

Subject: Zoning By-law Amendment - 1248, 1252 Wellington Street West

File Number: ACS2022-PIE-PS-0136

Report to Planning Committee on 27 October 2022

and Council 9 November 2022

**Submitted on October 12, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Kitchissippi (15)

**Objet : Modification du Règlement de zonage visant les 1248, 1252, rue
Wellington Ouest**

Dossier : ACS2022-PIE-PS-0136

Rapport au Comité de l'urbanisme

le 27 octobre 2022

et au Conseil le 9 novembre 2022

**Soumis le 12 octobre 2022 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1248 and 1252 Wellington Street West, as shown in Document 1, to permit a three-storey addition with commercial**

use at grade and two residential units above to the existing two-storey, as detailed in Document 2.

2. 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 9 November 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 d'approuver une modification du Règlement de zonage 2008-250 visant les 1248 et 1252, rue Wellington Ouest, des biens-fonds illustrés dans le document 1, afin de permettre la construction d'un rajout de trois étages abritant un commerce au rez-de-chaussée et deux logements au-dessus du bâtiment de deux étages existant, comme l'expose en détail le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 novembre 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 1248 and 1252 Wellington Street West to permit a three-storey addition with commercial use at-grade and two residential units above to the existing two-storey building listed on the City of Ottawa's Municipal Heritage Register as a non-designated property containing commercial uses at grade and two residential units above.

The applicant has requested an amendment to some performance standards associated with the Traditional Mainstreet (TM) zone in order to accommodate the proposed addition. The requested Zoning By-law Amendment would rezone the subject site from Traditional Mainstreet Zone, Subzone 11 (TM11) to Traditional Mainstreet Zone, Subzone 11, with a site-specific exception [XXXX] addressing the relief being sought by the applicant, which includes the requirements for the minimum building height for a distance of 20 metres from the front lot line, minimum corner side yard setback, and office uses being located within a depth of 6 metres of the front wall of the main building abutting the street.

Applicable Policy

The proposed development is consistent with both the current Official Plan and the new Official Plan. Under the current Official Plan, the subject site is designated Traditional Mainstreet (Section 3.6.3), which permits a wide variety of uses, including mixed-use development and encourages intensification, being identified as corridors well-served by transit. The proposal also complies with applicable policies contained within the Wellington Street West Secondary Plan, which identifies the subject site as within the Traditional Mainstreet Land Use on Schedule A and West Wellington Policy Area on Schedule B. Section 11.3.1 of the Secondary Plan aims to preserve and enhance the existing building fabric of the street and maintain an urban village character of Wellington Street West. The proposal successfully demonstrates the key elements of scale and detail from the traditional one (1) to three (3) storey buildings along the Wellington West corridor and of the existing two-storey building (listed on the City of Ottawa's Municipal Heritage Register as a non-designated property) incorporated into the design of the proposed three-storey addition.

Under the new Official Plan, the subject site is within the Inner Urban Transect on Schedule A and designated as Mainstreet Corridor on Schedule B2. Policies for the Inner Urban Transect, found within Section 5.2 of the new Official Plan, permit range of uses and variety of housing typologies. Policies for the Corridor designation permit a range of buildings and densities with residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment, including commercial and service uses on the ground floor of otherwise residential, office and institutional buildings with a strong emphasis needed to contribute 15-minute neighbourhoods. The proposal also complies with applicable policies contained within the Wellington Street West Secondary Plan, which identifies the subject site as within the Mainstreet designation and West Wellington Policy Area on Schedule A. Section 2.1 of the Secondary Plan aims to preserve and enhance the existing building fabric of the street and maintain an

urban village character of Wellington Street West. The proposal successfully demonstrates the key elements of scale and detail from the traditional one- to three-storey buildings along Wellington Street West and the existing two-storey building (listed on the City of Ottawa's Municipal Heritage Register as a non-designated property) incorporated into the design of the proposed three-storey addition.

Staff are satisfied that the proposal is consistent with the policies contained in the current Official Plan, the new Official Plan, the Wellington Street West Secondary Plans, and that the intent of the Zoning By-law is maintained.

Other Matters

The building is listed on the City of Ottawa Heritage Register under Section 27 of the *Ontario Heritage Act*. The Zoning By-law Amendment is considered a prescribed event for conducting a Cultural Heritage Evaluation Report (CHER) under the *Ontario Heritage Act*; however, in consultation with heritage staff CHER was not required for this proposal. The designation of the building is not anticipated within the timeframe of this Planning application. Heritage approval is not required for this proposal.

The existing building listed on the Heritage Register is a fine example of a 20th century storefront. It reinforces the historical character along Wellington Street West. The building is proposed for retention as part of the new development in its entirety in situ, which is a positive outcome for future heritage conservation of the building.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

A total of seven public submissions were received during the application circulation period and were considered in the evaluation of this proposal. The comments pertained to the scale, built form, and compatibility of the proposed addition with the existing built environment along Wellington Street West and of the existing two-storey building on the subject site listed on the City of Ottawa's Municipal Heritage Register as a non-designated property, and were generally positive. Some concerns were expressed with respect to the non-provision of parking which is not a requirement for this development as per the Zoning By-law. City staff also received questions about the construction

phasing of the project and its impact on the current tenants on the subject site and on how the building will be managed (owned or rented).

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant les 1248 et 1252, rue Wellington Ouest, afin de permettre la construction d'un rajout de trois étages abritant un commerce au rez-de-chaussée et deux logements au-dessus du bâtiment de deux étages existant, qui figure au Registre du patrimoine municipal de la Ville d'Ottawa en tant que propriété non désignée abritant des utilisations commerciales au rez-de-chaussée et deux logements aux étages.

Le requérant a sollicité une modification à certaines normes fonctionnelles associées à la désignation de Zone de rue principale traditionnelle (TM), modification qui permettrait la construction du rajout proposé. Cette modification du Règlement de zonage ferait passer la désignation de l'emplacement visé de Zone de rue principale traditionnelle, sous-zone 11 (TM11) à Zone de rue principale traditionnelle, sous-zone 11, assortie d'une exception propre à l'emplacement [XXXX] correspondant aux dispenses demandées par le requérant, qui concernent la hauteur de bâtiment minimale sur une distance de 20 mètres à partir de la ligne de lot avant, le retrait minimal de cour latérale d'angle et les utilisations de bureau aménagées à moins de six mètres du mur avant du bâtiment principal donnant sur la rue.

Politique applicable

L'aménagement proposé est conforme au Plan officiel actuel et au nouveau Plan officiel. Dans le Plan officiel actuel, l'emplacement visé est désigné Rue principale traditionnelle (section 3.6.3), une désignation qui permet toute une gamme d'utilisations, dont les aménagements polyvalents, et qui favorise la densification puisqu'il s'agit de couloirs bien desservis par les transports en commun. La proposition est également conforme aux politiques pertinentes du Plan secondaire de la rue Wellington Ouest, un document qui désigne l'emplacement comme Rue principale traditionnelle à l'annexe A et Secteur de politique de la rue Wellington Ouest à l'annexe B. La section 11.3.1 du Plan secondaire porte sur la conservation et la mise en valeur du tissu urbain actuel de la rue, et sur la préservation du caractère de village urbain de la rue Wellington Ouest. La proposition met en lumière les principaux éléments de l'échelle et des détails des immeubles traditionnels d'un à trois étages longeant la rue Wellington Ouest, et ceux du

bâtiment de deux étages existant (figurant au Registre du patrimoine municipal de la Ville d'Ottawa en tant que propriété non désignée) intégrés dans la conception du rajout de trois étages proposé.

En vertu du nouveau Plan officiel, l'emplacement visé se trouve dans le transect urbain intérieur à l'annexe A et est désigné Couloir de rue principale à l'annexe B2. Les politiques applicables au transect urbain intérieur, décrites à la section 5.2 du nouveau Plan officiel, permettent toute une gamme d'utilisations et de typologies de logement. Les politiques propres à la désignation de couloir permettent une variété de types de bâtiment et de densités résidentielles et dont les utilisations non résidentielles s'intègrent dans un environnement urbain dense et polyvalent, notamment les utilisations commerciales et de service implantées au rez-de-chaussée d'immeubles par nature résidentiels, de bureaux ou institutionnels. Ces utilisations doivent être fortement axées sur la création de quartiers du quart d'heure. La proposition est également conforme aux politiques pertinentes du Plan secondaire de la rue Wellington Ouest, un document qui désigne l'emplacement comme Rue principale et appartenant au Secteur de politique de la rue Wellington Ouest à l'annexe A. La section 2.1 du Plan secondaire porte sur la conservation et la mise en valeur du tissu urbain actuel de la rue, et sur la préservation du caractère de village urbain de la rue Wellington Ouest. La proposition met en lumière les principaux éléments de l'échelle et des détails des immeubles traditionnels d'un à trois étages longeant la rue Wellington Ouest, et ceux du bâtiment de deux étages existant (figurant au Registre du patrimoine municipal de la Ville d'Ottawa en tant que propriété non désignée) intégrés dans la conception du rajout de trois étages proposé.

Le personnel estime que l'aménagement est conforme aux politiques du Plan officiel actuel, à celles du nouveau Plan officiel et à celles du Plan secondaire de la rue Wellington Ouest, et que l'intention du Règlement de zonage est respectée.

Autres questions

L'immeuble figure au Registre du patrimoine municipal de la Ville d'Ottawa, en vertu de l'article 27 de la Loi sur le patrimoine de l'Ontario. La modification du Règlement de zonage est considérée comme une étape réglementaire pour élaborer un Rapport d'évaluation du patrimoine culturel (REPC) aux termes de la *Loi sur le patrimoine de l'Ontario*. Toutefois, en consultation avec le personnel de la Direction de la planification du patrimoine, il a été estimé qu'un rapport n'était pas requis dans le cadre de cette proposition. La désignation de l'immeuble n'est pas prévue pendant la période visée par

cette demande d'aménagement. Aucune approbation en matière de patrimoine n'est requise pour cette proposition.

L'immeuble figurant au Registre du patrimoine représente un bel exemple de vitrine de magasin du XXe siècle. Il vient enrichir le caractère historique de la rue Wellington Ouest. Cet immeuble serait intégralement conservé sur place dans le cadre du nouvel aménagement, ce qui constitue un atout pour son éventuelle conservation patrimoniale.

Consultation et commentaires du public

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement.

Sept commentaires ont été soumis par des membres du public au cours de la période de diffusion de la demande, et ont été pris en compte dans l'évaluation du projet. Les commentaires émis, globalement positifs, concernaient l'échelle et la forme bâtie du rajout proposé, et sa compatibilité avec le cadre bâti le long de la rue Wellington Ouest et avec le bâtiment de deux étages occupant l'emplacement et inscrit au Registre du patrimoine municipal de la Ville d'Ottawa en tant que propriété non désignée. Certaines préoccupations ont été émises au sujet de l'absence d'aire de stationnement, dont l'aménagement n'est pas obligatoire pour cet aménagement en vertu du Règlement de zonage. Le personnel de la Ville a également reçu des questions concernant la mise en œuvre par étapes du projet, ses répercussions pour les locataires habitant actuellement sur l'emplacement et la gestion future de l'immeuble (propriétaires occupants ou locataires).

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

1248 and 1251 Wellington Street West

Owner

Wellington Huron Commercial Inc. (c/o Rick Morris)

Applicant

Fotenn Planning + Design (c/o Nathan Petryshyn)

Architect

Susan D. Smith Architect

Description of site and surroundings

The subject site is known municipally as 1248 and 1252 Wellington Street West. The property is also known and referenced as 157 Huron Avenue North. It is an irregular corner lot, has a total lot area of 467.2 square metres, with 15.96 metres frontage on Wellington Street West, 30.42 metres of frontage along Huron Avenue, and irregular lot depth varying from 28.48 metres along the eastern interior side lot line to 30.42 metres along the western corner side lot line. The site is currently occupied by a two-storey mixed-use building with two commercial units at-grade (office and retail) and two residential units above. The southern (rear) portion of the site contains surface parking. The subject property is listed on the City of Ottawa's Municipal Heritage Register as a non-designated property.

The subject site is located on the corner of Wellington Street West (Traditional Mainstreet) and Huron Avenue North, in the Island Park – Wellington Village Neighbourhood. The area surrounding the subject site is characterized by a broad mix of uses and building typologies ranging from commercial (office, retail, restaurant), mixed-use, and low- and mid-rise residential. The Tunney's Pasture O-Train Station is located approximately 600 metres north of the subject property. To the immediate east and south of the subject site is a one-storey commercial building municipally addressed 1244 Wellington Avenue West, to the immediate west of the subject site (across the intersection with Huron Avenue North) is a mixed-use building municipally addressed 154 Huron Avenue North, to the immediate north on the opposite side of the street is a commercial building municipally addressed 1245 Wellington Avenue West and a surface parking lot associated with it.

Summary of requested Zoning By-law amendment proposal

The applicant has proposed the redevelopment of the site to construct a three-storey addition with a gross floor area (GFA) of 527.8 square metres in the southern (rear) portion of the property in place of the existing surface parking. The proposed addition, shown in Document 4, would contain a commercial unit at-grade with two four-bedroom residential dwelling units above. Zero vehicular parking is being proposed; however,

three bicycle parking spaces are proposed outside, along Huron Avenue North. A garbage room will be located internally on the ground level.

The subject site is currently zoned Traditional Mainstreet Zone, Subzone 11 (TM11). TM zone permits a broad range of uses, including retail, service commercial, office, residential and institutional uses, including mixed-use buildings, and fosters and promotes compact, mixed-use, pedestrian-oriented development. Additionally, the TM zone imposes development standards that will ensure that street continuity, scale and character are maintained, and that the uses are compatible and complement surrounding land uses.

The applicant has submitted a Minor Zoning By-law Amendment seeking relief from existing performance standards associated with the TM zone to construct the proposed three-storey mixed-use addition at the rear (southern) portion of the subject site. Specifically, the applicant is seeking relief from the following zoning provisions:

- A minimum building height of 6.7 metres is required for a distance of 20 metres from the front lot line. The existing building provides a height of 4.3 metres for a distance of 4.8 metres from the front lot line, which is a result of the existing building being maintained.
- The Traditional Mainstreet Zone requires a minimum corner side yard setback of 3.0 metres, whereas the proposed development provides a minimum setback of 2.25 metres (for the existing building and proposed addition).
- The Traditional Mainstreet Zone restricts office uses from being located within a depth of 6 metres of the front wall of the main building abutting the street. Relief from this provision is requested to permit office use within these commercial units.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

There were no public meetings during the circulation period of the application.

A total of seven public submissions were received during the application circulation period and were considered in the evaluation of this proposal. The comments pertained to the scale, built form, and compatibility of the proposed addition with the existing built

environment along Wellington Street West and of the existing two-storey building on the subject site listed on the City of Ottawa's Municipal Heritage Register as a non-designated property, and were generally positive. Some concerns were expressed with respect to the non-provision of parking which is not a requirement for this development as per the Zoning By-law. City staff also received questions about the construction phasing of the project and its impact on the current tenants on the subject site and on how the building will be managed (owned or rented).

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

Current Official Plan

As part of the review of this application, staff evaluated the relief proposed against the policies contained within the Official Plan.

Section 2.2.2 of the Official Plan provides direction on managing intensification in urban areas and speaks to building heights. The policies in this section specify that "the distribution of appropriate building heights will be determined by the Design and Compatibility of the development with the surrounding existing context and planned function".

Section 2.5.1 of the Official Plan provides direction on community design and compatibility. The policies in this section specify that "introducing new development and higher densities into existing areas that have developed over a long period of time requires a sensitive approach and a respect for a community's established characteristics".

As per Schedule B of the Official Plan, the subject site is designated as Traditional Mainstreet. Policies pertaining to the Traditional Mainstreet designation are found within Section 3.6.3 of the Official Plan, which permits a variety of residential and non-residential uses, as well as a range of residential typologies and densities. Section 3.6.3 of the Official Plan encourages "more dense and mixed-use development that supports, and is supported by, increased walking, cycling and transit use" and provides direction for intensification "to occur over time through the redevelopment of sites such as vacant lots, aging strip malls, and former automobile sales lots, parking lots and gas stations, as well as through additions to existing buildings". It also states that "Mainstreets are diverse in character and change and renewal will take into account the character of the street and adjacent areas."

Through the review of this application, it was determined that the proposed relief for the building height is with respect to an existing condition, i.e. building that forms an existing streetscape along Wellington Street West, being clustered with other buildings of similar height, and is consistent with the surrounding low-rise built forms. Comments received from members of the public and City staff acknowledge the preservation of the existing building listed on the City of Ottawa's Municipal Heritage Register as a non-designated property and that the proposed addition enhances the distinctive character of the existing building and streetscape. The proposed three-storey addition will be approximately 9.2 metres in height, slightly higher than the existing building but will maintain the overall heights found within this area, will complement the existing pattern and scale of development, be consistent with the surrounding low-rise built forms along Wellington Street West and planned function of the area.

Accompanying the policies found within the aforementioned Section 2.5 and 3.6, Section 4.11, pertaining to Urban Design and Compatibility, is also applicable. Section 4.11 provides details and objective criteria to be considered as part of the review of an application, including (but not limited to): materiality, setbacks, building height, landscaping, the location and orientation of entrances, and transition to the surrounding area. The proposed addition incorporates red brick to match existing red brick cladding, floor-to-ceiling commercial use glazing and signage above it to match the existing façade along Wellington Street West, as shown in Document 5 (Elevations).

New Official Plan

As per Schedule B1 of the new Official Plan, the subject site is within the Inner Urban Transect and is designated as Mainstreet Corridor.

The policies for the Inner Urban Transect, found within Section 5.2 of the new Official Plan, aim to maintain and enhance an urban pattern of built form, site design and mix of uses within Ottawa's established Inner Urban Transect. The policies within Section 5.2.1 provide the directions that "the Inner Urban Transect shall continue to develop as a mixed-use environment, where Hubs and a network of Mainstreets Minor Corridors provide residents with a full range of services within walking distance from home, in order to support the growth of 15-minute neighbourhoods". The proposal does not contradict the policies within Section 5.2.2 that provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect, specifically in terms of the building heights pertaining to the relief requested by the applicant.

Policies pertaining to the Mainstreet Corridors designation are found under Section 6.2 of the new Official Plan. The new Official Plan recognizes the variety of permitted

residential and non-residential uses along Mainstreet Corridors. Section 6.2.2 sets directions for a mix of uses, including offices, and states that "these uses are permitted throughout the building; however, the Zoning By-law may require active commercial or service uses on the ground floor, which include those that support cultural development in order to maintain, extend, or create a continuous stretch of active frontages along a Mainstreet." The proposed development is consistent with this policy framework and provides a variety of commercial uses, including office, within the proposed three at-grade units. Additionally, all commercial and residential units have active entrances facing the Mainstreet or street (Huron Avenue North).

Other applicable policies and guidelines

Wellington Street West Secondary Plan applies to the subject site. Staff considered policies within the Secondary Plan during the review of this application.

Wellington Street West Secondary Plan (current Official Plan)

As per Schedule A of the Secondary Plan, the subject site is designated as being within the Traditional Mainstreet Land Use. Schedule B identifies it as being located within the West Wellington Policy Area. Section 11.3.1 of the Secondary Plan aims to preserve and enhance the existing building fabric of the street and maintain an urban village character of Wellington Street West. Section 11.3.2 of the Secondary Plan provides directions for a high-quality pedestrian environment based on a human, low-scale character and a greener, public-friendly streetscape. The proposal successfully demonstrates the key elements of scale and detail from the traditional one- (1) to three- (3) storey buildings along the Wellington West corridor and the existing two-storey building (listed on the City of Ottawa's Municipal Heritage Register as a non-designated property) incorporated into the design of the proposed three-storey addition. The proposal also maintains a high-quality pedestrian environment characteristic of Traditional Mainstreet by preserving the existing building with active frontage/entrances that contribute to public-friendly streetscape.

Wellington Street West Secondary Plan (new Official Plan)

As per Schedule A of the Secondary Plan, the subject site is designated as the Mainstreet within the West Wellington Policy Area. Section 2.1 of the Secondary Plan aims to preserve and enhance the existing building fabric of the street and maintain an urban village character of Wellington Street West. The proposal successfully demonstrates the key elements of scale and detail from the traditional one- to three-storey buildings along Wellington West Mainstreet and the existing two-storey building

listed on the City of Ottawa's Municipal Heritage Register as a non-designated property incorporated into the design of the proposed three-storey addition. Section 2.2, West Wellington Specific Policy Area, provides directions for a high-quality pedestrian environment based on a human, low-scale character and a greener, public-friendly streetscape. The proposal maintains a high-quality pedestrian environment characteristic of Traditional Mainstreet by preserving the existing building with active frontage/entrances that contribute to a public-friendly streetscape.

Heritage

The existing building at 1248 and 1252 Wellington Street West is listed on the City of Ottawa Heritage Register under Section 27 of the *Ontario Heritage Act*. The Zoning By-law Amendment is considered a prescribed event for providing Cultural Heritage Evaluation Report (CHER) under the *Ontario Heritage Act*, however, in consultation with heritage staff a CHER was not required for this proposal. There are no plans to bring forward a designation report for the subject property.

The existing subject property is a fine example of a 20th-century storefront. The listed building reinforces the historical character along Wellington Street West. City staff is pleased with the existing listed heritage building being retained as part of the new development. The proposal retains the listed building in its entirety in situ, which is a positive outcome for heritage conservation of the subject building in the future.

Urban Design Review Panel

The general massing and design of the addition and modifications to the existing buildings are supported.

The Urban Design Guidelines for Development along Traditional Mainstreets are applicable to this proposal. These guidelines apply to buildings and developments fronting Mainstreets, including mixed-use developments. These guidelines serve as a tool to assist in the forming of the streetscape along Traditional Mainstreets that achieves good urban design and pedestrian experience.

Staff assessed the guidelines during review of the Zoning By-law Amendment application and are satisfied that the proposal upholds the relevant guidelines. The addition replaces a less desirable streetscape with asphalt parking lot in the rear of the property and contributes to the creation of a complete street (Huron Avenue North) by forming natural, logical extensions of the existing city street network. The proposal retains active facade with street-facing entrances to commercial units along Wellington Street West and provides street-facing entrances, including the proposed commercial

unit at-grade, along Huron Avenue North, and as a result, contributes to an inviting, safe, and accessible streetscape with emphasis on the ground floor, street façade, and key internal uses at street level. The proposed addition utilizes materials that incorporate well with the existing materials, is of an appropriate scale and is compatible with the surrounding area.

Furthermore, staff acknowledge that the proposed addition respects and conserves the heritage value of an existing building, complements the character and style of the existing building, and uses materials and finishes that are in alignment with heritage character, which makes new development physically and visually compatible.

Planning rationale

Official Plan

The proposed development is consistent with the policies in the Official Plan pertaining to the Traditional Mainstreet, which encourages a wide range of residential and non-residential uses. The proposed development is also consistent with other policies contained within the Official Plan, notably Section 2.5, related to Growth Management, and Section 4.11, related to Urban Design and Compatibility. The subject site is currently occupied by an existing two-storey building listed on the City of Ottawa Heritage Register under Section 27 of the Ontario Heritage Act, and this building is to be retained with the redevelopment of the site.

Both the current Official Plan and the new Official Plan encourage intensification. The proposed addition at 1248 and 1252 Wellington Street West would result in two new large residential units being added to the Wellington Village community, as well as a commercial use at-grade which will contribute to housing supply and the accessible streetscape with emphasis on the ground floor. Having considered the policies in both the Official Plan and the new Official, as highlighted in this report, staff are of the opinion that the proposed addition is consistent with the policies contained within both Official Plan documents.

Wellington Street West Secondary Plan

The Wellington Street West Secondary Plan is applicable to the subject site and was taken into consideration by staff during the review of this Zoning By-law Amendment application and the related Site Plan Control application. The proposed addition will add two residential units and one commercial unit to the area, and as required by the Secondary Plan, will contribute to a high-quality pedestrian environment based on a human, low-scale character and a greener, public-friendly streetscape. Given the

aforementioned, it is staff's opinion that the proposed addition is consistent with the policies contained within the Secondary Plan.

Zoning By-law

The subject site is currently zoned Traditional Mainstreet Zone, Subzone 11 (TM11). The intent of this zone is to permit a broad range of uses, including retail, service, commercial, office, residential and institutional uses, including mixed-use buildings, and to foster and promote compact, mixed-use, pedestrian-oriented development. Additionally, the TM zone imposes development standards that will ensure that street continuity, scale and character are maintained and that the uses are compatible and complement surrounding land uses.

Although the applicant is seeking relief from some performance standards associated with the TM zone, it is staff's opinion that the proposed addition is consistent with and upholds the intent of the TM zone.

It is noted that the relief for minimum building height seeks to address an existing situation with the building height listed on the City of Ottawa Heritage Register under Section 27 of the Ontario Heritage Act. Compliance with the building height would compromise the heritage value of the existing building.

While the corner side yard setback is proposed to be reduced to 2.25 metres, the relief will regularize the existing condition listed on the Heritage Register building and allow to build an addition with the same corner side yard setback, which will contribute to forming natural, logical extensions of the existing city street network.

While the proposal seeks the relief to permit office use being located within a depth of 6 metres of the front wall of the main building abutting the street, the development supplies a mix of uses within the three commercial units, which provides an opportunity for a variety of services along the Traditional Mainstreet. Additionally, an office use is supported by the new Official Plan, which suggests that the implementation of Zoning By-law would eventually permit this as-of-right.

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 arising from this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application and this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no financial implications.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated with the proposed addition. Review of the proposal through the Site Plan Control process, as well as at the Building Permit stage, will ensure that the new addition is accessible.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0046) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

Document 5 Proposed Building Elevations

CONCLUSION

Staff are of the opinion that the proposed three-storey rear addition is appropriate and will provide additional dwelling units within the Wellington Village neighbourhood. Overall, the proposal conforms to the Provincial Policy Statement, the Official Plan, the new Official Plan, and the Wellington Street West Secondary Plan. The proposed addition upholds the intent of the TM zone provisions within the current Zoning By-law. The proposed addition is compatible with the surrounding area and the existing building on site. Accordingly, staff recommend this Zoning By-law Amendment be approved.

DISPOSITION

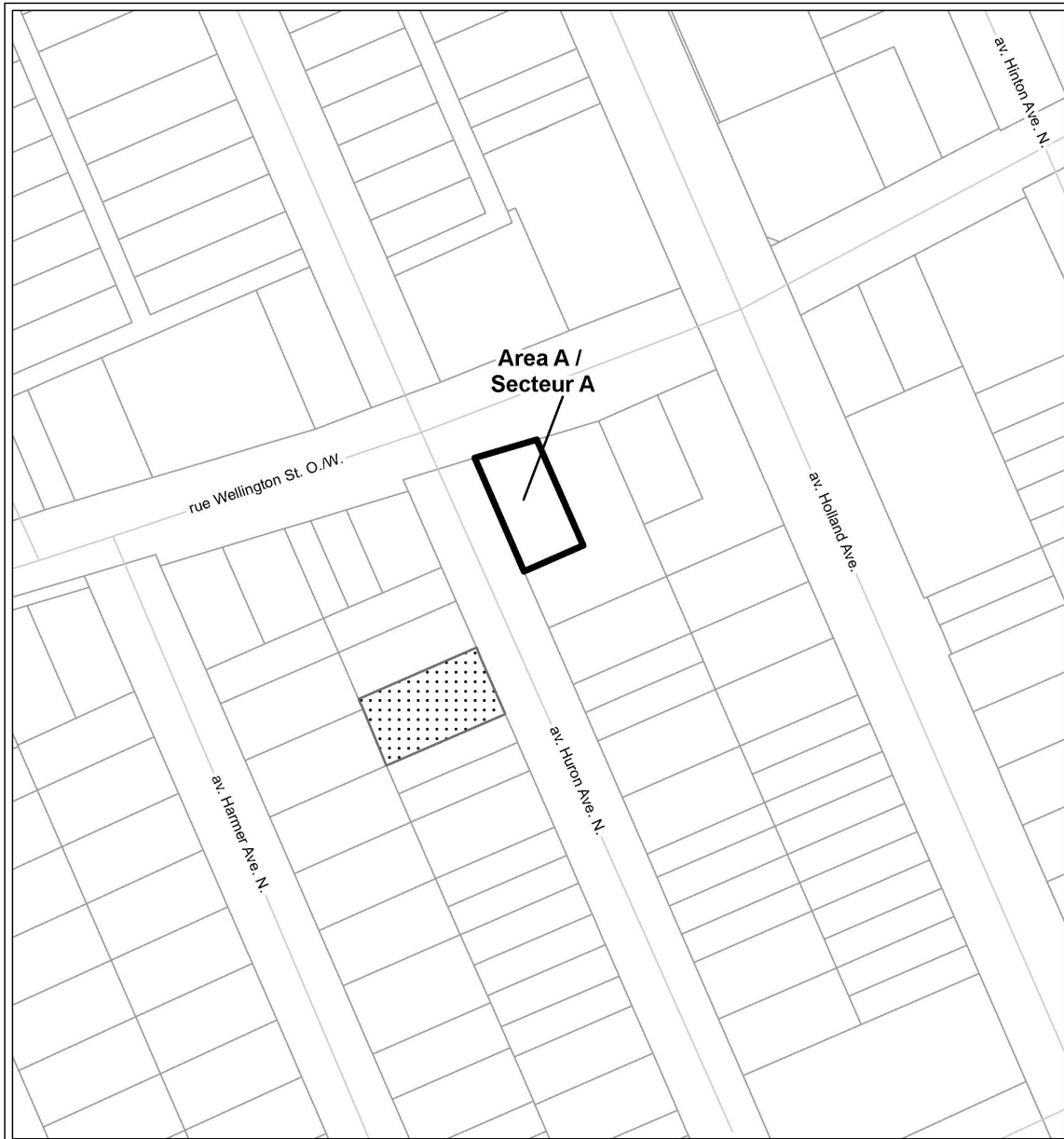
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.





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	
D02-02-22-0046	22-0627-X	1248, 1252 rue Wellington Street West / ouest	
I:\CO\2022\Zoning\Wellington_West_1248_1252\...rezone			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 09 / 27		 Area A to be rezoned from TM11 to TM11[xxxx] Le zonage du secteur A sera modifié de TM11 à TM11[xxxx]	 Heritage (Section 60) Patrimoine (Article 60)
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)			
			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1248, 1252 Wellington Street West, 157 Huron Avenue North:

1. To rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception [XXXX] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text TM11 [XXXX]
 - b. In Column V, “Provisions”, add the following:
 - i. Despite Section 197(3)(g)(i), the minimum building height is 4.3 metres for a distance of 4.8 metres from the front lot line as set out under subsection 197(5).
 - ii. Minimum corner side yard setback: 2.25 metres.
 - iii. Despite Section 197(1)(b), where in a mixed-use building and located on the ground floor abutting a street having direct pedestrian access to that street, office uses are permitted to be located within a depth of 6 metres of the front wall of the main building abutting the street.

Document 3 – 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. During the circulation period for the application, a total of seven comments from residents were received by City staff. The comments received are organized below by theme/topic.

Public Comments and Responses

Comment #1:

In principle, I am pleased with this proposal.

It seems to me that the city of Ottawa's response to densification is too often point towers, which usually do not contribute to a neighbourhood and often harm it.

Although they are not point towers there is a section of Richmond Road that is a canyon of taller buildings right at the street with no redeeming features and an example of what not to do.

On the other hand, this proposal will contribute to the neighbourhood and should be a principal applied to Wellington West and Richmond Road.

I assume that the existing building will be "restored" with exceptions for energy efficiency and barrier-free access. This is good.

A three-story addition on Huron Avenue seems acceptable and will be dependent on the quality of its design and respect for its neighbours in terms of massing and materials.

Response #1:

No accessibility barriers are anticipated with the proposed addition. The accessibility barriers associated with the existing building will be addressed through the Site Plan Control review process.

Planning staff encourages applicants to consult with the [High Performance Development Standard](#), though it will be applied in the review and approval only when the new Official Plan comes into effect, and the subject Site Plan Control application does not pass the HPDS Development Threshold.

During the review, Staff assessed the Zoning By-law Amendment application against the Urban Design Guidelines for Low-rise Infill and are satisfied that the proposal upholds the relevant guidelines. The proposed addition utilizes materials and finishes that are in alignment with heritage character, is of an appropriate scale and is compatible with the surrounding area.

Comment #2:

This type of modest intensification project is both inevitable and desirable in this neighbourhood. However, I have a major concern over the total absence of on-site parking. Where will the potentially eight or more cars associated with this development be parked, especially during snow ploughing? (The inclusion of three bicycle parking spaces seems more like a joke than a serious part of this proposal). It is inappropriate for developers to be able to maximize the return on their projects while leaving neighbourhoods to bear the costs - in this case through increased on-street parking congestion.

Response #2:

The subject site is within Area Y (a lot zoned TM or AM and abutting a mainstreet) on [Schedule 1A](#) of the City's Zoning By-law. Under the parking provisions found within Section 101, Part 4 of the Zoning By-law, off-street motor vehicle parking is not required for a non-residential use located partly or entirely on the ground floor or in the basement: specifically, in the case of a retail food store with a gross floor area of 1500 square metres or less, or in the case of a restaurant with a gross floor area of 350 square metres or less, or in the case of any other non-residential use with a gross floor area of 500 square metres or less. Additionally, where a residential use is located within a building of four or fewer storeys, no off-street motor vehicle parking is required to be provided for the residential use. If the proposed development is constructed, a condition of site plan approval will be that the Owner notifies tenants that on-site parking is not provided. It is anticipated that potential tenants of buildings with little to no on-site parking will not have a private vehicle or will find other spaces to park their vehicles.

Comment #4:

Delighted to see a development that maintains the character of the street by keeping the existing store fronts and apartments. The low-rise addition seems appropriate.

Response #4

Staff are recommending approval for the reasons outlined in the report, which result in the existing building being maintained.

Comment #5:

I think this is a fantastic idea!

Very forward-thinking: large units but no car parking, yet safe bicycle storage provided.

It completely respects the existing neighbourhood in maintaining the original building. That is surely a rare thing.

Neighbours must be absolutely delighted because only three storeys are proposed, and those are well back from the street!

Supports the mixed-use goal by providing both commercial and residential space.

I cannot see anything negative about this project and hope it will go through quickly and easily.

Response #5:

Staff are recommending approval for the reasons outlined in the report, which result in the existing mixed-use building being maintained and new three-storey addition with commercial unit at-grade and two large two-bedroom units.

Comment #6:

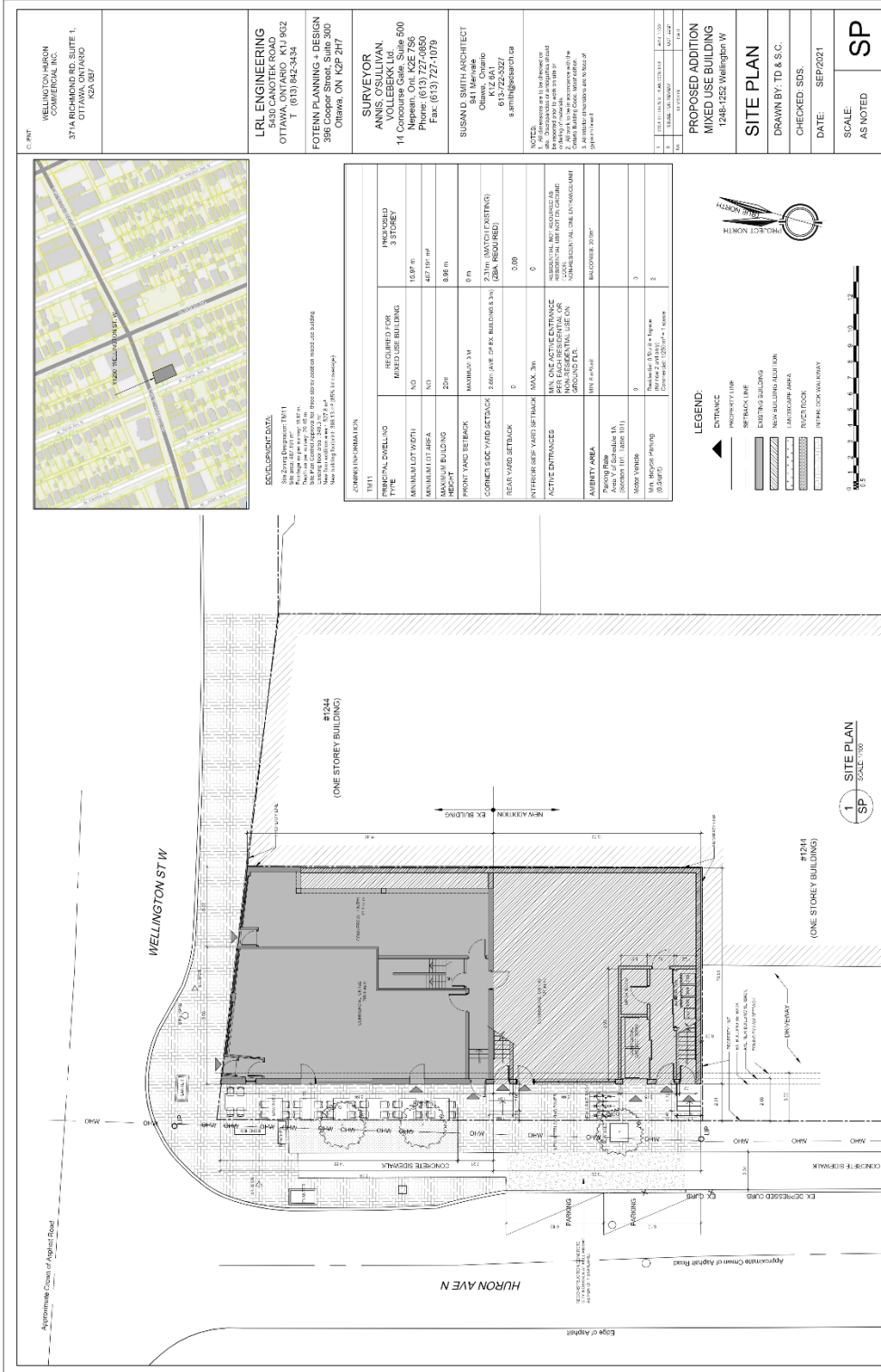
Every time a building goes into this neighbourhood with minimum parking we are told that there will be fewer cars because we are so close to transit, but there are more cars parking on the streets. The no car model is not working. On Berkley/Dominion Ave in Westboro many single homes with one car have been replaced with very large semi-detached houses with 2-3 cars each.

Response #6:

The subject site is within Area Y (a lot zoned TM or AM and abutting a mainstreet) on [Schedule 1A](#) of the City's Zoning By-law. Under the parking provisions found within Section 101, Part 4 of the Zoning By-law, off-street motor vehicle parking is not required for a non-residential use located partly or entirely on the ground floor or in the basement: specifically, in the case of a retail food store with a gross floor area of

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Document 4 – Proposed Site Plan



WELLINGTON-HURON COMMERCIAL INC. 371A RICHMOND RD. SUITE 1. OTTAWA, ONTARIO K2B 1G7

LRL ENGINEERING
5430 CANOTEK ROAD
OTTAWA, ONTARIO K2J 9K2
T: (613) 942-5435

FOTENI PLANNING + DESIGN
385 Cooper Street, Suite 300
Ottawa, ON K1P 2H7

SURVEYOR
ANNIS O'SULLIVAN
VOLLEBEK Ltd.
14 Concourse Circle, Suite 500
North York, Ontario M2N 6L6
Phone: (613) 727-0650
Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
841 Macpherson
Ottawa, Ontario
K1Z 6A1
613-725-5527
s.smith@sdsmith.ca

NOTES:
1. This site plan shall be prepared in accordance with the provisions of the Planning Act, R.S.O. 1990, c. 305 and the provisions of the Planning Act, R.S.O. 1990, c. 305 and the provisions of the Planning Act, R.S.O. 1990, c. 305.
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PROPOSED ADDITION MIXED USE BUILDING
1248-1252 Wellington W

SITE PLAN

DRAWN BY: TD & S.C.
CHECKED: SDS
DATE: SEP/2021

SCALE: AS NOTED
SP

REQUIREMENTS:

Site area: 42,717 sq. ft.
Total area: 75,000 sq. ft.
Total height: 30.0 m.
Total floor area: 1,200,000 sq. ft.
Total parking: 100 spaces.
Total setbacks: 10.0 m.

COMMENTS:

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ITEM	DESCRIPTION	REQUIREMENTS	PROPOSED
1	REQUIRED FOR BUILDING	NO	NO
2	MINIMUM FLOOR AREA	200 sq. m.	200 sq. m.
3	MINIMUM HEIGHT	2.0 m.	2.0 m.
4	MINIMUM FRONT YARD SETBACK	MINIMUM 3.0 m.	3.0 m.
5	MINIMUM REAR YARD SETBACK	2.0 m. (OR 50% OF BUILDING'S MAX. DIMENSION, WHICHEVER IS GREATER)	2.0 m.
6	MINIMUM SIDE YARD SETBACK	MAX. 3.0 m.	3.0 m.
7	MINIMUM ACTIVE ENTRANCE	MIN. ONE ACTIVE ENTRANCE TO THE BUILDING OR TO THE GROUND FLOOR. THE ENTRANCE SHALL BE LOCATED ON THE GROUND FLOOR.	MIN. ONE ACTIVE ENTRANCE TO THE BUILDING OR TO THE GROUND FLOOR. THE ENTRANCE SHALL BE LOCATED ON THE GROUND FLOOR.
8	MINIMUM AVIARY AREA	MIN. 50 sq. m.	50 sq. m.
9	MINIMUM PARKING	MIN. 100 spaces (OR 10% OF GROSS FLOOR AREA, WHICHEVER IS GREATER)	100 spaces
10	MINIMUM DRIVEWAY	MIN. 3.0 m. (OR 50% OF BUILDING'S MAX. DIMENSION, WHICHEVER IS GREATER)	3.0 m.
11	MINIMUM DRIVEWAY WIDTH	MIN. 3.0 m.	3.0 m.
12	MINIMUM DRIVEWAY SETBACK	MIN. 3.0 m.	3.0 m.
13	MINIMUM DRIVEWAY CLEARANCE	MIN. 2.0 m.	2.0 m.
14	MINIMUM DRIVEWAY GRADE	MIN. 1.0% (OR 0.5% IF APPROVED BY THE ENGINEER)	1.0%
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100	MINIMUM DRIVEWAY CURB CLEARANCE	MIN. 2.0 m.	2.0 m.

Document 5 – Proposed Building Elevations

Elevations

<p>CLIENT:</p> <p>WELINGTON-HORN COMMERCIAL, INC. 371A RICHMOND SUITE 1, OTTAWA, ONTARIO K4A 1G7</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">1. ARCHITECT</td> <td style="width: 25%;">2. ARCHITECT</td> <td style="width: 25%;">3. ARCHITECT</td> <td style="width: 25%;">4. ARCHITECT</td> </tr> <tr> <td style="width: 25%;">5. ARCHITECT</td> <td style="width: 25%;">6. ARCHITECT</td> <td style="width: 25%;">7. ARCHITECT</td> <td style="width: 25%;">8. ARCHITECT</td> </tr> </table>	1. ARCHITECT	2. ARCHITECT	3. ARCHITECT	4. ARCHITECT	5. ARCHITECT	6. ARCHITECT	7. ARCHITECT	8. ARCHITECT	<p>LRL ENGINEERING 5430 GARDNER ROAD OTTAWA, ONTARIO K1J 9Z2 T: (613) 842-3434</p>	<p>FOTENI PLANNING + DESIGN 3800 SHEPPARD AVENUE EAST UNIT 100 SCARBOROUGH, ONTARIO M1S 1T7</p>	<p>SURVEYOR ANNIS O'SULLIVAN, VOLLEBECK LTD. 14 COLLEEN AVENUE, SUITE 500 NAPANEE, ONTARIO K2E 7S6 Phone: (613) 727-0850 Fax: (613) 727-1079</p>	<p>SUGAN S. SMITH ARCHITECT 9415 MIDLAND CHICAGO, ILLINOIS 61572-5327 s.smith@sbaco.ca</p>	<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">1. SHEET NO.</td> <td style="width: 25%;">2. SHEET NO.</td> <td style="width: 25%;">3. SHEET NO.</td> <td style="width: 25%;">4. SHEET NO.</td> </tr> <tr> <td style="width: 25%;">5. SHEET NO.</td> <td style="width: 25%;">6. SHEET NO.</td> <td style="width: 25%;">7. SHEET NO.</td> <td style="width: 25%;">8. SHEET NO.</td> </tr> </table>	1. SHEET NO.	2. SHEET NO.	3. SHEET NO.	4. SHEET NO.	5. SHEET NO.	6. SHEET NO.	7. SHEET NO.	8. SHEET NO.
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<p>PROPOSED ADDITION MIXED USE BUILDING 1248-1252 Wellington W</p> <p>ELEVATIONS</p> <p>DRAWN BY: TD & S.C. CHECKED: SDS DATE: SEP/2021 SCALE: AS NOTED</p>																							
<p style="text-align: center;">1 NORTH ELEVATION SCALE 1/8" = 1'-0" EL</p>	<p style="text-align: center;">2 WEST ELEVATION SCALE 1/8" = 1'-0" EL</p>																						
<p style="text-align: center;">3 SOUTH ELEVATION SCALE 1/8" = 1'-0" EL</p>	<p style="text-align: center;">4 EAST ELEVATION SCALE 1/8" = 1'-0" EL</p>																						