

Wellington Street West Secondary Plan

Section 1: Introduction

The Wellington Street West Secondary Plan is a guide to the long-term planning, design and development of both the Wellington mainstreet corridor in general, and four specific areas within it, including direction on issues regarding: land use, built form, sidewalks, urban plazas and landscaped areas protected through right of way widening or pedestrian easements and heritage. This secondary plan provides a framework for change that will see this area develop towards the vision that the community desires, while meeting the planning objectives of the Official Plan. This secondary plan is to be read as Council's policy direction for municipal actions, particularly in the review of development proposals, zoning changes, applications to the Committee of Adjustment and the undertaking of public works. This secondary plan must be read in conjunction with the Wellington Street West Community Design Plan (CDP), which assists with the interpretation and implementation of this secondary plan's policies.

The planning area includes lands that are designated as Mainstreet and Hub in the Official Plan. The majority of the plan focuses on how to achieve Mainstreet objectives along Wellington Street West. This secondary plan also includes an adjacent area bounded by Wellington Street, Holland Avenue, Parkdale Avenue and Spencer Street, at the centre of the study area. These are in the Hub designation, but they are significantly influenced by their proximity to the mainstreet corridor. The study area is shown on Schedule A –Designation Plan.

Section 2: Land Designation and Design Policies

The following provides the policy direction for the planning area. Section 2.1 describes policy that applies to the overall planning area. Sections 2.2 to 2.5 addresses specific policy areas and provides detailed policy direction for them. These areas include: West Wellington, Parkdale Park, McCormick Park and Somerset Square Park, and are shown within the inset of Schedule A - Designation Plan of this secondary plan,

2.1 General Mainstreet Policies

- 1) Notwithstanding the policies of the Official Plan, the land designations for Mainstreet and Hub in the planning area are as shown on Schedule A - Designation Plan, of this secondary plan.

Built Form



- 2) The maximum building height for all new buildings within the Mainstreet designation will be six storeys or 20 metres, except where identified by the specific area policies below. In those cases, the City may consider a Zoning By-law amendment to those properties to increase the maximum building height to a maximum of nine storeys, pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where community benefits, including but not limited to those identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.
- 3) New buildings over four storeys within the planning area shall incorporate architectural articulation and details to form a two- to three-storey base, to ensure compatibility with the existing low-rise, human-scale buildings and to be consistent with the built form vision for these areas.
- 4) In order to ensure that the design of new or renovated buildings integrate into the existing building fabric of the street and maintain an urban village character, proponents shall demonstrate how the key elements of scale and detail from the traditional one- to three-storey buildings and the narrow lot sizes of the mainstreet have been incorporated into the building design.

Sidewalks and Plazas

- 5) In order to ensure the comfort and safety of pedestrians throughout the length of the Mainstreet, additional sidewalk or plaza space for people shall be considered by the City through either
 - a) increased building setbacks at grade with new development proposals during a site plan control application; or
 - b) with sidewalk widenings within the right of way at the time of alterations to road geometries by Public Works and Environmental Services Department.

Shared Parking

- 6) This secondary plan encourages and permits shared parking in the planning area, to make better use of underutilized land. This will ensure adequate and convenient parking for the variety of uses in the area throughout the day.

2.2 West Wellington Specific Policy Area

The West Wellington Specific Policy Area values a high-quality pedestrian environment based on a human, low-scale character; a greener, public-friendly streetscape; and establishment of community gateway features to reinforce the area as a vibrant activity node for the local and broader Ottawa community.



Built Form

- 7) Redevelopment along the northern boundary of 345 Carleton Avenue will be limited to low-rise neighbourhood infill and shall provide building massing and façade details that respond to and enhance the surrounding residential homes on Garrison Street and Carleton Avenue, to ensure a well-designed transition between the mainstreet character and its use and the surrounding residential uses.
- 8) The City may consider a zoning amendment to the properties at 345 Carleton Avenue and 369 Island Park Drive to increase the maximum building height pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.

Sidewalks and Plazas

- 9) Redevelopment at the southwest corner of 345 Carleton Avenue shall establish a new Privately-Owned Public Space (POPS), such as an urban plaza, to provide a place for people to rest and meet in the west end of the corridor.

Public Lanes

- 10) City-owned rear lanes immediately behind Mainstreet properties (parallel to Wellington Street West) between Western Avenue and Huron Avenue will remain open and will not be disposed of in order to ensure that important access for the mainstreet properties is preserved, and to improve opportunities for parking, servicing and loading for both existing and future developments.

2.3 Parkdale Park Specific Policy Area

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

Mainstreet Designation

Built Form

- 11) To encourage the redevelopment of underutilized properties at or near the intersections of Parkdale and Holland Avenues, the Zoning By-law will establish a

minimum building height of four-storeys, to ensure a minimal level of intensification is achieved in this key area.

- 12) The City may consider a zoning amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street West to increase the maximum building height pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.
- 13) Infill and/or redevelopment with buildings facing onto the south side of Parkdale Park and Parkdale Market is encouraged and shall create an active frontage and extend street level pedestrian-friendly uses northward from Wellington Street West in order to provide a strong urban frame around the park.

Sidewalks and Plazas

- 14) The intersections at Parkdale and Holland Avenues on Wellington Street West will become key activity nodes, therefore, redevelopment at these corners shall establish pedestrian-oriented, publicly-accessible spaces to animate, attract and retain people. Small plazas, wider sidewalks and/or patios shall be incorporated into the site design of new proposals.

Gateway Architecture and Signage

- 15) Architectural and other visual features shall be introduced in new developments that mark arrival at the Parkdale and Holland Avenue gateways to the Wellington Street West community.

Hub Designation

Land Use

- 16) The ground floor area of commercial uses proposed by new infill development shall be comparable to nearby mainstreet areas to support small-scale commercial operations and to discourage large format retail uses.
- 17) Notwithstanding the above, the ground floor area of commercial uses shall not be limited at 233 Armstrong and 3 Hamilton Avenue.

Built Form

- 18) The maximum building height for all new buildings on Hinton and Hamilton Avenues, between Wellington and Armstrong Streets, will be six storeys or 20 metres.



- 19) Building height in the area bounded by Holland and Parkdale Avenues and Armstrong and Spencer Streets shall have a maximum of eight storeys or 27 metres to provide a transition from the taller buildings near Scott Street down to the mainstreet building height of Wellington Street West.
- 20) Notwithstanding the above the property at 233 Armstrong and 3 Hamilton is permitted to develop with a Floor Space Index that is generally equivalent to an eight-storey building without being subject to a maximum height limit of eight storeys (27 metres).
- 21) Notwithstanding that a portion of the building at 7 Hinton Avenue shall be protected through designation under Part IV of the *Ontario Heritage Act* and notwithstanding Section 2.3, Policy 19), regarding a maximum building height, the entire property bounded by Spencer, Hinton, Armstrong and Hamilton shall retain its rights to develop an area equal to the Floor Space Index (FSI) of an eight-storey building, as described in Policy 3.5.4, A8 and A10 of the Wellington Street West CDP. Moreover, under this policy, a transfer of density from and measured on 7 Hinton Avenue shall permit additional building height at 7 Hinton Avenue and/or to 281 Armstrong Street until the FSI rights at 7 Hinton have been fully exercised on either property.
- 22) Buildings on the blocks mentioned in Section 2.3, Policy 21) will incorporate a base, body and top to ensure an attractive, pedestrian-scaled building base, streetscape and appropriate street-to-height ratio.

Parking

- 23) This secondary plan encourages and permits shared parking on the existing surface parking lots in the Hub designation, as per Schedule A - Designation Plan, to make better use of underutilized land, prior to their redevelopment. This will ensure adequate, convenient parking for the variety of uses in the area, throughout the day.

2.4 McCormick Park Specific Policy Area

The McCormick Park Specific Policy Area will continue to be the “greenest” part of Wellington Street West and a community facilities and services node. It is anchored by the neighbourhood-oriented McCormick Park; the spacious front yards of Grace Manor, the Bethany Hope Centre and the Queen of the Most Holy Rosary Parish (respectively 1156, 1140 and 1153 Wellington Street West); a unique grouping of Hintonburg heritage buildings and a variety of public facilities and services.

Built Form



- 24) In order to ensure a well-designed transition between the mainstreet character and uses and the surrounding low-rise residential units, infill and/or redevelopment of through lots facing onto Grant Street, between Parkdale Avenue and McCormick Street, is encouraged and shall be limited to low-rise infill along the south side of Grant Street. The building massing and façade details shall complement the residential uses on the north side of the street.
- 25) New buildings on properties fronting onto McCormick Park shall provide façade elements, such as windows, doors, porches and balconies, in order to establish an urban frame that provides a sense of enclosure, people presence and safety for the pedestrians and park users.
- 26) Notwithstanding Section 2.1, Policy 2), buildings greater than the maximum building height limit of six storeys or 20 metres for the lands occupied by the Grace Manor (1156 Wellington Street West) and zoned Institutional may be considered. This applies if intensification is contemplated that may require an increase in building height to enhance the institutional use and programming of this site under the density permitted by the Zoning By-law for this site. Under such consideration, proposed built form shall remain in keeping with the vision and principles for the area, as set out in the Wellington Street West CDP and policies of this secondary plan and applicable policies of the Official Plan. The increase in building height shall not result in increasing the maximum density permitted on the site by the Zoning By-law.

Soft Landscaped Area Within Front Yards

- 27) This secondary plan recognizes the importance of protecting and enhancing the unique green streetscape character created by the existing front yards of the Grace Manor and Bethany Hope Centre (1134 and 1140 Wellington Street West) and St. George's Home (1153 Wellington Street West). Retention and improvements to the soft landscaped area within front yards through pedestrian easements implemented at the time of the development application, including provisions to allow public access and use to these privately-owned lands, will be considered a Community Benefit under Volume 1 - Official Plan, Section 11.6, Policy 15).
- 28) This unique green area of Wellington Street West depends on the continuity of these front yards, which affords potential to link them with McCormick Park to strengthen and expand this street character.
- 29) The public enjoyment of these soft landscaped areas will be maximized by improving their utility and/or aesthetic. This improvement may be, for example, by

programming the land for public use through the collaboration of property owners, the community and the City and/or through land acquisition by the City.

2.5 Somerset Square Park Specific Policy Area

The Somerset Square Park Specific Policy Area is envisioned as the node of community activity, particularly given the presence of an existing public park, its eastern gateway location, its proximity to the Bayview O-Train Station and the opportunity for redevelopment on several underutilized properties. New development will be encouraged to incorporate animated and activity-generating land uses, buildings and spaces that take advantage of its transit access.

Built Form

- 30) Redevelopment of properties fronting the corners of Bayswater Avenue at Wellington and Somerset Streets shall exhibit gateway architectural design that responds to a location with a prominent vista terminus from several directions. The City may consider a zoning amendment to increase the maximum building height pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.
- 31) Infill redevelopments on through lots, on blocks bounded by Wellington and Armstrong Streets and Bayswater and Merton Avenues, shall re-establish the traditional urban grain where open spaces run through the centre of the block(s) and buildings are built around the perimeter of the block, close to the street. This creates a space and buffer from the distinct forms, characters and uses found on Mainstreet properties versus the existing neighbourhood to the north.
- 32) At the time of redevelopment, a publicly accessible pathway shall be encouraged at 999 Wellington Street West to provide a pedestrian connection to and from the neighbourhood blocks to the north of Armstrong Street.
- 33) Despite Section 2.1, Policy 2), the property at 979 Wellington Street West is permitted a maximum building height of nine storeys pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where one or more community benefits, identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.

Public Parks, Privately-Owned Public Space and, or Publicly-Accessible Green Soft Landscaped Area



34) Somerset Square Park shall be protected in perpetuity in design and use as a public park for the community in order to balance intensification and quality of life needs.

Landscaped Area Protected through Pedestrian Easements

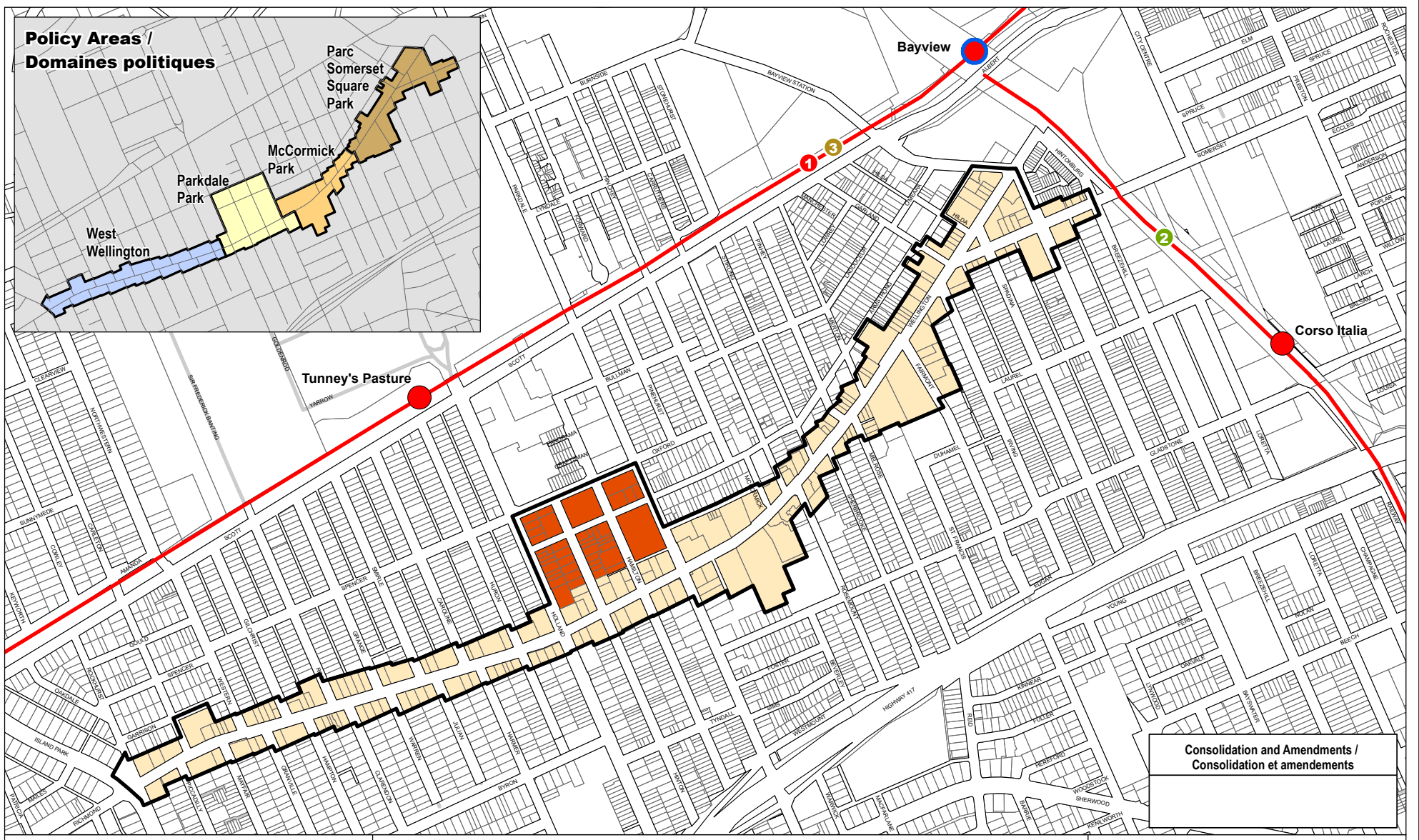
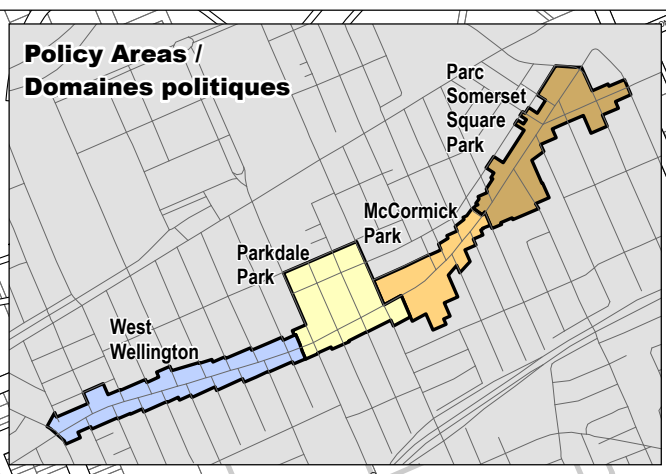
35) Should the St. Francis D'Assisi Church (1062 Wellington Street West) be developed, the existing green soft landscaped area in front of the church is to be preserved as a public park or privately-owned public space or landscaped area protected through pedestrian easement to support its continued use as a valued space within the mainstreet corridor.

Schedules

Schedule A: Designation Plan



**Policy Areas /
Domaines politiques**








**Consolidation and Amendments /
Consolidation et amendements**

Wellington Street West
SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan



Rue Wellington ouest
PLAN SECONDAIRE - VOLUME 2
Annexe A - Plan de désignation

-  Wellington Street West Secondary Plan / Plan secondaire - Rue Wellington Ouest
-  Hub / Carrefour
-  Mainstreet / Rue principale grande artères
-  O-Train
-  Transfer Station / Station de correspondance



Scale / Echelle 1:10,000