



File No. D07-12-17-0078

November 16, 2018

Novatech Engineering
200-240 Michael Cowpland Drive
Ottawa, ON, K2M 1P6
Attention: Tess Gilchrist

Dear Tess;

**Subject: Site Plan Control Application
84-96 Hinton Avenue**

On **November 6, 2018**, the City **approved** the Site Plan Control application received on June 16, 2017, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by November 6, 2019. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

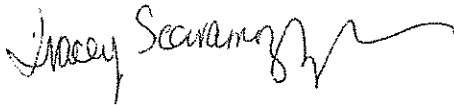
- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Tracey Scaramozzino by telephone at 613-580-2424, extension 12545 or by e-mail at tracey.scaramozzino@ottawa.ca.

Sincerely,



Tracey Scaramozzino
Planner II
Development Review

Enclosures(#)

c.c. Councillor Jeff Leiper
Richard Buchanan, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Matthew.Wilson@ottawa.ca, Development Inspections
Linda.Carkner@ottawa.ca, Right of Way
Pauline.Prevost@ottawa.ca, Transportation
John.Buck@ottawa.ca, Building Inspections
Terri.Hunt@ottawa.ca, Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Mike.Levasseur@ottawa.ca, Zoning Plan Examiner
Addressing And Signs
Joseph Langiano, Right of Way Agreements Coordinator
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana.Tannouri@ottawa.ca, Finance
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)

Jeremy Silburt, Smart Living Canada, jeremy@smartlivingcanada.com

Rogers Communications, Joan Zacharias, joan.zacharias@rci.rogers.com
Enbridge Gas, Allison Sadler, municipalplanning@enbridge.com
Hydro Ottawa, Scott Ritchie, scottritchie@hydroottawa.com



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Site Location: 84, 86, 92, 96 Hinton Avenue

File No.: D07-12-17-0078

Date of Application: June 16, 2017

This SITE PLAN CONTROL application submitted by Novatech Engineering, on behalf of Smart Living and Hinton Avenue Inc., is APPROVED as shown on the following plan(s):

1. **Front (east) and Rear (west) Elevations**, A9, prepared by Dextor Edwards, dated June 2017, revision 2 dated August 5, 2017.
2. **South (side) and North (side) Elevations**, 88-92-96 Hinton Avenue, A10, prepared by Dextor Edwards, dated June 2017, revision 2 dated August 5, 2017.
3. **South (side) and North (side) Elevations**, 84-86 Hinton Avenue, A11, prepared by Dextor Edwards, dated June 2017, revision 2 dated August 5, 2017.
4. **Site Grading & Erosion Control Plan**, 84,86,92,96 Hinton Avenue, 170453-GR-1, prepared by Kollaard Associates Engineers, dated August 8, 2014, revision 1 dated September 11, 2017.
5. **Landscape Plan**, 84-96 Hinton Avenue, L-1, prepared by James Lennox & Associates Inc., dated March 2014, revision 9 dated August 21, 2018.
6. **Site Servicing Plan**, 84/86,92,96 Hinton Avenue, 170453-SER, prepared by Kollaard Associates Engineers, dated June 12, 2017, revision 1 dated September 11, 2017.
7. **Site Plan**, 84-96 Hinton Avenue, Spd-1, prepared by Dextor Edwards, dated June 2017, revision 4 dated August 25, 2018.

And as detailed in the following report(s):

1. **Servicing and Stormwater Design Report**, prepared by Kollard Associates, Project No. 170453, dated June 15, 2017.
2. **Supplemental Geotechnical Assessment, Proposed Mixed Use Development, 84 to 96 Hinton Avenue North, Ottawa, Ontario**, prepared by Paterson Group, file number PM7842-03R, dated August 15, 2017.
3. **Phase 1 Environmental Site Assessment Update, Ottawa, Ontario**, prepared by Pinchin Ltd, file number 205805, dated June 15, 2017.
4. **84-96 Hinton Avenue Detail Noise Study**, prepared by Novatech, Ref: 2017-096, File Number 114077 dated June 16, 2017.

Requirements to be Satisfied Concurrent With Registration

1. None

And subject to the following Standard and Special Conditions:

Standard Conditions

1. Agreement

The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. Permits

The Owner(s) shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning & Growth Management Department.

3. Barrier Curbs

The Owner(s) agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the General Manager, Planning & Growth Management Department.

4. Construction of Internal Walkways

The Owner acknowledges and agrees to 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 and Growth Management Department.

5. Construction of Sidewalks

The Owner shall be responsible to design and construct sidewalk(s) within public right-of-ways or on other city owned lands (to provide a pedestrian connection from or to the site) as may be determined by the General Manager of Planning and Growth Management Department. Such sidewalk(s) shall be located and constructed to City Standards and as approved by the General Manager, Planning and Growth Management Department.

6. Water Supply for Fire Fighting

The Owner(s) shall provide adequate water supply for fire fighting for every building. Water supplies may be public water works system, automatic fire pumps, and pressure tanks or gravity tanks.

7. Reinstatement of City Property

The Owner(s) shall reinstate at its expense, to the satisfaction of the General Manager, Planning & Growth Management Department, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.

8. Joint Use and Maintenance Agreement

The Owner acknowledges and agrees to enter into a Joint Use and Maintenance Agreement, which shall be binding upon the owners and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to the private roadway and concrete sidewalks; common grass areas; common party walls, exterior walls; common structural elements such as the roof, foundations; common parking areas; and watermain for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the private Agreement shall be filed with the General Manager, Planning and Growth Management Department.

The Owner shall file with the General Manager, Planning and Growth Management Department, an opinion from a solicitor authorized to practice law in the Province of Ontario that the private Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to in Paragraph (a).

The Joint Use, Maintenance and Liability Private Agreement shall be registered on the Owner's land at no cost to the City, and a copy shall be provided to the City.

9. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

10. Construction Fencing

The Owner(s) shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning & Growth Management Department.

11. Completion of Works

No building will be occupied on the lands, nor will the Owner(s) convey title to any building 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 & Growth Management Department, 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. Provided that notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning & Growth Management Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the consent of the General Manager, Planning & Growth Management Department for such conveyance and/or occupancy in writing.

12. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning and Growth Management. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning and Growth Management, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

Special Conditions

13. Noise Control – Warning Clauses

The following clauses shall be included in the property and tenancy agreements and offer to purchase and sale for dwelling units with anticipated traffic sound level excesses.

1. Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City of Ottawa and the Ministry of the Environment and Climate Change Criteria.

2. This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria. (Note: The location and

installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.).

14. Cash in Lieu of Parkland

The Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law of the City of Ottawa, as well as the fee for appraisal services. The monies are to be paid at the time of execution of the Site Plan Agreement.

15. Waste Collection

Waste collection and recycling collection will not be provided by the City. The applicant should make appropriate arrangements with a private contractor for waste and recycling collection. The owner should consult a private contractor regarding any access requirements for waste and/or recycling collection.

16. Oil/Grease Separator- for potential restaurant

The Owner(s), in accordance with the Sewer By law (By law Number 2003-514, as amended), must install a grease trap on the internal sanitary plumbing system if a restaurant is established.

17. Snow Removal

The Owner acknowledges that the rear parking area has been designed without sufficient space for snow storage and agrees that following a snow event, the snow will be removed from the rear parking area within 24 hours to enable the parking spaces to be used. Snow shall not be stored or permitted to remain in any required parking spaces or any portion of City-owned land.

18. Building Elevations

The Developer agrees to construct the proposed building in accordance with the approved exterior elevation drawings. The Developer further acknowledges that any subsequent proposed changes to the approved exterior elevations will be subject to review by the City's UDRP with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning and Growth Management or his designate. In this regard, the Developer shall submit any modified exterior building elevation plans that have been reviewed by the UDRP to the General Manager, Planning and Growth Management for approval and the Developer further acknowledges that that such approved elevations will be included as part of Site Plan Agreement prior to building permits being issued for implementation of modified exterior design plans

19. Excavation Adjacent to Retained Trees

During construction any excavation within the vicinity of trees that are to be retained is to be done using best management practices and under the supervision of a Certified Arborist.

20. Tree Permit

The Owner acknowledges and agrees the any trees to be removed shall be in accordance with an approved Tree Permit and Tree Conservation Report and that a copy of the approved Tree Permit and Tree Conservation Report shall be present on the construction site at all time.

21. Tree Preservation

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

1. Erect a fence at the critical root zone (CRZ) of trees, defined as 10 cm from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
2. Do not place any material or equipment within the CRZ of the tree;
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore when digging within the CRZ of a tree;
6. Do not damage the root system, trunk or branches of any tree; and
7. Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

22. Trees along the Property Line

The Owner acknowledges that if any trees are to be removed or damaged on abutting properties or straddling a common lot line, written permission must be provided from all affected property owners prior to the issuance of a tree permit.

23. Replacement Trees on City's Right-of-Way

In agreement with the City's Forestry Services Branch, for the trees that are to be removed in the City's right-of-way for the purposes of underground infrastructure replacement, the owner shall provide a contribution of \$10,556 (by certified cheque) for compensation.

24. Encroachment Agreement

The Owner acknowledges and agrees to enter into an Encroachment Agreement, at their expense, with the City for any features located within the City's Right-of-Way.

November 6, 2018

Date



Douglas James
Manager, Development Review
Development Review, Central
Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information
**SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION**

File Number: D07-12-17-0078

SITE LOCATION

84-86, 88, 92 & 96 Hinton Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located along the western side of Hinton Avenue, between Armstrong Street to the north and Wellington Street West to the south, within the West Wellington community.

The street is predominantly residential, with a few commercial uses. Other uses of note in the surrounding area are the Parkdale Market and Park to the south-east and the Great Canadian Theatre Company to the south-west.

The lands are zoned Mixed Use Centre, Subzone 16, Exception 1996, height limit of 20m – (M16 [1966] H(20) – which permits a variety of residential and commercial uses, as well as mixed-used developments.

The Site Plan Control application has been submitted to accommodate the demolition of the four (4) existing buildings, and the construction of two new buildings. A four-storey, 12-unit, residential apartment building is to be constructed at 84-86 Hinton Avenue and a six-storey, mixed-use building at 88, 92, 96 Hinton Avenue. The mixed-use building will contain 85 residential units and four commercial units at grade. The site will include a total of 10 vehicular parking spaces in the rear. The rear, at grade parking lot will be accessed off of Hinton Avenue via a driveway under a second-storey connection for the residential portion of the building. Bicycle parking is located at the front of the site and within an indoor bike room on the ground floor. Amenity space will be provided on the rooftop and on private balconies. Garbage collection will be handled through two separate garbage rooms located to the rear of the buildings and will be collected by a private contractor. The site has been designed with permeable pavers, soft landscaping and planters as much as possible to deal with additional surface water.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan policies for a Mixed-Use Centre which are to be areas with a mixture of uses and a focus on the pedestrian experience.
- The proposal is consistent with the Secondary Plan and CDP policies for Wellington West by keeping the height within the permitted limits, articulating the building and integrating it into the existing character of the neighbourhood.
- The proposal conforms with the Transit Oriented Design Guidelines.
- The proposal conforms with the Zoning Bylaw 2008-250.
- The conditions of approval are standard.
- The proposed site design represents good planning.

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 July 6, 2017.

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

84-96 HINTON AVENUE | Formal Review | Site Plan Control Application | Smart Living on Hinton Avenue Inc.; Dexter A. Edwards Architect; Novatech Engineering Consultants Ltd.

General Comments

□ The Panel commends the sensitivity of the project to the existing streetscape from both a design and massing perspective, exemplified by the smaller modulation and the verandahs. The concept of a slab building in the rear with protrusions in the front helps articulate a rhythm and makes for an interesting expression along the streetscape. Furthermore, the Panel recognizes that the location of parking access to the site is appropriate, however there are some changes required to the driveway paving treatment, in addition to adjustments to the ground floor, materiality, and the expression of the four-storey building to the south, which are required in order to make the project successful.

Materiality and Treatment

□ Consider removing the stucco from the scheme and using red brick on the entire building. This will tie the materials more closely to the existing context, the historic expression in the neighbourhood, and more specifically the buildings which are being replaced. Horizontal cement boards on the top floors may also be appropriate.

□ Although located in an appropriate location, the treatment of the proposed driveway should be more pedestrian friendly than asphalt. This access should be functional for vehicles, but should appear more like a walkway.

Ground Floor

- It is strongly recommended that the floor to ceiling height of the ground floor retail be increased. This will permit the commercial spaces to function better and provide an interesting change to the expression of the entire building.
- Any challenges associated with the change in grade and the increased floor to ceiling height can be addressed through terracing or other landscaping solutions.
- It is encouraged that the safety of the long passage to the back of the site is studied further from a CPTED perspective, and consider additional openings to the street where possible.
- Explore opportunities to add tree planting along the front of the site in order to compliment the existing natural canopy found on the opposite side of the street.
- Ensure that the stoops meet the street in order to ensure a lively interaction with the streetscape.

Four Storey Building

- The Panel strongly encourages a review of the four-storey building on the north of the site and suggests introducing variations to the massing. Consider connecting the final building on the north side architecturally with the other proposed buildings. This will help introduce consistency to the project and refine the overall architectural expression

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

- The central driveway access will now be paved with interlocking pavers, to create a pedestrian feel to the area that can also be use by vehicles.
- Ceiling ht of commercial units has been increased
- Additional brick has been used on the 4-storey residential building
- The balconies on the 4-storey building have been connected through columns, reflective of the original architecture of the area.
- The stucco material was removed from the building and replaced with cement board.

CONSULTATION DETAILS

Councillor Leiper has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

Comments were received from 2 members of the general public as well as from the Hintenburg Community Association. All 3 comments had questions and/or

concerns regarding the proposed development.

1. Elevations

These were supported as they met with the permitted height and other zoning provisions.

2. Access into the residential units and Canada Post Access

Concern was expressed with the internal layouts of the buildings for safety reasons and potentially causing Canada Post delivery issues.

Response: Access to the residential units will be through a controlled entryway for safety purposes. Site Plan control does not permit the City to control the internal layout of the building. The Applicant will need to arrange mailboxes to the satisfaction of Canada Post.

3. Excess of Hardscaping along Hinton Avenue – there should be more ground cover and shrubs to allow penetration of rain.

The Applicant has removed some of the pavers and provided additional soft landscaping as well as permeable pavers along Hinton Avenue to help with stormwater management and to reduce the urban heat island effect.

4. Tree choice, all of the same variety and caliper size are disappointing.....

Response: The street tree caliper has been increased from 70mm Cal. to 100mm Cal. The variety of trees has increased. The developer was unable to add any additional trees to do conflicts with underground services.

5. Small units and small amenity space

Response: The size of the units are at the discretion of the developer, providing they meet all zoning and Building Code provisions. Required amenity space, as per the zoning by-law has been provided.

6. Parking during construction and afterwards

Response: The Applicant/Owner will be required to ensure that their construction staff have a legal and safe place to park their personal/construction vehicles. The provided parking for residents/commercial tenants exceeds what is required in the zoning by-law and it is expected that most visitors to the site will arrive by alternate modes of transportation.

7. Speed on Wellington Street and Armstrong Avenue will worsen.

Response: There are 10 parking spaces being provided for this development, which should not significantly increase existing traffic issues in the area.

8. Dust and Noise during construction

Response: The construction Project Manager will be responsible to ensure that dust is kept to a minimum and that all City noise bylaws are followed.

9. Potential garbage concern and encouragement of Composting program
Response: The garbage rooms have been assessed and approved by the City's waste management team as being of the appropriate size for the number of units. The building will be on private garbage collection.

Technical Agency/Public Body Comments

Summary of Comments –Technical

The technical agencies all provided standard comments.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to a significant delay by the Applicant in responding to City comments.

Contact: Tracey Scaramozzino - Tel: 613-580-2424, ext. 12545; Fax: 613-580-2576; or e-mail: tracey.scaramozzino@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

D07-12-17-0078

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REVISION / RÉVISION - 2017 / 05 / 26



84 - 96 av. Hinton Ave

