

**Subject: Official Plan Amendment and Zoning By-law Amendment - 1186,
1188, and 1194 Wellington Street West**

File Number: ACS2022-PIE-PS-0044

Report to Planning Committee on 12 May 2022

and Council 25 May 2022

**Submitted on April 29, 2022 by Lily Xu, Acting Director, Planning, Real Estate and
Economic Development**

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Ward: Kitchissippi (15)

**Objet : Modification du Plan officiel et Modification du Règlement de zonage
– 1186, 1188 et 1194 Wellington Street West**

Dossier : ACS2022-PIE-PS-0044

Rapport au Comité de l'urbanisme

le 12 mai 2022

et au Conseil le 25 mai 2022

**Soumis le 29 avril 2022 par Lily Xu, Directrice par intérim, Direction générale de la
planification, des biens immobiliers et du développement économique**

**Personne ressource : Steve Gauthier, urbaniste II, Examen des demandes
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Quartier : Kitchissippi (15)

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve the following:
 - a. Amend the current Official Plan, Volume 2a, Secondary Plans, Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West to permit a 16-story mixed use building, as detailed in Document 2a.
 - b. Amend the new Official Plan, Volume 2A, Urban Secondary Plans, Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West to permit a 16-story mixed use building, as detailed in Document 2b.
 - c. Amend the Zoning By-law 2008-250 for 1186, 1188, and 1194 Wellington Street West to permit a 16-story mixed use building, as detailed in Documents 3 and 4.
2. That Planning Committee recommend Council that the implementing Zoning By-law does not proceed to Council until such time as an agreement under Section 37 of the *Planning Act* is executed.
3. That Planning Committee 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 May 25, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil municipal d’approuver ce qui suit :
 - a. Modifier, dans le volume 2A (Plans secondaires) du Plan officiel, le Plan secondaire de la rue Wellington Ouest pour les 1186, 1188 et 1194, rue Wellington Ouest afin de permettre de construire un immeuble polyvalent de 16 étages, selon les précisions reproduites dans la pièce 2a.

- b. **Modifier, dans le volume 2A (Plans secondaires des secteurs urbains) du nouveau Plan officiel, le Plan secondaire de la rue Wellington Ouest pour les 1186, 1188 et 1194, rue Wellington Ouest afin de permettre de construire un immeuble polyvalent de 16 étages, selon les précisions reproduites dans la pièce 2b.**
 - c. **Modifier le *Règlement de zonage n° 2008-250* pour les 1186, 1188 et 1194, rue Wellington Ouest afin de permettre de construire un immeuble polyvalent de 16 étages, selon les précisions reproduites dans les pièces 3 et 4.**
2. **Que le Comité de l'urbanisme recommande au Conseil municipal de ne pas se pencher sur la mise en œuvre du *Règlement de zonage* tant que l'entente prévue à l'article 37 de la *Loi sur l'aménagement du territoire* n'aura pas été signée.**
 3. **Que le Comité de l'urbanisme approuve l'intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la Loi sur l'aménagement du territoire à la réunion tenue par le Conseil municipal le 25 mai 2022 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision**

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the amendment to the Official Plan and the Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West to permit a 16-story mixed use building containing 212 units.

The proposed Official Plan Amendment would add a site-specific exception policy to the Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West.

The proposed Zoning By-law amendment seeks to rezone the entire property to Traditional Mainstreet Zone, Subzone 11, with a site-specific exception and schedule to

address site-specific conditions of development (TM11[XXXX]SXXX). The proposed site-specific provisions would provide relief with regards to the maximum building height, front yard, corner side yard, rear yard setbacks, building setbacks, parking, bicycle parking, building entrance, and permitted projection.

The following community benefits will be secured through a Section 37 Agreement:

- At the discretion of the Ward Councillor, a cash contribution of \$514,708.38 towards the following:
 - \$150,000 for high-impact public realms improvements in Parkdale Park/Parkdale Market
 - \$364,708.38 into the ward-specific affordable housing fund

All the above money contributions are applicable to Ward 15.

- In addition, the following non-cash contributions will also be provided as part of the Section 37 Agreement and secured through the Section 37 Agreement or the Site Plan Control Agreement, whichever is most appropriate:
 - Public plaza and larger sidewalks at the corner of Parkdale Avenue and Wellington Street West
 - Upgrade of the rear lane to a woonerf
 - 15 large units (eight three-bedrooms and seven two-bedroom with convertible dens)
 - 10 electrical vehicle charging stations
 - 2 vehicle car share spaces

Applicable Policy

Current Official Plan

Section 3.6.3 - Mainstreets

This section states that the Mainstreet designation identifies streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are Transit Priority Corridors or are well-served by transit. The objective of the Mainstreet designation is to encourage more dense and mixed-use

development that supports, and is supported by, increased walking, cycling and transit use.

New Official Plan

Section 5.2 - Inner Urban Transect

The Inner Urban Transect is generally planned for mid-to high-density development, subject to proximity and access to frequent street transit or rapid transit.

Section 6.2 - Corridors

This designation applies to bands of land along specified streets, whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods, but lower density than nearby Hubs.

Current Wellington Street West Secondary Plan

11.3.3 Parkdale Park Area Policies (Traditional Mainstreet Area)

The Parkdale Park Area will emerge as the civic and commercial heart of the broader Wellington West community. Accordingly, the Wellington-Holland-Parkdale crossroads and Parkdale Park and Market mixed use area will be designed and developed with more desirable and efficient land uses and buildings, a distinguishing character, and improved comfort and safety for pedestrians.

New Wellington Street West Secondary Plan (Mainstreet Designation)

2.3 Parkdale Park Specific Policy Area

The Parkdale Park Specific Policy Area will emerge as the civic and commercial heart of the broader Wellington West community. Accordingly, the Wellington-Holland-Parkdale crossroads, Parkdale Park and Parkdale Market Hub designated area will be developed as a Design Priority Area with a focus on desirable and efficient land uses and buildings, a distinguishing character and improved comfort and safety for pedestrians.

Public Consultation/Input

The Applicant presented his proposal at a public information session held on June 17, 2021. The session was organized by Councillor Leiper who attended with his staff, along with the local community, the development team, and Development Review staff.

SYNTHÈSE ADMINISTRATIVE

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la modification à apporter au Plan officiel et au Plan secondaire de la rue Wellington Ouest pour les 1186, 1188 et 1194, rue Wellington Ouest afin d'autoriser la construction d'un immeuble polyvalent de 16 étages et de 212 logements.

La modification que l'on propose d'apporter au Plan officiel viendrait ajouter une politique sur les exceptions propres au site dans le Plan secondaire de la rue Wellington Ouest pour les 1186, 1188 et 1194, rue Wellington Ouest.

La modification que l'on propose d'apporter au *Règlement de zonage* vise à rezoner toute la propriété pour qu'elle relève de la sous-zone 11 de la zone de rue principale traditionnelle, sous réserve d'une exception propre au site et d'une annexe faisant état des conditions propres au site pour l'aménagement (TM11[XXXX]SXXX). Les dispositions propres au site et proposées viendraient alléger les exigences relatives à la hauteur maximum du bâtiment, à la cour avant, à la cour latérale d'angle, aux retraits de cour arrière, aux marges de reculement des bâtiments, au stationnement des voitures et des vélos, à l'entrée du bâtiment et à la saillie permise.

L'entente prévue à l'article 37 apporterait les avantages suivants à la collectivité :

- à la discrétion du conseiller du quartier, un apport en espèces de 514 708,38 \$, à savoir :
 - 150 000 \$ pour les améliorations qui produisent un impact considérable et qu'il faut apporter au domaine public dans le parc et le marché Parkdale;
 - 364 708,38 \$ pour le fonds propre au quartier et destiné au logement abordable.

La totalité de cet apport financier s'applique au quartier 15.

- En outre, les apports en nature suivants sont également prévus dans le cadre de l'entente à conclure en vertu de l'article 37 et sont garantis grâce à cette entente ou, si elle est plus appropriée, à la convention sur la réglementation du plan d'implantation :

- esplanade publique et trottoirs plus larges à l'angle de l'avenue Parkdale et de la rue Wellington Ouest;
- rehaussement de la ruelle arrière pour en faire un woonerf;
- 15 grands logements (huit logements de trois chambres à coucher et sept logements de deux chambres à coucher avec coin-détente convertible);
- 10 bornes de recharge pour les véhicules électriques;
- 2 places de stationnement pour l'autopartage.

Politique applicable

Version actuelle du Plan officiel

Sous-section 3.6.3 – Rue principale

Cette section précise que la désignation de rue principale vise les rues qui offrent d'importantes possibilités de densification grâce à des aménagements polyvalents de densité moyenne, le long des rues qui sont des couloirs prioritaires pour les transports en commun ou qui sont bien servies par les transports en commun. La désignation de rue principale a pour objet d'encourager les aménagements plus denses et polyvalents, qui favorisent et que favorise l'augmentation des déplacements à pied, à vélo et dans les transports en commun.

Nouveau Plan officiel

Sous-section 5.2 – Transect du secteur urbain intérieur

Le transect du secteur urbain intérieur est généralement planifié pour les aménagements de moyenne et de grande densité, sous réserve de la proximité et de l'accessibilité des transports en commun sur rue fréquents ou des transports en commun rapides.

Sous-section 6.2 – Couloirs

Cette désignation s'applique aux bandes de terrains longeant les rues précisées dont la fonction planifiée regroupe une plus grande densité d'aménagement, un degré supérieur de mixité dans l'aménagement du territoire et un niveau supérieur de service de transport en commun sur rue par rapport aux quartiers voisins, mais une moindre densité par rapport aux nœuds rapprochés.

Version actuelle du Plan secondaire de la rue Wellington Ouest

11.3.3 Politique relative au secteur du parc Parkdale (Secteur de la rue principale traditionnelle)

Le secteur du parc Parkdale deviendra le centre de l'activité communautaire et commerciale du secteur Wellington Ouest. Pour ce faire, les carrefours formés par les intersections des avenues Holland et Parkdale avec la rue Wellington Ouest ainsi que le secteur d'utilisations polyvalentes du parc et du marché Parkdale seront repensés et réaménagés de manière à présenter des utilisations plus désirables et efficaces du sol ainsi qu'un caractère distinct plus convivial et sécuritaire pour les piétons.

Nouvelle version du Plan secondaire de la rue Wellington Ouest (Désignation de la rue principale)

2.3 Politiques relatives au secteur du parc Parkdale

Le secteur du parc Parkdale deviendra le centre de l'activité communautaire et commerciale du secteur Wellington Ouest. Par conséquent, les carrefours formés par le secteur des intersections des avenues Holland et Parkdale avec la rue Wellington Ouest constitueront un secteur prioritaire de conception, en mettant l'accent sur les aménagements et les bâtiments souhaitables et efficaces, sur le caractère distinctif et sur l'amélioration du confort et de la sécurité des piétons.

Consultation publique et commentaires

Le requérant a présenté sa proposition à l'occasion d'une séance d'information publique qui a eu lieu le 17 juin 2021. Cette séance a été organisée par Jeff Leiper, conseiller municipal, qui y a participé avec son personnel, la collectivité locale, l'équipe chargée des travaux d'aménagement et le personnel de l'Examen des projets d'aménagement.

BACKGROUND

Site location

1186, 1188, and 1194 Wellington Street West.

Owner

Welldale Limited Partnership

Applicant

Minto Communities Inc.

Description of site and surroundings

The subject site is located on the south side of Wellington Street West, occupying the entire block between Parkdale Avenue to the east and Hamilton Avenue North to the west in the Hintonburg neighbourhood of the Kitchissippi Ward (Ward 15). The site consists of a land assembly of three contiguous properties -1186, 1188 and 1194 Wellington Street West. A City laneway runs along the south of the subject site and connects Hamilton Avenue North with Parkdale Avenue.

The subject site is currently occupied by a two-storey building with commercial/office use and an associated surface parking lot. The building located at the intersection of Wellington Street West and Hamilton Avenue North is currently occupied by the Cornerstone House of Refuge Apostolic Church. Established in 1947, the property was originally home of the Elmdale Theatre and is defined by a flat roof and notable marquee structure that wraps around the northwest corner of the building above the main entrance. Given its heritage, the property is currently listed on the City of Ottawa's Heritage Register.

The subject property is within a 600-metres radius of the Tunney's Pasture LRT Station.

Summary of requested Official Plan Amendment

The proposed Official Plan Amendment would add a site-specific exception for 1186, 1188, and 1194 Wellington Street West, more specifically Policy 5 to Section 11.3.3 Parkdale Park Area Policies - Traditional Mainstreet Area – Built Form / Policy 12.1 to Section 2.3 Parkdale Park Specific Policy Area - Mainstreet Designation - Built Form.

The Site-specific Exception Policy as follows:

5 / 12.1 Notwithstanding paragraph 11.3.3.2 above regarding maximum building height, the property located at 1186, 1188, and 1194 Wellington Street West shall be permitted a maximum building height of sixteen (16) storeys or 54 metres when the following criteria are met:

- The gross building area shall not exceed 17,000 square metres
- The tower floorplate shall not exceed 750 square metres

- The building shall not encroach upon a 45-degree angular plane measured perpendicular from the closest required setback of an abutting R1 to R4 zone
- Despite the above, the building may encroach upon a 45-degree angular plane measured diagonal from the meeting point of the rear and side yard setbacks of the closest low density residential property located at 49 Hamilton Avenue North provided such projection represents less than the full tower width over less than three storeys
- A minimum tower separation of 10 metres shall be provided from property lines when such lines are abutting a property where the as-of-right policies and/or zoning provisions allow for high-rise
- A podium shall have a maximum height of six (6) storeys
- The two (2) to three (3) storeys along the public street shall be reinforced when a podium exceeds four (4) storeys
- Active use(s) shall occupy more than 50% of the street façade at grade
- Larger setbacks shall be provided at the intersection of two (2) arterial roads to provide space for passive recreation and additional space for pedestrian movement
- Does not require the demolition of any cultural heritage resource designated under Part IV of the *Ontario Heritage Act*
- The cultural heritage value and attributes of any identified heritage resources on the subject property shall be Conserved and meaningfully integrated
- Appropriate and meaningful transition shall be provided to any adjacent cultural heritage resources through the use of setbacks, stepbacks, changes in material or other design measures.

Summary of requested Zoning By-law amendment proposal

The subject property is currently split-zoned. The property located at 1186 Wellington Street West is zoned “Traditional Mainstreet Zone, Subzone 11, Exception 1815 (TM11[1815])”, while the properties located at 1188 and 1194 Wellington Street West are zoned “Traditional Mainstreet Zone, Subzone 11 (TM11)”. The proposed

development is also subject to the new regulations related to the development of high-rise buildings in the City of Ottawa (By-law 2019-353).

The proposed Zoning By-law Amendment application seeks to rezone the entire property to Traditional Mainstreet Zone, Subzone 11, with a new site-specific exception and schedule to address site-specific conditions of the redevelopment (TM11 [XXX1] SXXX). The proposed site-specific provisions and schedule would provide relief with regards to maximum building height, front yard, corner side yard, rear yard setbacks, building setbacks, parking, bicycle parking, building entrance, and permitted projection.

Brief history of proposal

The property Owner initially proposed 18 storeys. Following the circulation period, an information session with the community, and several discussions with staff, the proposal was revised to 16 storeys with an increased corner plaza at the intersection of Parkdale Avenue and Hamilton Avenue North, a reinforced ground floor along Wellington Street West, an improved replication of the former theatre elements, and an improved height transition above the latter.

DISCUSSION

Public Consultation

The Applicant presented his proposal at a public information session held on June 17, 2021. The session was organized by Councillor Leiper who attended with his staff, along with the local community, the development team, and Development Review staff.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation(s) and policies

Current Official Plan

Section 2.2.2 - Managing Intensification Within the Urban Area

Policy 10 under Intensification and Building Height states that intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. Building heights and densities for different areas may be established through this plan or a secondary plan and will be implemented through zoning.

Section 2.5.1 - Designing Ottawa

This Section of the Official Plan provides general direction, through City-wide objectives and high-level policies, for the implementation of quality urban design within target areas. The intent of these objectives and policies is to ensure that areas targeted for growth can appropriately evolve over time while ensuring a compatible relationship with the character of established surrounding development.

The design objectives to guide how the City wants to influence the built environment as the city matures and evolves are:

1. To enhance the sense of community by creating and maintaining places with their own distinct identity.
2. To define quality public and private spaces through development.
3. To create places that are safe, accessible and are easy to get to, and move through.
4. To ensure that new development respects the character of existing areas.
5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.
6. To understand and respect natural processes and features in development design.
7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

Section 2.5.6 – Collaborative Community Building and Secondary Planning Processes

Policy 13 states that the City intends that the highest density of development, including High-rise buildings, locate where rapid transit is being provided. Secondary plans and community design plans should locate high-rise buildings proximate to rapid transit stations to support that objective. High-rise buildings are also a built form that requires detailed attention to urban design and their impacts on the existing communities into which they are located. Building design and appropriate transitions, such as those identified in Section 4.11, should be provided to reduce impacts on existing developed areas.

Section 3.6.3 - Mainstreets

This section states that the Mainstreet designation identifies streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are Transit Priority Corridors or are well-served by transit. The objective of the Mainstreet designation is to encourage more dense and mixed-use development that supports, and is supported by, increased walking, cycling and transit use.

Section 4.11 – Urban Design and Compatibility

Policy 12 states that transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.

Policy 14 states that High-Rise Buildings are a form of high-density development that can contribute to intensification, housing and employment opportunities and provide new view, skyline and landmark possibilities. The proposed High-Rise buildings will substantially contribute to intensification and housing opportunity and will provide a new landmark.

Policy 15 states that the base of a high-rise building should respect the scale, proportion, and character of the surrounding buildings, adjacent streets, parks, and public or private open spaces and animate such spaces. It also states that the tower design can reduce building impacts by incorporating an appropriate separation from existing or future adjacent towers located on the same lot or on an adjacent lot. It recommends a minimum separation distance of 23 metres to be shared between owners of abutting properties, which distance may be increased for towers with large floorplates.

New Official Plan

Section 5.2 - Inner Urban Transect

The subject site is located in the Inner Urban Transect under Schedule A – Transect Policy Area, which includes the pre-World War II neighbourhoods that immediately

surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them. The Inner Urban Transect is generally planned for mid-to high-density development, subject to proximity and access to frequent street transit or rapid transit.

Section 6.2 - Corridors

This designation applies to bands of land along specified streets, whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods, but lower density than nearby Hubs.

Current Wellington Street West Secondary Plan

11.3.3 Parkdale Park Area Policies

The Parkdale Park Area will emerge as the civic and commercial heart of the broader Wellington West community. Accordingly, the Wellington-Holland-Parkdale crossroads and Parkdale Park and Market mixed use area will be designed and developed with more desirable and efficient land uses and buildings, a distinguishing character, and improved comfort and safety for pedestrians.

11.3.3 (2) Traditional Mainstreet Area - Built Form

The City may consider a zoning by-law amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street to increase the maximum building height pursuant to Section 37 of the *Planning Act* where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development.

New Wellington Street West Secondary Plan (Mainstreet Designation)

2.3 Parkdale Park Specific Policy Area

The Parkdale Park Specific Policy Area will emerge as the civic and commercial heart of the broader Wellington West community. Accordingly, the Wellington-Holland-Parkdale crossroads, Parkdale Park and Parkdale Market Hub designated area will be developed as a Design Priority Area with a focus on desirable and efficient land uses and buildings, a distinguishing character and improved comfort and safety for pedestrians.

3.3 (12) Mainstreet Designation - Built Form

The City may consider a zoning amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street West to increase the maximum

building height pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through an agreement with the City, and will be provided at the time of development.

Other applicable policies and guidelines

Wellington Street West Community Design Plan

The Wellington Street West Community Design Plan contemplates building heights up to nine storeys where a community benefit is provided which may include additions to the public realm and public space, affordable housing, interesting building architecture/design or public art.

Urban Design Guidelines

Transition in Scale

These guidelines recommend that when a high-rise building or group of high-rise buildings are proposed within an identified growth area, design the buildings nearer the edge of the growth area to be progressively lower in height than those in the “centre”.

These guidelines recommend that an angular plane, typically 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas.

Urban Design Guidelines for Development along Traditional Mainstreets

These guidelines serve to provide urban design guidance to assess, promote and achieve appropriate development along Traditional Mainstreets with the objective to:

- Promote development that will enhance and reinforce the recognized or planned scale and character of the street
- Promote development that is compatible with, and complements its surroundings
- Achieve high-quality built form and strengthen building continuity along Traditional Mainstreets
- Foster compact, pedestrian-oriented development that is linked to street-level amenities

- Accommodate a broad range of uses including retail, services commercial uses, offices, residential and institutional uses where one can live, shop and access amenities.

More specifically, these guidelines recommend aligning street wall buildings, the use of periodic breaks in the street wall, creating attractive public and semi-public spaces, respect the rhythm and pattern of the existing or planned buildings, ensuring sufficient light and privacy for properties to the rear, highly transparent façades, active pedestrian-oriented uses at-grade, and setting back the upper floors of taller buildings.

Urban Design Guidelines for High-Rise Buildings

These guidelines recommend enhancing and creating the overall pedestrian experience in the immediate surrounding public spaces, enhancing and creating the image of a community and a city, designing the lower portion of the buildings to support human-scale, creating sufficient separation between towers, locating active uses along the street façade, and providing public spaces that provide direct connections to the surrounding public streets, pathways, parks, and open spaces.

Urban Design Review Panel

The property is within a Design Priority Area (DPA). The Formal Review took place on January 7, 2021. The Panel's recommendations can be found in Document 9.

The Urban Design Panel appreciated the pops, woonerf, the sculpting of the tower, the podium articulation on Wellington Street, and the strengthening of the theatre components. Although appreciating the small tower footprint, the Panel expressed concerns regarding replicability of the development. The Panel also indicated the opportunity to further articulate the façade on Parkdale Avenue and revisit the podium above the heritage building.

Planning rationale

Current Official Plan

The Official Plan directs high-rise buildings to the nodes and corridors where intensification is expected and encouraged, including some locations along the Arterial Mainstreets.

Section 2.2.2 – Managing Intensification Within the Urban Area

Policy 10 states that denser development, which often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. The site is located within an 800-metre walking distance of a Rapid Transit Station (Tunney's Pasture) and a major Federal employment hub (Tunney's Pasture), at the intersection of two Transit Priority Corridors under Schedule D, and at the intersection of two Arterial Roads under Schedule E. Wellington Street West also offers a variety of retail, restaurants, services, parks, and employment.

Policy 17 states that for Official Plan amendments to increase building heights that are established in a secondary plan, the proponent must demonstrate that the impacts on the surrounding area have been assessed; that the proposed development supports Transit; and that community amenity is provided. The proposed official plan amendment will impose building performance requirements that will ensure minimal impacts on the immediate area and inform decisions for proper future density increase in the larger area. The above-mentioned official plan amendment summary and Document 2 lists the criteria to which the proposed development will be subject to.

Policy 22 states that intensification that is compatible with the surrounding context will also be supported on brownfield sites, parking lots, and sites that are no longer viable for the purpose for which they were originally used or intended. A large portion of the site is presently occupied by parking.

Section 2.5.1 – Designing Ottawa

The proposed development will enhance the sense of community by providing public amenities such as the public plaza at the corner of Parkdale Avenue and Wellington Street West and the upgrade of the rear lane into a woonerf. It also considers adaptability and diversity by contributing to the variety of housing types and providing family-size apartment units. The proposed development will also maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment by seeking LEED for Building Design and Construction certification, and by providing electric vehicle charging stations.

Section 2.5.6 – Collaborative Community Building and Secondary Planning Processes

With the close proximity of the Tunney's Pasture LRT station, the proposed development is also consistent with Policy 13 of Section 2.5.6 (Collaborative Community Building and Secondary Planning Processes) which states that the City

intends for the highest density of development, including High-rise buildings, to locate where rapid transit is being provided. This policy recommends that secondary plans and community design plans should locate high-rise buildings proximate to rapid transit stations to support that objective.

Section 3.6.3 – Mainstreets

The proposed development meets the objective of the Mainstreet designation as it will redevelop the existing parking lot, which represents one third of the property, with a dense development that will be supported by transit use.

Section 4.11 – Urban Design and Compatibility

With building stepbacks at the first, second, fifth, and seventh storeys, its tower being located 27 metres away from the closest adjacent low density residential use and mostly contained below a 45-degree angular plane, the proposed development is consistent with Policy 12 which states that proponents for developments that are taller in height than the existing or planned context shall demonstrate that an effective transition in height and massing, such as a stepping down or variation in building form, has been incorporated into the design.

Policy 14 states that High-Rise Buildings are a form of high-density development that can contribute to intensification, housing and employment opportunities and provide new view, skyline and landmark possibilities. The proposed High-Rise buildings will substantially contribute to intensification and housing opportunities and will provide a new landmark.

Policy 15 states that the base of a high-rise building should respect the scale, proportion, and character of the surrounding buildings, adjacent streets, parks, and public or private open spaces and animate such spaces. It also states that the tower design can reduce building impacts by incorporating an appropriate separation from existing or future adjacent towers located on the same lot or on an adjacent lot. It recommends a minimum separation distance of 23 metres to be shared between owners of abutting properties, which distance may be increased for towers with large floorplates.

The ground floor of the proposed development, to be mainly occupied by active uses, will have a different treatment than the rest of the 6-storey podium to respect the scale and character of the existing built form to the west along Wellington Street. More specifically, it will have a closer front yard setback (the 2nd-6th floors will be stepped

back), and a canopy will be provided about mid-way up to maintain human scale and to align with the theatre marquee that is to be replicated (along with other elements to commemorate the theatre). The one-story podium will also wrap around the back of the development for about half of the rear lane, which is to be upgraded to a woonerf. Finally, with its tower being located 27 metres away from the closest adjacent low density residential uses, the proposed development is consistent with Policy 15. Documents 6 and 7 help visualise the above.

New Official Plan

Section 5.2 - Inner Urban Transect

The subject site is located in the Inner Urban Transect under Schedule A – Transect Policy Area, which includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them. The Inner Urban Transect is generally planned for mid- to high-density development, subject to proximity and access to frequent street transit or rapid transit. By being located within 800 metre walking distance of a Rapid Transit Station (Tunney's Pasture) and a major Federal employment hub (Tunney's Pasture), at the intersection of two Transit Priority Corridors under Schedule D, and at the intersection of two Arterial Roads under Schedule E, the proposed development is consistent with what is envisioned for the Inner Urban Transect.

Current Wellington Street West Secondary Plan

11.3.3 (2) Traditional Mainstreet Area - Built Form

The City may consider a zoning by-law amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street to increase the maximum building height pursuant to Section 37 of the Planning Act where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development. The proposed development represents a significant enough height increase over the current zoning to trigger Section 37 of the Planning Act. As part of the community benefits will be provided wider sidewalks, a woonerf, replication of the theatre elements integrated in the development, large units, electrical vehicle charging stations, and care-share spaces.

New Wellington Street West Secondary Plan (Mainstreet Designation)

2.3 (12) Mainstreet Designation - Built Form

The City may consider a zoning amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street West to increase the maximum building height pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through agreement with the City, and will be provided at the time of development. As mentioned above, the proposed development represents a significant enough height increase over the current zoning to trigger Section 37 of the Planning Act. As part of the community benefits will be provided wider sidewalks, a woonerf, replication of the theatre elements integrated in the development, large units, electrical vehicle charging stations, and care-share spaces.

Built form

There will be building setbacks at the first, second, fifth, and seventh storeys. The tower will sit on a six-storey podium, will have a small footprint of 750 square metres, and will be located 27 metres away from the closest adjacent low density residential use. In addition to this, as shown in Document 8, the tower will be contained for its large majority below a 45-degree angular plane. For all these reasons, Staff is of the opinion that an effective and sensitive transition in height and massing will be achieved.

Tower separation

The proposed tower will be located 30 metres north of the existing high rise apartment building at 420 Parkdale Avenue South, which features a blind wall on the north. The potential for a high-rise building immediately south at 421 Parkdale Avenue South, where the St. Albertus Church is located, is compromised by an insufficient lot size and the existing tower at 420 Parkdale Avenue south being built right at the property line. For these reasons, Staff did not impose half of the tower separation on the subject property.

Gross Floor Area

The proposed gross floor area (GFA) will represent a 13% increase over a GFA based on nine storeys over 1188 and 1186 Wellington Street West, where such height can be considered at the intersection of Parkdale Avenue and Wellington Street West under the Secondary Plan, and six storeys over 1194 Wellington Street West. Given the increase is not significant and the building's mass is being relocated away from the closest

existing low density residential use, thus minimising overlook and reducing the window of time of shadowing, Staff is supportive of such massing redistribution.

Wellington Street West Community Design Plan

The proposed development is consistent with the Wellington Street West Community Design Plan in that, while presenting an interesting building architecture and design, will provide several community benefits such as a public plaza at the corner of Parkdale and Wellington, the upgrade of the rear lane to a woonerf, and replicating elements of the theatre, mainly the marquee.

Urban Design Guidelines

The proposed development is consistent with the guidelines relating to Transition in Scale which recommends that when high rises are proposed within an identified growth area, the buildings nearer the edge are to be progressively lower, and that an angular plane, typically 45-degree, be used to provide a frame of reference for transition in scale down to lower scale areas. This is exactly what this development is achieving by applying building stepacks and having its tower in its large majority below a 45-degree angular plane. Only one small corner of the building, representing less than three storeys, will encroach above the plane as shown in Document 8.

The proposed development is also consistent with the guidelines relating to Lot Conditions for Infill Development which recommends that when a proposed high rise building abuts lots where only low rise residential buildings are permitted, the lot should be of sufficient width or depth to establish the desirable transition. The large, consolidated site will allow for the proposed tower to be located 27 metres away from the closest adjacent low density residential use. Again, the proposed tower will be contained in its large majority below a 45-degree angular plane.

The proposed development is also consistent with the guidelines relating to Development along Traditional Mainstreets and High-Rise Buildings in that it creates attractive public spaces by providing a public plaza at the corner of Parkdale and Wellington, upgrading the rear lane to a woonerf, providing a lower podium respecting the one-storey built form of the existing nearby buildings along Wellington Street, ensuring sufficient light and privacy for properties at the rear, providing active pedestrian-oriented uses at-grade, and finally, setting back the upper floors.

Parking

The Applicant wishes to be exempt from providing parking for non-residential uses. Staff has no concern with such relief given the ground floor commercial space is mainly intended for neighbourhood services.

The bicycle parking ratio is proposed to be increased to one space per residential unit. The Applicant is also proposing a minimum width of 0.5 metres and minimum length of 1.2 metres for bicycle parking spaces. Staff has no concern with such dimensions as they are sufficient to park an adult bicycle.

Mainstreet entrance

The Applicant wishes to be exempt from providing a mainstreet entrance for the residential use. Staff has no issues with this relief given a prominent commercial entrance will be provided on Wellington Street West, where the public plaza is proposed, and at the intersection of Wellington Street West and Hamilton Avenue North, where the theatre marquee will be replicated.

Projection

The proposed projection is meant to allow a replicate of the existing theatre marquee, which was demonstrated to be of value by the local Councillor, community, and Heritage Staff.

Section 37 Agreement

Pursuant to Section 37 of the *Planning Act*, the City may authorize increases in the height and density of development above the levels otherwise permitted by the Zoning By-law, in return for the provision of community benefits. The Official Plan (Section 5.2.1.11) states that limited increases will be permitted in return for the provision of community benefits as set out in the Zoning By-law, which shall be secured through an agreement registered on title, as per the *Planning Act*. The project must represent good land use planning.

The proposed development seeks an increase in gross floor area of 4,476 square metres, and an increase in height from 20 metres (6 storeys) to 54.5 metres (16 storeys). The proposed Gross Floor Area is more than 25 per cent of the permitted as of right. As such, the owner is required to provide a Section 37 contribution.

As set out in the Council-approved Section 37 Guidelines, the Ward Councillor, in consultation with the local community, will identify potential benefits to be considered for

inclusion in a Section 37 By-law and Agreement. Council will then give approval to the contributions and associated community benefits being secured as part of the approval of the zoning changes for increased density and height.

In accordance with the Council-approved guidelines, the combined benefits to be secured and provided through a Section 37 Agreement are:

- At the discretion of the Ward Councillor, a cash contribution of \$514,708.38 towards the following:
 - \$150,000 for high-impact public realms improvements in Parkdale Park/Parkdale Market
 - \$364,708.38 into the ward-specific affordable housing fund

All the above money contributions are applicable to Ward 15.

- In addition, the following non-cash contributions will also be provided as part of the Section 37 Agreement and secured through the Section 37 Agreement or the Site Plan Control Agreement, whichever is most appropriate:
 - Public plaza and larger sidewalks at the corner of Parkdale Avenue and Wellington Street West
 - Upgrade of the rear lane to a woonerf
 - 15 large units (eight three-bedrooms and seven two-bedroom with convertible dens)
 - 10 electrical vehicle charging stations
 - 2 vehicle car share spaces

The details of the Section 37 contributions are also contained within the Zoning By-law amendment (see Document 3). The total community benefits listed above will be secured through the Section 37 Agreement or the Site Plan Control Agreement, the financial payment shall be provided prior to the issuance of the first building permit and should affordable housing be provided, it shall be secured through the Site Plan Control process and an affordable housing agreement. Details on the final Section 37 contribution will be indexed in accordance with the Statistics Canada Construction Price Index for Ottawa that applies to the type of community benefit being secured, calculated from the date of the Section 37 agreement to the date of payment. The implementing

Zoning By-law will not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

As previously mentioned, the applicant presented his proposal at a public information session held on June 17, 2021. The session was organized by Councillor Leiper who attended with his staff, along with the local community, the development team, and Development Review staff.

For this proposal's consultation details, see Document 5 of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper is aware of the application

ADVISORY COMMITTEE(S) COMMENTS

No comments were received from Advisory Committees.

LEGAL IMPLICATIONS

The proposed amounts under the former section 37 can only be imposed if the zoning by-law including such amount is enacted prior to the City enacting a community benefits by-law. In the event the recommendations are adopted and the resulting official plan amendment and zoning by-law are appealed to the Ontario Land Tribunal, it is expected that a three day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the applications be refused, reasons must be provided. An external planner would need to be retained by the City.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this report.

ASSET MANAGEMENT IMPLICATIONS

No asset management implications are foreseen apart from the improvement of the rear lane, which is to be upgraded to a woonerf as part of the proposed development.

FINANCIAL IMPLICATIONS

In accordance with the Council-approved guidelines, the combined benefits to be secured and provided through a Section 37 Agreement are:

- At the discretion of the Ward Councillor, a cash contribution of \$514,708.38 towards the following with Ward 15, to be secured prior to the issuance of the first building permit and indexed in accordance with the Statistics Canada Construction Price Index for Ottawa that applies to the type of community benefit being secured, calculated from the date of the Section 37 agreement to the date of payment:
 - \$150,000 for high-impact public realms improvements in Parkdale Park/Parkdale Market
 - \$364,708.38 into the ward-specific affordable housing fund
- The following non-cash contributions, to be secured through the Section 37 Agreement or the Site Plan Control Agreement, whichever is most appropriate:
 - Public plaza and larger sidewalks at the corner of Parkdale Avenue and Wellington Street West
 - Upgrade of the rear lane to a woonerf
 - 15 large units (eight three-bedrooms and seven two-bedroom with convertible dens)
 - 10 electrical vehicle charging stations
 - 2 vehicle car share spaces

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services' operating budget.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated. Proper accessibility will be ensured through Site Plan Control Approval and Building Code review.

ENVIRONMENTAL IMPLICATIONS

There are no anticipated environmental implications. Detailed environmental assessment will be conducted as part of the Site Plan Control Approval process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

This application (D01-01-21-0011 and D02-02-21-0062) was not processed by the "On Time Decision Date" established for the processing of Official Plan amendment and Zoning By-law amendment applications due to the proposal being very controversial.

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2a	Official Plan Amendment
Document 2b	New Official Plan Amendment
Document 3	Details of Recommended Zoning
Document 4	Proposed Height Schedule
Document 5	Consultation Details
Document 6	Proposed Site Plan
Document 7	Renderings
Document 8	Angular Plane
Document 9	Urban Design Review Panel comments

CONCLUSION

As this proposal satisfies the intent of all relevant policies within the current and new Official Plan and represents good planning, Staff are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment for this site.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.



Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0062	22-0268-Y	Area A to be rezoned from TM11[1815] to TM11[XXXX] SXXX Le zonage du secteur A sera modifié de TM11[1815] à TM11[XXXX] SXXX	
I:\CO\2022\Zoning\Wellington_1186_ZKP		Area B to be rezoned from TM11 to TM11[XXXX] SXXX Le zonage du secteur B sera modifié de TM11 à TM11[XXXX] SXXX	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		[Dotted Box] Heritage (Section 60) Patrimoine (Article 60)	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2022 / 04 / 14			

Document 2a – Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART C - APPENDIX

PART A – THE PREAMBLE

Purpose

Amend the Wellington Street West Secondary Plan to increase the maximum building height of six storeys on the subject site to 16 storeys.

Basis

Planning staff recommend approval of the amendment to the Official Plan and the Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West to permit a sixteen-story mixed use building containing 212 units.

Rationale

The proposed development, by being located within 800 metre walking distance of a Rapid Transit Station (Tunney's Pasture), at the intersection of two Transit Priority Corridors, and along Wellington Street West where a mix of uses exists, is consistent with the Official Plan which states that denser development should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses.

With building setbacks at the first, second, fifth, and seventh storeys, its tower being located 27 metres away from the closest adjacent low density residential use and mostly contained below a 45-degree angular plane, the proposed development is consistent the Official Plan which states that proponents for developments that are taller in height than the existing or planned context shall demonstrate that an effective transition in height and massing has been incorporated into the design.

The proposed development and community benefits are consistent with the Wellington Street West Secondary Plan which allows for increased height to be considered through a zoning by-law amendment to properties fronting the corners of Parkdale and Holland Avenues at Wellington Street pursuant to Section 37 of the Planning Act.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Wellington Street West Secondary Plan for the City of Ottawa.

Details

The following changes are hereby made to the Wellington Street West Secondary Plan:

Add a site-specific exception for 1186, 1188, and 1194 Wellington Street West, more specifically Policy 5 to Section 11.3.3 Parkdale Park Area Policies - Traditional Mainstreet Area – Built Form. The Site Specific Exception Policy as follows:

5. Notwithstanding paragraph 11.3.3(2) above regarding maximum building height, the property located at 1186, 1188, and 1194 Wellington Street West shall be permitted a maximum building height of sixteen (16) storeys or 54 metres when the following criteria are met:
 - The gross building area shall not exceed 17,000 square metres;
 - The tower floorplate shall not exceed 750 square metres;
 - The building shall not encroach upon a 45-degree angular plane measured perpendicular from the closest required setback of an abutting R1 to R4 zone;
 - Despite the above, the building may encroach upon a 45-degree angular plane measured diagonal from the meeting point of the rear and side yard setbacks of the closest low density residential property located at 49 Hamilton Avenue North provided such projection represents less than the full tower width over less than 3 storeys;
 - A minimum tower separation of 10 metres shall be provided from property lines when such lines are abutting a property where the as-of-right policies and/or zoning provisions allow for high-rise;
 - A podium shall have a maximum height of six (6) storeys;

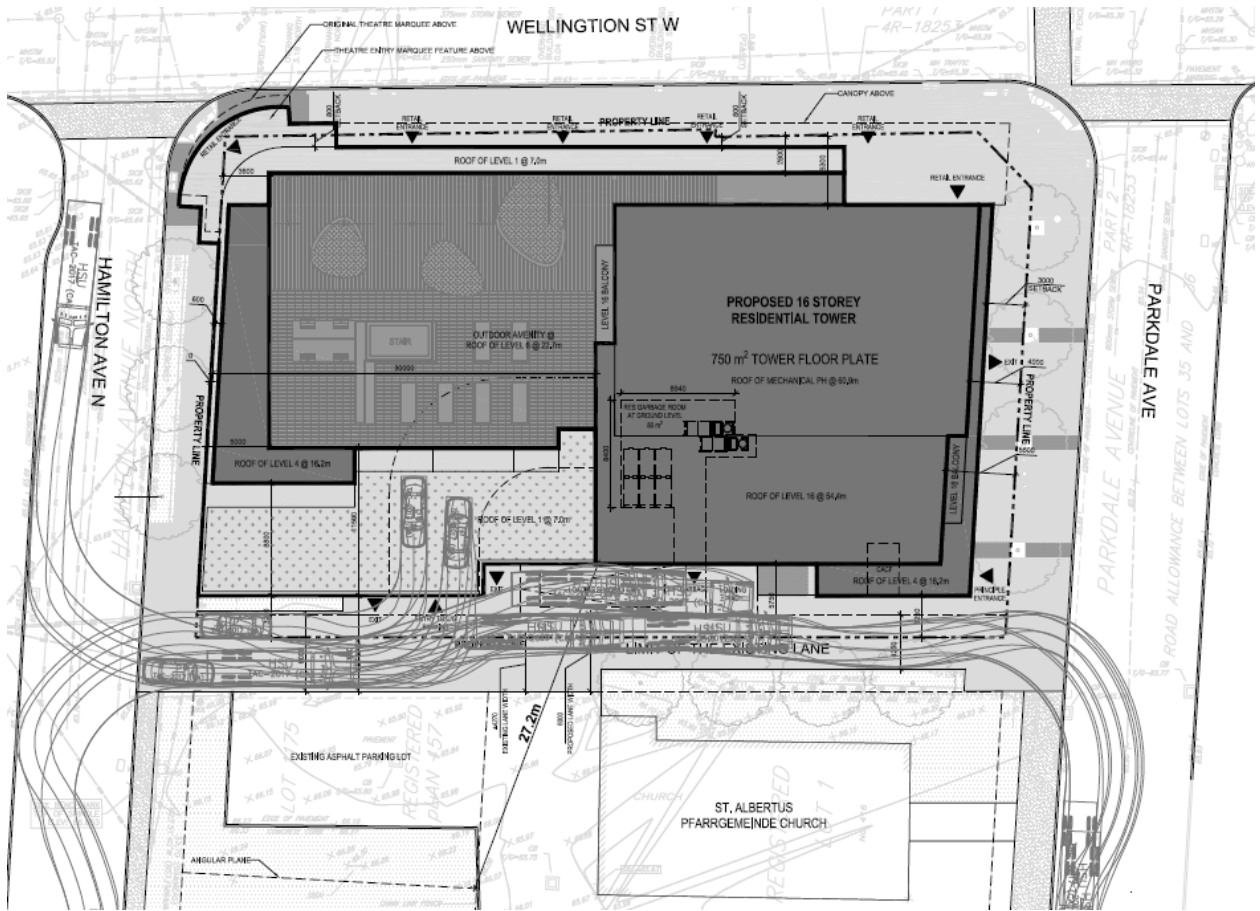
- The two (2) to three (3) storeys along the public street shall be reinforced when a podium exceeds four (4) storeys;
- Active use(s) shall occupy more than 50% of the street façade at grade;
- Larger setbacks shall be provided at the intersection of two (2) arterial roads to provide space for passive recreation and additional space for pedestrian movement;
- Does not require the demolition of any cultural heritage resource designated under Part IV of the *Ontario Heritage Act*;
- The cultural heritage value and attributes of any identified heritage resources on the subject property shall be Conserved and meaningfully integrated;

Appropriate and meaningful transition shall be provided to any adjacent cultural heritage resources through the use of setbacks, stepbacks, changes in material or other design measures.

2. Implementation and interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

PART C – APPENDIX



Document 2b – New Official Plan Amendment

Official Plan Amendment XX to the

Official Plan for the

City of Ottawa

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART C - APPENDIX

PART A – THE PREAMBLE

Purpose

Amend the Wellington Street West Secondary Plan to increase the maximum building height of six storeys on the subject site to 16 storeys.

Basis

Planning staff recommend approval of the amendment to the Official Plan and the Wellington Street West Secondary Plan for 1186, 1188, and 1194 Wellington Street West to permit a sixteen-story mixed use building containing 212 units.

Rationale

The proposed development, by being located within 800 metre walking distance of a Rapid Transit Station (Tunney's Pasture), at the intersection of two Transit Priority Corridors, and along Wellington Street West where a mix of uses exists, is consistent with the Official Plan which states that denser development should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses.

With building setbacks at the first, second, fifth, and seventh storeys, its tower being located 27 metres away from the closest adjacent low density residential use and mostly contained below a 45-degree angular plane, the proposed development is consistent the Official Plan which states that proponents for developments that are taller in height than the existing or planned context shall demonstrate that an effective transition in height and massing has been incorporated into the design.

The proposed development and community benefits are consistent with the Wellington Street West Secondary Plan which allows for increased height to be considered through a zoning by-law amendment to properties fronting the corners of Parkdale and Holland Avenues at Wellington Street pursuant to Section 37 of the Planning Act.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Wellington Street West Secondary Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Wellington Street West Secondary Plan:

Add a site-specific exception for 1186, 1188, and 1194 Wellington Street West, more specifically Policy 12.1 to Section 2.3 Parkdale Park Specific Policy Area - Mainstreet Designation - Built Form. The Site Specific Exception Policy as follows:

12.1 Notwithstanding paragraph 11.3.3 (2) above regarding maximum building height, the property located at 1186, 1188, and 1194 Wellington Street West shall be permitted a maximum building height of sixteen (16) storeys or 54 metres when the following criteria are met:

- The gross building area shall not exceed 17,000 square metres;
- The tower floorplate shall not exceed 750 square metres;
- The building shall not encroach upon a 45-degree angular plane measured perpendicular from the closest required setback of an abutting R1 to R4 zone;
- Despite the above, the building may encroach upon a 45-degree angular plane measured diagonal from the meeting point of the rear and side yard setbacks of the closest low density residential property located at 49 Hamilton Avenue North provided such projection represents less than the full tower width over less than three (3) storeys;
- A minimum tower separation of 10 metres shall be provided from property lines when such lines are abutting a property where the as-of-right policies and/or zoning provisions allow for high-rise;
- A podium shall have a maximum height of six (6) storeys;

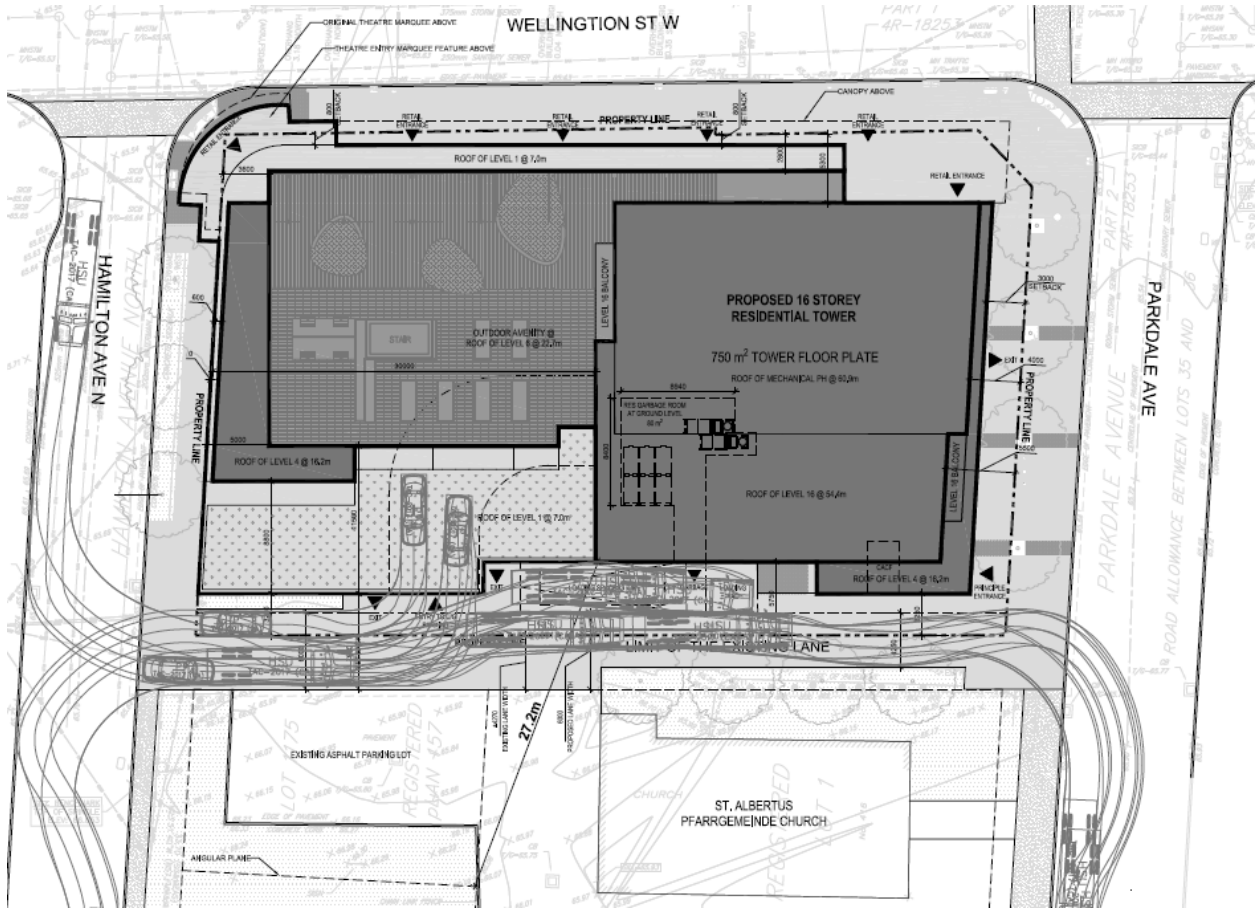
- The two (2) to three (3) storeys along the public street shall be reinforced when a podium exceeds four (4) storeys;
- Active use(s) shall occupy more than 50% of the street façade at grade;
- Larger setbacks shall be provided at the intersection of two (2) arterial roads to provide space for passive recreation and additional space for pedestrian movement;
- Does not require the demolition of any cultural heritage resource designated under Part IV of the *Ontario Heritage Act*;
- The cultural heritage value and attributes of any identified heritage resources on the subject property shall be Conserved and meaningfully integrated;

Appropriate and meaningful transition shall be provided to any adjacent cultural heritage resources through the use of setbacks, stepbacks, changes in material or other design measures.

3. Implementation and interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

PART C – APPENDIX



Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1186, 1188, and 1194 Wellington Street West:

1. To rezone the lands shown in Document 1 from TM11[1815] and TM11 to TM11[XXXX] SXXX.
2. Amend Part 17 – Schedules, by adding Schedule XXX, as shown in Document 4.
3. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) Add to Column II the text TM11[XXXX] SXXX
 - b) Add to Column V, Provisions, the text:
 - The lands zoned TM11[XXXX] SXXX are considered one lot for zoning purposes;
 - Building setbacks, stepbacks, and maximum permitted building heights are as per Schedule XXX;
 - Minimum bicycle parking rate: 1 per dwelling unit;
 - Vertical bicycle parking spaces shall have a minimum width of 0.5 metres and a minimum length of 1.2 metres;
 - No parking is required for non-residential uses;
 - Despite clause 197(13), the façade facing the main street does not require an entrance for a residential use;
 - A permitted projection of a theatre marquee has no setback requirement and shall be as per Schedule XXX.
4. The following provisions dealing with a Section 37 authorization will also be added to the new Exception in Section 239:
 - a. Pursuant to Section 37 of the *Planning Act*, height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section (XX) of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.

- b. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out in Section (XX) of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.
 - c. Wherever in this by-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue.
5. The following will be added as Section (XX) of Part 19 of the Zoning By-law, will be titled 1186, 1188, and 1194 Wellington Street West and will set out the facilities, services and matters that must be provided as per Section 37 of the *Planning Act*:

1186, 1188, and 1194 Wellington Street West

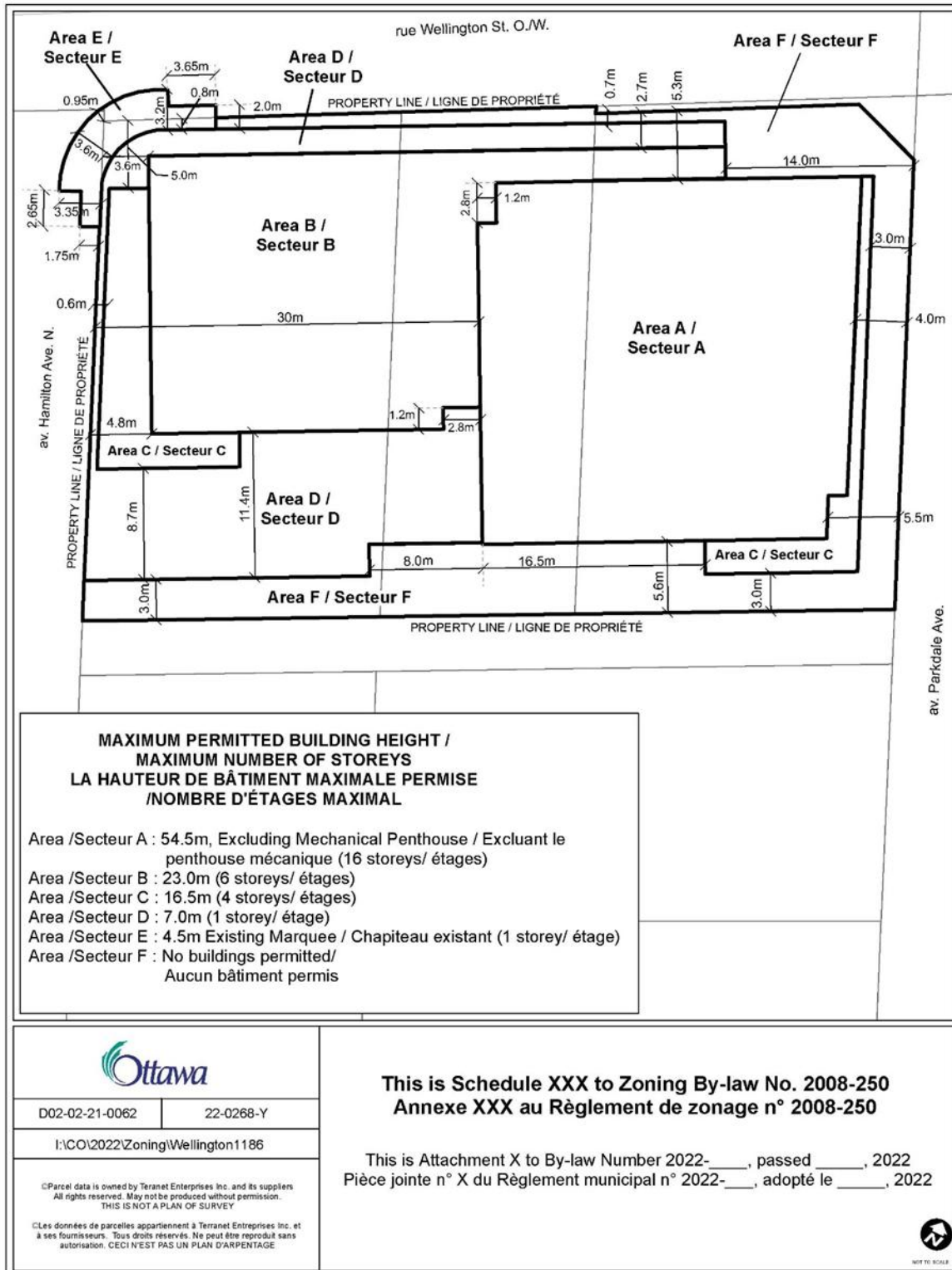
The City shall require that the owner of the lands at 1186, 1188, and 1194 Wellington Street West enter into an agreement pursuant to Section 37 of the *Planning Act*, to be registered on title, to the satisfaction of the City Solicitor and General Manager, Planning, Real Estate and Economic Development, to secure the public benefits noted below, and which will comprise a combination of public benefits including monies that would be paid to the City to be used for defined capital projects and facilities/works to be undertaken by the owner with the total value of the benefits to be secured to the City being indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Ottawa, calculated from the date of the Section 37 Agreement to the date of payment.

- a) The benefits to be secured are:
 - At the discretion of the Ward Councillor, a cash contribution of \$514,708.38 towards the following:
 - \$150,000 for high-impact public realms improvements in Parkdale Park/Parkdale Market
 - \$364,708.38 into the ward-specific affordable housing fund

All the above money contributions are applicable to Ward 15.

- In addition, the following non-cash contributions will also be provided as part of the Section 37 Agreement and secured through the Section 37 Agreement or the Site Plan Control Agreement, whichever is most appropriate:
 - Public plaza and larger sidewalks at the corner of Parkdale Avenue and Wellington Street West
 - Upgrade of the rear lane to a woonerf
 - 15 large units (eight three-bedrooms and seven two-bedroom with convertible dens
 - 10 electrical vehicle charging stations
 - 2 vehicle car share spaces
- b) Notwithstanding the foregoing, the owner and the City may modify or amend said agreement(s), from time to time upon the consent of the City and the owner, without further amendment to those provisions of the Zoning By-law, which identify the facilities, services and matters to be secured.
- c) The payment of Section 37 funds shall be provided prior to the issuance of a building permit for the first phase of the proposed development.

Document 4 – Schedule XXX



Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

As previously mentioned, the Applicant presented his proposal at a public information session held on June 17, 2021. The session was organized by Councillor Leiper who attended with his staff, along with the local community, the development team, and Development Review Staff. The local community attended again in a large number.

Public Comments and Responses

Comment:

The Parkdale Wellington Street area is congested all four directions North, East, South or West and even worse when the Parkdale market is open. The rear laneway cannot empty onto an arterial road, which means the vehicles exiting the underground garage will have to use Hamilton Avenue North, which is already the go-to option for trying to skip part of the daily Parkdale traffic jam.

Response:

There is nothing precluding the access onto Parkdale so it remains a valid access location, similar to today's access for Rexall, the Church and existing residents. Hamilton is a local road and will continue to serve as a local service for the existing residents and their new neighbours. They are the same part of the community with the same local access needs.

For the queuing concerns, this is a reality and one that needs a regional solution. To contribute to the regional solution, transportation demand management features will be incorporated into the development to decrease the auto trips and be cognizant of improving what can be improved along the site frontage.

Finally, it is expected that the nearby Rapid Transit Station and abutting Transit Priority Corridors will be the most convenient and efficient choices to commute, especially during peak hours.

Comment:

The development is too massive for the existing neighbourhood and will destroy its liveable character. Most of the houses in the immediate vicinity are single family dwellings and the businesses lining Wellington are a mix of small, older buildings. The proposal goes against the intent of a Traditional Mainstreet. Wellington Street West will be shadowed for most of the day, detracting from the attractiveness of the street to pedestrians.

Response:

Building setbacks will be provided at the first, second, fifth, and seventh storeys. The slim 750 square metres footprint tower will result in a fast moving shadow, will be 27 metres away from the closest adjacent low density residential, and will mostly be contained below a 45-degree angular plane. The ground floor of the proposed development, to be mainly occupied by active uses, will have a different treatment than the rest of the 6-storey podium to respect the scale and character of the existing built form to the west along Wellington Street.

Comment:

The set-back at the base of the building on Wellington should be increased to allow for more pedestrian traffic, extra trees, more bicycle parking and/or a patio.

Response:

Wider sidewalks and a public plaza at the corner of Parkdale and Wellington will be provided as part of this development.

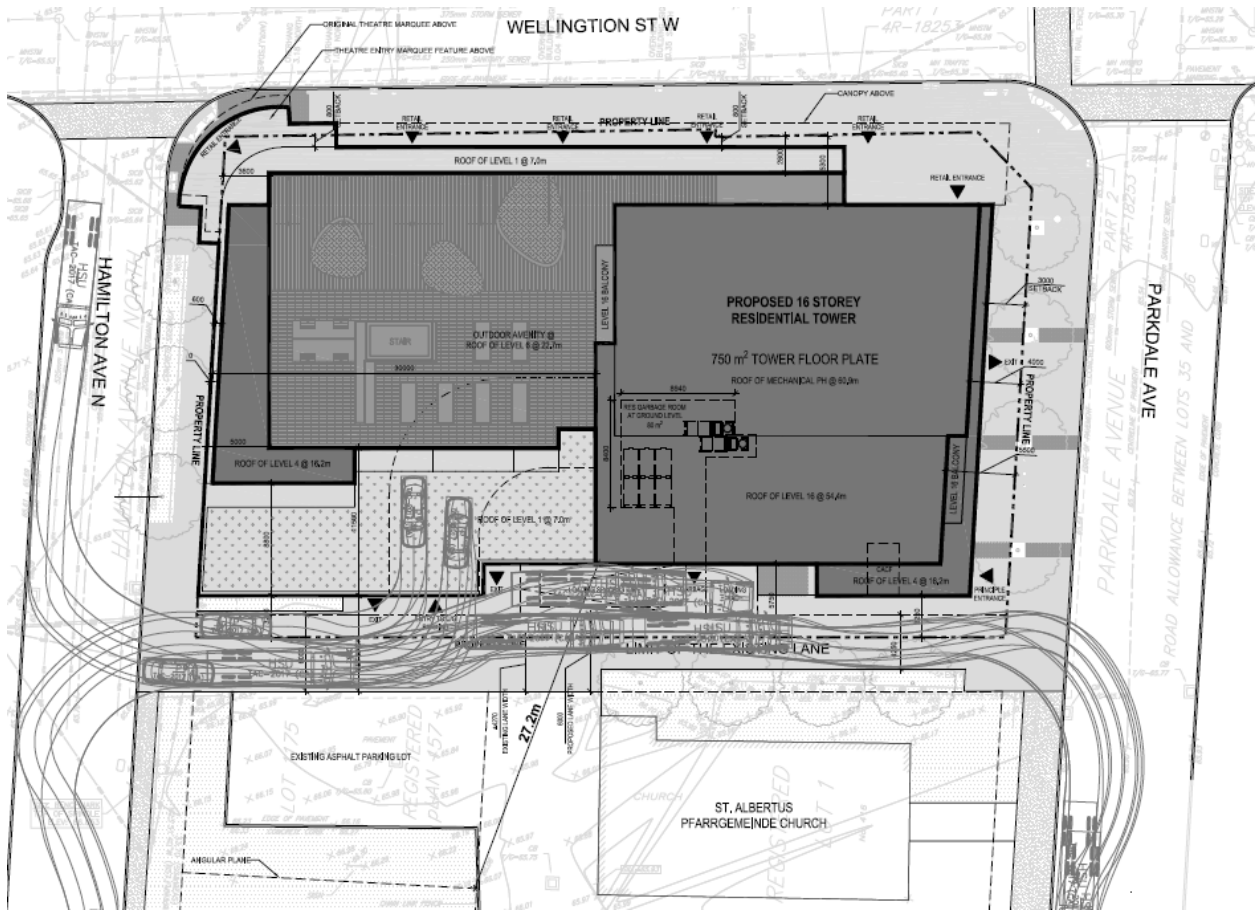
Comment:

What is needed in this neighbourhood is not more luxury condos but affordable housing for families.

Response:

Although no affordable housing is proposed as part of the proposed development, 15 large units will be provided, more specifically eight three-bedroom and seven two-bedroom with convertible dens.

Document 6 – Proposed Site Plan



Document 7 – Renderings

Northwest



Northwest (Street perspective at Hamilton Avenue North and Wellington Street West)



Northeast



Northeast (Street perspective at Parkdale Avenue and Wellington Street West)



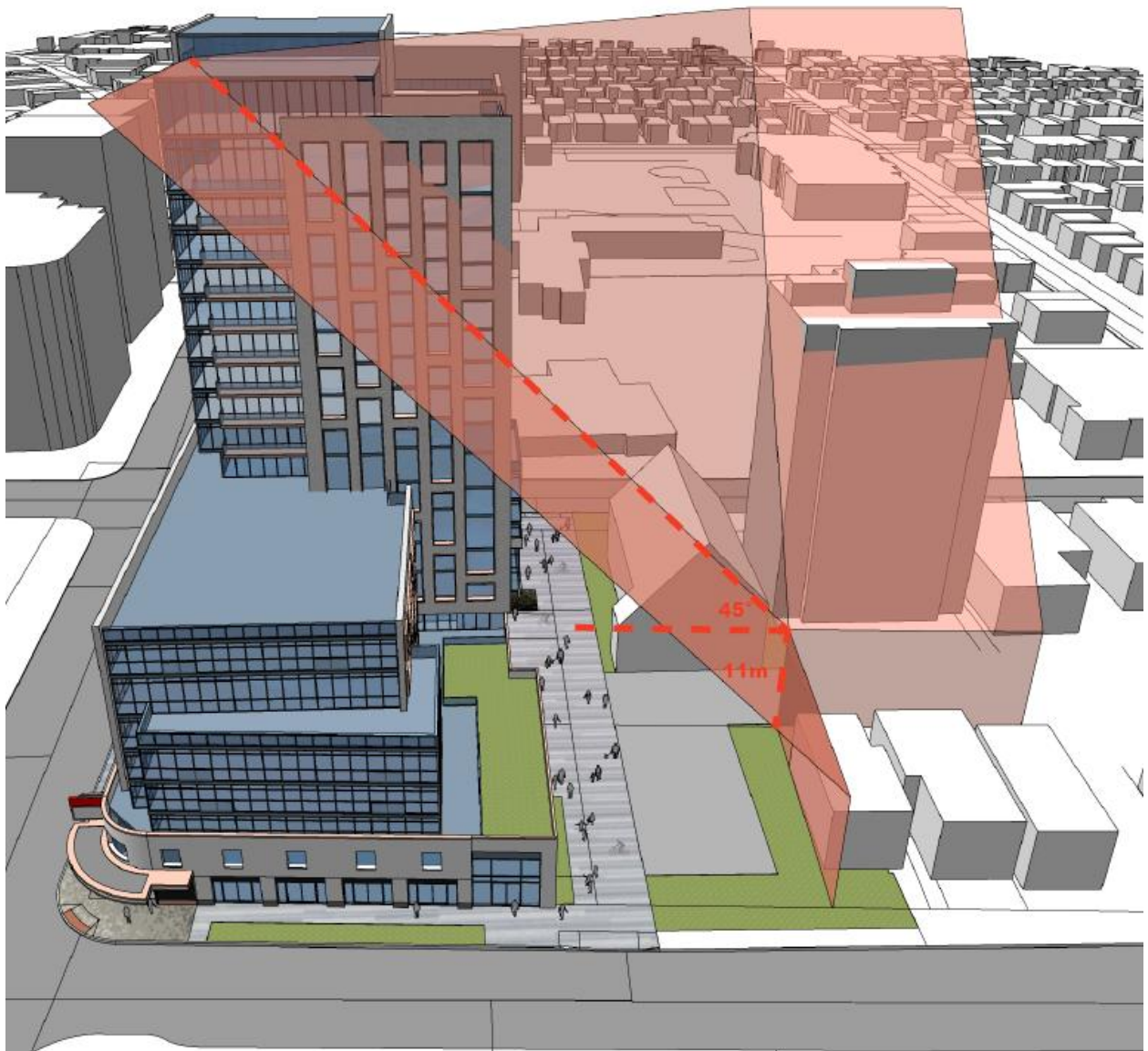
Southeast



Southwest



Document 8 – Angular Plane



Document 9 – Urban Design Review Panel

Summary

- The Panel thanked the proponent for their presentation. The positive changes made to the POPS and woonerf, the sculpting of the tower and the podium articulation on Wellington Street, and the strengthening of the theatre component are supported.
- The Panel appreciates the tower's reduction, but concerns remain regarding the replicability of the development. The consensus is that a 6-storey podium would be more suitable for the site.
- There is an opportunity to further articulate the façade on Parkdale Avenue and revisit the podium above the heritage building.

Scale

- The Panel remains concerned with the tower component and the issue of replicability. There are two 9-storey buildings on the corner of Parkdale Avenue and Wellington Street, and the concern is that adding a 16-storey building on that corner could be overwhelming from a pedestrian and street view perspective.
- The Panel believes that more studies, perspectives of the street and intersection and street elevations, illustrating the tower in a high-rise context, are required to evaluate the impact of the proposed building and the implications of setting a precedent.
- Further analysis is needed to support the proposed massing; a 9-storey podium is overwhelming at the pedestrian eye level; sky views and shadows may cause issues at 9-storeys. The consensus is that a 6-storey podium would be more appropriate. The Panel recommends that the proponent explore a 6-storey podium with a setback at the seventh storey and above.
- The building's proximity to the church remains a concern; it was suggested to provide a further setback or relocate the tower closer to the street to minimize its impact on the church.

Architectural Expression

- The introduction of masonry on Wellington Street is successful, and the co-planar nature of the tower and podium element at the POPS corner improve the proportions of the massing.
- The Panel believes the stepping down of the façade on Parkdale Avenue is a positive move, but the slight setback and articulation between the base and the tower treatment should be more prominent and be treated with the same importance as the façade on Wellington Street.
- The horizontal elements make the building seem out of context and give the building's mass an elongated appearance. The Panel recommends the proponent introduce a vertical pattern to improve this condition.
- The solid guard above the ground floor expression and the inset balconies are appreciated.

Heritage

- The changes to preserve the theatre marquee expression are appreciated, but the Panel believes the three-storey element above diminishes the heritage component. The Panel recommends the proponent reconsider removing the three-storey expression above the heritage component.

Materiality

- The Panel notes the sleekness of the building might not be contextually appropriate due to the variety of materials found in the neighbourhood. The Panel recommends that the proponent take cues from the area's materials when selecting masonry for the building.
- The planar elements on the north and south façade of the podium and the east and west façades of the tower are appreciated, but a high level of architectural detail will be required to achieve the crisp edges of the materials, given that the renderings show the proposed brick to be co-planar.
- The Panel appreciates the progress made on the window wall system, illustrating mullions to reflect a more realistic appearance.

Public Realm

- The changes made to the building's mass to expand the POPS are appreciated, but the Panel urges the proponent to maintain the POPS as a publicly accessible space and not be an extension to the proposed retail.
- The Panel appreciates the commercial uses and amenity spaces introduced to ensure the woonerf is animated.

Sustainability

- The development provides an excellent opportunity to implement LID measures and sustainable energy initiatives and to support active transportation.