



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 961, 967, 969 and 979 Wellington Street and 26, 36 and 40
Armstrong Street

File No.: D07-12-21-0228

Date of Application: January 2, 2022

This SITE PLAN CONTROL application submitted by Fotenn Planning + Design c/o Jacob Bolduc, on behalf of ML Wellington Realty Investments Inc. c/o Maureen Flanigan, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Sheet No. SP-1, prepared by Roderick Lahey Architect Inc, dated February 2019, revision 19 dated April. 25, 23.
2. **Wellington Elevation**, Sheet No. Z-6, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
3. **Armstrong Elevation**, Sheet No. Z-7, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
4. **Garland Elevation**, Sheet No. Z-8, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
5. **Hilda Elevation**, Sheet No. Z-9, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
6. **Courtyard Elevation**, Sheet No. Z-10, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
7. **Courtyard Elevation**, Sheet No. Z-11, prepared by rla architecture, dated 17/Dec/2021, revision 3 dated 08/Mar/2023.
8. **Landscape Plan**, Sheet No. AP-10, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
9. **Description Plan**, Sheet No. AP-20, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
10. **Planting Plan**, Sheet No. AP-30, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
11. **Lighting and Irrigation Plan**, Sheet No. AP-40, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
12. **Construction Details**, Sheet No. AP-50, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
13. **Construction Details**, Sheet No. AP-51, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.

14. **Planting Details**, Sheet No. AP-52, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
15. **Planting Details**, Sheet No. AP-53, prepared by Projet Paysage, dated November 2020, revision 13 dated 05/09/23.
16. **Site Servicing Plan**, Sheet Number C-001, prepared by IGI Group, dated 2022-01-28, revision 6 dated 2023-04-21.
17. **General Notes, and Legend**, Sheet Number C-010, prepared by IGI Group, dated 2022-01-28, revision 5 dated 2023-04-21.
18. **Site Grading Plan**, Sheet Number C-200, prepared by IGI Group, dated 2022-01-28, revision 5 dated 2023-04-21.
19. **Sanitary Drainage Plan**, Sheet Number C-400, prepared by IGI Group, dated 2022-01-28, revision 5 dated 2023-04-21.
20. **Storm Drainage Plan**, Sheet Number C-500, prepared by IGI Group, dated 2022-01-28, revision 5 dated 2023-04-21.
21. **Erosion and Sedimentation Control Plan**, Sheet Number C-900, prepared by IGI Group, dated 2022-01-28, revision 5 dated 2023-04-21.

And as detailed in the following report(s):

1. **Design Brief – 979 Wellington Street**, prepared by IGI Group, dated February 24, 2023, revision dated March 24, 2023.
2. **Phase I – Environmental Site Assessment Update – 961 to 979 Wellington Street West and 26 to 40 Armstrong Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated July 31, 2020, revision dated December 1, 2022.
3. **Phase II – Environmental Site Assessment Update – 961 to 979 Wellington Street West and 26 to 40 Armstrong Avenue, Ottawa, Ontario**, prepared by Paterson Group, dated September 29, 2020.
4. **Geotechnical Investigation – Proposed Development – 969-979 Wellington Street West & 26-40 Armstrong Street, Ottawa, Ontario**, prepared by Paterson Group, dated August 28, 2020.
5. **Pedestrian Level Wind Study**, prepared by Gradient Wind, dated April 5, 2021.
6. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated May 10, 2023.
7. **979 Wellington Street West – Transportation Impact Assessment**, prepared by CGH Transportation, dated January 2022.
8. **Tree Conservation Report**, prepared by IFS Associates, dated March 3, 2022.

And subject to the following General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

3. **Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible

during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

10. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016,

as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

11. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

Noise

12. Notice on Title – Noise Control Attenuation Measures

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type A – Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledge being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

The anticipated STC requirements for windows have been estimated based on the overall noise reduction required for each intended use of space (STC = outdoor noise level – targeted indoor noise levels). As per MECP & City of Ottawa requirements, detailed STC calculations will be required to be completed prior to building permit application for each unit type.

The STC requirements for the windows are summarized below for various units within the development (see Figure 3 of Traffic Noise Assessment):

• **Bedroom Windows**

- (i) Bedroom windows facing southeast will require a minimum STC of 30
- (ii) All other bedroom windows are to satisfy Ontario Building Code (OBC 2020) requirements

• **Living Room Windows**

- (i) Living room windows facing southeast will require a minimum STC of 25
- (ii) All other living room windows are to satisfy Ontario Building Code (OBC 2020) requirements

• **Retail Windows**

- (i) Retail windows facing southeast will require a minimum STC of 20
- (ii) All other living room windows are to satisfy Ontario Building Code (OBC 2020) requirements

• **Exterior Walls**

- (i) Exterior wall components on the southeast façade will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data

Type D – Central Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

Ending Paragraph

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

ENGINEERING

Geotechnical Engineering and Soils

13. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the

recommendations of the Geotechnical Investigation (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

Civil Engineering

14. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Real Estate and Economic Development with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Garland, Armstrong, Hilda Street and Wellington Street frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
 - (ii) obtain a legal survey acceptable to the General Manager, Planning, Real Estate and Economic Development and the City's Surveyor, showing the existing City Sewer System within Garland, Armstrong, Hilda Street and Wellington Street and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within Garland, Armstrong, Hilda Street and Wellington Street prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Real Estate and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
 - (i) obtain a video inspection of the existing City Sewer System within Garland, Armstrong, Hilda Street and Wellington Street frontages, as well as within Somerset Square Park, to determine if the City Sewer System sustained any damages as a result of construction on the lands; and

- (ii) assume all liability for any damages caused to the City Sewer System within Garland, Armstrong, Hilda Street and Wellington Street frontages, as well as within Somerset Square Park and compensate the City for the full amount of any required repairs to the City Sewer System.

15. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

16. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing & SWM Design Brief, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

17. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

Blasting

18. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-

1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

Site Lighting

19. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

PLANNING AND OTHER

Planning and Design

20. Maintenance and Liability Agreement for Landscaping

- (a) If the Owner is unable to fulfill its in-ground tree-planting obligations pursuant to Clause 21(a) below, and the alternative plantings referred to in Clause 21(c) are implemented, a Maintenance and Liability Agreement for the alternative plantings will be required.
- (b) If a Maintenance and Liability Agreement is required as per Clause 20(a), the Owner acknowledges and agrees that it shall be required to enter into said Agreement for all plant and landscaping material placed in the City's right-of-way along Wellington Street in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at

the Owner's expense, prior to the installation of the alternative tree plantings referenced in Clauses 20(a) and 21(c).

- (c) The parties acknowledge that the Owner's responsibility for the alternative tree plantings referred to in Clauses 20(a) and 21(c) does not include any damage to the planters or landscaping materials that results from actions of a third party related to the redevelopment of the Right-of-Way or Somerset Square.
- (d) The parties acknowledge and agree that should the alternative plantings no longer be desirable as a part of the redevelopment of the Right-of-Way or Somerset Square, the Maintenance and Liability Agreement will be released.

21. **Wellington Street Right-of-Way**

- (a) The Owner agrees that the seven (7) proposed trees to be planted within the Wellington Street right-of-way shall be planted in-ground approximately in the locations shown on the approved Landscape Plan according to City standards and with sufficient soil volumes and infrastructure to promote the growth of mature canopy trees.
- (b) The Owner shall provide planting details to the General Manager, Planning, Real Estate and Economic Development upon completion of project staging and prior to the commencement of required works within the Wellington Street West right of way by the Applicant.
- (c) While in-ground trees are the City's preference, and are to be the default, if prior to the planting of the trees referred to in Clause 21(a), it is determined that the planting of new in-ground trees is not possible in the approximate locations shown due to utility conflicts or other constraints, the Owner agrees to inform the General Manager, Planning, Real Estate and Economic Development and agrees that the alternative-planting design, in the form of trees in planters, provided in the approved Landscape Plan, shall be implemented.
- (d) Should the redesign of Somerset Square preclude the alternative-planting design provided in the approved Landscape Plan, the Owner's tree planting obligation may be fulfilled through a cash contribution to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

Waste Collections

22. **Waste Collection**

- (a) The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the ground floor residential units with access from Garland Street and

Armstrong Street. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

- (b) The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e., winching of containers) may result in extra charges.

Parkland

23. Cash-in-Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount referenced in Schedule "B" herein. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 15 funds.

Other

24. Pre-Construction Meeting

The Owner agrees to hosting a virtual pre-construction meeting with the community and Ward Councillor's office prior to the start of excavation and construction on the site.

25. On-Site Parking - Notice on Title

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-

street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

26. **Section 37 Agreement**

The Owner acknowledges and agrees that an amending agreement is required to amend agreement OC2411535, registered on October 15, 2021. The amending agreement shall incorporate revisions made pursuant to Ontario Land Tribunal Minutes of Settlement, OLT-21-001732, October 19, 2022, as well as any further amendments agreed upon between the Owner, Ward Councillor, and the Manager, Development Review Central, Planning Services. The amending agreement shall be executed prior to any issuance of above grade Building Permit(s), with any contribution fees paid.

June 15, 2023

Date



Andrew McCreight
Manager (A), Development Review, Central
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

**SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION**

File Number: D07-12-21-0228

SITE LOCATION

961, 967, 969 and 979 Wellington Street and 26, 36 and 40 Armstrong Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site consists of eight consolidated properties and occupies the entire block bounded by Wellington Street West to the south, Garland Street to the west, Armstrong Street to the north, and Hilda Street to the east. The lot has an area of approximately 2,915 square metres, with a frontage of 57.39 metres along Wellington Street West and 50.8 metres along Garland Street.

The subject site is located within the Hintonburg neighbourhood of Ward 15 - Kitchissippi. The surrounding context consists of a mix of small commercial, service, office, and residential uses. The lands directly north are occupied by the Armstrong House, which is a designated heritage resource currently used as an office. The area further north is characterized by single and semi-detached dwelling units. East of the site, past Hilda Street, is a high-rise residential building operated by Ottawa Community Immigration Services Organization. Northeast of the site is Tom Brown Arena. To the south, past Wellington Street West, is Somerset Square, which is a hardscaped City Park. Directly west of the site, the area is characterized by low- to high-rise mixed-use buildings.

The ground floor of the building will be comprised of commercial units along Wellington Street West and ground-oriented residential units along Armstrong Street and Garland Street. An internal courtyard will be accessible from Wellington and Armstrong Streets.

The subject property is accessible by vehicle from Hilda Street. The property will include a total of 138 parking spaces in three levels of underground parking. The development will also include the closure of the Wellington Street West right of way to vehicles along the south side of the subject site, which will present future opportunities for improvements and expansion to Somerset Square.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	250
Townhouses	9

Related Applications

The following applications are related to this proposed development:

- Official Plan Amendment – D01-01-20-0020
- Zoning By-law Amendment – D02-02-20-0117
- Demolition Control – D07-05-23-0001

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan (2022) policies for the Inner Urban Transect (Section 5.2) and Mainstreet Corridor designation (Section 6.2). The proposal will enhance the urban pattern of built form and site design within the area and result in a further mix of uses along Wellington Street West. The maximum permitted height and density is located along the mainstreet corridor.
- The proposal is consistent with the policies of the Wellington Street West Secondary Plan (2022). The proposal will enhance the nodal character of Somerset Square Park with active uses and enhanced landscaping and re-establish and urban grain by introducing through-connections.
- The proposal is generally consistent with the guidelines of the Wellington Street West Community Design Plan (2011).
- The proposal conforms to the provisions of the TM11[2461] S445 zone. A site-specific Zoning By-law Amendment was passed on October 13, 2021.
- The proposal generally conforms to the Urban Design Guidelines for High-Rise Buildings.
- The conditions of approval are intended to facilitate the redevelopment of the site in accordance with the agreed upon approach with the applicant.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on December 2, 2022.

The panel's recommendations from the formal review meeting are:

Summary

- The Panel expressed strong support for the development. The project is an

example of a building typology and character that is desirable in this evolving neighbourhood. The Panel appreciates the proponent's efforts to work with Staff and the community and to implement the Panel's previous comments, which has resulted in a sophisticated building with enhancements to the public realm.

- The Panel believes the mid-block connection on Wellington Street will create a strong relationship between Armstrong House and Somerset Square. Therefore, the Panel suggests refining the landscape and considering the treatment of the street, including providing trees and terraces that can contribute to the public realm.

Materiality and Architectural Expression

- The Panel appreciates the use of rusticated stone on the Armstrong façade as it relates to the historic building, but some Panel members believe the rusticated stone could relate to the Armstrong House better if the dressing of the stone was more contemporary, additionally the proponent should consider extending the stone treatment to the fourth floor and wrapping it around the entire bay to create a three-dimensional quality.
- From the southwest perspective, the uppermost roof of the building protrudes above the balcony. The proponent should consider removing the projections from the upper volume to create more negative corners to lighten the upper volume.
- The precast panel appear co-planar with the brick on the façade on Hilda Street. The Panel considers that if the stone were dressed with a simpler, tighter horizontal pattern, it would relate to the brick better without introducing a third pattern and material.
- The corner could have a stronger presence as it meets the precast panel for further simplification, given that the window wall interruption is complicated; the proponent should also consider eliminating the breaks in the brick base in favour of simplicity.
- Compatible, subordinate, and distinguishable materials should be considered when working with a heritage component. The Panel suggests the proponent use the stone for the entire lower volume for a more cohesive appearance, with a similar colour as the one found in the Armstrong House, but expressed in a contemporary manner to quiet down the façade on Hilda Street.

Public Realm and Landscape

- The Panel is cognizant that the zoning and the building mass are set, but the Panel recommends widening the aperture for approximately the first 1.5 metres from Somerset Square (then reverting back to the existing width) to the mid-block connection to strengthen it.
- The Panel notes the plans and streetscape elevations show a different stair treatment for the townhouses. The preference is for the stairs to face the street; the proponent should work with the grade and explore the possibility of having the stairs meet the street to create a better relationship with the streetscape.
- The Panel appreciates the proposed landscape layout, but the soil volume available for landscaping between the townhouses and the street appears

insufficient. The Panel believes the landscape could be more robust with flowering trees and hedges.

- The Faberge inspired carpet idea and pattern in the courtyard create a jewel-like effect, and the scale of the drop-off area has a Parisian feel which is appreciated. A well-designed lighting scheme will add to the courtyard experience for residents and create something special for the City. Additionally, the entrances to the units could be centred to strengthen the idea of symmetry already present with the carpeted pattern.
- The proponent should consider streetscape elements such as lighting and bollards to create a safe and positive atmosphere year-round. Additionally, the proponent should consider introducing wayfinding, signage, and programming.

Heritage

- The axial relationship to Armstrong House is appreciated, given that it creates an opportunity to recognize the heritage element of Somerset Square. The panel believes the development of Somerset Square should further consider its relationship to Armstrong House and its contribution to the City.

Sustainability

- The Panel appreciates the sustainability measures. In addition to the proposed measures, the proponent should consider energy on-site, the use of contemporary heat pumps, treatment of the roof, low-impact development strategies and stormwater management.

The Panel was successful in aiding in the implementation of the following:

- Changes in materiality.
- Changes to proposed landscaping.

CONSULTATION DETAILS

Councillor's Comments

Councillor Jeff Leiper was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Concerns with large number of vehicle spots.

- More vehicular parking spaces are proposed to be provided than required under the Zoning By-law. While a reduction in the minimum required number of parking spaces at this location would be considered appropriate, the proposal is zoning-compliant and the applicant will be providing 291 bicycle parking spaces, which is well in excess of the minimum number required.

Concerns with traffic and access.

- While an increase in traffic is expected as a result of the redevelopment, the location of the site and measures to promote active transportation will mitigate the need for trip generation.

Concerns with garbage removal and loading areas.

- Waste Collection Services is satisfied with the design and location of the proposed garbage room.

Concerns with demolition of otherwise good housing stock.

- Demolition Control was approved conditions agreed upon to ensure that demolition does not occur prematurely before the application of a Building Permit.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

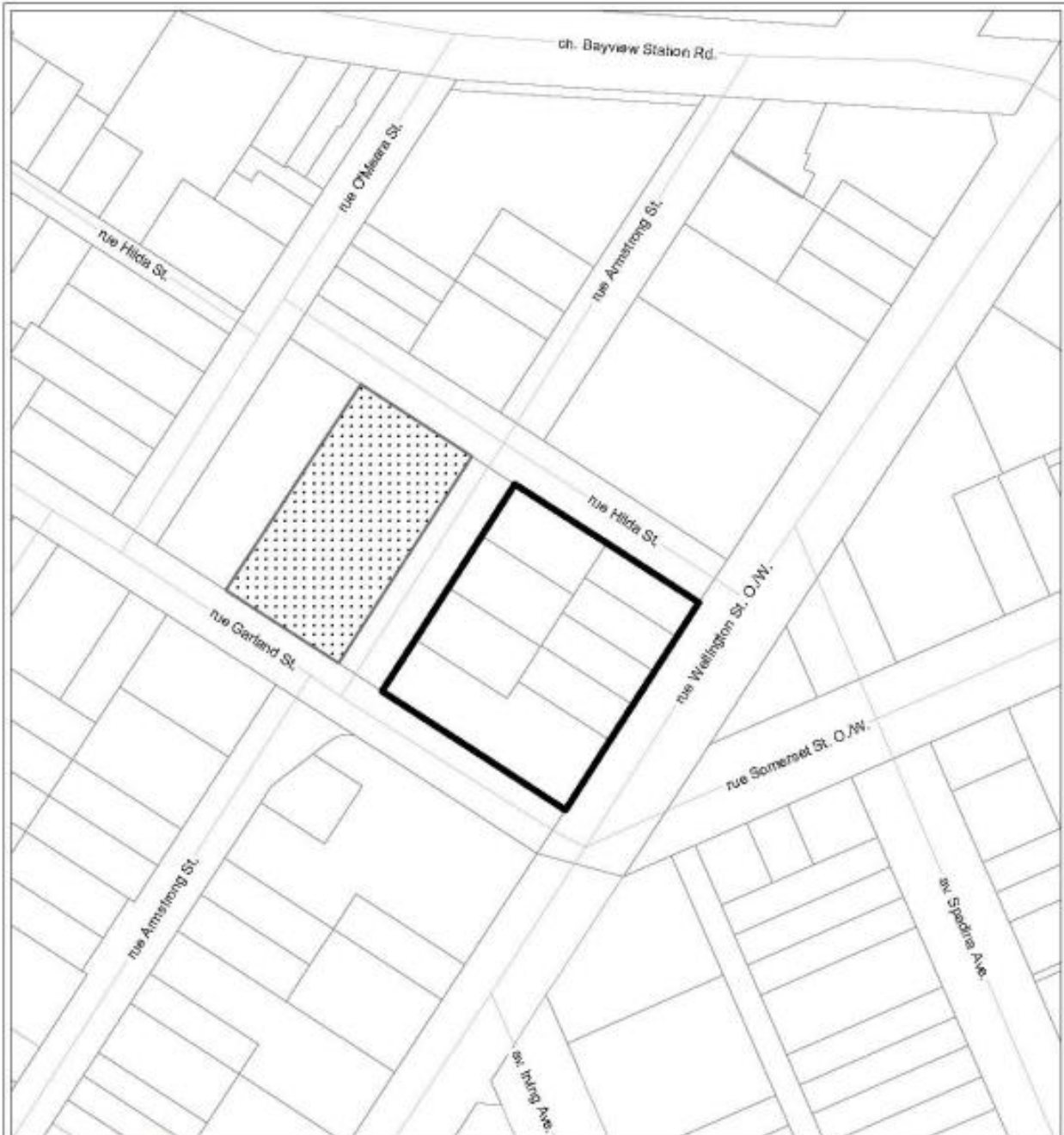
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of planning issues associated with site design, landscaping and right-of-way modifications.

Contact: Adrian van Wyk Tel: 613-580-2424, ext. 21607 or e-mail:
Adrian.vanWyk@ottawa.ca

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		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 20px; margin-right: 5px;"></div> <div> <p>26, 36, 40 rue Armstrong St. 961, 967, 969, 973, 979 rue Wellington St. O. W.</p> </div> </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="border: 1px dotted black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Heritage (Section 60) Patrimoine (Article 60)</p> </div> </div>	
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)			
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