
Wellington Street West Secondary Plan

[Amendment 93, May 25, 2011]

11.1 Introduction

The Wellington Street West Secondary Plan is a guide to the long-term design and development of both the Wellington mainstreet corridor in general, and four specific areas within it, including direction on issues of: land use, built form, sidewalks, plazas and open spaces, and heritage. The 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 City's Official Plan. The policy directions of this plan also support the broader objectives of the Wellington Street West Community Design Plan (CDP). This Secondary Plan is to be read and interpreted as City 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 provides the legal framework that supports the Wellington Street West CDP, a joint staff-community effort to develop a vision, objectives, and planning and design policies and guidelines for an attractive, vibrant and sustainable traditional mainstreet. The CDP includes detailed information on existing conditions, context, design issues, vision and the intent of policy direction that is important for interpreting and supplementing this Secondary Plan to ensure an appropriate balance of intensification and compatibility.

11.2 The Planning Area

The Wellington Street West Secondary Plan defines the extents of the traditional mainstreet designation in the Official Plan and provides greater detail as to how the mainstreet objectives will be achieved. The Secondary Plan also includes adjacent areas bounded by Wellington Street, Holland Avenue, Parkdale Avenue, and Spencer Street that are influenced by their proximity to the mainstreet. The area is described by the land uses defined in the attached Schedule A – Land Use.

11.3 Land Use and Design Policies

The following provides the policy direction for the Wellington Street West mainstreet corridor in general, as well as for the four identified key areas of the mainstreet, as described in the attached Schedule B – Specific Policy Areas.

11.3.1 General Mainstreet Policies

General

1. Notwithstanding the policies of the Official Plan, the land uses for the Traditional Mainstreet and Mixed-Use Centre in the Wellington West area are designated on Schedule A- Land use of this Plan.

Built Form

2. The maximum building height for all new buildings within the Traditional Mainstreet will be six (6) 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 (9) storeys pursuant to Section 37 of the Planning Act where community benefits, including but not limited to those identified in the Community Design Plan, are secured through agreement with the City and will be provided at the time of development.
3. New buildings over four (4) storeys within the Traditional Mainstreet and Mixed-Use Centre areas shall incorporate architectural articulation and details to form a two (2) to three (3) storey base to ensure compatibility with the existing low-rise, human-scale buildings in order 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 (1) to three (3) storey buildings and the narrow lot sizes of the Wellington West corridor 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 (i) increased building setbacks at grade with new development proposals during a Site Plan Control application, or (ii) with sidewalk widenings within the right of way at the time of alterations to road geometries by Public Works.

Shared Parking

6. This Plan encourages and permits shared parking in the Traditional Mainstreet and Mixed-Use Centre designated areas 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.

Area-Specific Policies

The specific policy areas are described by Schedule B – Specific Policy Areas of this Plan.

11.3.2 West Wellington Area Policies

The West Wellington 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

1. Redevelopment along the northern boundary of 345 Carleton Avenue will be limited to low-rise residential 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.
2. The City may consider a zoning by-law amendment to the properties at 345 Carleton Avenue, 1451 Wellington Street and 369 Island Park Drive to increase the maximum building height pursuant to Section 37 of the Planning Act where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development.

Sidewalks and plazas

3. Redevelopment at the southwest corner of 345 Carleton Avenue shall establish a new publicly accessible open space, such as an plaza, to provide a place for people to rest and meet in the west end of the mainstreet corridor.

Gateway architecture

4. Redevelopment at 1451 Wellington Street shall require the west façade of a new building to be integrated with a redesigned, City-owned public open space located at the northwest corner of Island Park Drive and Wellington Street, at the base of Rockhurst Avenue, to provide an animated place for people to meet or rest at the western gateway to the corridor.

Public lanes

5. City-owned rear lanes immediately behind mainstreet properties (parallel to Wellington Street) 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.

11.3.3 Parkdale Park Area Policies

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

Traditional Mainstreet Area

Built form

1. 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 (4) storeys to ensure a minimal level of intensification is achieved in this key area.
2. The City may consider a zoning by-law amendment to the properties fronting the corners of Parkdale and Holland Avenues at Wellington Street to increase the maximum building height pursuant to Section 37 of the Planning Act where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development.
3. Infill and/or redevelopment with buildings facing onto the south side of Parkdale Park and Market is encouraged and shall create an active frontage and extend street level pedestrian-friendly uses northward from Wellington Street in order to provide a strong urban frame around the park.]
4. Notwithstanding paragraph 11.3.3.2 above regarding maximum building height, the property located at 1156 Wellington Street (south-east corner parking lot and lane fronting Wellington Street between Parkdale Avenue and the existing Grace Manor building shall be permitted a maximum building height of nine (9) storeys or 30 metres.[OMB Decision #PL110686, October 24, 2012]

Sidewalks and plazas

5. The intersections at Parkdale and Holland Avenues on Wellington Street 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

6. 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.

Mixed-Use Centre Area

Parking

7. This Plan encourages and permits shared parking on the existing surface parking lots in the Mixed-Use Centre area, as per Schedule A, 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.[OMB Decision #PL110686, October 24, 2012]

11.3.4 McCormick Park Area Policies

The McCormick Park area will continue to be the “greenest” part of Wellington Street 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; a unique grouping of Hintonburg heritage buildings, and a variety of public facilities and services.

Built form

1. In order to ensure a well-designed transition between the mainstreet character and uses and the surrounding residential uses, 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.

2. Infill redevelopment at the corner of Rosemount and Wellington (1134 Wellington) is encouraged and shall provide a high quality, creative design that ensures (i) a sympathetic interface to the nearby buildings of heritage value along the mainstreet and (ii) a prominent vista terminus from several directions, in order to maximize the unique location and opportunities afforded by this site.
3. 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.
4. Notwithstanding Policy 11.3.1.2, building heights greater than the maximum building height limit of six (6) storeys or 20m for the lands occupied by the Grace Manor and zoned Institutional may be considered should the Owner contemplate intensification 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 St. West CDP and policies of this secondary plan and applicable policies set out in Volume 1 of the Official Plan and the increase in building height does not result in increasing the maximum density permitted on the site by the Zoning By-law. [OMB Decision #PL110686, October 24, 2012]
5. Notwithstanding Policy 11.3.1.2, regarding maximum building height, the property located at 1140 Wellington Street shall be permitted a maximum building height of 13 storeys or 43 metres behind the existing heritage designated Bethany Hope Centre [OMB Decision #PL110686, October 24, 2012]

Open spaces within front yards

6. This 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) and St. George's Home (1153 Wellington Street). Retention and improvements to the green space, including provisions to allow public access and use to these privately owned lands, will be considered a Section 37 Community Benefit.
7. This unique green area of Wellington Street depends on the continuity of these front yards, which affords potential to link them with McCormick Park to strengthen and expand this street character.
8. The public enjoyment of these green spaces 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 of Ottawa and/or through land acquisition by the City.

11.3.5 Somerset Square Area Policies

The Somerset Square area is envisioned as the node of community activity, particularly given the presence of an existing public open space, its eastern gateway location, its proximity to a future light rail transit 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

1. 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 by-law amendment to increase the maximum building height pursuant to Section 37 of the Planning Act where one or more community benefits identified in the Community Design Plan are secured through agreement with the City and will be provided at the time of development.

2. Infill redevelopments on through lots, on blocks bounded by Wellington and Armstrong Streets and Bayswater and Merton Avenue, 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 residential neighbourhood to the north.
3. At the time of redevelopment, a publicly accessible pathway shall be encouraged at 999 Wellington Street to provide a pedestrian connection to and from the neighbourhood blocks to the north of Armstrong Street.

Public open space

4. Somerset Square 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.

Open spaces within front yard setbacks

5. The existing green space in front of the St. Francis D'Assisi Church (1062 Wellington Street) is to be preserved and protected for its continued and improved use as a valued publicly accessible open space within the mainstreet corridor.