

PARKDALE PARK AREA

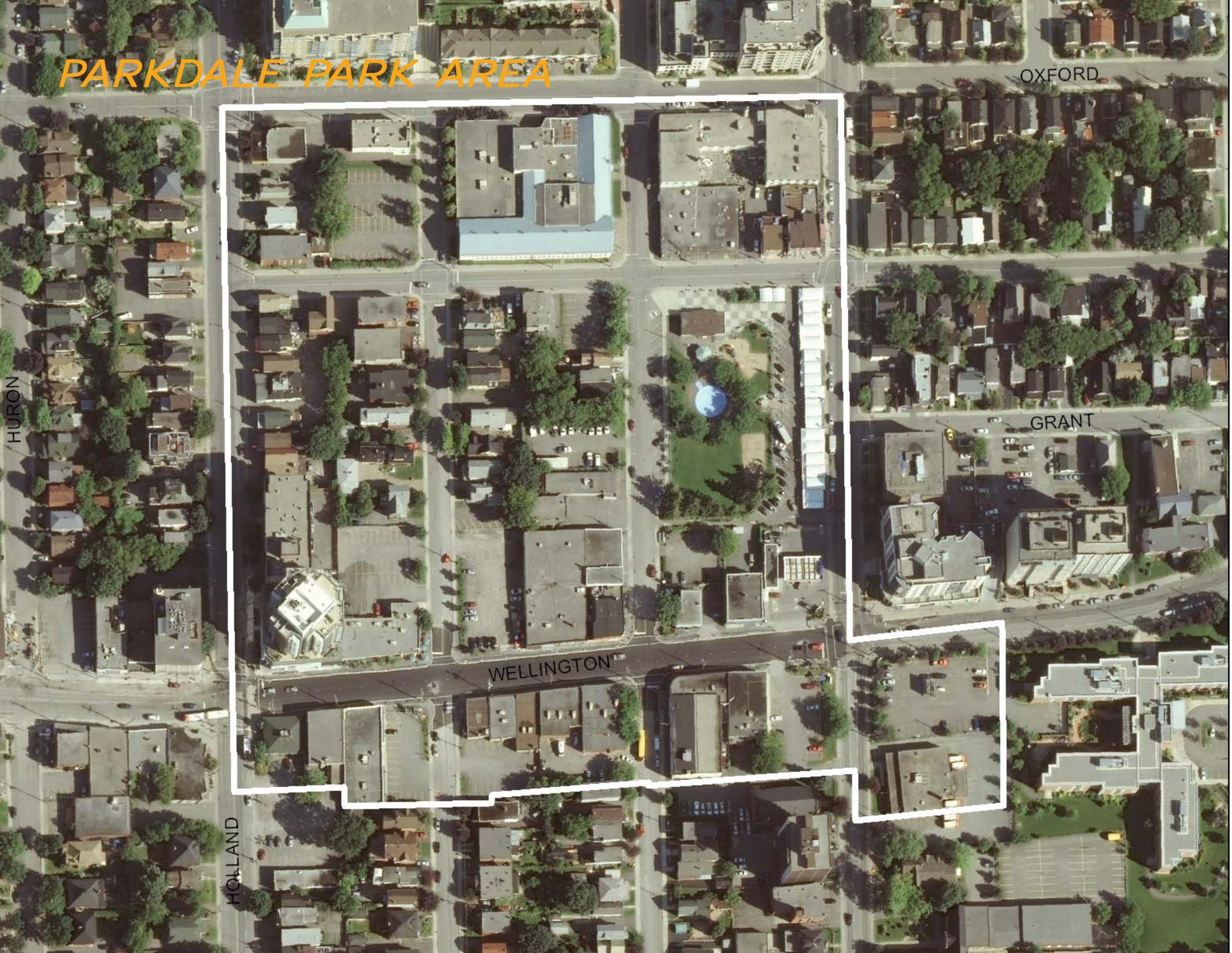
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3.5 Parkdale Park Area

3.5.1 Design Context

The Parkdale Market area, generally bounded by the public streets Holland/Parkdale/Spencer/Wellington is widely regarded as the “heart of the community”. Most of this part of the mainstreet exhibits a generally low-scale village feel and a mix of retail and commercial offerings; however, taller buildings tend to bookend the area at its major crossroads. The area is highly travelled by pedestrians because of the variety of nearby destinations: a Parkdale Park, the Parkdale Market, art galleries, Tunney’s Pasture, and a variety of mainstreet businesses, residential apartments or condominiums, and transit stops. However, there are no civic buildings in the area.

The Parkdale-Wellington intersection is recognized as the busiest corner in the Wellington Street West community, with bustling sidewalks and roads filled with cars. Once at the historical centre of Hintonburg, where its old City Hall was located, today it is a crossroads that people only pass through given lack of uses, buildings, character, comfort and safety. The Holland-Wellington intersection, by contrast, provides some more efficient uses and establishes a more attractive character, including local landmarks, the GCTC and World of Maps.

Just off the mainstreet, Parkdale Park remains a cherished public asset. Likewise, since 1924, the Parkdale Market continues to be a successful outdoor food market. It draws people locally and from surrounding districts year round. Both animate the area with a variety of events for a range users. However, the area is surrounded by generally, unattractive and underutilized land.

North of mainstreet is a mixed use area characterized by low-scale, detached houses, most of which are mixed commercial/residential uses. The northern blocks of this area reflect the community’s industrial heritage. Most properties are either a 1 or 2 storey light industrial, office or other commercial building or parking lots. The most noteworthy building is 7 Hinton Avenue, which captures the past era in its rare architecture.

This important character area can be further described by the following qualities and conditions:

Wellington between Holland and Parkdale:

- Built form along Wellington comprises a variety of pedestrian-oriented, 1 to 2 storey continuous storefront buildings that are generally sited to the property line and are continuous rows of not more than 3.0m from the nearest adjacent buildings

- A street section ratio of over 1:3 creates an open, generally low-scale village character, for most of the mainstreet.
- The mainstreet area east of Parkdale exhibits a greener, and more open front yard space that is atypical of lot line development of the mainstreet. Sidewalks are typically 3.0m and buildings are set back from the street.
- Sidewalks from outer curb to building facade are typically 2.4m to 3.2m between Holland and Parkdale Avenues, including at those intersections, amongst the narrowest along Wellington Street, and considered at the low end necessary for comfort, safety and sense of welcoming to support pedestrian activity.
- Most mainstreet properties on the south side of Wellington, between Huron to Parkdale, back onto the side yards of low-scale residential uses
- Mainstreet properties on the north of Wellington Street between Hamilton and Parkdale are ‘through-lots’ and back onto Parkdale Park
- Between Holland and Hamilton mainstreet properties back onto low-scale houses, with mixed commercial and residential uses
- Holland and Parkdale Avenues are two high-volume transportation routes for pedestrian, cyclists and automobiles bringing thousands of people going (both

east-west and north-south) through the Wellington community everyday. Holland and Parkdale Avenues have sizable rights of way at about 24.5m and 20.0m, respectively.

- Despite their natural attributes as central community gateways and vista points, five of the eight prominent Wellington corners are either parking lots or substantially underutilized opportunities. The three built-out corners are 6, 10, and 11 storeys and represent a more efficient use land, generate activity in the community, and exhibit attractive character attributes. For example, the “GCTC building” announces the community supports a strong, local arts presence, as well as residential and commercial uses.
- The major institutional use in the area, Salvation Army’s Grace Manor, covers a large area south-east of Parkdale Avenue

Around Parkdale Park and Market:

- Parkdale Park and Market are two, well-established and very popular local and regional uses. Yet, despite their close proximity to the mainstreet, they have poor visibility and accessibility from there.
- Over half of the properties surrounding the north, west and south edges of the park are either auto-related or vacant and do not complement the park or park activities. The remaining properties on the west side are single-detached residential uses.

Old industrial and mixed use area:

- Between Spencer and Armstrong Streets (and northeast of there), the built form sporadically exhibits Hintonburg’s industrial past, while the mix of uses show an evolution: from self-storage, office, software design, tavern and art or artisan-related uses. The latter is regarded as a highly favourable use to this community. The QUAD arts district extends over Hintonburg through galleries and theatres.
- The area north and west of the study area takes on a higher density residential character with a mix of apartment buildings and townhouses.
- Holland Avenue’s east side, between Wellington and Spencer, is characterized by 2 to 2.5 single-detached mixed use buildings, similar to the west side of Holland Avenue. However, the ends of two blocks are characterized by 10+ storey residential apartments. This is the form that characterizes most of Holland Avenue’s east side.
- Parkdale Avenue’s west side is a mix of different built form and uses, ranging from 1 to 8 storeys, while the east side is consistently 2 to 2.5 storey residential homes
- On-street parking is available surrounding the park and within the mixed use area

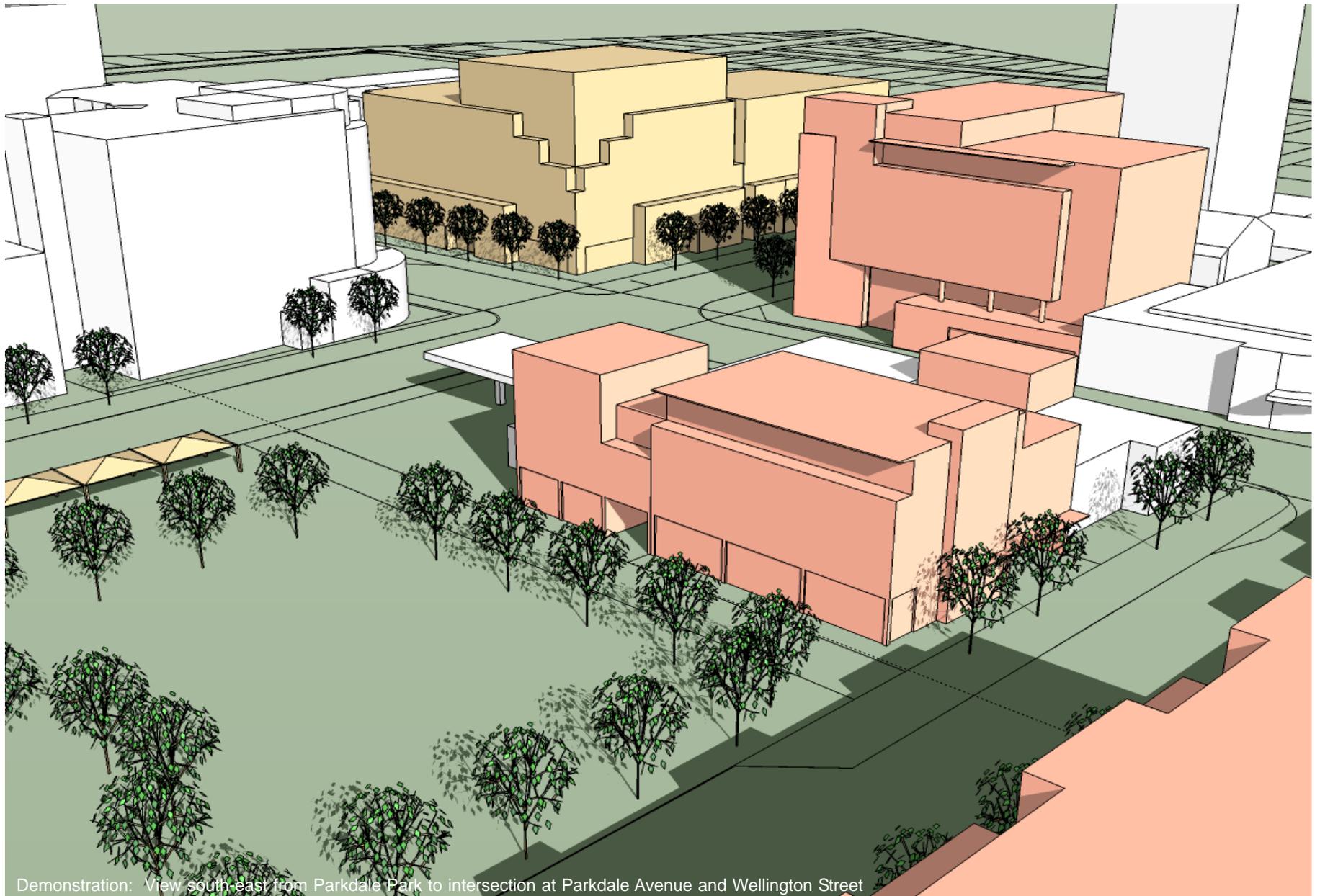
3.5.2 Key Challenges

- There is a real opportunity to restore the design and use of the Parkdale-Wellington intersection to civic and commercial prominence. Today, the roads are filled with cars, the properties empty with asphalt, and most pedestrians are there only as a point of transition.
- This area needs a safe, welcoming, comfortable and functional pedestrian realm and experience for all members of the community and visitors. However, existing development tends to be near the lot-line and there is little opportunity to widen the narrow sidewalks, thereby 'pinching' pedestrian space.
- Parkdale Park remains active, but it is surrounded by properties to the north, west and south that do little to enhance the park and retard its potential to become more attractive and well-used. To build on its success and to advance this area there needs to be a strategy for its development evolution so it is successfully weaved into the physical fabric of the community.
- The public lane on the south edge of the Parkdale Park between Parkdale and Hamilton Avenues is a key piece of public infrastructure, however, it is functioning well below its potential as a catalyst for additional safe, public use and to encourage infill development on the adjacent private lands.
- Keeping a link to the community's industrial heritage, as redevelopment occurs to underutilized lots in the traditional industrial area
- Artisans and related arts uses should be attracted and retained to inspire people of the community.
- The low-scale, mixed residential and commercial character, along Hinton between Wellington and Armstrong, creates a unique pocket of built form and use and this should be respected as the area evolves.

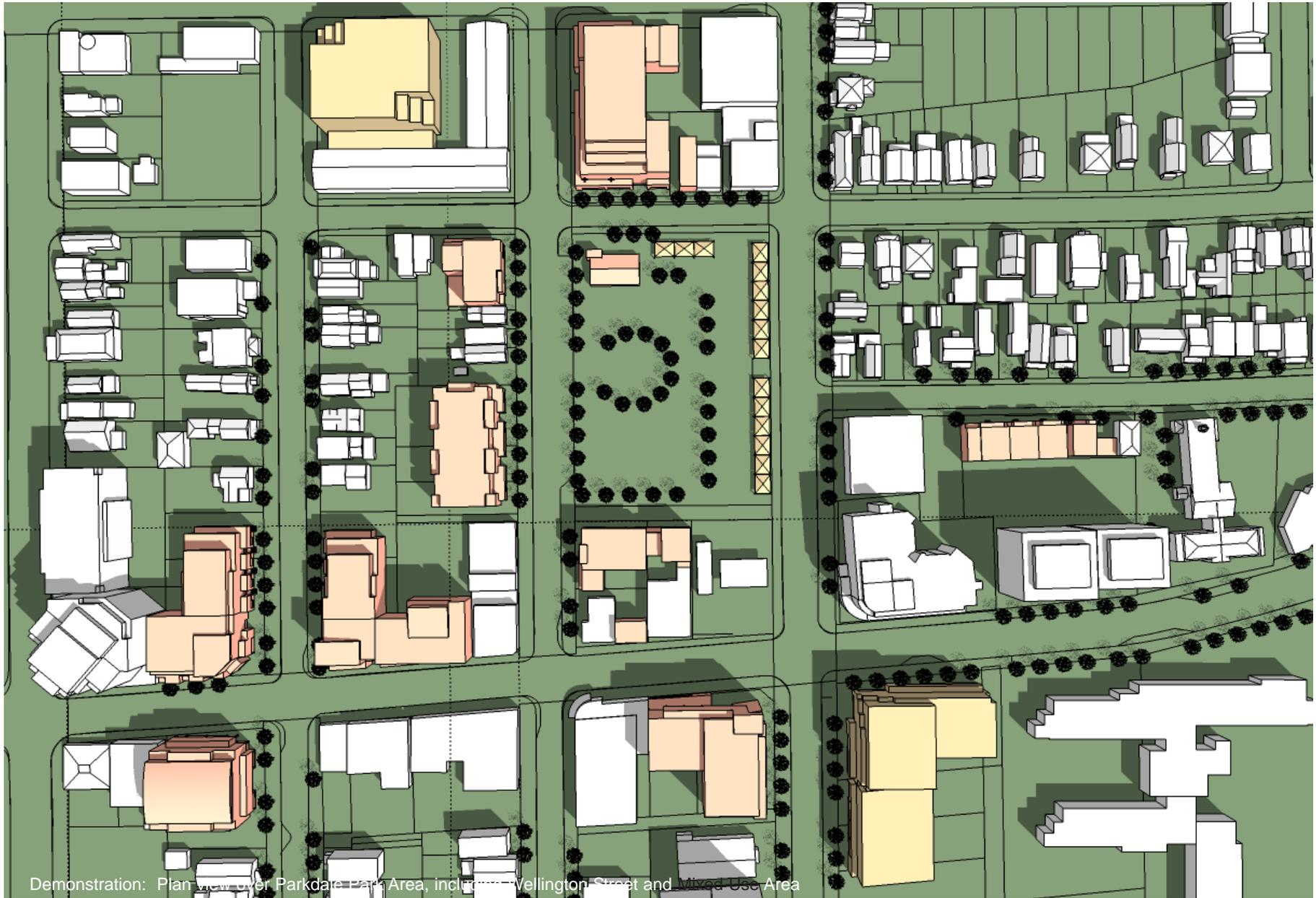
3.5.3 Design Vision and Objectives

The Area will re-emerge as the civic and commercial heart of the broader Wellington West community. Accordingly, the Wellington-Parkdale crossroads and the Parkdale Park and Market will be designed and developed with better, more efficient uses, distinguishing character, and improved comfort and safety for pedestrians.

- Encourage the redevelopment of private properties facing Parkdale Market and create active frontage, on Hamilton Avenue and Armstrong Street
- Capture redevelopment opportunities at active, but underutilized Parkdale and Holland Avenue gateway locations to strengthen the character of the Wellington Street West community.
- In the interim, plant trees or use other landscape treatments to ‘soften’ the heavy automobile presence at the Parkdale intersection, including at the gas station (390 Parkdale Avenue).
- Ensure new development at the Parkdale and Holland Avenue community gateways are designed to establish priority of the public realm *within* private development, so animated people-oriented public spaces are created including, for example, wide sidewalks, parkettes, and/or room for patios
- Introduce architectural features and other visual cues that mark arrival at the Parkdale and Holland Avenue gateways to the Wellington Street West community, including its Arts District.
- Introduce design elements along Parkdale and Hamilton Avenue to improve awareness of and pedestrian access to the Parkdale Market and Arts District.
- Clarify the vehicular access of the gas station to establish pedestrian priority and to minimize pedestrian-vehicle and vehicle-vehicle conflicts.
- Create an active frontage on the south side of Parkdale Market and extend street level pedestrian-friendly uses and built form from Wellington to frame the park, when redevelopment occurs.
- Ensure zoning is flexible to accommodate artists to live and work in the area
- Protect the unique, industrial building at 7 Hinton by obtaining heritage designation
- Ensure future redevelopment of blocks between Armstrong and Spencer reflect the human-scale of the surrounding mainstreet, the Parkdale Park, and adjacent residential uses.
- Reinforce the fine-grain architectural and pedestrian character of the mixed use centre area along Hinton Avenue, between Wellington and Armstrong Streets.



Demonstration: View south-east from Parkdale Park to intersection at Parkdale Avenue and Wellington Street



3.5.4 Design Policies

A. Built Form

A1 Establish a permanent presence of activity, people and place at Parkdale and Holland Avenues

Several properties at the corners of Parkdale and Holland Avenues along Wellington Street represent formative development opportunities for the reestablishment of the Parkdale Park area as a multi-faceted and enduring community core. The key properties include: 1134 and 1186 Wellington Street (presently Grace Manor surface parking lot and Rexall Pharmacy, respectively); 390 and 407 Parkdale Avenue (presently Petro Canada and Canada Post, respectively); 1236 and 1242 Wellington Street (TD Bank parking lot); 1230 (The Table) and 1226 (Home Hardware).

Within the Wellington West community, these properties (particularly the corner sites) exhibit a unique concentration of underutilized properties with high accessibility and visibility. Other distinguishing features of this central nodal area include:

- Holland and Parkdale Avenue intersections are at the historic and geographic core of Wellington mainstreet in terms of commercial, industrial, recreational and social activity. Today, the mainstreet has a healthy retail environment. This area also exhibits a growing arts scene (both performing and visual). Parkdale Park and Market are the largest such uses in the community maintaining their popularity for decades.
- North-south streets along Parkdale and Holland Avenues are both characterized by small-scale commercial and/or residential uses, and high-rise residential uses.
- Both accommodate key routes in the local and regional transportation networks: Parkdale connects the Ottawa River Parkway and the Highway 417, while Holland Avenue links to the Tunney's Pasture transit station, and future Light Rail Transit station.
- Mixed uses result in a changing dynamic over the day and night, and the vibrant part of the mainstreet, due to differing activities and durations



Demonstration: View between Holland and Parkdale

To build on the historical and geographic strengths of the area, redevelopment of these properties should maximize a permanent presence in the number, duration and diversity of people and activities at the Holland and Parkdale Avenue intersections:

A1a. Establish a variety of commercial and/or entertainment uses with a high and active presence of people at street level, for example, retail, restaurant or theatre uses, to reinforce Wellington mainstreet as an alluring place meant for pedestrians, not automobiles.

A1b. Ensuring a mix of residential dwelling units and sizes, including affordable housing units to achieve Official Plan targets and to provide a diverse and permanent population presence.

A1c. Building design should provide flexibility to adapt to a range of economic conditions, including a higher floor-to-ceiling spaces, for example, 5.0m ceilings at the ground floor; however, lengthy, inanimate showroom-type formats are highly discouraged as they will sterilize the activity-potential needed for prominent, front facades.

A1d. Support building heights that are no less than 4 storeys to ensure that the opportunity for concentrating of built form and land use needed at these core intersections is seized .

See **Zoning Amendment:** 8

A1e. Additional building height increases may be considered to a maximum of 9 storeys for providing one or more of the following:

- public open space; for example, a plaza and greater sidewalk width
- affordable rental and ownership housing at 1134 Wellington Street; cash contribution for affordable rental housing at other sites
- community child daycare
- public art and/or extraordinary and innovative architectural feature(s)

See **General Mainstreet:** A5; **Implementation:** 4.3

A2 Gateway architecture at Parkdale and Holland intersections

The value of the aesthetic quality that new buildings on these properties can bring to the community, particularly given their existing state and that they are frequently seen vista points within the community is significant. They are formative first and last impressions of this area of the community mainstreet, namely, in neighbourhood definition and recognition, in addition to the functions they will serve and benefits they can contribute (noted above in A1).

A2a. Buildings should exemplify the key built form values of the mainstreet, as documented in these policies and zoning regulations, notably:

- Creative façade designs and building footprints that set back the ground-level of buildings from the mainstreet property line to provide additional pedestrian space. Additional space for pedestrians can only occur through creation of quasi-public space on private property since the right-of-way available for sidewalk widening has been maximized.

- Low, human-scale building façades that capture pedestrian interest and maintain sunlight to the street and sky exposure, i.e. retains the ‘open feel’ of the area
- Massing, materials and other design detail that vertically and horizontally creates architectural changes that reinforce the character of the surrounding lot sizes, massing and architectural detail. Interval distances should be determined by taking architectural cues from neighbouring buildings and lots to maintain the architectural elements that distinguish this mainstreet area from others in Ottawa.

A2b. These locations are an important neighbourhood crossroad or hub where the unique ‘spokes’ of the community converge. This provides an opportunity to explore the eclecticism of the area and develop true community landmarks. The buildings should be landmarks that stand out from their background by virtue of their design, not location. Architecturally distinguishing attributes or features should provide a bold and new interpretation of the above built form values to provide a unique distinction to the neighbourhood being entered. Distinguishing, architectural details should continue on all façades that are visible from the public realm, including street and sidewalks.

A2c. Presentation of a neighbourhood ‘brand’, theme, characteristic, or other message regarding the Wellington community should be marked at these properties, or established for continuity through the remainder of the corridor, for example, themed signage and themed public art.

A2d. Public open spaces, like plazas, are encouraged as places for rest or street performances, and to animate these visible sites.

A3 Pedestrian priority at the corners and between of Parkdale and Holland Avenues

This is the narrowest right-of-way width along the length of the mainstreet corridor (18.0m) and sidewalks cannot be widened anymore. The pedestrian experience is particularly poor at the corners of the Wellington-Parkdale intersection. Pedestrian activity will continue to be particularly vibrant in this part of mainstreet given the attraction of Parkdale market and park, and the presence of a variety of uses (retail, restaurants, commercial and offices) and transit routes/stops, and future mixed commercial and residential redevelopment at three of the corners of Parkdale-Wellington.

Building design is strongly encouraged to provide additional quasi-public pedestrian space making the street more comfortable, enjoyable and welcoming. Buildings should not “push” pedestrians into proximity of a busy intersection.

A3a. Mid-block redevelopments between Parkdale and Holland Avenues along Wellington Street are encouraged to setback the ground-level facades of buildings to provide needed space for comfort, safety, and a sense of welcoming to support walking. Design should include elements that retain the rhythm established by the generally continuous street wall.

See **General Mainstreet: A2**

See **Zoning Amendment: 6 and 7**

A3b. New developments at all corners of the Parkdale-Wellington and Holland-Wellington intersections shall set back ground-level facades of buildings from the mainstreet property line to provide more public or quasi-public space at these busy corners.

See **Zoning Amendment:** 2

See: A2, B1 and B2

A4 Building setbacks at Wellington-Parkdale south-east corner (1134 Wellington)

The south-east corner of Wellington and Parkdale is important in two respects: (1) it is key in defining the north-south gateway to the Wellington Street West community, and (2) it is also adjacent to the distinct McCormick Park character area, a unique mainstreet area described by a wider street section and large, green open spaces. Future redevelopment at 1134 Wellington Street (Grace Manor west parking lot) should consider building setbacks at its two public street façades. This site also provides the best opportunity for additional public and quasi-public space (on private property) given the potential of the surrounding vacant land and existing public right-of-way.

A4a. The building setback on Wellington Street shall align more closely with the front setback of the Grace Manor building to implement policy B1 for public spaces and to introduce and reinforce the the open space character of the area between Parkdale and McCormick Park. See **3.6.4:** B1

Ab. The building facade on Parkdale Avenue near the Wellington Street corner shall setback in coordination with the Wellington Street facade to provide additional space for pedestrian movement or open space, as well as a buffer from the busy automobile traffic on Parkdale Avenue.

See **General Mainstreet:** A5; **Implementation:** 4.3





A6 Development facing onto Parkdale Park

The majority of properties that face onto Parkdale Park are underutilized or vacant. They create gaps in activity and built form along Armstrong Street, Hamilton Avenue and the south edge of Parkdale Park. Future built form and uses facing Parkdale Park should create an active frontage. They should complement and improve park and market experiences, in terms of safety, sense of comfort, and attractiveness. When infill redevelopment occurs, it must provide the following:

A6a. Building facades shall create a continuous built edge and must face directly onto Parkdale Park to establish a strong surrounding frame for the park and market, for example:

- Side-by-side building facades should not be more than 3.0m from each other regardless if located on the same or different properties to ensure no large gaps between building that may create a void in the block façade.
- Ground floor building setbacks will be a maximum of 3.0m from the property line to encourage pedestrian animation to the street, including provision of: extra patio space or sidewalk space; but not for the display or storage of goods/ merchandise, equipment, etc.

See **Zoning Amendment: 6**

A6b. Built form at the rear of buildings shall provide a transition to abutting residential uses on Hinton Avenue. Architecture should ensure:

- Massing is broken down with details that provide an appealing façade that echoes a residential land use character versus a wide, monolithic and bland west facade.
- Massing and design provide adequate sun penetration and sky exposure for adjacent residential areas.

See **Zoning Amendment: 26**

A7 Building heights in area bounded by Armstrong/Spencer/Holland/Parkdale

Redevelopment shall have a maximum 8 storey or 27m building height. This will provide a transition in character between the taller built forms from Scott Street to Spencer Street (zoned to range between 10 and 12 storeys) and the traditional mainstreet built form of Wellington street (zoned at a 6 storey maximum building height). It will further ensure appropriate scale, sun and sky exposure to surrounding uses.

See A10 and Zoning Amendment: 22

A8 Building envelopes in Mixed Use Centre area (MUC)

A8a. MUC area bounded by Spencer/Wellington/Holland/Parkdale. Redevelopment on these blocks fronting onto the public streets will have a minimum groundfloor setback of 2.0m and minimum building setback of 2m above the 3rd and 6th storey, when building height is over 4 storeys. An attractive, pedestrian-scaled building base, streetscape, and appropriate street-to-height ratio close to 1:1, for example, are important features in the future of this part of the mixed use area.

A8b. MUC area bounded by Spencer/Wellington/Holland/Parkdale. Redevelopment in this area will maintain a rear yard setback of 3m for the first three storeys and 7.5 m above the third storey to minimize impacts adjacent properties and ensure a liveable built form environment.

Zoning Amendment: 24, 25 and 26

A9 Heritage designation of 7 Hinton Avenue (old Capital Wire Cloth Building)

The identified heritage features of 7 Hinton Avenue, as detailed in A10, will be protected and continue to allow area residents and visitors to experience the unique industrial, architectural heritage of the site and area.

A10 Heritage protection, built form and design, and density transfer at 7 Hinton Avenue and 281 Armstrong Street

Notwithstanding that a portion of the building at 7 Hinton Avenue (that portion built between 1912 and 1922 and identified in Figure 3-12) shall be designated under Part IV of the Ontario Heritage Act, the entire property bounded by Spencer, Hinton, Armstrong and Hamilton shall retain its right to a developable area equivalent to a building height of eight (8) storeys or 27m.

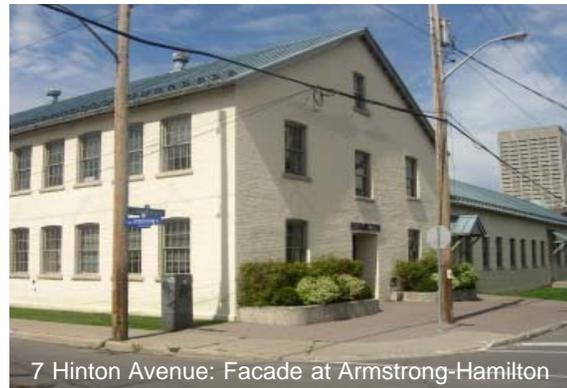
Given that the proposed designation under Part IV of the Ontario Heritage Act will result in a loss of developable area for a portion of 7 Hinton, this undevelopable area may be transferred to the balance of 7 Hinton Avenue and/or to 281 Armstrong Street or a combination of the two (2) sites. The additional density or Floor Space Index (FSI) that shall be allowed to be transferred to the balance of 7 Hinton and/or to 281 Armstrong Street will be an amount equivalent to the lost development potential for that portion of the building at 7 Hinton Avenue that is to be designated under Part IV of the Ontario Heritage Act (identified in Figure 3-12). With this transfer of density, additional building height and FSI shall be permitted at 7 Hinton and/or to 281 Armstrong Street until the FSI rights at 7 Hinton have been fully exercised on either property.

Building envelopes shall be as per the setback provisions described in A9 of this CDP. **Zoning Amendment: 23**

The City shall prepare a zoning bylaw for 7 Hinton Avenue and 281 Armstrong Street which implements the aforementioned transfer of height/density.

Any development proposal for the subject properties should:

- Submit a Cultural Heritage Impact Statement to ensure that the historic portion of the building as identified in the Statement of Cultural Heritage Value is protected and adequately maintained in accordance with the Ontario Heritage Act, the Official Plan, and other relevant policies.
- Provide a stratified Reference Plan that specifically details the areas subject to heritage designation, that is, the front walls (facing Armstrong Street and Hamilton Avenue), end walls (facing Hinton Avenue and Spencer Street), and the roofline. This Reference Plan will be registered on title as part of the heritage designation bylaw.
- Provide a high quality, creative design that ensures a sympathetic interface with the architecture of the former Capital Wire Cloth Company Factory at 7 Hinton.
- Recognize that the historic building acts as the visual base for future redevelopment and that new development should have a contemporary character drawn from its own time.
- Interface appropriately with the surrounding context to meet the vision for the area, as described by this CDP



- Portion of 7 Hinton Avenue to be designated under Part IV of the Ontario Heritage Act
- Area of 7 Hinton Avenue that may accommodate a transfer of density
- Area of 281 Armstrong Street that may accommodate a transfer of density

A11 Land use specifications in the Mixed Use Centre designation

The Mixed Use Centre designated land uses will conform with the Official Plan, and include the following modifications based on the local vision, context and needs specific to this Mixed Use Centre area.

A11a. The ground-floor space of new infill development, such as retail or restaurant space, should be designed to be adaptable, for example, providing between 170m² to 200 m² maximum of GFA per unit size. This will ensure smaller size storefronts that are more reflective of the mainstreet building format; one with proven long-term adaptability and active frontages.

A 200m² maximum of GFA per unit or outlet on the ground floor applies to retail, service-oriented commercial uses, and office uses. Additional office use would be acceptable on any floors above the ground floor. Large format retail spaces are not desirable in this area as they typically create a monotonous design.

Note: 7 Hinton is not subject to this policy, given its unique heritage characteristics.

Zoning Amendment: 27

A11b. Land uses will follow those permitted by a Mixed Use Centre designation, with the exception of those prohibited uses listed in the MC12 Subzone.

Zoning Amendment: 21

A11c. Properties within the Mixed Use Centre Zone shall be permitted to share parking spaces on a property that meets the minimum required number of parking spaces for the existing use, but whose actual demand for parking is less than the actual number of spaces that have been created. As a result, these underutilized parking spaces could be available for use by other off-site uses, which will result in a more efficient use of those existing parking lots, while lowering the amount of on-street parking within the area.

Zoning Amendment: 28



B. Public Spaces

B1 Design of people spaces fronting Parkdale Avenue and Wellington Street intersection

The corners of Wellington-Parkdale need to become safe, welcoming, comfortable and functional pedestrian realms for all members of the local community and visitors. This crossroads is highly travelled by pedestrians because of its variety of nearby destinations. With greater building setbacks noted in A1 and A2 above, the resulting priority is the thoughtful and creative design of public or quasi-public spaces at all four corners. Basic principles for these spaces include:

- Prioritize adequate and unobstructed pedestrian space for all persons to travel generally unobstructed through the site, including between the mainstreet and any building unit(s)
- Provide a place and/or spaces for meeting and resting with special consideration for gathering spaces for small performances, cultural celebrations and so forth.
- Create visual variation along the traditional mainstreet
- Respond to the specific street character of Wellington Street and Parkdale Avenue
- Provide landscape treatment that greens, or softens, the spaces
- Introduce public art as stand alone pieces, or integrated within street furniture or other features the landscape architecture
- Design and place themed signage and wayfinding to Parkdale Park and Market, Old Hintonburg and Wellington Village.

See: A4



Wellington-Parkdale: existing pedestrian conditions

B2 Improve the public lane at the south edge of Parkdale Park

The public street at the south edge of Parkdale Park is an underutilized public asset. Its usefulness needs to be defined and its usability improved to create a sense of place within the context of Parkdale Park, the Market and key redevelopment properties to its southside.

A pedestrian-oriented municipal lane needs to be implemented along the park's south edge, including a formalized pedestrian sidewalk, curbs, and lights to:

- provide and stimulate the safe use of this significant but under utilized public space.
- provide the essential urban infrastructure to support the desired future development of land uses, built form and human activities of the Parkdale Park and Market node, the "heart" of the Wellington Street West community.

At the time of Site Plan Control application, a proponent must provide adequate land and access to provide the essential utility requirements. For example, the proponent may be required to sell a portion of the frontage onto the lane to the City of Ottawa. Utility provisions will all the while ensure that other policies herein requiring active frontage onto Parkdale Park take precedence, and thereby explore all alternatives options as appropriate.

See: A6.

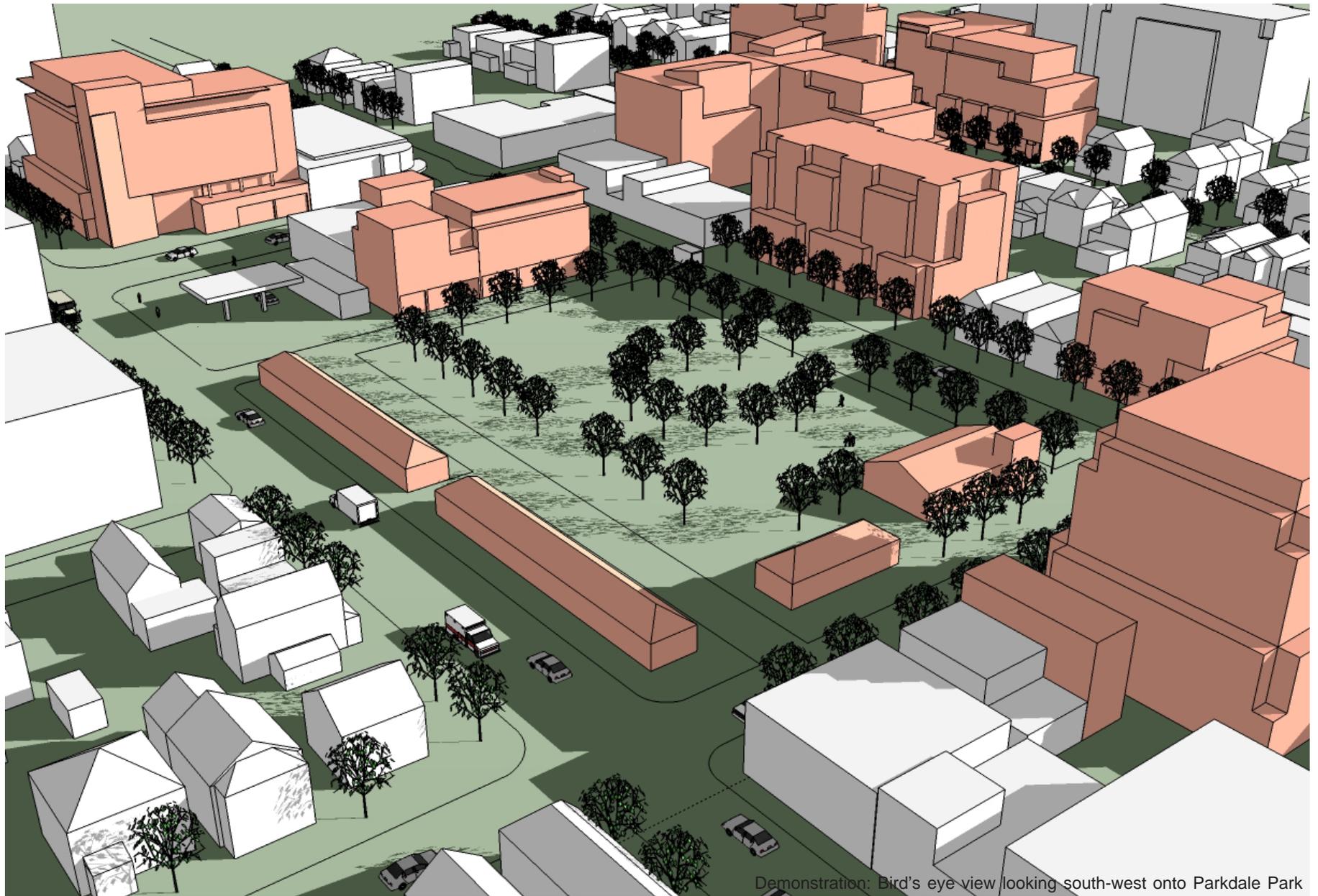
B3 Future vision of Parkdale Park

A community revisioning of Parkdale Park was undertaken as part of the Neighbourhood Planning Initiative process with implementation already undertaken. Highlights include:

- new access from Hamilton Avenue
- access or gateway features
- a multi-use stage/shade structure
- "animated" architecture and renovations of the field house
- new park amenities, such as trees and shrubs, seating and tables, surfacing, play areas and bike racks

In the long-term, the Parkdale Park should revisit its purpose and role, particularly within the context of a Mixed Use Centre area as it evolves. When there is public interest and sufficient means and resources a design competition could be the appropriate means to achieve the broadest variety of ideas and potential for this important civic asset.





Demonstration: Bird's eye view looking south-west onto Parkdale Park

MCCORMICK PARK AREA



GRANT

MCCORMICK

CARRUTHERS

WELLINGTON

GLADSTONE

SHERBROOKE

MELROSE

3.6 McCormick Park Area

3.6.1 Design Context

The McCormick Park area, east of Parkdale and west of Sherbourne/Pinhey, is defined along the east-west axis of Wellington by green open spaces, heritage architectural built form, and a mix of commercial and institutional uses. The north-south axis at Carruthers and Rosemount Streets, with a collection of community facilities, assets and McCormick Park, creates a unique node of public uses. These distinctive qualities meet each other at McCormick Park and Wellington Street.

The role and design of McCormick Park as a quiet, neighbourhood park is perceived by members of the community as being appropriate to serve this community.

This character area can be further described by the following urban design qualities and conditions:

- North-east of Parkdale and Wellington is characterized by two residential apartments over 10 storeys, with commercial at grade, while the south-east corner is dominated by a large parking lot
- A unique band of green, open space fronting onto the mainstreet stretches from Parkdale Avenue to McCormick Street along the south side of Wellington Street
- Setback on the green, front yard spaces of both the north and south sides of Wellington are large, 2 storey institutional buildings, including the sprawling Grace Manor seniors home, Bethany Hope Centre, and St. George's Home.
- Buildings on the north side range in setback from about 4.0m to 6.0m; Grace Manor's setback ranges from 7.0 to 20.0m; the north side between Carruthers and Stirling has a narrow curb-to-face sidewalk, about 2.4m to 3.2m.
- McCormick Park is sited behind a non-descript, City-owned early modernist building (which fronts onto mainstreet, and presently accommodates community supportive functions).
- The park is framed by low-scale residential uses to the east and underutilized, low-scale commercial uses or parking lots to the north and west. Low-scale residential uses continue just beyond the park to the north, west and east.
- Carruthers and Rosemount Streets provide important north-south pedestrian and transportation routes to important civic buildings and spaces: Connaught Public School, Rosemount Public Library, the Seniors Support Centre, and McCormick Park.
- Immediately east of McCormick Park is the largest cluster of heritage, mixed-use buildings along Wellington mainstreet, reflecting the historical Hintonburg commercial core, including the heritage designated, Magee House.
- Buildings tend to be 2 storey commercial storefront
- Buildings tend to be sited either as part of continuous rows or if detached, not more than 3.0m from the nearest adjacent buildings
- There are some key opportunities for vista points as Wellington Street bows slightly in this area and Carruthers is a long straight avenue that creates a "T" intersection at Wellington Street.
- Typically, the north-south residential streets do not align with each other. These also create natural vista points from the residential streets.
- On-street parking is available surrounding the park

3.6.2 Key Challenges

- New opportunities for vistas and landmark buildings should be identified
- Heritage buildings located to the east of McCormick Park that are currently not designated under the Ontario Heritage Act need to be recognized and protected
- Pedestrian movement and safety along the axis of Rosemount/Carruthers should be improved
- The swaths of broad green open spaces between Grace Manor and McCormick Park provide a unique character and need to be enhanced
- Redevelopment on private properties surrounding McCormick Park should play a role in improving the quality of the park space, for example, the environment's attractiveness and safety
- The building at 1137 Wellington (presently Seniors Support Centre) plays an ambiguous role in relation to the park and its physical condition and future viability is not known.
- New site rehabilitation or development within McCormick Park, in particular the building at 1137 Wellington Street, should improve public safety and encourage use for the broadest range of people
- In the long-term, the possibility of enlarging McCormick Park to include the lands currently owned by the City of Ottawa and occupied by the Seniors Support Centre (1137 Wellington) may be a valuable possibility. There is a unique opportunity for McCormick Park to re-define this character area, as a larger open space and community landmark. If the aging building at 1137 Wellington Street is deemed to be functionally and economically unviable for the long-term, it could be recommended for removal. If it was removed, the park could be opened up and expanded by up to 30% of its present size. Acquisition of green open space in a mature, stable urban environment is very rare, and such consideration is very important as society depends increasingly on local amenities and our inner urban areas attract more population

3.6.3 Design Vision and Objectives

The Area will continue to be the “greenest” part on Wellington and a community services node. It is anchored by the neighbourhood-oriented McCormick Park, the spacious front yard of Grace Manor, and a unique grouping of Hintonburg heritage buildings, and a variety of public facilities.

- Protect the existing green space in front of the Grace Manor, Bethany Home and St. George’s Home including celebrating the mature landmark trees
- Respect and enhance views to heritage-referenced and –era buildings, including Bethany Home and St. George’s Home (Holy Rosary Parish and Church).
- Make the front yard of the Grace Manor a public or quasi-public gathering place that affords better use and theming opportunities; for example, part of an arts walk, heritage walk, music garden, and so forth.
- Formalize the quasi-public pathway between St. George’s Home (1153 Wellington) and Castle Towers (1157 Wellington) and explore coordination with adjacent uses and other community programming.
- Improve the quasi-public space and façade of retail stores where space exists, by exploring better seating, shelter, and trees; for example, at Castle Towers (1157 Wellington)
- Ensure a well-designed transition between mainstreet character and functions and the surrounding residential neighbourhood.
- Protect the designated and heritage referenced buildings concentrated at the Carruthers/Wellington intersection
- Assess the functional, and possible heritage, value of the City-owned building located at the southern part of McCormick Park
- Build on the concentration of public assets, like community facilities, at Wellington/Rosemount/Carruthers
- Encourage infill development on the parking lot at the corner of Rosemount Avenue and Wellington Street
- As an interim plan to redevelopment, ensure well-demarcated and attractive edges to define the visual and functional purpose of the quasi-public space at the parking lot at Rosemount and Wellington.
- Introduce signage, way-finding , signage continuity, and landscape treatments to improve awareness and accessibility to McCormick Park and the Rosemount Public Library.
- De-clutter and re-design the quasi-public space in front of the Seniors Support Centre to make it open, attractive and more useful.
- Improve the visually and functionally awkward operation and safety of the traffic intersection at Carruthers, Wellington, and Rosemount.



Demonstration: Birds eye view south to McCormick Park and Wellington Street



View east along Wellington from St. Georges Home (1153 Wellington Street)



View south along Carruthers to Wellington



Birdseye view to corner of Rosemont/Wellington

3.6.4 Design Policies

A. Built Form

A1 *Redevelopment along Wellington near corner of Rosemont (1134 Wellington St.)*

The vacant and underutilized corner of Rosemont Avenue and Wellington Street represents an important redevelopment opportunity and should create a landmark building given: (1) its location at a T-junction clustered with several buildings of heritage value and (2) its high visibility on Wellington Street due to the road geometry. Urban and architectural design of new building(s) should respect and celebrate the architectural heritage and context.

A1a. A new building(s) should reinforce the key built form values of the mainstreet and particularly this concentration of local architectural and built form heritage:

- Building massing should be cognizant and respectful of adjacent mainstreet buildings and reinforce the human-scale
- Building elements should be cognizant and respective of adjacent mainstreet building details, for example, doors, windows, cornices and other features which contribute to the overall design of a building and the streetscape character.

See **Zoning Amendment:** 11and 20

A1b. Landmark architecture and/or features should take advantage of the strong vista terminus of the site for:

- (1) eastward view from Parkdale Avenue along Wellington Street
- (2) southward view along the Carruthers Avenue.
- (3) westward view along Wellington Street

Architectural attributes or features should provide a bold or new interpretation of the above built form values (noted in A1a) to create an innovative, new building to strengthen the existing built form heritage while creating a new community landmark.

See **General Mainstreet Policy:** A3 and A5

A2 Development facing McCormick Park

McCormick Park is currently framed by either vacant or underutilized lots or lots with buildings that do not face McCormick park. Residential homes along Carruthers Avenue are the exception. New development around McCormick Park should provide a continuous face onto the park, with building elements such as porches, windows, balconies, doors that open directly to the outside from first floor, or other architectural details, that reflect low-scale residential neighbourhood and promote a better sense of safety for park users (“eyes on the street”) and sense of enclosure which creates of place. There will be no blank walls facing the park.

Buildings should be sited close to the property line as setting the building back undermines the important interface with the park.

A3 Redevelopment along Grant Street (1157, 1153 and 1145 Wellington Street, north edge)

The properties at 1157, 1153 and 1145 Wellington Street are large mainstreet, “through-lots”. They are framed by Wellington and Grant Streets to the north and south sides and a large mixed-use residential apartment on the west. They are presently occupied by a high-rise apartment building, with retail-grade fronting Wellington Street, a church-related use, and a commercial use. Large underutilized, parking areas fronting onto Grant Street, a low-scale residential street. These represent potential sites for infill redevelopment in the future.

New infill development shall reestablish massing and façade details that reflect and reinforce the existing human-scale character of the local residential Grant street.

See **Zoning Amendments:** No. 9 and 10



Sense of enclosure and safety in park created by surrounding uses



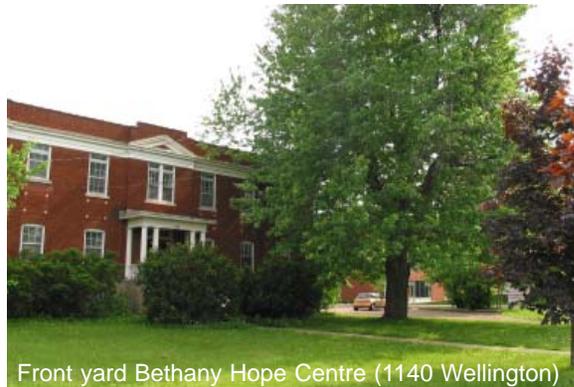
View southwest from Armstrong East of Parkdale



View west along Grant Street to Parkdale Park



Front yard Grace Manor (1134 Wellington)



Front yard Bethany Hope Centre (1140 Wellington)



Informal, quasi-public path west St. Georges Home

B. Public Spaces

B1 *Prioritize designed green spaces for Wellington Street between Parkdale and McCormick Park*

A concentration of institutional buildings with deep front yard setbacks on atypically large lots between Parkdale and McCormick Park has created the only section along Wellington Street with large areas of lawn, mature trees and other landscaping. This also creates an unusual break in the retail continuity of the traditional mainstreet, but it provides a rare opportunity to highlight this unique green environment to Wellington Street.

B1a. The existing building setbacks shall be maintained to protect the front yard open spaces in front of the Grace Manor and Bethany Hope Centre (1134 and 1140 Wellington Street, respectively) and St. George's Home (1153 Wellington Street)

B1b. Enhancing the aesthetic and functional quality of front yard open spaces shall be the priority of any redesign of and/or alteration to the existing spaces in front the addresses noted in B1a, including landmark features, such as large tree(s) or public art.

B1c. Landscape redesign and maintenance shall provide good viewing opportunities to the buildings on site. Trees and shrubs should frame or accentuate buildings, and not to obscure them from view.

B1d. The public enjoyment of these green spaces, particularly at 1134 and 1140 Wellington Street, will be maximized by improving their utility and accessibility. This improvement may be through programming the land for public use, for example, with an urban parkette, public walk, pedestrian lighting or benches, or more textured landscape. Design should consider a future link-in with McCormick Park. This will be achieved through collaboration of property owners, the community and the City of Ottawa and/or through land acquisition by the City. Pubic use(s) must integrate and must not conflict with the programming and security requirements of the Grace Manor.

B1e. The formalization of the quasi-public pathway to the west of St. George's Home will be considered, for example, as part of a a community 'arts walk'. Priority will be on coordination with adjacent land uses and other community programming, in addition to the design of an attractive, usable and safe public space. (See B2 or B3 for design considerations.)

B2 Redesign of building and spaces around 1137 Wellington (presently Seniors Support Centre)

McCormick Park is a highly valued neighbourhood pocket park. The siting and design of the building at 1137 Wellington (presently the Seniors Support Centre) plays a key role in how the park is defined and used. At present, the building's design and use is detached from and does not relate to the park. It divides the park from the Wellington Street and acts as both a visual and sound barrier. However, the ad hoc design also undermines the park's full potential as a vital, safe, and quiet neighbourhood park that is usable and accessible by a broad range of users. The siting and design of 1137 Wellington shall enhance this important public asset. Maintenance and redevelopment of the site and adjacent public rights-of-way will advance the following:

B2a. Redesign of the City-owned building and site at 1137 Wellington Street so that they clearly respond to the differing functional and aesthetic needs of both Wellington mainstreet and McCormick Park. The building facades and surrounding spaces should clearly demarcate their functional role to people, for example, territorial cues to identify public and private spaces and their intended use.

B2b. Clearly define a usable green public open space area in the front yard space (fronting Wellington Street). Landscape design should clarify what areas are intended for public or private use, for example, clarifying ownership and responsibility. The appropriate placement of the Transit stop, garbage receptacles and newspaper boxes are a priority in making this space both functional and attractive.

B2c. Introduce wayfinding elements to improve awareness and accessibility to McCormick Park and the Rosemount Public Library, including: orientation, routing, and destination recognition. This should include streetscape/landscape design treatments such as special paving and trees/plant that are selected, sited and maintained to enable high visibility to and from the park on a year-round basis with minimal maintenance.

B2d. Introduce public art or themed signage to recognize the heritage Hintonburg neighbourhood or the broader Wellington community.

B2e. Improve the operation and safety of the traffic intersection at Carruthers, Wellington, and Rosemount which is visually and functionally awkward. This includes clarifying and improving right-of-way movement signals, signal timing and sidewalk and road geometry for pedestrians and vehicles.

See **Implementation:** 4.3



Mainstreet building facade at 1137 Wellington



Rear of building at 1137 Wellington Street



McCormick Park



Example neighbourhood park directly fronting a mainstreet

B3 Potential for McCormick Park Enlargement

In the long term, if there is will in the community and the City of Ottawa, the City should work with the community to explore the opportunity to increase the park size substantially through the removal the building 1137 Wellington Street and relocating the services it provides within the community, as needed; thereby, allowing expansion of the park to Wellington Street. Key objectives for pursuing the enlargement of McCormick Park, include:

- Provision of approximately 30% more park area added for community use. Finding and acquiring green spaces for public use is very difficult in a mature, urban area
- A more visible, accessible, and safer neighbourhood park to encourage a more inclusive and broader demographic of users
- Opportunity to redefine this area's unique concentrations of public assets and facilities with the creation of a landmark community park
- The new improvements to the park may provide a catalyst for enhancing or redeveloping the underutilized properties that surround it

See **Implementation:** 4.3

SOMERSET SQUARE AREA



PINHEY

MERTON

ANCHESTER

LOWREY

GARLAND

HILDA

O'MEARA

HILDA

ARMSTRONG

LADOUCEUR

SOMERSET

WELLINGTON

ARMSTRONG

SPADINA

BREEZE HILL

ROSE

LAUREL

3.7 Somerset Square Area

3.7.1 Description

The Somerset Square area, from Sherbourne/Pinhey Avenues to Breezehill Avenue, is the oldest part of the Wellington corridor. Existing buildings were generally built in the late 1800s to 1940s, with a few dating after that. It is characterized by blocks of traditional mainstreet built form contrasted with empty lots, car-filled auto uses or high-rise residential towers. The mainstreet provides a range of uses and choice for live, work and play. The core of the burgeoning artisan community within Wellington West also lives and works in Hintonburg.

Somerset Square is a triangular piece of public right of way bounded by three public streets. It is the first public space greeting westbound visitors to the broader Wellington Street West community and anchors the eastern part of the neighbourhood. While it is owned by the City of Ottawa, it has been largely adopted and jointly cared for by the community. It is a unique resting and gathering place for the community - the only one located directly on the mainstreet.

This neighbourhood character area can be described by the following urban design qualities and conditions:

- Continuous, 2 to 3 storey storefront buildings, with residential units above, built up to the property line
- Buildings tend to be sited either as part of continuous rows, or if detached, not more than 3.0m from the nearest adjacent buildings
- Vacant or underutilized auto-oriented lots with 1 to 1.5 storey buildings are setback creating pocks in the streetscape, contrasting traditional mainstreet fabric.
- A number of highrise residential apartments with heights ranging from are 10- to 16-storeys exist in the area.
- The street proportion ranges between 1:3 to 1:1.5 creating a generally lower-scale village character.
- Sidewalks exhibit some of the widest areas along the mainstreet, for example, from Merton to Fairmont sidewalks are from 3.8m to 6.2m (vs. typical widths elsewhere of 3.0m to 5.0m). Notably the north side of Wellington Street between Spadina and Bayswater, sidewalks will be 3.5m to 7.0m in width; however, on the south side the width is 2.8m
- Somerset Square open space is framed by generally continuous building facades on two sides: Somerset Street and Wellington Street. This continuity, however, is broken along Spadina Street by low, setback auto uses.
- Blocks on the north side of mainstreet from Merton to Garland, are developed around their perimeter leaving open spaces at the core of the block from 11m to 22m in length. Of the existing mainstreet buildings, their building depths range from 20m to 30m.
- Buildings running along Armstrong are typically not more than 22m in depth from the front property line
- Five through-lots are present which are not consistent with the traditional property pattern: 979, 987, 999, 1041, and 1049 Wellington Street
- Predominantly low-scale residential character and uses are immediately adjacent to mainstreet properties and to the north across Armstrong Street
- Properties on the south side of mainstreet, from Sherbourne to Bayswater, generally back onto the side yards of an area of low-scale residential uses
- A pervasive street network of local and regional roads adjoin the mainstreet at many different points throughout the community
- The local, north-south residential streets do not align with each other and intersect with Wellington at odd, acute angles
- St. Francis D'Assisi Catholic Church is an important historical building and the only true landmark of City-wide significance along the Wellington Street West corridor by virtue of its architectural details, scale, and height (approximately 45m)
- Hintonburg Community Centre is the most important community facility on the mainstreet, and primarily provides recreation, but also other social services

3.7.2 Key Challenges

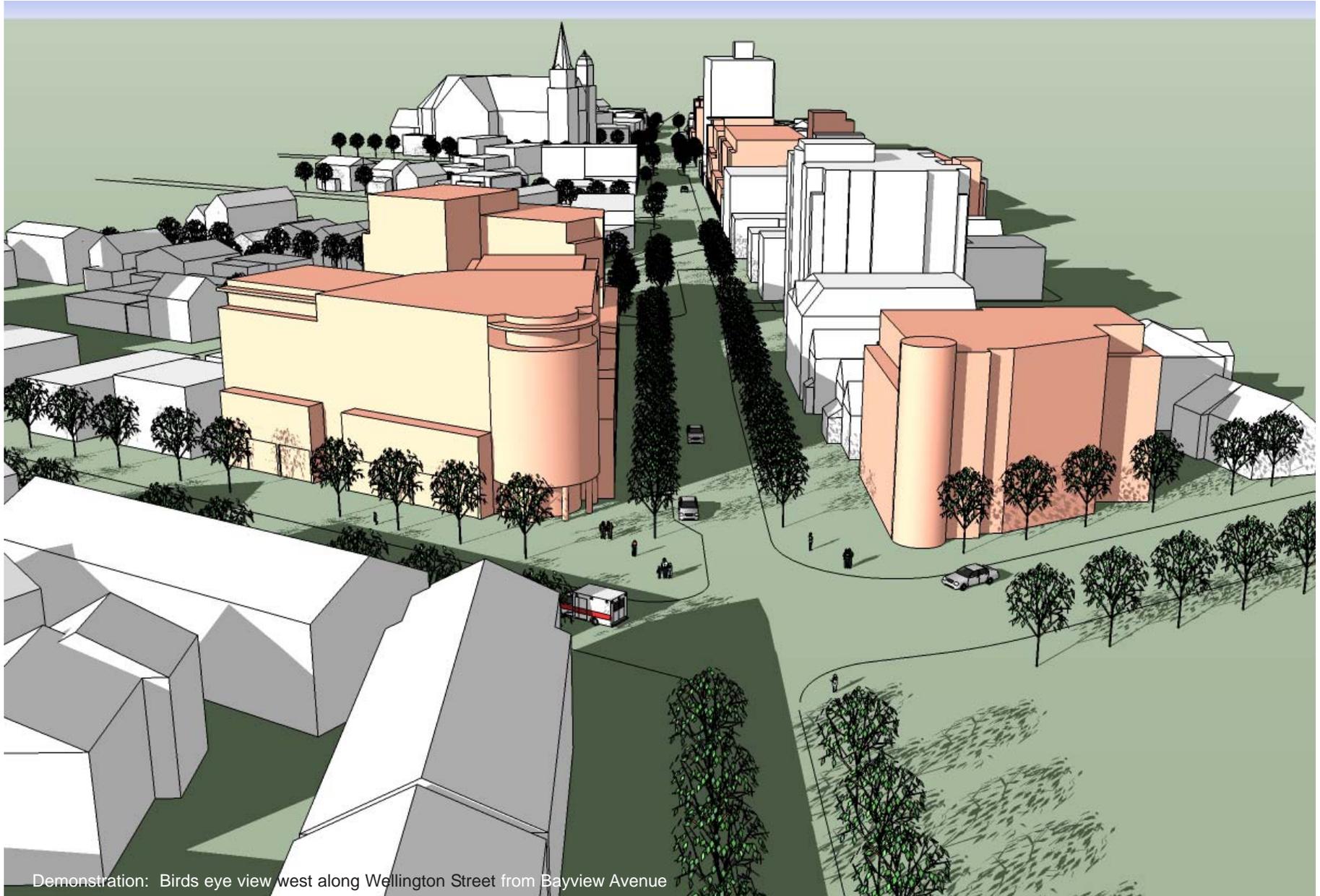
- The number of underutilized and vacant properties, such as auto-related uses, present significant gaps in the continuity the area's character and uses, but also important opportunities for establishing a renewed character
- There are on-going concerns about safety in Somerset Square
- Providing the necessary conditions to attract to certain missing retail services that would benefit area residents has been elusive, such as a retail food store.
- The protection of two existing green spaces along Wellington Street, Somerset Square and St. Francis D'Assisi
- The design of Somerset Square is undistinctive, cluttered and unwelcoming for a 'gateway' location
- Large-scale mainstreet redevelopment, particularly on through-lots, has the potential of destroying the established urban fabric and may not be compatible with built form and use of adjacent established or new residential areas

3.7.3 Design Vision and Objectives

Somerset Square area should be established and distinguished as a permanent hub 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 should provide animated and activity-generating land uses and buildings and spaces that can accommodate these uses.

- Reestablish continuous street frontage with street-level retail and commercial uses in new infill development
- Ensure a well-designed urban grain that will reinforce the distinct forms, character and uses of both mainstreet properties and the established, surrounding residential neighbourhood, when future redevelopment occurs.
- Ensure transit-oriented redevelopment is consistent with the historical scale and character of Hintonburg
- Ensure Somerset Square is adequately protected in perpetuity as a public park for the community
- Afford for a flexibility of uses within Somerset Square to serve the variety of possible programming needs of this diverse urban neighbourhood at this gateway location.
- Design a unique community space at Somerset Square with distinctive, visual elements that distinguish arrival in the community, particularly approaching from Somerset Bridge.

- Ensure openness and high visibility into and out of Somerset Square from all surrounding angles to provide 24-hour awareness of activity and safety.
- Establish strong pedestrian-friendly linkages to, from and within Somerset Square across abutting streets.
- Redesign automobile movement and parking patterns to improve pedestrian access and safety to the Square, while maintaining the important needs of the surrounding uses.
- Maintain and enhance the quasi-public open space in front of St. Francis D'Assisi Church
- In the interim, clarify the public and private realms and their uses at the front (south) and side (west) yards at 1041 Wellington Street
- Improve the continuity, integration and comfort of the Hintonburg Community Centre into the mainstreet streetscape.
- Clarify the purpose of the pathway on the east side of the Hintonburg Community Centre, and improve signage, wayfinding and landscape treatments.
- Create well- demarcated and attractive edges to define the blurred public and private realms of vacant lots and unclear private spaces.
- Introduce trees or other greenery on the public street, where opportunities exist, such as existing sidewalk rights of way, or new sidewalk bulb-outs.



Demonstration: Birds eye view west along Wellington Street from Bayview Avenue

3.7.4 Design policies

A. Built Form

A1 *Creation of a strong built frame around Somerset Square*

New infill redevelopment on properties facing onto Somerset Square, Wellington Street (between Garland and Bayswater) and Somerset Street (between Spadina and Breezhill Avenues) must provide:

- Pedestrian-oriented retail or commercial uses at street level to ensure consistent activity and “eyes” on Somerset Square for the duration of the day. Upper-storeys are encouraged to be residential uses to further ensure on-going activity and surveillance within and around Somerset Square.
- A continuous built edge to establish a strong urban frame:
 - that eliminates the undesirable gaps between buildings and reestablishes the traditional siting of buildings across the property width
 - that reinforces the traditional building front facade on, or very close to, the mainstreet property line.

See **Mainstreet Corridor Built Form**: A1, A2, A3 and A4.

A2 *Activity node east of Somerset Square*

The block east of Somerset Square, bounded by Spadina/Somerset/Bayswater/Wellington public streets, should be a defining location in the community. To the east, the block defines the edge and entry into the community, to the west it faces Somerset Square. The attributes of these parcels exhibit a unique concentration highly accessible, visible and underutilized properties within the Wellington West community.

Other distinguishing features of this central nodal area include:

- Proximity to multiple transportation routes and facilities, including Scott Street, Somerset Street (to Little Italy and Chinatown), existing Bayview Station and future Light Rail Transit station, future multi-functional and recreational pathways; possible pedestrian bridge and Dalhousie community.
- Characterized by low-scale mainstreet village character around Somerset Square, but tall residential buildings are established in close proximity just off of the square.
- Underutilized sites at identified landmark locations
- Large public open space in proximity

The value of the aesthetic and land use quality that new development on these properties can bring to the community is significant. They are at an important neighbourhood crossroad and future hub for the community, and provide an opportunity to explore the eclecticism of the area and develop true community landmarks. Future development will establish the area as an activity node that supports and promotes transit- and neighbourhood- oriented land uses and architectural design.

The key properties include: 1 Spadina Avenue; 10 and 24 Bayswater Avenue; 930 Wellington Street; 1073, 1079, 1085, 1089 Somerset Street. Additional building height increases may be considered to a maximum of 9 storeys for providing one or more of the following:

- public open space; for example, small plaza and greater sidewalk width
- cash contribution for affordable rental and ownership housing
- community daycare
- public art and/or extraordinary and innovative architectural feature(s) See **General Mainstreet: A5; Implementation: 4.3**

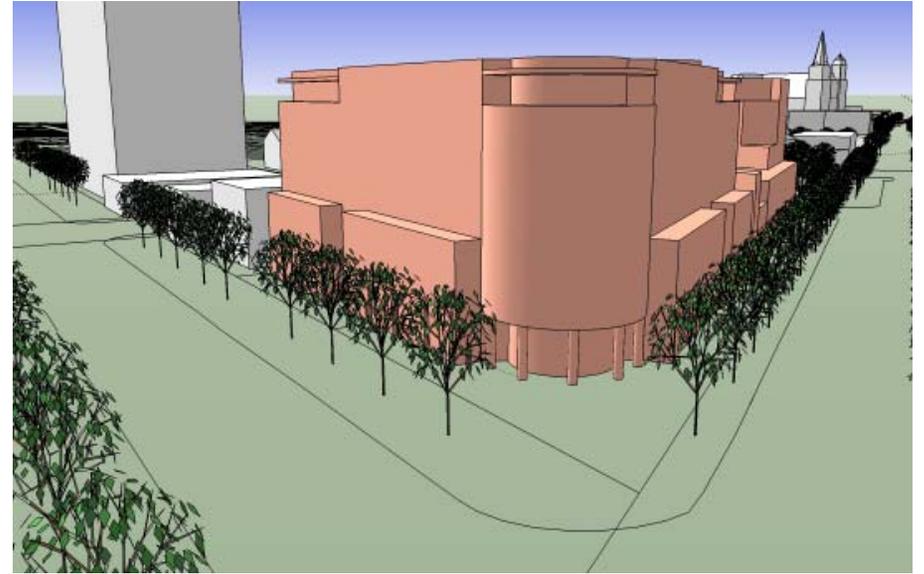
A2a. The buildings at the corners of Bayview-Wellington and Bayview-Somerset should exhibit gateway architecture which stands out from their background by virtue of their design, not simply by location. Architecturally distinguishing attributes or features should provide a bold and new interpretation of the above built form values to provide a unique distinction to the neighbourhood being entered. Distinguishing, architectural details should continue on all façades that are visible from the public realm, including the sidewalk and the street.

A2b. Buildings shall exemplify the key built form values of the mainstreet, as documented in these policies and zoning regulations, notably:

- Creative façade designs and building footprints that set back the ground-level of buildings from the mainstreet property line to provide additional pedestrian space. Additional space for pedestrians can only occur through creation of quasi-public space on private property since the right-of-way available for sidewalk widening has been maximized.
- Traditional, human-scale built form, i.e. building façades particularly facing Somerset Square, that capture pedestrian interest and maintain sunlight and sky exposure to the street and Somerset Square
- Massing, materials and other design details that vertically and horizontally create architectural changes that reinforce the character of the surrounding lot sizes, massing and architectural detail. Such architectural details will be determined by taking cues from neighbouring buildings and lots to maintain the architectural elements that distinguish this mainstreet area from others in Ottawa.

A2c. Presentation of a neighbourhood 'brand', theme, characteristic, or other message regarding the Wellington community should be marked at these properties, or established for continuity through the remainder of the corridor, for example, themed signage and themed public art.

A2d. Establish a spacious and high quality pedestrian route and environment - from Bayview Avenue through to Somerset Square and, on the east side of Spadina Avenue Wellington Street between Somerset Street - by designing buildings and quasi-public front yard spaces that prioritize pedestrian-oriented architectural form and details. Such people spaces are encouraged for street performances, temporary exhibitions, patios or simply places to relax. This will help to animate these very visible gateway areas.



Demonstration: Various views to Somerset Square and area

A3 Reinforcing and enhancing the established block fabric of Bayswater/Merton/Wellington/Armstrong

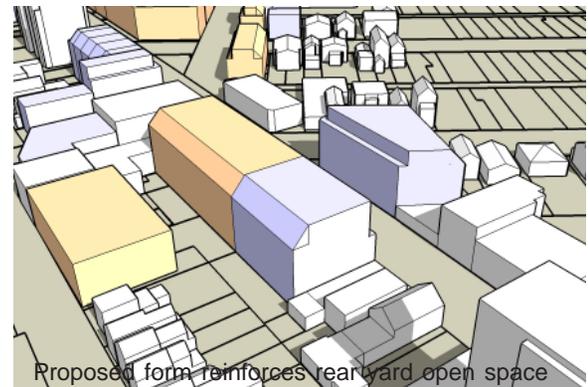
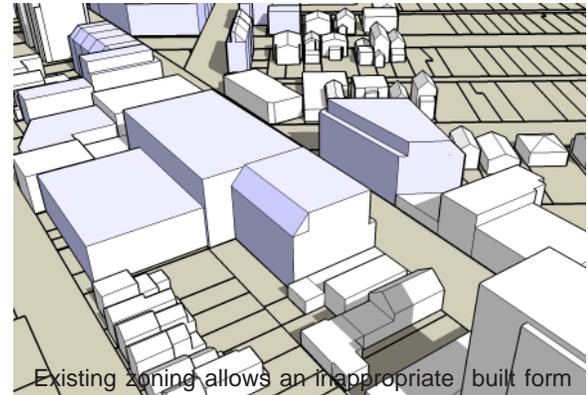
New infill developments on the “through lots” between Wellington and Armstrong Streets, and between Bayswater and Merton Avenue will reestablish the traditional urban grain of buildings and respect the residential uses and built form north of Armstrong Street. These blocks are traditionally characterized by an open space retained in the centre of the block and buildings around their perimeter.

A3a. On Wellington Street, buildings will be built close to, or on, the front property line. Further, the maximum building depth must provide enough rear yard to establish a functionally useful space and to reinforce the inner block open space character.

A3b. On Armstrong Street, buildings will be consistent with the low-scale residential uses and built form, with no parking lot fronting onto Armstrong Street.

Large, single, through-lot buildings or structures do not provide the type of urban form or grain to appropriately address the commercial vs. residential buildings that must coexist within close proximity to each other along Wellington Street and Armstrong Street.

A3c. A mid-block pedestrian connection should be considered at 999 Wellington Street. This would break up the block to be more consistent with typical block sizes along the corridor and improve pedestrian connectivity from the residential uses to the mainstreet.



See **Zoning Amendment:** 17, 18, 19

B. Public Spaces

B1 Green open space at St. Francis D’Assisi Church

The existing open space at St. Francis D’Assisi Church is a rare and valuable opportunity to secure a sizable space that is publicly visible, accessible, and usable along the Wellington mainstreet. Protection of this area for such purposes will reinforce the network of people spaces needed within proximity to each other to create a high quality mainstreet. The existing building setbacks shall be maintained to protect the front yard open spaces and designed primarily to provide:





Somerset Square

- a place for resting and meeting (for both residents and visitors)
- adequate room for the mobility of all persons to travel through the site
- trees and other greenery

B2 Somerset Square protected as public open space

Somerset Square is a City-owned triangular parcel within the public right-of-way. For the community, Somerset Square is known as a public space for passive relaxation and special gatherings or events.

Given that it is a valued and needed open space and that needs for such space will increase as the community grows, this area will be retained imperpetuity by the City for the purposes of a public square and it shall not be considered for any other land use or land disposition.

See **Zoning Amendment:** 30

B3 Future vision of Somerset Square

In the long-term, the Somerset Square should revisit its purpose and role, particularly as surrounding underutilized properties redevelop. When there is public interest and sufficient means and resources a design competition could be the appropriate means to encourage the broadest variety of ideas for this important community space.

B4 Public space and path at Hintonburg Community Centre (HCC)

The public space in front of the HCC and the path leading from the mainstreet to Hintonburg Park should be designed to ensure a comfortable and attractive pedestrian environment. This should include, for example, the addition of trees, street furniture and unique details, such as small installations of public art. These improvements must ensure continued accessibility for the patrons of the HCC.

See **Implementation:** 4.3



Somerset Square



Front yard at Hintonburg Community Centre