

- 2. Official Plan and Zoning By-law Amendment, 26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West**
- Modification du Plan officiel et du Règlement de zonage, 26, 36 et 40, rue Armstrong, et 961, 967, 969, 973 et 979, rue Wellington Ouest**

Committee recommendations

That Council approve:

- (a) an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, by removing 26, 36 and 40 Armstrong Street from the plan boundary as detailed in Document 2;**
- (b) an amendment to the Official Plan, Volume 2a, West Wellington Secondary Plan, by amending the plan boundary to included 26, 36 and 40 Armstrong Street, and to permit an increase in building height as detailed in Document 2;**
- (c) an amendment to Zoning By-law 2008-250 for 979 Wellington Street West to permit a twelve-storey mixed use development as detailed in Documents 4 and 5; and**
- (d) That the implementing Zoning By-law amendment does not proceed to City Council until the agreement under Section 37 of the Planning Act is executed by the applicant**

Recommandations du Comité

Que le Conseil approuve ce qui suit :

- (a) une modification au Volume 2a, Plan secondaire de la rue Scott, du Plan officiel, par la suppression des 26, 36 et 40, rue Armstrong des limites du plan, comme l'expose en détail le document 2;**
- (b) une modification au Volume 2a, Plan secondaire de la rue Wellington Ouest, du Plan officiel, de manière à ce que les limites du plan englobent les 26, 36 et 40, rue Armstrong, et à permettre une**

augmentation de la hauteur de bâtiment, comme l'expose en détail le document 2;

- (c) une modification au Règlement de zonage 2008-250 visant le 979, rue Wellington Ouest, de manière à permettre un aménagement polyvalent de 12 étages, comme l'exposent en détail les documents 4 et 5; et**
- (d) que la modification du Règlement de zonage ne soit soumise à l'examen du Conseil municipal qu'une fois signé par le requérant l'accord prévu par l'article 37 de la Loi sur l'aménagement du territoire.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 25, 2021 (ACS2021-PIE-PS-0095)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 août 2021 (ACS2021-PIE-PS-0095)
2. Extract of draft Minutes, Planning Committee, September 9 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 septembre 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 September 2021 / 9 septembre 2021**

**and Council
et au Conseil
22 September 2021 / 22 septembre 2021**

**Submitted on 25 August 2021
Soumis le 25 août 2021**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

**Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: KITCHISSIPPI (15)

File Number: ACS2021-PIE-PS-0095

**SUBJECT: Official Plan and Zoning By-law Amendment, 26, 36 and 40
Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street
West**

**OBJET: Modification du Plan officiel et du Règlement de zonage, 26, 36 et 40,
rue Armstrong, et 961, 967, 969, 973 et 979, rue Wellington Ouest**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - (a) an amendment to the Official Plan, Volume 2a, Scott Street Secondary Plan, by removing 26, 36 and 40 Armstrong Street from the plan boundary as detailed in Document 2;
 - (b) an amendment to the Official Plan, Volume 2a, West Wellington Secondary Plan, by amending the plan boundary to include 26, 36 and 40 Armstrong Street, and to permit an increase in building height as detailed in Document 2;
 - (c) an amendment to Zoning By-law 2008-250 for 979 Wellington Street West to permit a twelve-storey mixed use development as detailed in Documents 4 and 5; and
 - (d) That the implementing Zoning By-law amendment does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed by the applicant
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 September 22, 2021," 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 ce qui suit :
 - (a) une modification au Volume 2a, Plan secondaire de la rue Scott, du Plan officiel, par la suppression des 26, 36 et 40, rue Armstrong des limites du plan, comme l'expose en détail le document 2;

- (b) une modification au Volume 2a, Plan secondaire de la rue Wellington Ouest, du Plan officiel, de manière à ce que les limites du plan englobent les 26, 36 et 40, rue Armstrong, et à permettre une augmentation de la hauteur de bâtiment, comme l'expose en détail le document 2;
 - (c) une modification au Règlement de zonage 2008-250 visant le 979, rue Wellington Ouest, de manière à permettre un aménagement polyvalent de 12 étages, comme l'exposent en détail les documents 4 et 5; et
 - (d) que la modification du Règlement de zonage ne soit soumise à l'examen du Conseil municipal qu'une fois signé par le requérant l'accord prévu par l'article 37 de la *Loi sur l'aménagement du territoire*.
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 22 septembre 2021», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

The site is located at the corner of Wellington Street West and Garland Street, with through frontage onto Armstrong Street, and has a lot area of 2,917 square metres. The proposed development is a twelve-storey mixed-use building with a height of 43.5 metres. The building will contain commercial/retail uses at grade, and residential units above. The proposed building will have a total of 248 residential units, and 148 below grade parking stalls.

Applicable Policy

The project requires amendments to the Scott Street Secondary Plan (SSSP) and Wellington Street West Secondary Plan (WSWSP). The proposed Official Plan Amendments seek to:

- Remove 26, 36 and 40 Armstrong Street from the Scott Street Secondary Plan boundary and Low Rise Residential designation;
- Extend the boundary of the Wellington Street West Secondary Plan to include 26, 36 and 40 Armstrong Street within the Traditional Mainstreet designation; and
- Permit an increased building height of 12 storeys.

A similar realignment of the Secondary Plan boundaries was undertaken for a previous proposal on the subject lands and the department supports the proposed amendment to the Scott Street and Wellington Street West Secondary Plan and Zoning By-law Amendment. Although the proposed building is 12 storeys, the development program is consistent with the criteria established in the Wellington Street West Secondary Plan that allows for the consideration of additional height up to a maximum of nine stories. As well, the approval secures community benefits as required by the Secondary Plan to be provided at the time of development through an agreement with the City.

Public Consultation/Input

As part of the public consultation process notice was provided as per the City of Ottawa's public notification and consultation process. Over 72 comments were received, 11 requested notifications or provided design comments and six were in support. 55 comments raised concerns with the proposal as a whole, concerns with the increased height, shadowing impacts, and traffic and parking impacts.

RÉSUMÉ

L'emplacement, situé à l'angle des rues Wellington Ouest et Garland, est un lot traversant qui donne également sur la rue Armstrong et qui couvre une superficie de 2 917 mètres carrés. L'aménagement proposé est un immeuble polyvalent de 12 étages d'une hauteur de 43,5 mètres, qui abritera des utilisations commerciales et de vente au détail au rez-de-chaussée, et des unités d'habitation aux étages supérieurs. L'immeuble proposé abritera au total 248 logements et 148 places de stationnement souterraines.

Politique applicable

Le projet requiert des modifications au Plan secondaire de la rue Scott et au Plan secondaire de la rue Wellington Ouest. Les modifications proposées au Plan officiel visent à :

- supprimer les 26, 36 et 40, rue Armstrong des limites du Plan secondaire de la rue Scott et supprimer la désignation d'immeuble résidentiel de faible hauteur;
- élargir la limite définie dans le Plan secondaire de la rue Wellington Ouest de manière à inclure les 26, 36 et 40, rue Armstrong dans la désignation de rue principale traditionnelle; et
- permettre une augmentation de la hauteur de bâtiment à 12 étages.

Le Service appuie la modification proposée au Plan secondaire de la rue Scott et au Plan secondaire de la rue Wellington Ouest, ainsi que la modification au Règlement de zonage. Le programme d'aménagement proposé respecte les critères établis dans le Plan secondaire de la rue Wellington Ouest, qui permettent la prise en compte d'une hauteur supplémentaire pouvant atteindre neuf étages au maximum. De plus, cette approbation permet d'obtenir des avantages pour la communauté dans le cadre de l'aménagement, comme l'exige le Plan secondaire, par le biais d'une entente avec la Ville.

Consultation publique et commentaires

Dans le cadre du processus de consultation publique, un avis a été émis conformément au processus d'avis public et de consultation des résidents de la Ville d'Ottawa. Sur les quelque 72 commentaires reçus, 11 avaient trait à des demandes d'avis ou à la conception, six étaient favorables au projet et 55 faisaient état de préoccupations relatives à l'aménagement dans son ensemble, à l'augmentation de hauteur, ainsi qu'aux répercussions sur l'ombrage, la circulation et le stationnement.

BACKGROUND

Site location

26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West

Owner

ML Devco, Maureen Flannigan

Applicant

Emilie Coyle, MCIP, RPP Fotenn

Description of site and surroundings

The site comprises an entire block, which is bound by Wellington Street West to the south, Garland Street to the west, Armstrong Street to the north, and Hilda Street to the east, as shown on Document 1. The site has an area of 2,917 square metres, a lot depth of 50 metres from Wellington Street West to Armstrong Street and width of 57 metres from Garland Street to Hilda Street. Wellington Street West is no longer a segment of roadway and the street dead ends in front of the site. Surrounding uses include Armstrong House to the north, Somerset Square to the south, an existing high-rise building to the east, and a variety of mixed-use buildings ranging in typology from low-rise to mid-rise. The property is also located within 600 metres of a transit station, Bayview Station, where both the Confederation and Trillium lines intersect.

Proposed Development

The proposed development is a new twelve-storey mixed-use building with a height of 43.5 metres, which includes the mechanical penthouse. The building transitions in height from 12 to nine to four storeys moving northwards. The building will contain commercial/retail uses at grade, and residential units above. The proposed building will have a total of 248 residential units, 148 parking stalls within three levels below grade, and 268 bicycle parking stalls.

The massing of the building transitions downwards from south to north with a 12-storey volume along the Wellington Street West frontage, which decreases to nine storeys then a four-storey mass along Armstrong Street. Townhouse dwellings front along the Armstrong Street frontage with private amenity space provided on the roof of the building integrated into the mechanical penthouse level with a private terrace located at grade abutting Armstrong Street.

Summary of requested Official Plan Amendment and Zoning Amendments

The project requires amendments to the Scott Street Secondary Plan and Wellington Street West Secondary Plan. The proposed Official Plan Amendments seek to remove 26, 36 and 40 Armstrong Street from the Scott Street Secondary Plan boundary and Low-Rise Residential designation and incorporate them into the Wellington Street West Secondary Plan, Traditional Mainstreet designation. The amendment would also permit a site-specific policy for this site to allow for a 12-storey building as shown on Document 2.

The proposed zoning amendment would create a new uniform Traditional Mainstreet Exception designation for the consolidated lands which are currently zoned Traditional Mainstreet, Subzone 11 - TM11 (961-963 Wellington Street West), Residential Fourth Density, Subzone T - R4T (26-40 Armstrong Street) and Traditional Mainstreet, Subzone 11, Exception 2461 - TM11 [2461] (979 Wellington Street West). The current zoning does not permit the use of an apartment dwelling, high-rise and the proposed heights. The maximum permitted heights, required setbacks, and stepbacks would be captured in a new zoning schedule along with other site-specific zoning standards including but not limited to minimum bike parking and projections within an amended exception zone.

Brief history of proposal

An application for Official Plan and Zoning By-law Amendments were considered by Committee and Council in 2018 for the lands at 979 Wellington Street West which now form part of the larger parcel. Amendments to both the Scott Street Secondary Plan and Wellington Street West Secondary Plan were approved to permit a nine-storey mixed use building as per report [ACS2018-PIE-PS-0007](#). As part of the approval, the implementing by-law amendment included site-specific performance standards and provisions for a Section 37 agreement which are proposed to be revised as part of this report, as detailed in Document 4.

DISCUSSION

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Development Applications. During the consultation process, a public meeting was held via ZOOM on

September 22, 2020 to discuss the applications which at that time was a 23-storey tower. Approximately 72 comments were received during the initial and revised circulation, which now calls for a 12-storey tower. A summary of the comments received and a staff response to them is found in Document 6.

Official Plan designations and policies

The site is designated Traditional Mainstreet on Schedule B of the City of Ottawa's Official Plan. Mainstreet designations identify streets that offer significant opportunities for intensification through medium density and mixed-use development. They include nodes of activity at various scales from institutional uses to small offices and shopping centres. The objective for the Mainstreet designations is to encourage more dense and mixed-use development that supports and is supported by increased walking and cycling. The policies of the OP outline criteria for the consideration of a high-rise building as part of an amendment application which speak to assessing impacts, locational criteria, design impacts and the provision of a community amenity. The site is also located within a Design Priority Area and has been subject to review by the City's Urban Design Review Panel.

Scott Street Secondary Plan

The parcels known municipally as 26, 36 and 40 Armstrong Street are located in the Scott Street Secondary Plan boundary. The Scott Street Secondary Plan designates this portion of the site as "Low Rise Residential". As the property proposes a new mixed-use building encompassing the entire site, the proposed amendment would remove the noted Armstrong properties from the Scott Street Secondary Plan boundary.

Wellington Street West Secondary Plan

Certain parcels within the consolidated lands (961, 967, 969, 973 and 979 Wellington Street) are located in the Wellington Street West Secondary Plan. These parcels are designated "Traditional Mainstreet". The parcels are subject to the Somerset Square area policies as per Schedule B. Somerset Square is envisioned as the node of community activity, particularly given the existing public open space, its eastern gateway location, and the proximity to a future light. New development will be encouraged to incorporate animated and activity-generating land uses, buildings and spaces that take advantage of its transit access. The amendment proposes an extension of the boundary of the Wellington Street West Secondary Plan to include the rear portion of the site (26, 36 and 40 Armstrong Street).

Other applicable policies and guidelines

The proposed development was also reviewed against the Urban Design Guidelines for High-rise Buildings as a building over nine-storeys is considered such. Whereas only portions of the building exceed nine storeys, as an overall volume the application responds to the guidelines that speak to recognizing the existing context within the podium and height, integrating parking below grade, the inclusion of step backs to provide transition to the from the high-rise portion of the building towards low-rise developments along Armstrong Avenue.

Urban Design Review Panel

The property is within a Design Priority Area and while the applicant has undertaken pre-consultation with the Urban Design Review Panel (UDRP), during the Official Plan and Zoning By-law process, the applicant presented their proposal to the UDRP at a formal review meeting on September 2, 2020. The recommendations of the panel included they felt a tall, 23-storey tower was not appropriate for the site and the further study be undertaken. The panel appreciated the permitted design intent but suggested a mid-rise U-shaped building that opens up to Armstrong would be more appropriate. The also suggested articulation of the Wellington Street façade. The full panel recommendations are found in Document 8. In response to the panel recommendations, the following changes were made to the project. Firstly, the project was reduced to a 12-storey volume at the southern half of the site, transitioning to nine and four storeys towards Armstrong Street. Additional articulation was incorporated into the Wellington Street façade as suggested which creates two clear volumes along this frontage. This elevation was further revised with the introduction of a step-back above the second storey to better respond to the Secondary Plan design direction and public feedback. The mechanical penthouse was also reduced in size, position and height to be less visible.

Planning Rationale

In considering the proposed Official Plan amendment, the key policy considerations are found within the parent Official Plan as well as the Wellington Street West Secondary Plan and Scott Street Secondary Plan.

Official Plan (OP)

The subject site is designated as General Urban Area as shown on Schedule B of the OP. Wellington Street West and Somerset Street West are also designated as a Traditional Mainstreet. As a strategic direction, Policy 2.1 states that growth will be directed to areas where services exist, as well as where there are a mix of uses, locations that are easily accessible by transit and that encourage walking and cycling. Growth will be directed to areas where it can be accommodated in a compact mixed-use development.

With respect to target areas for intensification and form, Policy 2.2.2.3 states that the Central Area, designated Mainstreets, Town Centers and Mix Use Centers will be target areas for such developments. Policy 2.2.2.10 outlines that intensification may occur in a variety of built form developments, including taller buildings, provided urban design and compatibility objectives are met. Such sites for intensification should be located in areas supported by transit priority networks and areas with a mix of uses.

Policy 2.2.2.11 indicates that the distribution of appropriate building heights will be subject to locational criteria with the greatest density and tallest building heights located closest to a station or corridor and where the design and compatibility of a proposed development has been reviewed against the surrounding existing context and planned function, as detailed in Section 4.11. As the subject property is within 600 metres of the Bayview Transit Station and along Wellington Street, which is identified as a Transit Priority corridor, the project satisfies the locational policy criteria for the consideration of additional height into an area. The design and compatibility of the project is assessed further in the report, along with review input from the Urban Design Review Panel (UDRP).

Policy 2.2.2.17 of the OP outlines that secondary plans may specify greater heights, which is within the current structure of the Wellington Street West Secondary Plan, however high-rise buildings are currently not permitted. Where an Official Plan amendment is proposed to increase building heights, the proponent must demonstrate that impacts have been addressed, the policy direction in Policy 2.2.2.10 has been met, the requirements of Section 2.5.6 have been addressed, and an identified community amenity is provided.

With respect to the impacts on the surrounding area being addressed, the design has been revised significantly from the first concept based on the review of the application

by staff with input from the Urban Design Review Panel and public feedback. The height of the project has been reduced from 23 storeys to 12 storeys, revised podium elements and materials, modifications to the articulation of the Wellington Street façade, and the treatment of the mechanical penthouse. Functional issues such as parking and traffic have been assessed as well. The project is compliant with the minimum and maximum parking provisions for site within a transit station as to not create an oversupply. Bike parking rates have also been increased in the zoning details to further encourage alternative modes of transit. The traffic assessment prepared in support of the project has not identified the road network modifications such as additional signalization or turning lanes. Impacts with respect to shadowing and wind have also been assessed with appropriate mitigating measures to be implemented through the Site Plan Control process, where required.

In response to these criteria, as per Policy 2.2.2.10, the OP notes that intensification may occur in a variety of built forms. The OP notes that denser development often means taller buildings, and that they should be located in areas that support the Rapid Transit and Transit Priority networks. When reviewing the distribution of tower heights, as per Policy 2.2.2.11, where a site is within a target intensification area as noted in Policy 10, the greatest density and tallest buildings should be directed closest to the station or corridor, along with an assessment of the design and compatibility as per Section 4.11. Within the Bayview Transit station, the tallest elements are planned directly abutting the station at 900 Albert Street with additional towers above 20 storeys in the immediate area. The application is considered to be at the lower end of a high-rise building typology at 12 storeys, whereas 10 storeys is the transition point in OP terminology. The proposed heights would be consistent with the approach to have the tallest in proximity to the station with an appropriate increase in height within the Secondary Plan area, which balances the intent of both documents. An assessment of Policy 4.11 follows in the report.

The elements for the placement of tall towers are outlined in Policy 2.5.6.13. The OP intends that the highest density of development be located where rapid transit is provided and require attention to their design and impacts. Policy 2.5.6.13 further outlines criteria for these types of buildings to address, such as being in a prominent location, shadow and microclimate impacts, a mix of uses, conservation or retention of heritage resources, and minimizing impacts on established low-rise neighbourhoods. The project is introducing a mixed-use building at a key location as identified in the Secondary Plan and is located along a Transit Priority Corridor as per Schedule D of the

OP and within proximity to a transit station. Designated heritage resources are not impacted by the project, and through the site plan control process further refinements may take place on the building architecture and landscape details. A detailed shadow analysis has been prepared with the assessment of the tower heights and locations. The tower heights transition downwards towards Armstrong Street. The tallest elements of the new building that reach up to 12 storeys are located at the southern end of the site away from the lower-profile residential areas.

Lastly, community amenities are intended to be provided in the form of streetscape improvements to the closed portion of the Wellington Street West right of way. Through the proposed concept there is no requirement for vehicular access from the road allowance which is currently barricaded at the western end. Through the Site Plan Control process, at the developer's cost, the grade of the entire roadway would be raised and reinstated to create a uniform public realm that extends to Somerset Square. As part of the Site Plan control process opportunity for additional improvements can be explored for this public asset, which will remain as such. Overall, the application has satisfied the various policies to consider an amendment to permit an increased building height.

Traditional Mainstreet

In addition to the policies of the General Urban Area, the City's growth strategy supports infill development and other intensification within the Urban Area, and along Traditional Mainstreets. The Mainstreet designations identify streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are well-served by transit or located along Transit Priority Corridors.

The policies of the Official Plan encourage redevelopment and infill on Traditional Mainstreets in order to optimize the use of land through intensification, in a building format that encloses and defines the street edge with active frontages that provide direct pedestrian access to the sidewalk. With respect to height Policy 3.6.3.12, greater heights may be permitted specified within a Secondary Plan. The proposed amendment builds on the intent of the Wellington Street West Secondary Plan, which identifies key areas in the plan area for height in the mid-rise range, along with the policy direction of the Official Plan to support the introduction of high-rise building form on sites that meet locational criteria and has been subject to design review analysis.

Urban Design and Compatibility

Section 2.5.1 of the Official Plan provides policy direction on urban design and community compatibility. The Plan speaks to encouraging good urban design and quality and innovative architecture can also stimulate the creation of lively community places with distinct character that will attract people and investment to the city. Section 2.5.1 sets out a number of design objectives for new development. The proposed development responds to the design objectives relating to enhancing the sense of community, by creating a development with a distinct identity; defining quality public and private spaces; providing a safe and accessible design and maintaining the character of a Traditional Mainstreet by providing pedestrian oriented uses that create an active street frontage.

Design objective 1 is "To enhance the sense of community by creating and maintaining places with their own distinct identity." The site is presently a mix of commercial, residential, parking and retail uses. Portions of the site have long been underdeveloped and contain uses that are not in keeping with the direction of traditional mainstreets. At the human scale, the treatment of the site along its edges as shown on Document 7 establishes a new pedestrian scale podium along Wellington Street, and residential uses along Armstrong Street which is consistent with the policy direction of the Secondary Plans.

Design objective 2 is "To define quality public and private spaces through development." The introduction of a mixed-use building with retail uses along Wellington Street and residential units along Armstrong Street defines the various elements of the building to their respective contexts which are recognized as varied dependant on the street frontage. At the street and site scale, the framing of the site along all frontages reinforces the public realm and improves the area by removing a surface parking lot. Active uses at grade create further potential for public engagement.

Design objective 3 is "To create places that are safe, accessible and are easy to get to and move through." At a neighbourhood scale, the site is at a key location into the Secondary Plan area. The introduction of a proposed mid-block connection through the site creates additional permeability and connectivity through the site and to the surrounding network and is aligned with the heritage building to the north as recommended by the Urban Design Review Panel.

Design objective 4 is “To ensure that new development respects the character of existing areas.” The existing site can be described as an intersection of policy regimes with two applicable Secondary Plans and contexts. The built form takes design cues from the low-rise character of Armstrong Street that is consistent with the policy direction. The context along Wellington Street is maintained with an appropriate increase in height along the southern frontage of the site, consistent with the existing built form to the east and the policy direction of the Wellington Street West Secondary Plan which envisions greater building heights framing Somerset Square.

In addition to the built form and compatibility policies found in Section 2.5.1 of the Official Plan, additional objective criteria compatibility policies can also be found in Section 4.11, Urban Design and Compatibility. As per Policy 4.11.10, where in the absence of specific criteria to evaluate a high-rise building within a specific Secondary Plan area, the criteria to be used speaks to the permitted height massing and scale of the planned function, patterns of development, and the need to provide transition.

With respect to building heights, portions of the consolidated lands permit a nine-storey building that was to transition to the north to a low-rise form. The abutting site to the east contains a high-rise building, with other sites identified for additional height. The proposed introduction of height that is focused to the southern edge of the site is considered a compatible form of development in keeping with the planned function and existing context. The proposed setbacks for the site at the ground plane are consistent with the Traditional Mainstreet zone provisions with additional set back incorporated on the three of the four frontages to be implemented through the site-specific zoning along with required setbacks and stepbacks along all four frontages. Lastly, regarding transition, Policy 4.11.13 outlines that this can be achieved through techniques such as incremental changes, massing and setbacks and stepbacks. The proposed building, with its descending heights to the properties to the north, the use of a podium along the southerly façade and architectural characteristics will help integrate the taller building into the surrounding community. The application is also consistent the Urban Design Guidelines for High-Rise housing which speaks to the measurement of angular planes from a surrounding context. While elements of the proposed building do pierce the plane, given the planned function of the site to the south, a building program on this site would be consistent with form proposed by this application. Overall, the intent of the guideline and the Official Plan is maintained to create an appropriate transition.

At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic

conditions are prominent considerations when assessing the relationships between new and existing development. An assessment of the compatibility of new development involves both the consideration of built form and the operational characteristics, such as traffic, access, and parking. While many of the compatibility considerations contained in Section 4.11 can be addressed through the Site Plan control process, others are more applicable to the current applications, these include traffic and parking outdoor amenity areas, sunlight and microclimate.

With respect to traffic, a traffic impact study was completed by the applicant and accepted by staff. As part of the Site Plan control review, further analysis will be required. While all buildings cast shadows, during the warmer months, the proposed development will have a minimal impact on the amenity areas of adjacent properties and the design of the building helps minimize this impact to the amount practicable. In addition, the impact on adjacent amenity areas is expected to be minimal. Finally, at only twelve storeys in height for portions of the building, the proposed development is not expected to have significant microclimate effects associated with wind and wind-mitigating features, such as canopies, which can be introduced through the Site Plan process.

Wellington Street West Secondary Plan

Policy 11.3.1(2) of the Wellington Street West Secondary Plan, General Mainstreet Policies, states that the maximum building height for all new buildings within the Traditional Mainstreet will be six storeys except where identified by specific policies as noted above and subject to a Section 37 agreement. The Somerset Square Area Policies related to built form outline those areas for consideration while the Community Design Plan specifically lists addresses that may be considered for additional height.

Policy 11.3.1(3) outlines that new buildings over four storeys shall incorporate architectural articulation and details to form a two to three storey base which the proposal and implementing zoning schedule includes. The Somerset Square area policies outline the opportunity for redevelopment on several underutilized properties. Specifically, within the Somerset Square Area Policies, those properties fronting the corners of Bayswater Avenue at Wellington and Somerset may consider a zoning By-law Amendment to increase the height.

The plan identifies that the redevelopment of properties fronting the corners of Bayswater Avenue at Wellington and Somerset Street shall exhibit gateway

architectural design that responds to this location, with a prominent vista. Along with the proposed building, an existing taller building along the northern edge of Somerset Square begins to help frame the character of the area, however the existing building is lacking the additional architectural treatments to define them as having gateway architecture. It is the Department's position that the proposal creates a strong architectural form at the key location and the proposed material choices, articulation and ground floor treatment support the direction of gateway architecture.

As required in the Wellington Street West Secondary Plan for the consideration of additional height, a Section 37 agreement forms part of the approval, which will remove and replace the existing agreement for the property at 979 Wellington Street. The agreement includes both financial and non-financial contributions. Monies will be directed towards traffic calming in the ward and land acquisition, along with increased bike parking standards and the burring of hydro lines along Armstrong Street and Garland Street.

The proposal also supports the Public Open Space policy direction of the Secondary Plan that speaks to protecting Somerset Square in perpetuity as a public park for the community. As noted earlier, vehicular access from Wellington Street will no longer be required for the consolidated lands. This will allow for the expansion of public space and likewise the programmable area of the park and public realm as it will remain a public asset.

Policy 11.3.1 (3) of the Wellington Street West Secondary Plan states that new buildings over five storeys within the Traditional Mainstreet area shall incorporate architectural articulation and details to form a two to three storey base. The proposed design implements this policy direction with a setback of the building above the second storey along the Wellington Street facade. This physical design element along with material choices will ensure compatibility with the existing low-rise buildings along the Traditional Mainstreet and provide consistency with the built form vision for this area.

The proposed amendment to the Wellington Street West Secondary Plan is considered appropriate in that it now creates a uniform policy regime for the property that is consistent with the higher policy direction of the parent Official Plan and land use designations.

Scott Street Secondary Plan

The subject lands are designated as Low-Rise Residential in the Scott Street Secondary Plan. As per Policy 4.5 the intent of this designation is to delineate the stable, low-rise areas of the neighbourhoods from the Mixed-Use Centre, Apartment Neighbourhood and Secondary Mainstreet designations. The purpose of the Neighbourhood Line is to establish a clear distinction between areas that are anticipated to change over time and ones that are anticipated to undergo very little change. Where development is proposed that encompasses lots within the Low-Rise Residential Area, the Neighbourhood Line shall not be modified to align with the rear lot line of the assembled lots without an amendment to this Plan.

Policy 4.5.2 outlines that the Neighbourhood Lines follow the existing lot fabric and that any future lot consolidation or subdivision of land will not change the location of the Neighbourhood Lines. However, through the previous application considered at 979 Wellington Street, the neighbourhood line boundary was modified through the OP amendment, which created a uniform Secondary Plan and zoning designation for that site, with Armstrong Street becoming the new boundary between the two Secondary Plans. Given that the subject parcel is a through lot with multiple frontages and no true functioning rear lot line, the proposed amendment as suggested by the Scott Street Secondary Plan meets the intent of the Secondary Plan policy to consider an amendment. As well, the proposal does not offend the intent of planned function for the Scott Street Secondary Plan as the four-storey built form is compatible along Armstrong Street within the former Secondary Plan boundary.

As per Schedule B – Maximum Building Height of the Scott Street Secondary Plan, the area is to refer to the current zoning, which would allow for a low-rise apartment-built form. Along Armstrong Street the applicant is proposing to construct ground oriented townhome units, which is consistent with the current planned function of the street.

The proposed amendment to the Scott Street Secondary Plan is appropriate as the recommended zoning carries forward the design intent of the Scott Street Secondary Plan and by moving the site into the Wellington Street West Secondary Plan, this creates a clearer set of policies in which to regulate the site.

Urban Design Guidelines for Traditional Mainstreets and High-Rise Buildings

The urban design guidelines for Transitional Mainstreet seek to, among other things, promote development that will enhance and reinforce the planned scale, promote

compatible and pedestrian oriented development, and accommodate a broad range of uses. The application is consistent with the guidelines including, but not limited to, building street wall alignments and setbacks, creating a mixed-use development, providing glazing at grade, and front doors facing the sidewalk. With respect to high-rise buildings, the project is consistent with guidelines that speak to transition, location of parking, a mix of unit typologies as per the relating context, an appropriate base and high-quality design elements.

Section 37 Agreement

As per Section 37 of the *Planning Act*, where a development is determined to be good planning, 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 well, policies of the Wellington Street West Secondary Plan also permit additional height in specific cases subject to securing community benefits.

In accordance with the Council-approved guidelines, the amount of the Section 37 contribution for this proposal has been determined to be \$361,583.00. This contribution will provide the following:

- 1) \$111,583.00 for local area traffic calming, including but not limited to speed bumps on Garland Avenue,
- 2) \$250,000.00 towards the Hintonburg Community Association land acquisition fund, and,
- 3) Burying of Hydro lines along Garland Street and Armstrong Street.

The details of the Section 37 contributions are also contained within the details of the proposed amendments to the Zoning By-law (Document 4). The monetary contributions outlined in items 1 and 2 will be secured prior to the issuance of a building permit. The improvements to Garland Street and Armstrong Street to bury the existing hydro lines will be included as a condition within the Site Plan Control agreement. Securities will also be provided through the Site Plan Control agreement to ensure their implementation. The details on final Section 37 contribution will be contained within the Section 37 agreement and will be 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.

CONCLUSION

The proposed Official Plan and Zoning By-law Amendments to extend the Traditional Mainstreet designation of the Wellington Street West Secondary Plan and the Traditional Mainstreet Zoning over the entirety of the site are consistent with the Provincial Policy Statement and the City of Ottawa Official Plan. The amendments which propose a uniform policy regime and an increase in the permitted building height is appropriate for the site and the Wellington Street West neighbourhood and is considered good land use planning.

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 Development Applications. A summary of the comments received, and a staff response is found in Document 6

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper provided the following comment:

“Council’s consideration of the 12-storey proposal for 979 Wellington will be carefully watched by residents, particularly those in the inner urban transect with traditional mainstreets. This file is intimately bound to consideration of the new Official Plan. The new OP will formalize increased heights on traditional mainstreets, but residents in areas with secondary plans have been told that those plans will continue to provide location-specific guidance where the OP’s blanket height limit will be constrained. Residents are cynical that this will prove to be true, and 979 Wellington will be a key test case.

The Wellington Street West secondary plan did not contemplate these parcels as being within a gateway. In 2018, a proposal for one of these lots saw Council approve a height increase from the planned six storeys to nine. The plan allowed that increases to nine storeys from six could be considered for gateway areas within the secondary plan area. Myself and the Hintonburg Community Association worked with an open mind on that proposal to allow that one lot on the corner might legitimately be considered a gateway, and supported an increase to nine storeys in return for some concessions including affordable housing.

The secondary plan does not contemplate an increase in height here to 12 storeys even if we treat it as a gateway. As the Hintonburg Community Association notes in its submission to planners on this file:

The Official Plan defines mid-rise buildings as up to nine storeys and high-rise buildings as 10 or more. Regarding building heights in Traditional Mainstreets (sec 3.6.3.11), the OP states: "This Plan supports mid-rise building heights on Traditional Mainstreets, but secondary plans may identify circumstances where different building heights may be permitted. In the absence of a secondary plan, the Zoning By-law may establish as-of-right building heights, lower than those permitted above, based upon site conditions, existing character and compatibility. Building heights greater than those specified in this Section will only be permitted through a Secondary Plan." A secondary plan is in effect for the portion of this site in the Traditional Mainstreet area that specified this area as having a 6-storey height limit, or nine storeys at "gateway" locations only.

Therefore, it is our contention that, since a building that exceeds the maximum height for a mid-rise building can only be permitted on this site through a Secondary Plan, therefore it should not be permitted based on a planning study limited to one proposed development after two relatively recent studies have already addressed this site in a much broader context. Instead, a decision to newly permit high-rise buildings on the Traditional Mainstreet should only be done after a comprehensive study and extensive public consultation that addresses the whole area, not just a limited report by the planning consultant for this applicant.

Council is currently seized with the development of a new Official Plan that is contentious. Approval of this proposal will only feed cynicism that while new permissive rules in the new OP are likely to open the floodgates of intensification even further in Kitchissippi, balancing constraints are likely to be ignored. I caution colleagues to consider both the clear language of the existing, up-to-date and defensible secondary

plan currently in place, as well as the context in which this decision is being taken before voting to approve this proposal.”

LEGAL IMPLICATIONS

Should the recommendations be adopted and the resulting official plan amendment and zoning by-law be appealed to the Ontario Land Tribunal, it is anticipated that a one week hearing would be required. It is anticipated that this hearing can be conducted within staff resources. In the event that the applications are refused, reasons must be provided. Should there be an appeal of the refusal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner. Management of infrastructure servicing capacities needed to support intensification in this area will be in accordance with strategies provided in the Infrastructure Master Plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event the application is refused, or conditions imposed which Planning staff could not provide professional opinion evidence to support, it would be necessary to retain external witness(es). This expense would be funded from within Planning Services' operating budget.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. Depending on the timing of construction, the *Accessibility for*

Ontarians with Disabilities Act requirements for site design may also apply and will be reviewed through the Site Plan Control process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D01-01-20-0020 & D02-02-20-0117) were not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendments due to the additional time to address technical and design matters.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Official Plan Amendment

Document 3 Zoning Key Plan

Document 4 Details of Recommended Zoning

Document 5 Proposed Zoning Schedule

Document 6 Consultation Details

Document 7 Conceptual Elevations

Document 8 Urban Design Review Panel Recommendations

DISPOSITION

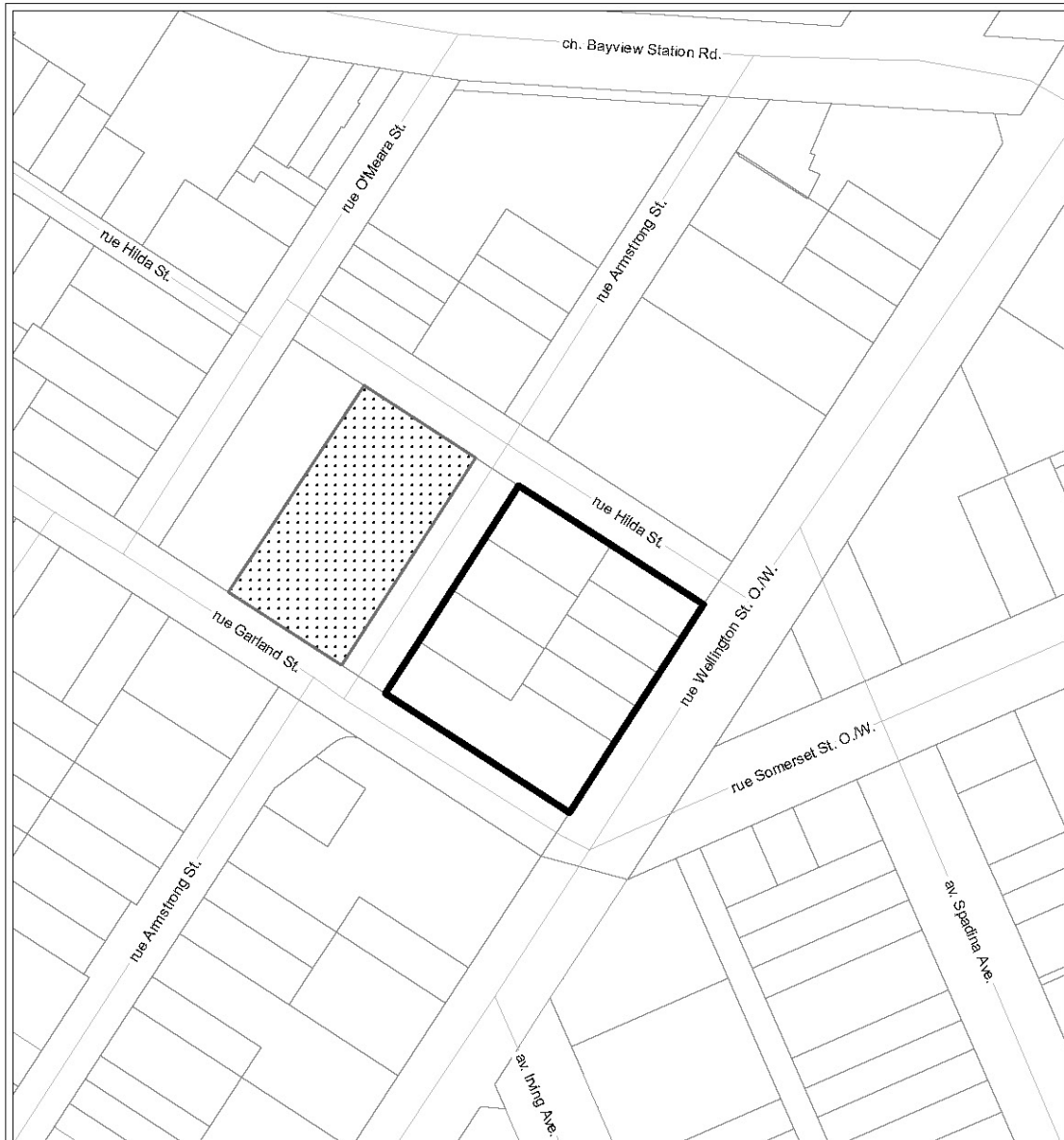
Committee and Council Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-20-0117		20-1021-L	
D01-01-20-0020			
I:\CO\2020\ZKP\Armstrong_26_Wellington_961			
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REVISION / RÉVISION - 2020 / 11 / 23		[Thick black border] 26, 36, 40 rue Armstrong St. 961, 967, 969, 973, 979 rue Wellington St. O.W.	
		[Dotted pattern] 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 – Official Plan Amendment

Qhhekn'Rcp'Co gpf o gpv'ZZ'vq'vj g

Qhhekn'Rcp'hqt'vj g

Ekw'qh'Qwcy c

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

SCHEDULE OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF
OTTAWA

PART C – THE APPENDIX

PART A – THE PREAMBLE

1. Purpose

The purpose of these amendments is to amend both the Scott Street Secondary Plan and Wellington Street West Secondary Plan. The summary of the proposed Official Plan Amendments are as follows:

- a) Remove the properties at 26, 36 and 40 Armstrong Street from the Scott Street Secondary Plan boundary and “Low-Rise Residential” designation,
- b) Extend the boundary of the Wellington Street West Secondary Plan to include the properties at 26, 36 and 40 Armstrong Street within the “Traditional Mainstreet designation” and “Somerset Square Policy Area”, and
- c) Permit an increased building height of 12-storeys for the subject lands.

2. Location

The properties are known municipally as 26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West. The site comprises of an entire block which is bound by Wellington Street West to the south, Garland Street to the west, Armstrong Street to the north, and Hilda Street to the east. The site has an area of 2,917 square metres, a lot depth of 50 metres from Wellington Street West to Armstrong Street and width of 57 metres from Garland Street to Hilda Street.

3. Basis

The amendments to the Official Plan was requested by the applicant in order to facilitate the construction of a new twelve-storey mixed-use building on the subject property.

4. Rationale

The proposed Official Plan Amendments to create a uniform policy regime and an increase in the permitted building height is appropriate for the site, the Wellington Street West neighbourhood, and is considered good land use planning. The proposal is consistent with the policy direction for Mainstreets in the Primary Official Plan, as well as the Wellington Street and Scott Street Secondary Plans where

policy direction is identified relating to the appropriate locations for additional height, along with the provision of community benefits.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedule(s) constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following change is hereby made to the Official Plan, Volume 2a, Scott Street Secondary Plan, is hereby amended as follows for the City of Ottawa:

- 2.1 By amending Schedule A – Land Use, is revised to remove the properties from the plan Scott Street Secondary plan boundary and all associated land use designations.

The following changes are hereby made to the Official Plan, Volume 2a, Wellington Street West Secondary Plan, is hereby amended as follows for the City of Ottawa

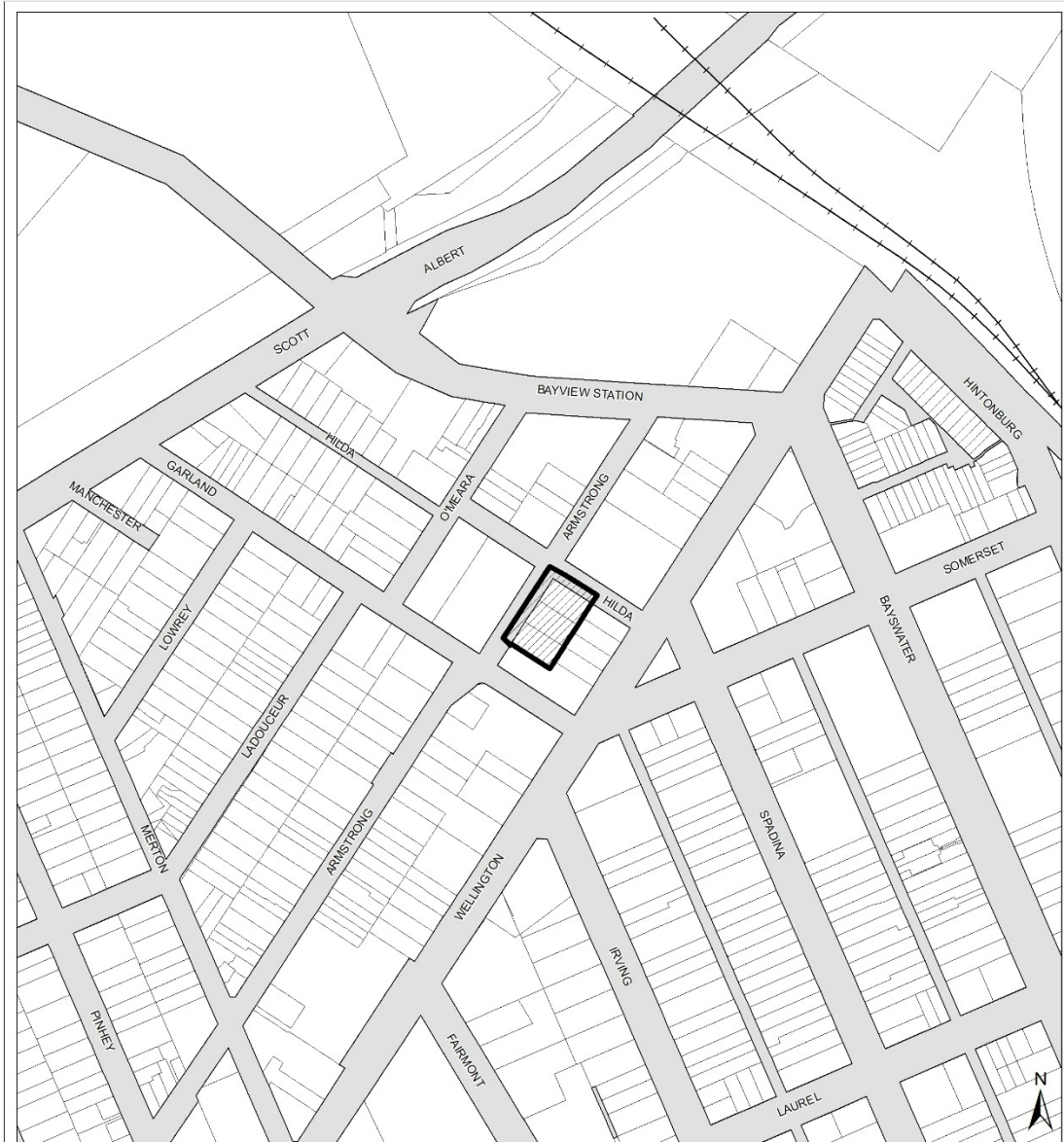
- 2.2 By amending Schedule A – Land Use, is revised to incorporate the properties within the Wellington Street West Secondary Plan boundary and Traditional Mainstreet Designation.
- 2.3 By amending Schedule B – Site Specific Policy Area, is revised to incorporate the properties within the Somerset Square policy area.
- 2.4 By removing and replacing the text of policy in Section 11.3.5(4) – Built Form as follows:

“Despite Section 11.3.1, the properties at 26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West are permitted a maximum building height of twelve (12) storeys 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”

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.

SCHEDULE A



Planning, Infrastructure and Economic Development,
 Geospatial Analytics, Technology and Solutions

Services de la planification, de l'infrastructure
 et du développement économique,
 Analyse géospatiale, technologie et solutions

D01-01-20-0020 21-0990-A

1:44Staff/Sheila/OPAs/2013/OPA Scott and Wellington West SP1

07 / 19 / 2021

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Scale - N.T.S. / Echelle N.A.E.

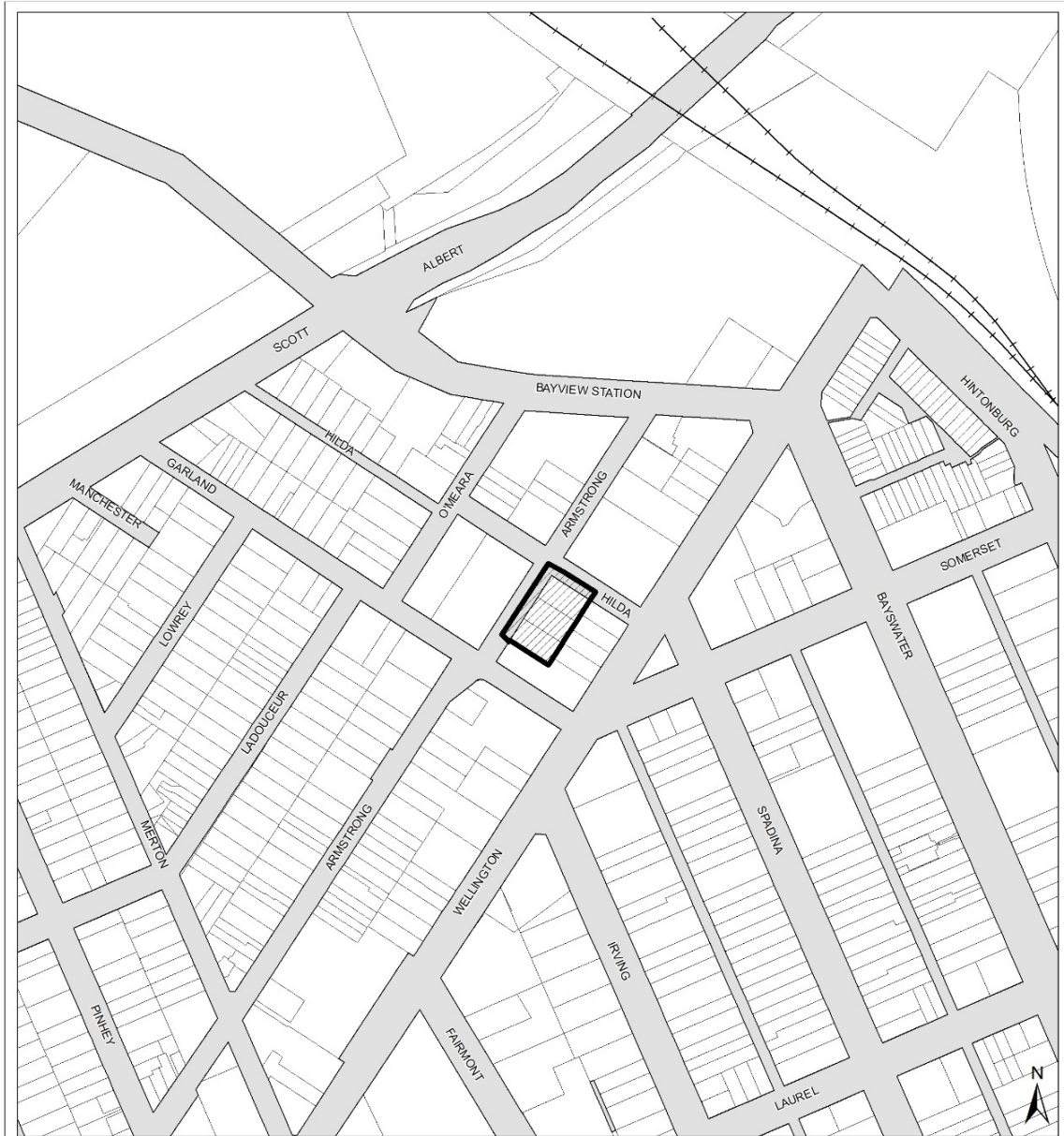
**SCHEDULE 1 to
 AMENDMENT NO.**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA

Amending Schedules A & B
 SCOTT STREET
 SECONDARY PLAN

LANDS REMOVED FROM THE SCOTT STREET SECONDARY PLAN /
 TERRAINS À RETIRER DU PLAN SECONDAIRE RUE SCOTT

**ANNEXE 1 de
 L' AMENDEMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA

Modifiant les annexes A et B
 PLAN SECONDAIRE
 RUE SCOTT



Planning, Infrastructure and Economic Development,
 Geospatial Analytics, Technology and Solutions



Services de la planification, de l'infrastructure
 et du développement économique,
 Analyse géospatiale, technologie et solutions

D01-01-20-0020 21-0990-A

I:\AAStaff\Sheila\OPAs\2013\OPA Scott and Wellington West SP2

07 / 19 / 2021

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**SCHEDULE 2 to
 AMENDMENT NO.**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA

Amending Schedules A & B

WELLINGTON STREET WEST
 SECONDARY PLAN



LANDS TO BE ADDED TO THE WELLINGTON STREET WEST SECONDARY PLAN AND TO BE DESIGNATED "TRADITIONAL MAIN STREET" ON SCHEDULE A AND TO BE INCLUDED IN THE "SOMERSET SQUARE POLICY AREA" ON SCHEDULE B /

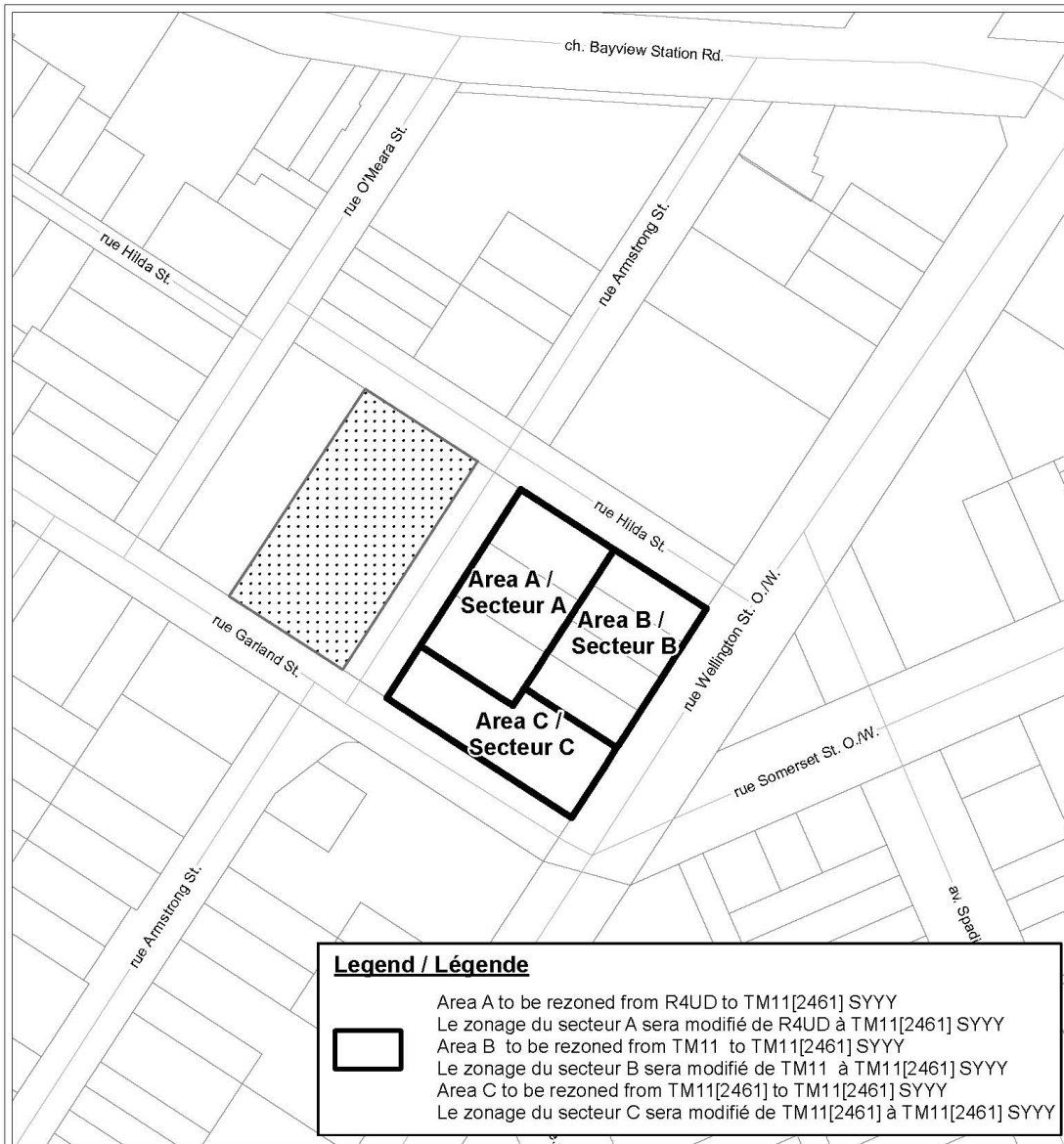
TERRAINS DEVANT ÊTRE AJOUTÉS AU PLAN SECONDAIRE DE LA RUE WELLINGTON OUEST ET ÊTRE DÉSIGNÉS « RUE PRINCIPALE TRADITIONNELLE » À L'ANNEXE A ET ÊTRE INCLUS AU SECTEUR DE LA PLACE SOMERSET À L'ANNEXE B

**ANNEXE 2 de
 L' AMENDMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA

Modifiant les annexes A et B

PLAN SECONDAIRE
 RUE WELLINGTON OUEST

Document 3 – Zoning Key Plan



Legend / Légende

	Area A to be rezoned from R4UD to TM11[2461] SYYY Le zonage du secteur A sera modifié de R4UD à TM11[2461] SYYY
	Area B to be rezoned from TM11 to TM11[2461] SYYY Le zonage du secteur B sera modifié de TM11 à TM11[2461] SYYY
	Area C to be rezoned from TM11[2461] to TM11[2461] SYYY Le zonage du secteur C sera modifié de TM11[2461] à TM11[2461] SYYY

	LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL		
D02-02-20-0117 20-1021-L D01-01-20-0020	26, 36, 40 rue Armstrong St. 961, 967, 969, 973, 979 rue Wellington St. O. W.		
I:\COV2020\ZKPArmstrong_26_Wellington_961 ©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	Areas to be rezoned as per Legend Secteurs devant être rezonés conformément à la légende		
©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE	<table border="0"> <tr> <td style="border: 1px dotted black; width: 20px; height: 10px;"></td> <td style="font-size: x-small;">Heritage (Section 60) Patrimoine (Article 60)</td> </tr> </table>		Heritage (Section 60) Patrimoine (Article 60)
	Heritage (Section 60) Patrimoine (Article 60)		
REVISION / RÉVISION - 2021 / 07 / 13	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 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West:

1. Rezone the lands shown in Document 3 from R4UD to TM11[2461] SYYY, from TM11 to TM11[2461] SYYY, and from TM11[2461] to TM11[2461] SYYY.
2. Amend Part 17, Schedules, by adding a new Schedule 'YYY' as shown in Document 5.
3. Remove and replace exception TM11[2461] to Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add the text, "TM11[2461] SYYY;
 - b. In Column III, add "Apartment Dwelling – High-Rise"
 - c. In Column V, add provisions similar in effect to the following:
 - Despite Table 197 maximum building height and minimum yard setbacks and setbacks as per Schedule YYY.
 - Floor Space Index – No Maximum.
 - Despite Section 64 a mechanical and service equipment penthouse may not exceed the heights as per Schedule YYY.
 - Despite Section 64, enclosed private amenity space permitted may be permitted in the mechanical and service equipment penthouse.
 - Section 197(4) sub (c) and (d) do not apply.
 - Section 139 does not apply.
 - Section 111 sub (8), (9), (10) and (11) do not apply with respect to Bicycle Parking Space Provisions.
 - Stacked bicycle system are permitted.
 - Despite Section 111, Table 111A, apartment dwelling high-rise bike parking - 1 per dwelling unit.

- Minimum width of driveway: 3m.
 - Despite Section 65, ground-floor canopies and awnings are permitted to project into the corner side yard, and may be located within 0 metres of the corner side lot line
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*, the height and density of development permitted in this by-law are permitted 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 X of Part 19 hereof, to the City at the owner's sole expense and in accordance with and to the agreement referred to in b. below.
 - 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 X 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 amend Section 15 of Part 19 of the Zoning By-law by replacing "979 Wellington Street West" with "26, 36 and 40 Armstrong Street and 961, 967, 973 and 979 Wellington Street West" and will set out the facilities, services and matters that must be provided as per Section 37 of the *Planning Act*:

26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West

The City shall require that the Owner of the lands at 26, 36 and 40 Armstrong Street and 961, 967, 969, 973 and 979 Wellington Street West to 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, Infrastructure and Economic Development Department, to secure the public benefits noted below. The total value of the monies to be secured being \$361,583.00 to the City, 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 specific benefits to be secured and provided are:
- \$111,583.00 for local area traffic calming, including but not limited to speed bumps on Garland Avenue,
 - \$250,000.00 towards the Hintonburg Community Association land acquisition fund, and
 - Burying of Hydro lines along Garland Street and Armstrong Street.
- (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 proposed development.

Document 6 – Consultation Details

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. One public information session was held via ZOOM on September 22, 2020. The meeting was organized by the ward office with the applicant and staff in attendance to present and answer questions. During the circulation of the application approximately 72 comments were received from the public. The majority raised concerns or opposed the application with letters of support and requests to stay notified received as well.

Staff note that during the application review process, the building was redesigned to reduce the building height from 23 storeys to 12 storeys and responded to comments from the Urban Design Review Panel as noted in the report.

1. Concerns were raised with the proposed height of the building being out of scale and not consistent with the Secondary Plan.

Response: The initial proposal, and the concept presented at the public information session was for a 23-storey tower including a multi-storey podium as shown below. The application was subsequently revised with a reduced height of 12 storeys as shown on Document 7.



2. Concerns were raised with respect to potential construction impacts give the presence of heritage buildings in the area and other older housing stock.

Response: As part of the Site Plan control process the application will be required to

identify construction techniques which may include blasting or other techniques.

The applicant will be required to comply with all applicable standards with respect to blasting should that be the preferred method. Additional information will become available through the site plan control process.

3. Concerns were raised with shadowing impacts of proposed building.

Response: Given the positioning of the building on the north side of Wellington Street with the tallest portion abutting Wellington Street, potential shadowing impacts would be directed to the north and have minimal impact on public space, including Somerset Square. The revised building design on the Armstrong Street frontage to reduce the building to four stories would further reduce any potential shadowing impact along the Armstrong Street frontage and surrounding community.

4. Concerns were raised that the proposal, should it be approved, would set a precedent for other properties in the area. The existing planning policies of the Scott Street and Wellington Street West Secondary Plan should be respected.

Response: The application was reviewed on its own merits and in no manner sets a precedent for other properties within the area. The recommended performance standards apply only to this property and the rationale presented by the applicant and staff does not apply to any other properties in the respective plan areas. The amendment is site specific and based on an analysis of this site, its context and how it responds to the applicable Official Plan criteria in considering the introduction of a tall building through an Official Plan Amendment process.

5. Concerns were raised about potential parking impacts on the local area as a result of the proposed development and reduced parking rate for residents.

Response: The proposed development has not requested any relief in the required visitor parking for the project, which is four spaces. The site is located within 600 meters to the existing O-Train station at Bayview Station and is subject to maximum parking rates which it does not exceed. The site is also well served by public transit routes and will be providing parking for residents at a rate of one space per dwelling units which exceeds the current 0.5 rate.

6. Concerns were raised about potential encroachment of private development onto the right of way and Somerset Square.

Response: The proposal, through its various design concepts has produced images which show the potential re-use or re-imagination of the Wellington Street West right of way. The City will remain in full control of these lands and there is no intent sought or requested to have these lands in private ownership.

Hintonburg Community Association Comments

The Hintonburg Community Association opposes this proposal. Comments to staff were received dated May 10, 2021 which speak to the revised proposal. A summary of the main discussion points are outlined below with respect to:

- Height as per the Wellington Street West Secondary Plan area:
“...it is our position that the subject site, beyond the single lot at 979 Wellington, was not envisioned as a gateway in the Secondary Plan and furthermore, that even if it were a gateway, there is a very clear policy against even gateways exceeding the mid-rise limit.”
- Set-back provisions from Wellington West,
“...it is our position that the by-law requirement for a setback of 2.0 m above the 3rd storey/12.0 m must be enforced. Similarly, the requested reduction of the required corner yard side yard setback from 3.0 m to 2.0 m on Hilda Street and to 1.8 m on Garland Street must be refused.”
- Neighbourhood Line,
“...it is our position that the Scott Street Secondary Plan clearly and definitively provides that the Neighbourhood Line shall not be moved simply because of lot consolidation and further states that the existing areas outside the Line are sufficient to accommodate necessary intensification. The applicant has provided no rationale for moving the Neighbourhood Line beyond their wish to consolidate lots. Therefore, we believe that the Neighbourhood Line must not be moved simply to accommodate the desire to construct a high-rise building where one was not envisioned by either the Scott Street or Wellington West Secondary Plans.”
- Angular Plane,

“...it is our position that the correct angular plane to be used to achieve appropriate height transition to the adjacent low-rise neighbourhood should preferably be that required by By-law 2012-349 which establishes the angular plane from the neighbourhood line...”

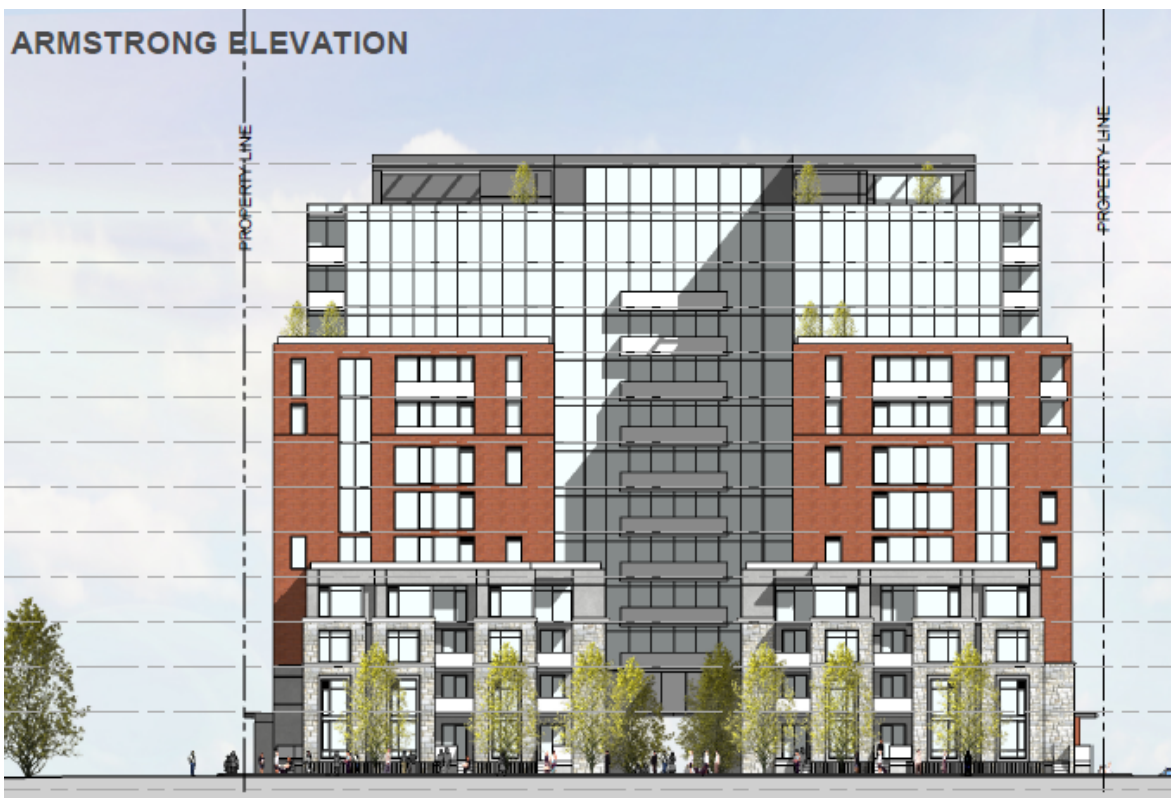
- Pass-through from Wellington to Armstong, and

“...while the HCA does not oppose the proposed mid-block pedestrian connection, we want to emphasize that it cannot be considered a public benefit or basis for the proposed development to be approved. This corridor would be used almost exclusively by residents of the proposed development.”

- Somerset Square Park:

“...The HCA would strongly oppose any Section 37 agreement that does not include provisions that clearly separate Somerset Square from outdoor space to be used by tenants, including commercial tenants, of the proposed building. The conceptual drawings have consistently portrayed Somerset Square as essentially a front lawn of the new development, which is not acceptable.”

Document 7 – Conceptual Elevations



Document 8 – Urban Design Review Panel Recommendations

979 WELLINGTON STREET WEST and 50 ARMSTRONG STREET | Formal Review | Official Plan Amendment and Zoning By-law Amendment | ML Devco; RLA Architecture; Fotenn Planning & Design



Summary

The Panel supported some of the advancements to the project including the mid-block connection and podium development, but continues to have strong concerns with the overall proposed massing and especially the tower. A mid-rise building was recommended.

Recommendations were made in terms of materiality, realigning the mid-block connection, and exploring alternative mid-rise massing options.

The Panel suggested revisiting the previous UDRP recommendations, as there are a number of comments that have not been addressed.

Massing

The proponent's analysis of the future context is appreciated, but the Panel believes that this site belongs to the mid-rise character of Wellington Street rather than the Bayview Station node. In terms of the overall scale of the project, the Panel does not support a tower as an appropriate built form for this context. A mid-rise building is strongly recommended.

The Panel recommends exploring the possibility of splitting the mass of the building into two separate, disconnected volumes to break up the long podium volume along Wellington Street. The north elevation of the proposal is the most successful because the podium is broken into two. If this approach is taken,

- Consider lowering the scale of the western block to have a better transition to the mainstreet character to the west. Eight or nine storeys were suggested for the east building and no more than six for the west building.
- Explore a different architectural expression and materiality for the two buildings.
- The below-grade infrastructure could still span the entire site.
- Reconsider the width of the east building and potentially narrow its footprint to widen the courtyard space.
- If the two buildings are to be connected in any way, a raised glass corridor with no units would be the best option.

Building Design

- The Panel recommends inseting the mechanical penthouse, to help diminish the perception of the height of the tower.
- Reconsider the location of the elevator shaft at the ground floor or the tower, as there is a missed opportunity to have clear direct connection from Hilda Street to the courtyard.
- The Panel commends the proponent on the degree of porosity that is achieved on the ground floor of the building. The retail components are well planned and the through-lobby for the residential component is a strong gesture. Consider relocating the elevator shaft to provide a clearer path through the lobby.
- The “nested volumes” approach to the design of the podiums is successful.

Materiality

- The notion of designing the building with an industrial texture is supported, as the neighbourhood does have this quality to it historically, but the four-storey portion of the base does read as being quite large. Consider a different colour palette for this portion that picks up on the strong textural quality of the neighbourhood.

Changing the colour may also contribute to strengthening continuity along the mainstreet.

- Should the tower element remain in the scheme, consider reversing the expression proposed and have the glassy expression face Wellington Street and the more solid expression face the established neighbourhood.

Mid-block Connection

- The addition of the mid-block connection to the proposal and the degree of porosity it creates on the site is strongly supported.
- The Panel suggests that it is important to realign the mid-block connection with the front entrance to the heritage building on Armstrong Street. This would create a stronger view terminus, be a better gesture urbanistically, and strengthen the justification for the connection.

Public Realm

- The Panel expressed support for the improvements to the public realm on Wellington Street.

Sustainability

- In the next phases of the development process, the proponent is encouraged to consider sustainability measures.