

**1. ARMSTRONG STREET STUDY: COMMUNITY VISION DOCUMENT AND SUFFIX -C HOLDING SYMBOL**

**ÉTUDE SUR LA RUE ARMSTRONG : DOCUMENT SUR LA VISION COMMUNAUTAIRE ET SUFFIXE « -C », SYMBOLE D'AMÉNAGEMENT DIFFÉRÉ**

**COMMITTEE RECOMMENDATIONS**

1. That Council receive the *Armstrong Street Study: Community Vision* attached as document 1; and
2. That Council lift the holding symbol from the lands shown in Document 4, in accordance with Document 5.

**RECOMMANDATIONS DU COMITÉ**

1. Que le Conseil prenne connaissance du document 1 ci-annexé, intitulé *Armstrong Street Study: Community Vision (Étude sur la rue Armstrong : Vision communautaire)*;
2. Que le Conseil supprime le symbole d'aménagement différé pour les terrains illustrés dans le document 4, conformément au document 5.

**DOCUMENTATION / DOCUMENTATION**

1. Councillor Jeff Leiper's report, dated 6 February 2017 (ACS2017-CCS-PLC-0002)  
  
Rapport du Conseiller Jeff Leiper daté le 6 février 2017 (ACS2017-CCS-PLC-0002)
2. Extract of draft Minutes, Planning Committee, 14 February 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le  
14 février 2017

Report to  
Rapport au:

Planning Committee  
Comité de l'urbanisme  
14 February 2017 / 14 février 2017

and Council  
et au Conseil  
8 March 2017 / 8 mars 2017

Submitted on February 6, 2017  
Soumis le 6 février 2017

Submitted by  
Soumis par:  
Councillor Jeff Leiper / Conseiller Jeff Leiper  
Kitchissippi Ward Councillor / quartier Kitchissippi

Contact Person  
Personne ressource:  
Fiona Mitchell-Gougeon  
Councillor's Assistant / adjointe au conseiller municipal  
(613) 580-2424, 15823, Fiona.Mitchell@ottawa.ca

Ward: KITCHISSIPPI (15)

File Number: ACS2017-CCS-PLC-0002

**SUBJECT:** Armstrong Street Study: Community Vision document and suffix –c holding symbol

**OBJET:** Étude sur la rue Armstrong : Document sur la vision communautaire et suffixe « -c », symbole d'aménagement différé

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council receive the *Armstrong Street Study: Community Vision* attached as document 1; and

2. That Planning Committee recommend Council lift the holding symbol from the lands shown in Document 4, in accordance with Document 5.

#### RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil de prendre connaissance du document 1 ci-annexé, intitulé *Armstrong Street Study: Community Vision (Étude sur la rue Armstrong : Vision communautaire)*;
2. Que le Comité de l'urbanisme recommande au Conseil de supprimer le symbole d'aménagement différé pour les terrains illustrés dans le document 4, conformément au document 5.

#### BACKGROUND

Over the past year, the Wellington West Business Improvement Area (WWBIA), the Hintonburg Community Association (HCA), Kitchissippi Ward Councillor Jeff Leiper with Armstrong Street residents and the broader community have come together to consult on a future vision for Armstrong Street.

The impetus for this broad-based community-led consultation was a City-initiated zoning study from the Zoning Consistency Team. In spring 2015, planning staff completed and put forward the *Local Commercial Study: City-Initiated Zoning By-Law Amendments for Local Shops and Services in Residential Areas* (see Minutes of the Council meeting of June 10, 2015 for report [ACS2016-PAI-PGM-0064](#)) for consideration by Planning Committee and City Council. The study recommended that Council permit local shops and services in residential areas for multiple properties and areas across the urban areas of the city. Armstrong was one of the corridors reviewed as part of the City study. The Wellington West Business Improvement Area (WWBIA) and the Hintonburg Community Association (HCA) expressed support for the initial study but requested that the report be amended to allow a more substantial and detailed area-specific analysis that would include Grant Street from McCormick Street to Parkdale Ave.

City Council agreed with the condition that the properties along Armstrong be a part of an area-specific visioning study funded and resourced by Councillor Leiper, the WWBIA, and the HCA. As a result, Armstrong was subject to holding symbol until such study took place.

The objective of the *Armstrong Street Study: Community Vision* (Document 1) was to assess how Armstrong would best look, feel and function after implementing small-

scale, local-serving commercial zoning (suffix -c) along the south side of Armstrong and along the side streets in the block between Armstrong and Wellington Street West, a Traditional Main Street. In addition to needing further consultation to determine whether allowing widespread small-scale commercial uses along Armstrong was in the best interest of the community, stakeholders wished to create a community vision for how Armstrong would evolve with these new zoning conditions.

After multiple rounds of consultation, the community was found to support the lifting of the holding symbol placed on the implementation of the suffix -c zoning in the specified locations along Armstrong, on the condition that the following community vision be referenced and consulted moving forward.

## **DISCUSSION**

After City Council agreed to maintain the holding symbol along Armstrong, Councillor Leiper, the Wellington West Business Improvement Area (WWBIA) and the Hintonburg Community Association (HCA) determined the best course of action moving forward was to work together towards a rich consultation process. A Core Team was developed, which included Councillor Leiper, members of his staff, representatives from the WWBIA, the HCA, as well as development professionals and residents of Armstrong. The Core Team met regularly as they formulated the consultation process.

Two rounds of consultations occurred with the assistance of facilitators. Every consultation session was advertised to the broader community via Councillor Leiper's newsletter, blog and social media, the WWBIA website and the HCA website. The WWBIA used grant funding to secure a group of planning students from McGill University, and Councillor Leiper further retained the services of Milieu Technologies Ltd. to complete the community consultations, analyze the data, and produce final reports on their findings with recommendations. Both reports were made available to the broader community upon their completion.

After extensive review of the community feedback and both reports, the Core Team determined that the community supports the lifting of the holding symbol placed on implementation of the suffix -c zoning in the specified locations along Armstrong from (Document 4), on the condition that the *Armstrong St Study: Community Vision* be referenced and consulted moving forward for Armstrong from Parkdale to Bayview..

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## CONSULTATION

The Wellington West Business Improvement Area (WWBIA) used grant funding to secure a group of planning students (under the name Atelier) from McGill University to complete a report on the future of Armstrong, based on community consultation. The students spent twelve weeks conducting an analysis of the area, reviewed various planning documents, researched best practices and consulted with various stakeholders and local residents during an open house on November 10, 2015. Atelier developed an initial set of recommendations and implementation strategies relating to zoning and transportation options along Armstrong detailed in their report: *Armstrong Street – Engaging Community | Realizing Potential* (Document 2).

Councillor Leiper further retained the services of Milieu Technologies Ltd. to complete another round of community consultation and data analysis. Milieu created a survey which was distributed online via Councillor Leiper's newsletter as well as social media, and was published on milieu.io. Two consultations occurred: a walk-about of Armstrong on June 25, 2016, and an indoor session at the Hintonburg Community Centre on July 7, 2016. Further feedback was retained during these consultations. In total 173 members of the community responded to the survey and Milieu produced a report which detailed their recommendations: *Armstrong Street Consultation Report* (Document 3).

Both reports were made available to the broader community upon their completion.

When the suffix -c zoning holding symbol is lifted and implemented, our community envisions Armstrong as a dynamic partner to the well-established and bustling Wellington W. Armstrong would have its own welcoming character, which would see increased height on the south side, including small-scale local commercial uses, and the prioritization of active modes of transportation. The north side of Armstrong would continue with its low-rise residential character protected.

### Planning Services comments

Planning Services accepts the *Armstrong Street Study: Community Vision* document as an informational item for consideration by staff during the application review process for any proposed development in the subject area.

Having reviewed the intent of the holding symbol, as detailed in Urban Exception 2259, the Director, Planning Services, Planning, Infrastructure and Economic Development is satisfied that an area specific study has been conducted in accordance with the holding provision, and has no concerns with the recommendation for lifting the holding symbol.

## **COMMENTS BY THE WARD COUNCILLOR**

This report has been developed, and is supported by, Councillor Leiper in collaboration with residents, the Wellington West Business Improvement Area and Hintonburg Community Association.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with adopting the recommendations contained in this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

The recommendations of this report will allow for small-scale mixed-use zoning in a residential neighbourhood that will support walking and cycling. Encouraging a walkable community by providing convenient access to goods and services is considered a positive environmental impact.

## **TERM OF COUNCIL PRIORITIES**

This application is directly related to the following 2015-2018 Term of Council Priority:

EP2 – Support growth of local economy

## **SUPPORTING DOCUMENTATION**

Document 1 Armstrong Street Study: Community Vision (*previously distributed and held on file*)

Document 2 Armstrong Street – Engaging Community | Realizing Potential (*previously distributed and held on file*)

Document 3 Armstrong Street Consultation Report (*previously distributed and held on*

*file)*

Document 4 Location Map

Document 5 Details of Lifting of the Holding Symbol

**DISPOSITION**

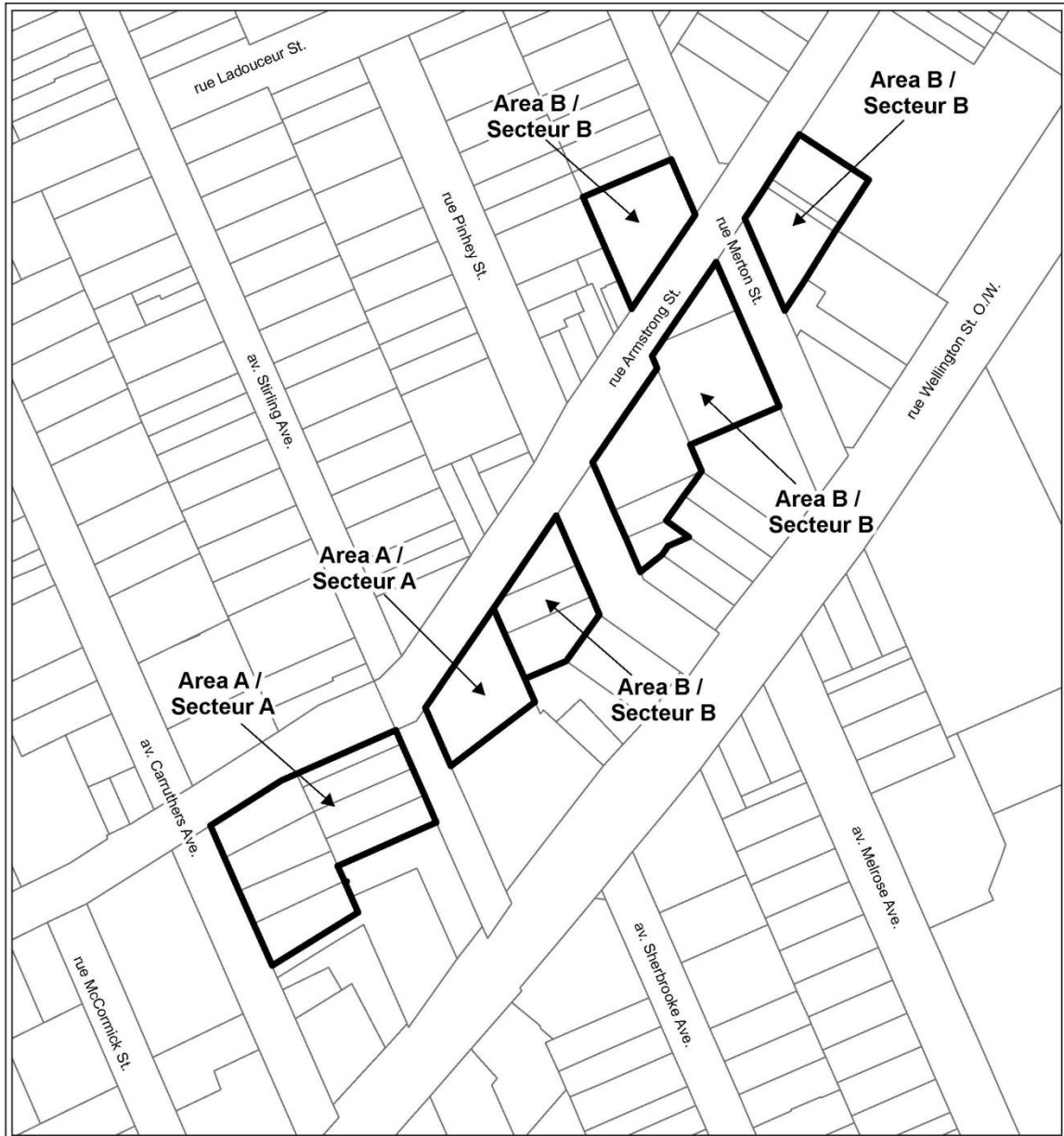
Circulation Services Unit, Planning Services to undertake the notice of intent to pass a by-law lifting the holding symbol.



Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services

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



Document 4 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION	
Armstrong Street Study	17-0108-X	<b>Area A / Secteur A - 172 rue Armstrong Street, 283, 285 avenue Carruthers Avenue, Part of / partie de 1111 rue Wellington Street, 120,122,123,124, 126 avenue Stirling Avenue</b>	
I:\CO\2017\Location\Armstrong_Street_Study		<b>Area B / Secteur B - 99, 104, 106, 107, 108, 109 rue Pinhey Street, 102 rue Merton Street, 106 rue Armstrong Street, Part of / partie de 1041, 1049, rue Wellington Street</b>	
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REVISION / RÉVISION - 2017 / 01 / 25			

**Document 5 – Details of Lifting of the Holding Symbol**

The Lifting of the Holding Symbol shall be implemented as follows;

1. Lift the holding symbol for the lands in Area A, as shown in Document 5, such that they are now zoned R4M-c.
2. Lift the holding symbol for the lands in Area B, as shown in Document 5, such that they are now zoned R4T-c.
3. Amend Section 239, Urban Exception 2259, by deleting all the text in Columns IV and V.