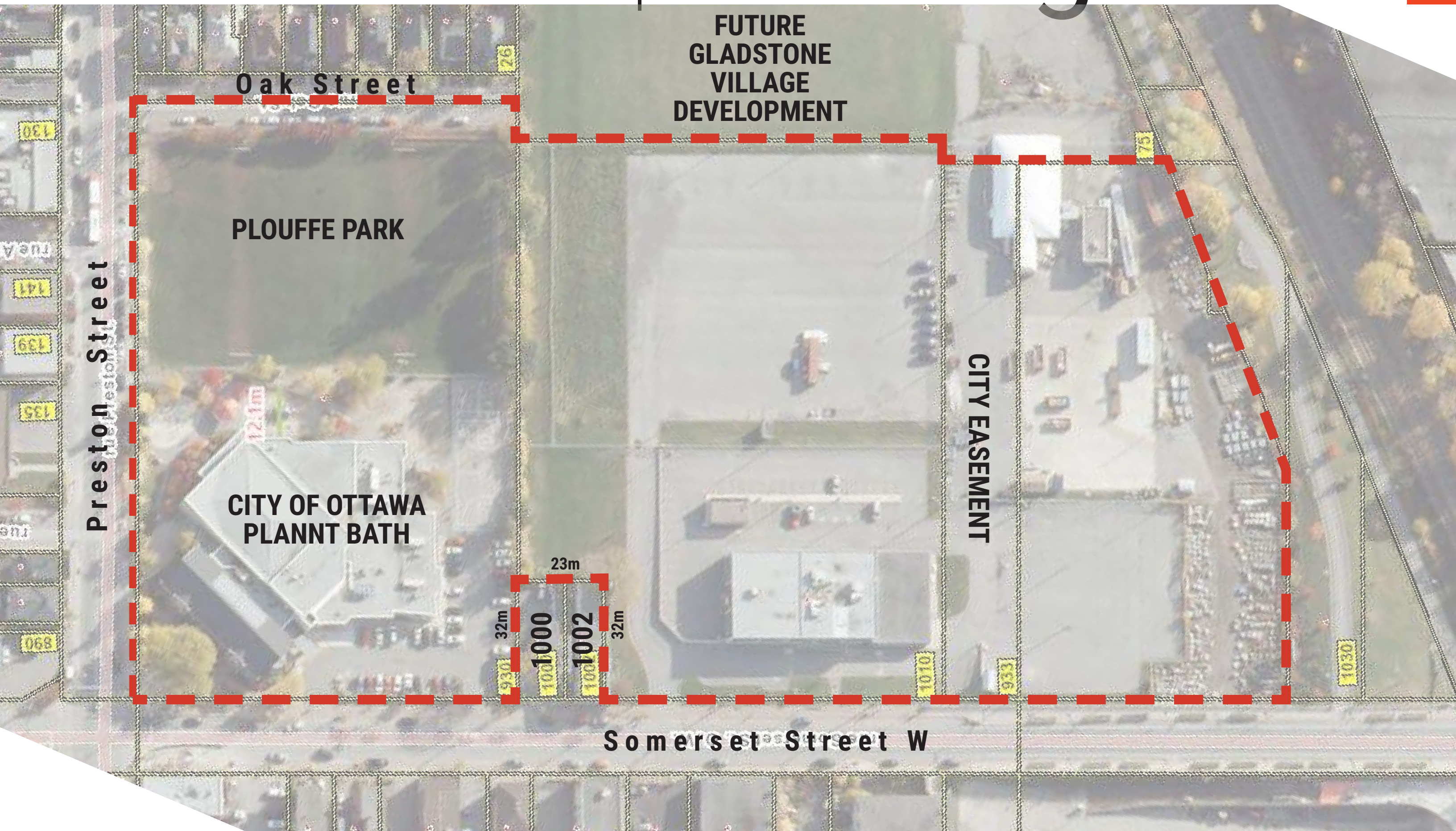


SITE CONTEXT

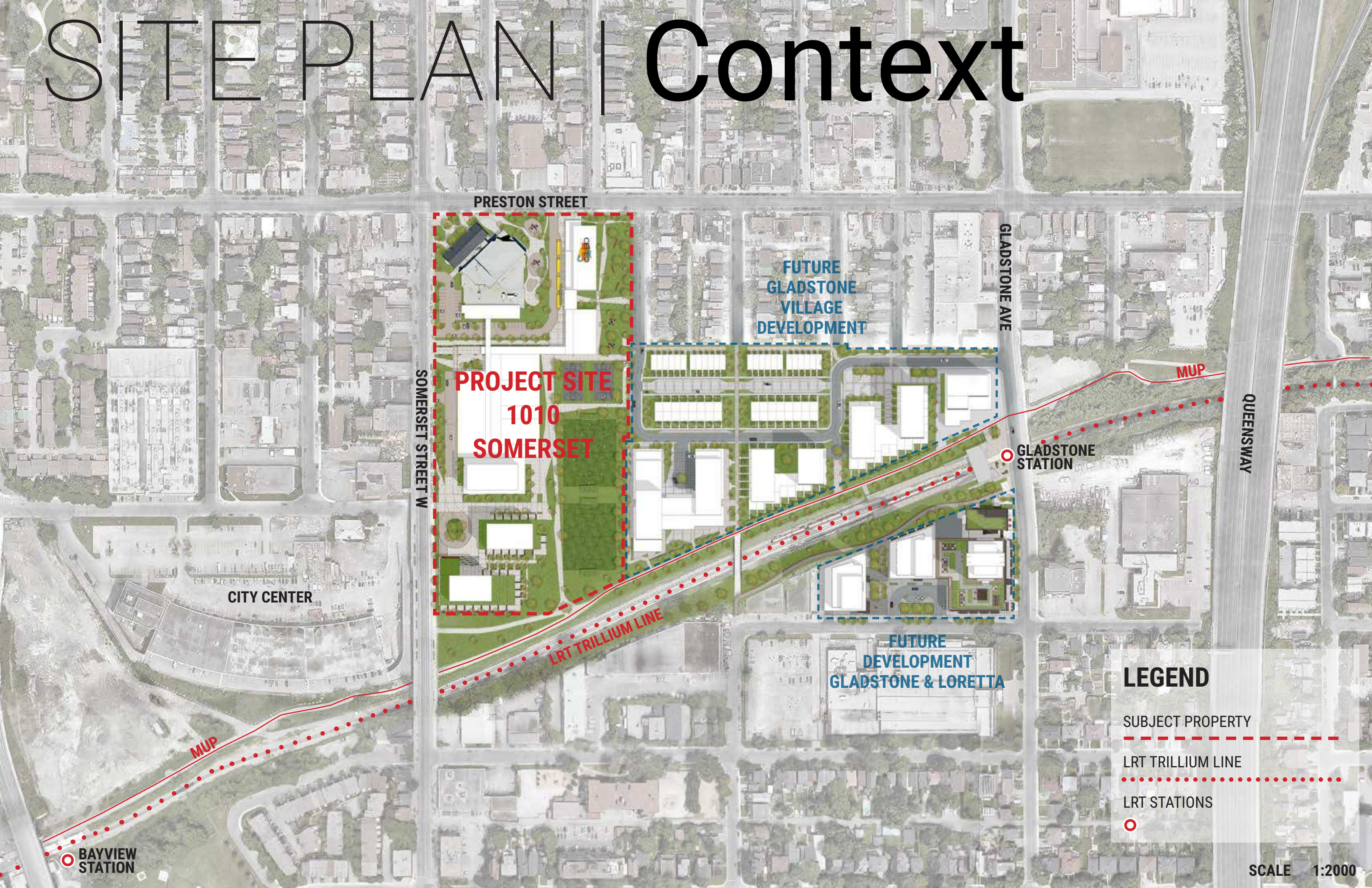
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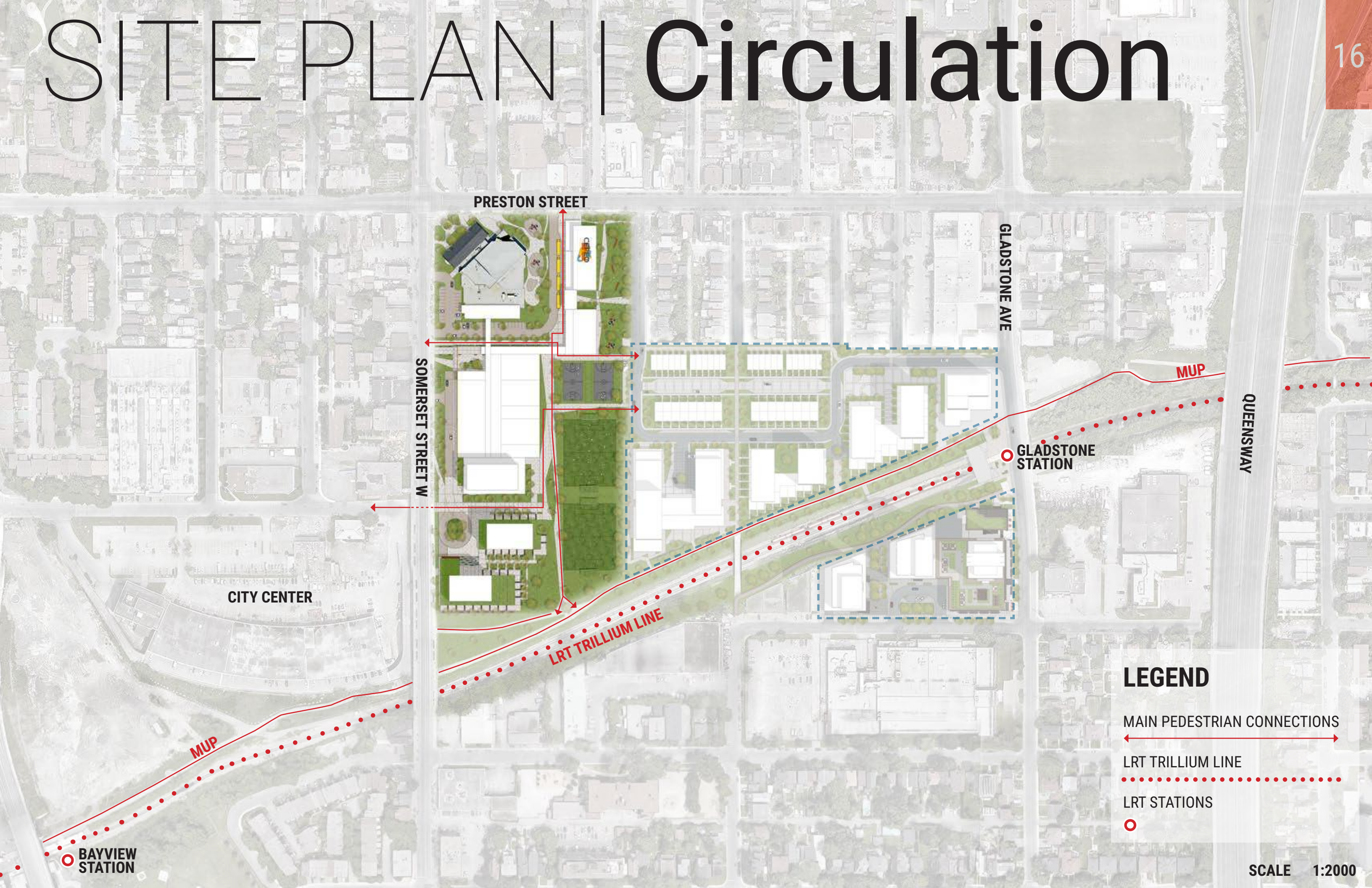
SITE PLAN | Existing



SITE PLAN | Context

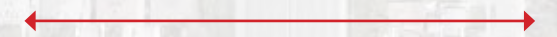


SITE PLAN | Circulation



LEGEND

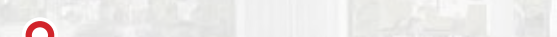
MAIN PEDESTRIAN CONNECTIONS



LRT TRILLIUM LINE



LRT STATIONS



SITE PLAN | Proposed

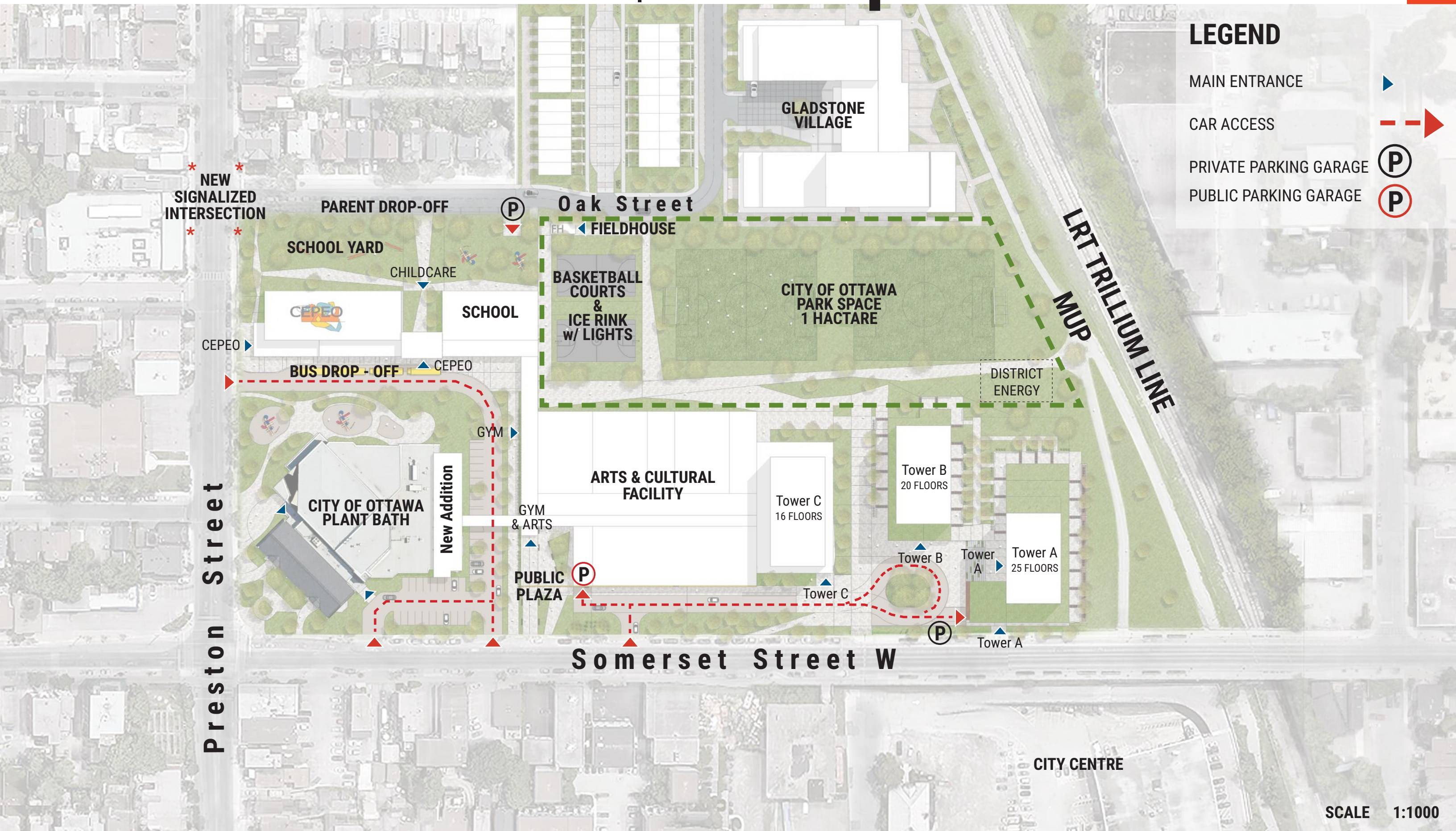
17



SCALE 1:1000

SITE PLAN | Proposed

18



LEGEND

MAIN ENTRANCE



CAR ACCESS



PRIVATE PARKING GARAGE



PUBLIC PARKING GARAGE



SCALE 1:1000

PLACEMAKING

19



PRESTON STREET

20



PRESTON STREET

21



CITY PARK SPACE



LRT TRILLIUM LINE

23



PLACEMAKING & PUBLIC OPEN SPACE



PUBLIC PLAZA

25



PUBLIC OPEN SPACE

26



PUBLIC
PLAZA

Somerset Street

SOMERSET ST W

PUBLIC OPEN SPACE

27



arts + culture

PUBLIC
PLAZA

Somerset Street

PUBLIC PLAZA

STREET ANIMATION





SOMERSET STREET



ABOVE SOMERSET | PUBLIC PLAZA



SOMERSET BRIDGE



Somerset Street

ABOVE SOMERSET BRIDGE

An aerial architectural rendering of a city street, likely Preston Street, showing a mix of building heights, street layout, and greenery. The image is overlaid with a semi-transparent red filter. The text "PRESTON STREET" is centered in a white, sans-serif font.

PRESTON STREET



PRESTON STREET



PRESTON STREET PLAZA

An aerial architectural rendering of a city street, likely Oak Street, showing a mix of building heights, street layout, and landscaping. The image is overlaid with a semi-transparent red filter. The text "OAK STREET" is centered in a white, sans-serif font.

OAK STREET



ABOVE OAK STREET

An aerial, isometric view of a city grid. The image is rendered in a monochromatic red color. It shows a dense arrangement of buildings of various heights and shapes, interspersed with green spaces represented by small tree icons. The perspective is from a high angle, looking down at the city layout. The text 'GREEN SPACE' is overlaid in the center in a white, sans-serif font.

GREEN SPACE

GREEN SPACE



CONNECTION TO MUP

39



CITY CENTRE

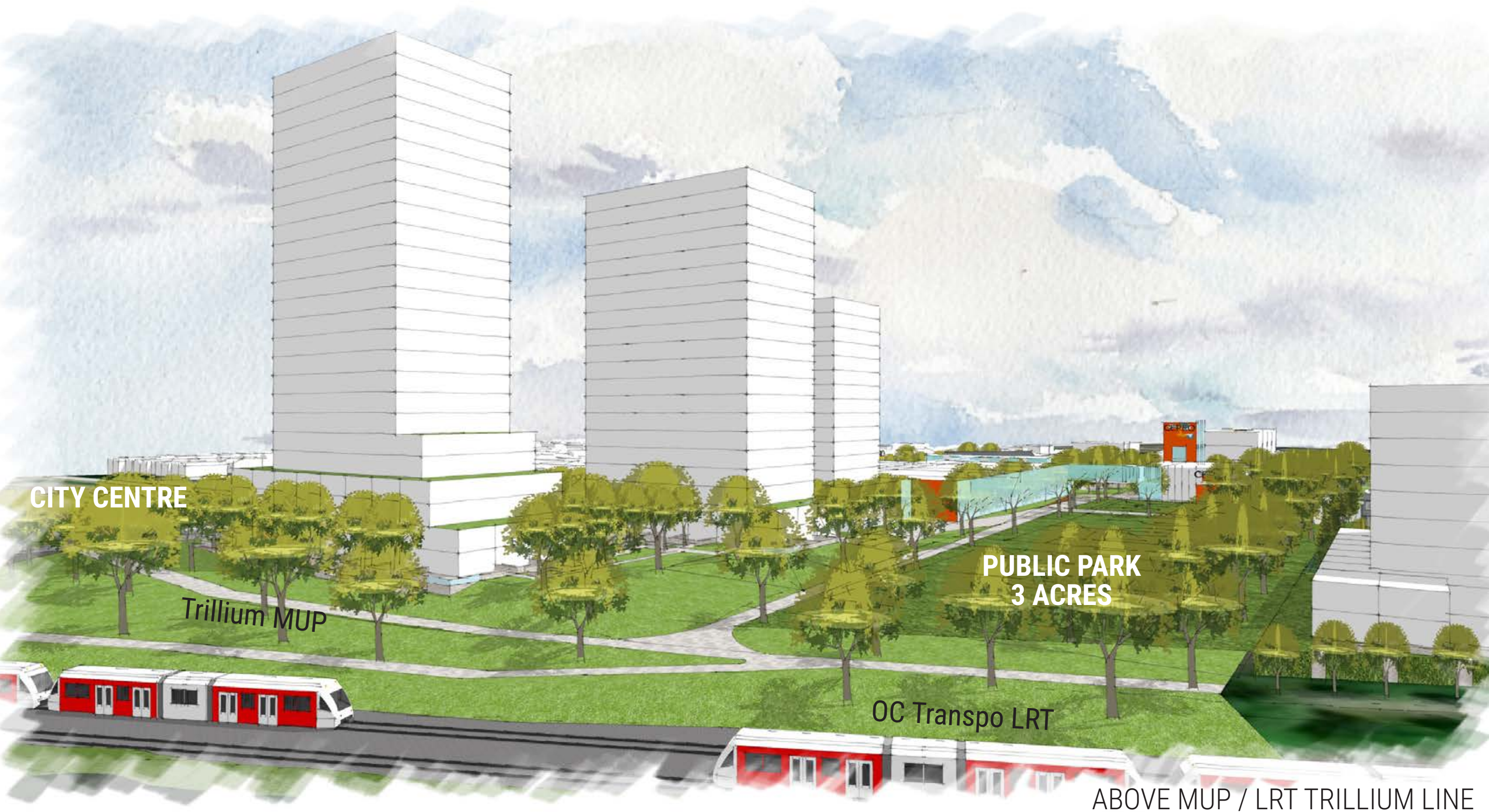
PUBLIC PARK
3 ACRES

Oak Street

ABOVE GLADSTONE VILLAGE

CONNECTION TO LRT

40



GLADSTONE VILLAGE

41



GLADSTONE VILLAGE
WOONERF

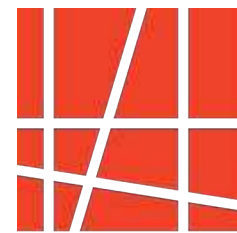
VIEW FROM OAK ST + WOONERF

1010 SOMERSET

CONCEPT Presentation | 1010 Somerset + Plouffe Park | NOV 29, 2022



THANK YOU



HOBIN
ARCHITECTURE

PROJECT STATS

44

GFA SUMMARY (sq.ft)

CITY OF OTTAWA

COMMUNITY ARTS HUB	= 95,936
CULTURAL FACTORY	= 80,000
CITY RECREATIONAL SPACE	= 10,000
TOTAL	= 185,936

GREEN SPACE (3 Acres) = 129,167

PUBLIC PARKING = 65,000/LEV
(350sq.ft / space)

P1 LEVEL	= 185 spaces
P2 LEVEL	= 185 spaces
P3 LEVEL	= 185 spaces
P4 LEVEL	= 185 spaces
TOTAL	= 740 spaces

SURFACE PUBLIC PARKING = 70 spaces

CEPEO	
SCHOOL	= 55,000
DAYCARE 1,200sq.ft (X3)	= 3,600
TOTAL	= 58,600

RESIDENTIAL DEVELOPMENT

TOWER A	
25 FLOORS (7,750x25)	= 193,750
(750/UNIT)	= 258 units

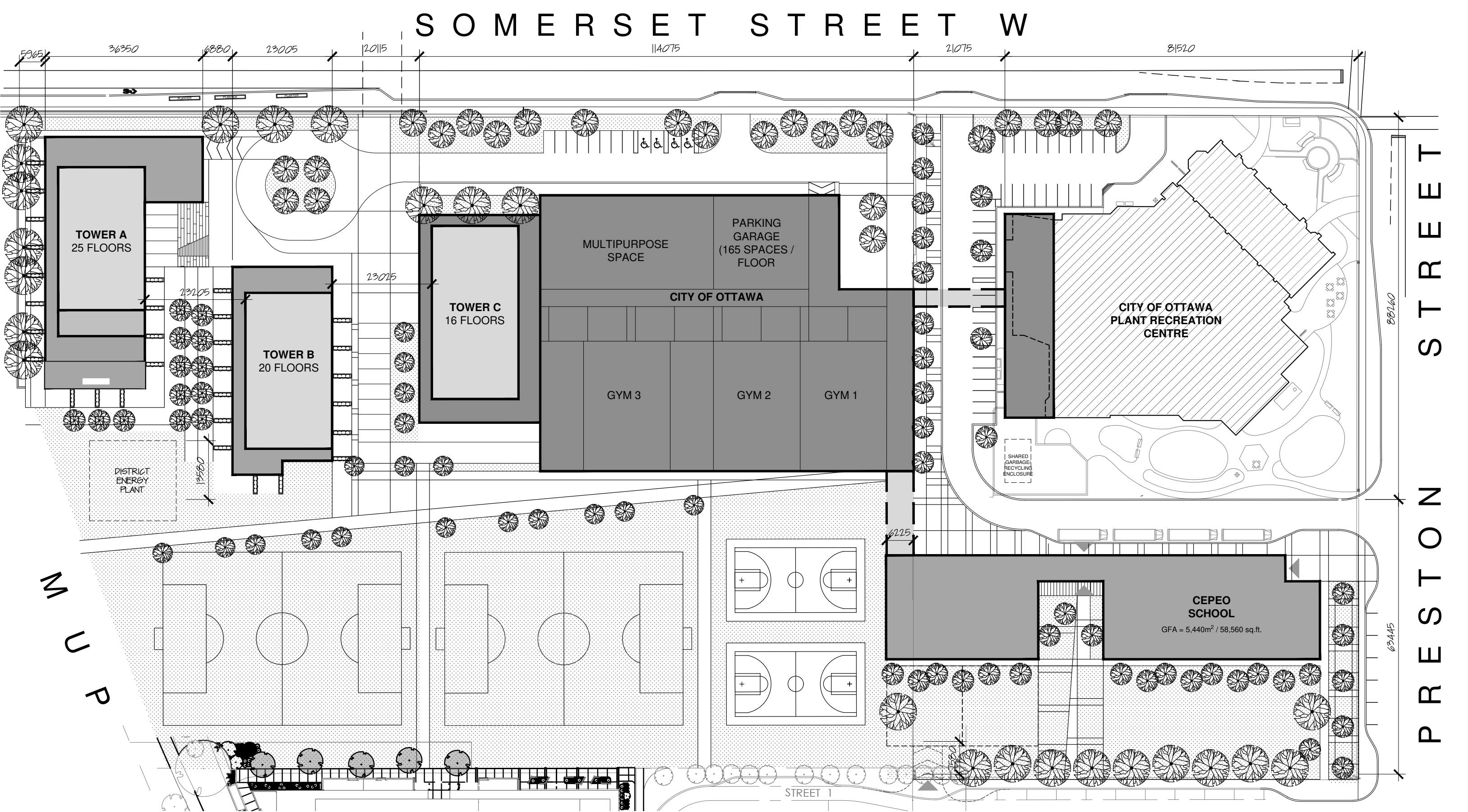
TOWER B	
25 FLOORS (7,750x20)	= 155,000
(750/UNIT)	= 206 units

RESIDENTIAL PARKING = 71,000 sq.ft
(350sq.ft / space)

P1 LEVEL	=202 spaces
P2 LEVEL	=202 spaces
TOTAL PARKING	=404 spaces



AERIAL ABOVE SOMERSET ST



Appendix B

Urban Design Review Panel Recommendations

1010 Somerset Street West | Informal Review | Plan of Subdivision and Zoning By-law Amendment | City of Ottawa/ Barry Hobin Architecture



Key Recommendations

- The Panel recognizes and appreciates the importance of this project for the City of Ottawa.
- The Panel encourages a precinct/district approach as the plans evolve. Considerations need to be given to unifying elements such as materials, public realm, and landscape design to create a clear sense of identity to the precinct/district.
- The Panel recommends further exploration of alternatives to reduce or remove the parallel access drive along Somerset Street, which may include the re-orientation of the arts and cultural facility.
- Consideration should be given the design opportunities associated with the roof of the arts and cultural facility.

Site Design and Public Realm

- The Panel recommends the applicant develop a clear and coordinated vision and set of district characteristics that are prescribed in all phases of development. The applicant team should study other precedent districts to provide direction for unifying design elements to ensure the project has a campus feel. Examples provided included North Toronto Collegiate and Sugar Wharf / Pinnacle One Yonge, also in Toronto.
- There was appreciation of the “kit of parts” approach to design. It was noted that the overarching design started to speak as a campus approach.
- Placemaking is pivotal to the success of the project. This requires making the Public Plaza the heart of the district. This public space should be animated and tell a story.
- The current parking garage access location abutting the Plaza is a concern as it requires the long parallel access drive in its current location. and it should be re-located.

- The service lane located parallel to Somerset Street West is a significant concern. Reduction or removal of this element should be explored as it has a direct impact on the abutting public realm relationship and diminishes the importance of this main street frontage.
- The Panel noted the need for additional porosity given the size of the block. Suggestions included:
 - Clear language of connections and sightlines.
 - A stronger connection from Somerset Street to Gladstone Avenue by way of re-orienting the arts and cultural facility and providing an additional public street connection through the subject block. This would result in a primarily institutional focused block on the east half of the site, and residential/parkland uses on the west half of the site.
 - This connection could allow for access to both blocks and eliminate the need for a service lane abutting Somerset Street.
- Privacy associated with grade related suites adjacent to the LRT corridor needs to be carefully considered.

Sustainability

- Strong consideration should be given to the 5th façade, through the provision of green accessible roofscapes.
- Solar power may be considered as part of roof design.
- Consideration should be given to district heating opportunities.