



83 HINTON AVENUE NORTH

PLANNING RATIONALE - NOVEMBER 6, 2017

COLIZZA BRUNI

architecture

November 6th, 2016

Committee of Adjustment
101 CentrepoinTE Dr.
Ottawa, ON
K2G 5K7

Re: 83 Hinton Avenue Ave. – Applications for Minor Variances

APPLICATION OVERVIEW

The applicant proposes to construct a 7 storey 30 unit apartment building in a **Mixed-Use Center** zone in the neighbourhood of Hintonburg at 83 Hinton Avenue. The subject site is 15.21m x 31.7m and contains a 2 storey residential form with office use and is within 350m of the Tunney's Pasture LRT station. The applicant is seeking the following minor variances:

- a) **MINOR VARIANCE REQUESTED:** To permit a building height of **21.5m** for an architectural projection (5% of roof area) and **20.25m** for the remainder of the roof.
BY-LAW REQUIREMENT: The By-law requires a maximum height of **20 m** *By-Law requirement Section 191 (2)(h)(iii).*
- b) **MINOR VARIANCE REQUESTED:** To permit a minimum building step back of **0.6m** above the 3rd storey.
BY-LAW REQUIREMENT: The By-law requires a minimum building step back of **2.0m** above the 3rd storey when building height is over 4 storeys. *By-Law Section 192 (16)(e).*
- c) **MINOR VARIANCE REQUESTED:** To permit a minimum rear yard setback of **5.0m** for storeys 4 to 7.
BY-LAW REQUIREMENT: The By-law requires a minimum building setback of **7.5m** for storeys 4 to 8 of a building. *By-Law Section 192 (16)(f).*
- d) **MINOR VARIANCE REQUESTED:** To permit an interior side yard setback of **0.9m** for a portion of the northerly interior side yard.
BY-LAW REQUIREMENT: The By-law requires a minimum interior side yard setback of **1.2m**. *Urban Exception 1966. (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)*
- e) **MINOR VARIANCE REQUESTED:** To permit **0** visitor parking spaces.
BY-LAW REQUIREMENT: The By-law requires a minimum of **2** visitor parking spaces. *By-Law Section 102.*
- f) **MINOR VARIANCE REQUESTED:** To permit **100m²** of communal amenity area.
BY-LAW REQUIREMENT: The By-law requires a total of **180m²** of amenity area with a minimum of 50% of the required total amenity area to be communal. *By-Law Section 137.*

PROCESS TO DATE

June 26 and September 11 2017 – CBA met with the Planning Department (Robert Sandercott) to discuss the proposal for the 7 storey apartment building. Based on our meeting, the Planning Department had no major concerns with the proposal.

September 18, 2017 - CBA presented the proposal for a 7 storey apartment building to Hintonburg Community Association (HCA) Zoning Committee. Based on that meeting, the HCA did not express concerns regarding the minor variances.

October 19th, 2017 – Site Plan Control pre-consultation. No major concerns were noted from Engineering. No concerns regarding minor variances. Urban Design comments were very supportive of the proposal with some suggestions to consider. Minutes of the SPC pre-consult attached.

October 26th, 2017 – SPC pre-consultation with HCA. HCA indicated they were supportive of the proposal with no concerns regarding the minor variances. HCA would like to see “animated” side elevations (north and south). Discussed trees and street treatment.

November 2, 2017 – UDRP pre-consultation. The massing/design approach was supported by UDRP (described as an exciting project) with some comments and direction regarding the design of the side and rear elevations along with street landscaping suggestions.

CONTEXT

Location (see image 01)

The proposal is located in the heart of Hintonburg, on the east side of Hinton Avenue, one block north of Wellington Street (traditional main street), two blocks south of Scott street (Arterial with Tunney’s pasture LRT station), one block west of Parkdale Avenue (arterial to Queensway) and two blocks east of Holland Avenue (arterial). Tunney’s Pasture LRT station is located less than 350m to the north.

Adjacent sites are as follows (**See image 04**):

North: 2 Storey residential form with residential use

South: 2 storey residential form with office use

East: proposed 6½ storey, 30 unit residential apartment building

West: proposed 6 storey mixed use building across the street

Urban Fabric (See images 02-03)

Hinton Avenue is considered a “side street” to the hustle and bustle of the commercial uses along Wellington Street. Because of the MC zoning, Hinton Avenue is a street in transition (assembly of lots and intensification). However, the existing context of small 2 storey house forms give an intimate scale and “fine grain-ness” to the existing street experience.

POLICY STATEMENTS

Hinton Avenue, north of Wellington Street, is identified as “Mixed-Use Centre” in City of Ottawa Official Plan, the Wellington West Secondary Plan and the Wellington West Community Design Plan.

Policy statements contemplate the following:

- Mixed use centers permit a range of uses
- Creation of compact, dense and transit-oriented developments
- Creation of active building frontages and enhance public realm
- Encourages intensification and redevelopment over time
- Anticipated height \pm 6 storey (20m)
- Building design-compatibility, animation, visual interest , scale and character
- 1 to 1 building to street width relationship

DESIGN CHALLENGE

The design challenge was to embody in a 7 storey midrise building, the textural characteristics and memory of the smaller domestic scaled fabric that gives Hinton Street its spatial quality.

PROJECT DESCRIPTION

The project is a 7 storey mixed use building of smaller apartments and ground floor commercial use. 67% of the ground floor frontage consists of commercial use with the remainder ground floor being the entry to the residential component. No parking is being provided, but interior bicycle storage is provided and the Tunney's Pasture LRT station is within 350m. The communal amenity space is mostly provided on the 6th storey terrace and in the rear yard along with public amenities readily available along Wellington Street. The exterior materials, while not yet determined, are envisioned to be “light weight” and “playful”

DESIGN RESPONSE (See images 05 - 13)

The building massing is thoughtfully composed and well-articulated. It is fragmented into smaller forms to create visual interest, reduce scale and makes reference to the original smaller building forms along Hinton Avenue. The front façade's recesses and projections give the sun an opportunity to “texture” the building through shade and shadow. This results in a dynamic building that changes during the day and seasons. The commercial

component at the ground floor is substantially glazed and transparent. The side elevations are animated through window placement, projections and material application.

The southwest corner is “carved back” at the bottom 2 stories and at the top 2 stories to create a vibrant outdoor entry space and above, an intimate communal roof terrace. This “carving” breaks down the mass and animates the south facing elevation (towards Wellington Street).

THE FOUR TESTS

1. The variances are minor.

It is important to note that the front, rear and side yard setback variances (variances b, c, and d) along with the 1.5m height variance for the architectural projection (variance a) are a result of the “design response” described above and **does not result in an increase in density** on this site over and above what is already permitted within the existing zoning by-law. The zoning by-law allows for a 7 storey building with a gross floor area of **2060 m²** and the proposed building with the above minor variances will result in a gross floor area of **2018 m²**. Also, there are minimal differences in shadow impact on adjacent properties when comparing the proposed massing to the as-of-right massing. **(See images 13 & 14)**

The variance to reduce the visitor parking to 0 (**variance e**) results in an uninterrupted and pedestrian friendly streetscape along Hinton Avenue and allows for the creation of a compact, dense and transit-oriented development. Given the site’s proximity to transit, employment, bicycle infrastructure and surrounding amenities, providing no parking on site is considered appropriate and meets the objectives of the planning policies for a Mixed-Use Centre.

Regarding the variance requested for a reduction in the amenity area requirement (**variance f**), the proposal contains enough interior and exterior space to accommodate the traditional notion of communal amenity area. However, given the objective to design a building to attract people who will use public transit and bicycles in lieu of cars, we are proposing a building with **80m²** (over and above the zoning requirement) of indoor communal area that will function as “bicycle rooms” in lieu of a “party room” or “general purpose room” to store and maintain the high number of bicycles anticipated here **(See image 15)**. Under the traditional definition of amenity area, these bicycle rooms are not permitted to be included in the calculations of amenity area.

For the reasons stated above, the variances are considered minor.

2. The variances maintain the general intent and purpose of the Zoning By-law.

The stated purpose of the MC zone:

- Ensure that areas designated Mixed-use Centres in the Official Plan accommodate a combination of transit-supportive uses including commercial and high-medium density residential uses
- Allow permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings
- Impose development standards that ensure medium to high profile developments while minimizing its impact on surrounding residential areas.

The proposed development will see the site redeveloped to a dense, multi-storey, mixed use transit oriented development that thoughtfully considers the existing surrounding small scale residential area as per the stated purpose of the MC zone.

3. The variances are desirable for the appropriate development or use of the land.

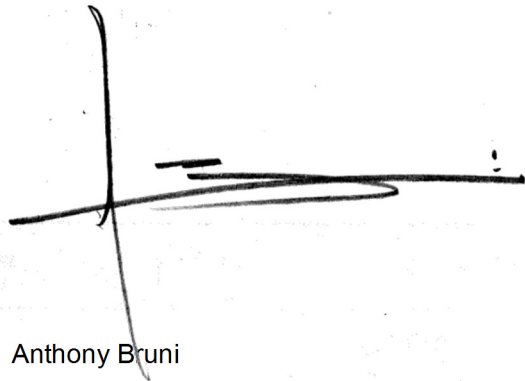
The height and setback variances accommodate an animated design that responds thoughtfully to the existing urban fabric while the parking and amenity area variances result in a more transit oriented development that takes advantage of the site's proximity to the Tunney's Pasture LRT station, employment, bicycle infrastructure and surrounding amenities. For these reasons, the variances are considered desirable for the appropriate development or use of the land.

4. The variances maintain the general intent and purpose of the Official Plan.

The Official Plan, the Wellington West Secondary Plan and the Wellington West Community Design Plan direct Hinton Avenue to redevelop over time to more compact, mixed use, dense and transit oriented development. The variances for this proposed development meet the objectives and maintain the intent and purpose of the Official Plan as it pertains to this Mixed-Use Centre.

It is for all the reasons stated above that we ask the Committee of Adjustments to approve the applications for minor variances respecting this property

Yours very truly,

A handwritten signature in black ink, appearing to read 'Anthony Bruni', is written over a faint, light-colored rectangular stamp or watermark.

Anthony Bruni

B.Arch, OAA, MRAIC



83 HINTON AVENUE NORTH

LOCATION MAP

COLIZZA BRUNI

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IMAGE 01



83 HINTON AVENUE NORTH

EXISTING SITE PHOTOGRAPH

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IMAGE 02



VIEW ACROSS HINTON FROM PROPOSED SITE



VIEW ACROSS HINTON LOOKING SOUTH



VIEW DOWN HINTON LOOKING SOUTH



VIEW DOWN HINTON LOOKING NORTH

83 HINTON AVENUE NORTH

EXISTING SITE PHOTOGRAPHS

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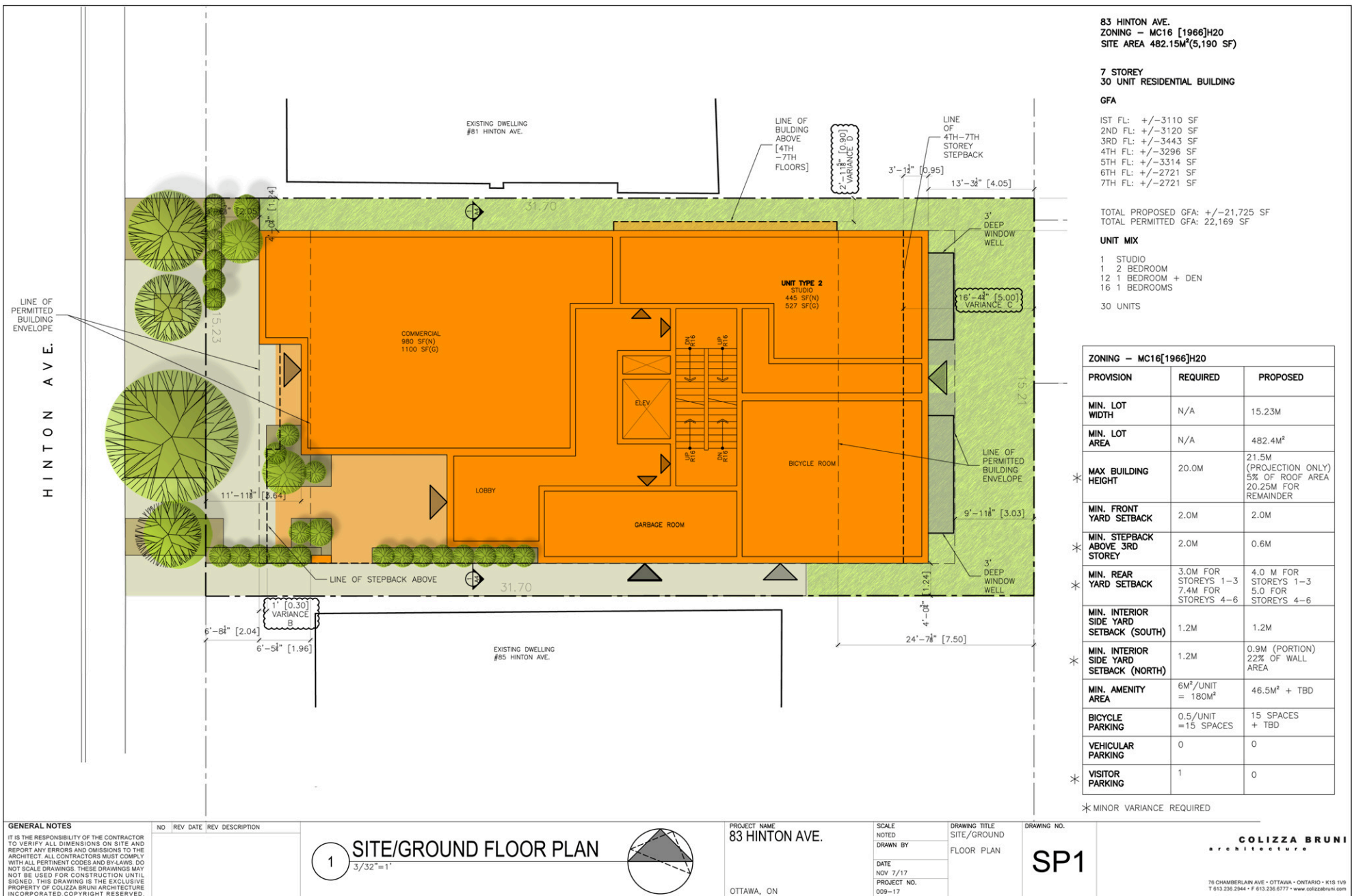
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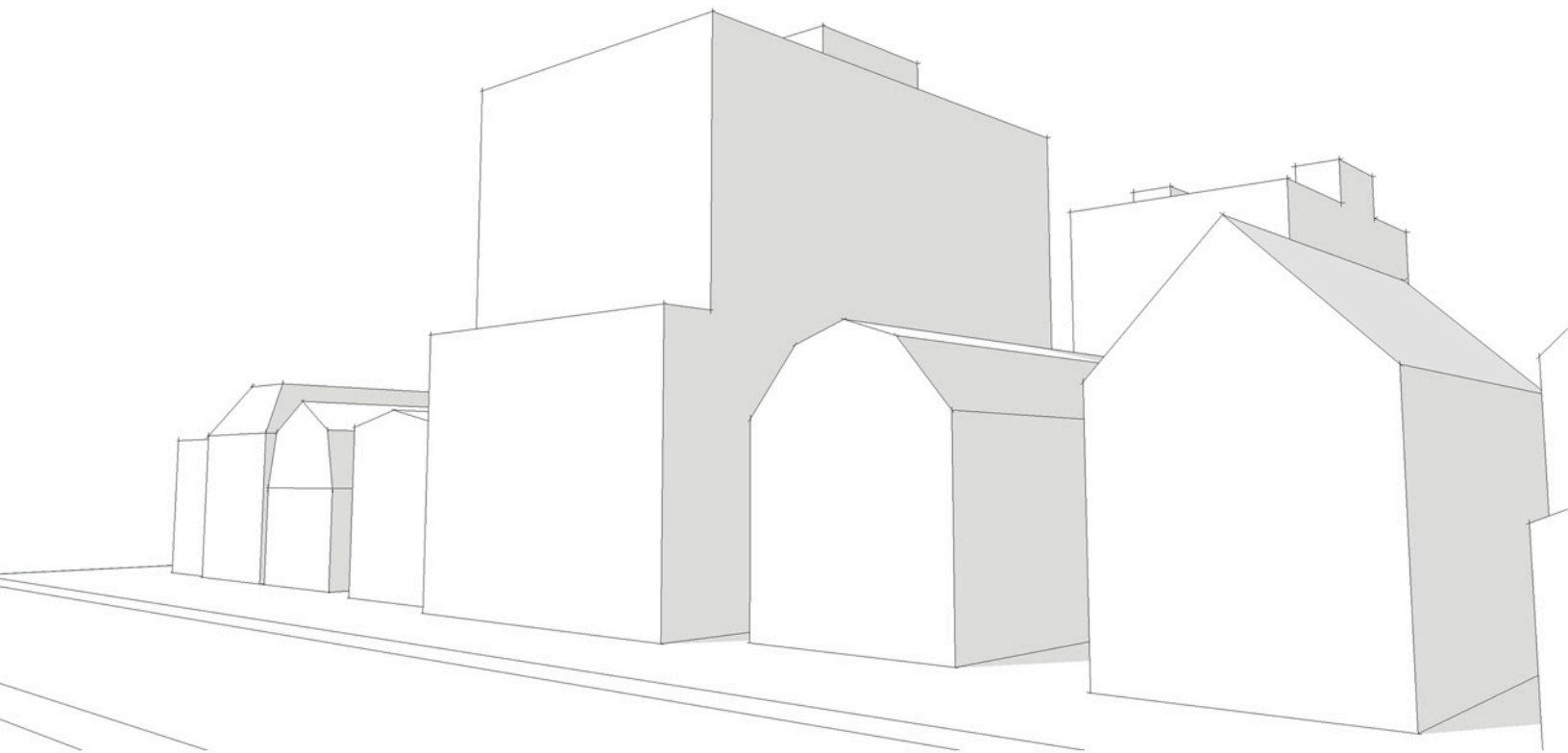
NEARBY DEVELOPMENTS

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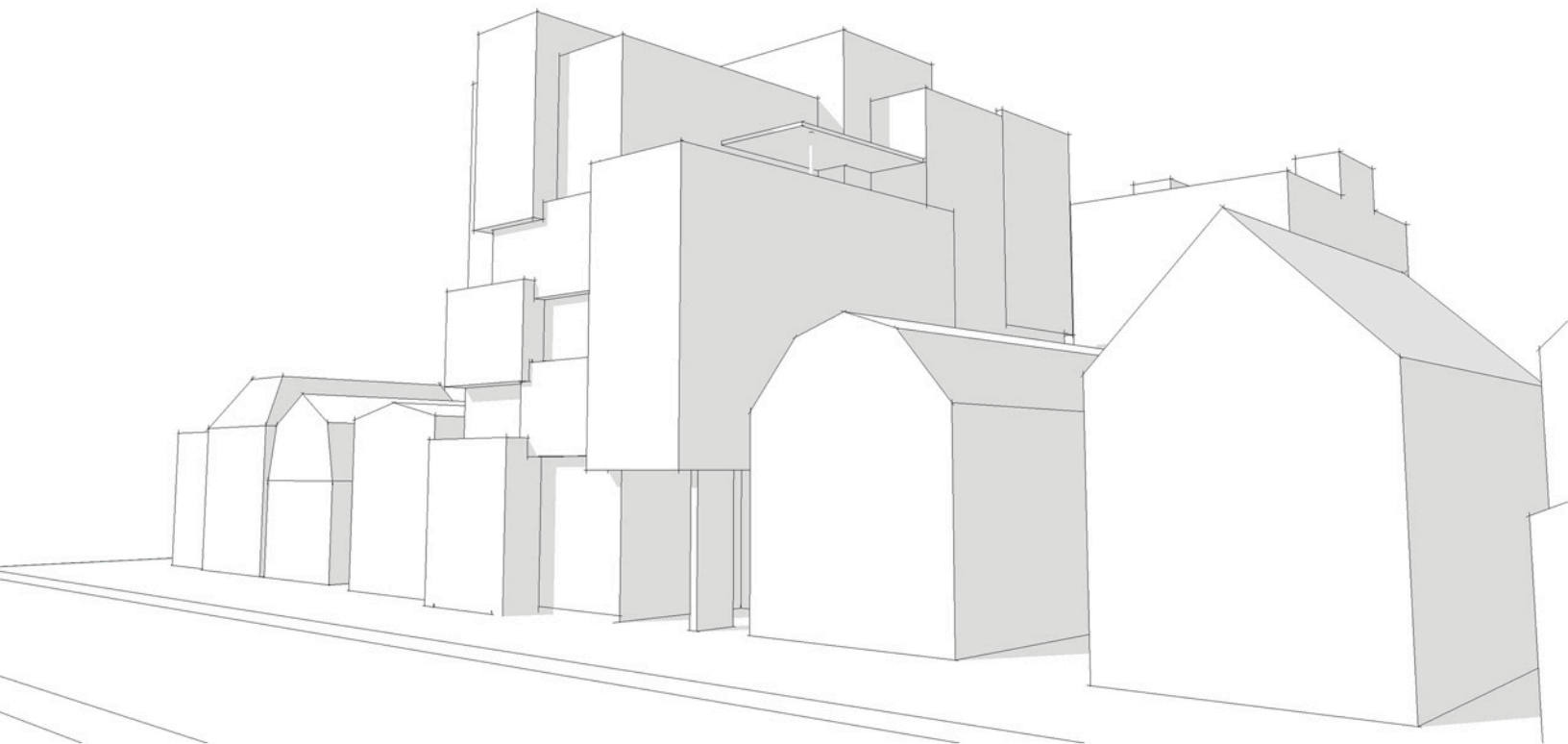
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IMAGE 04

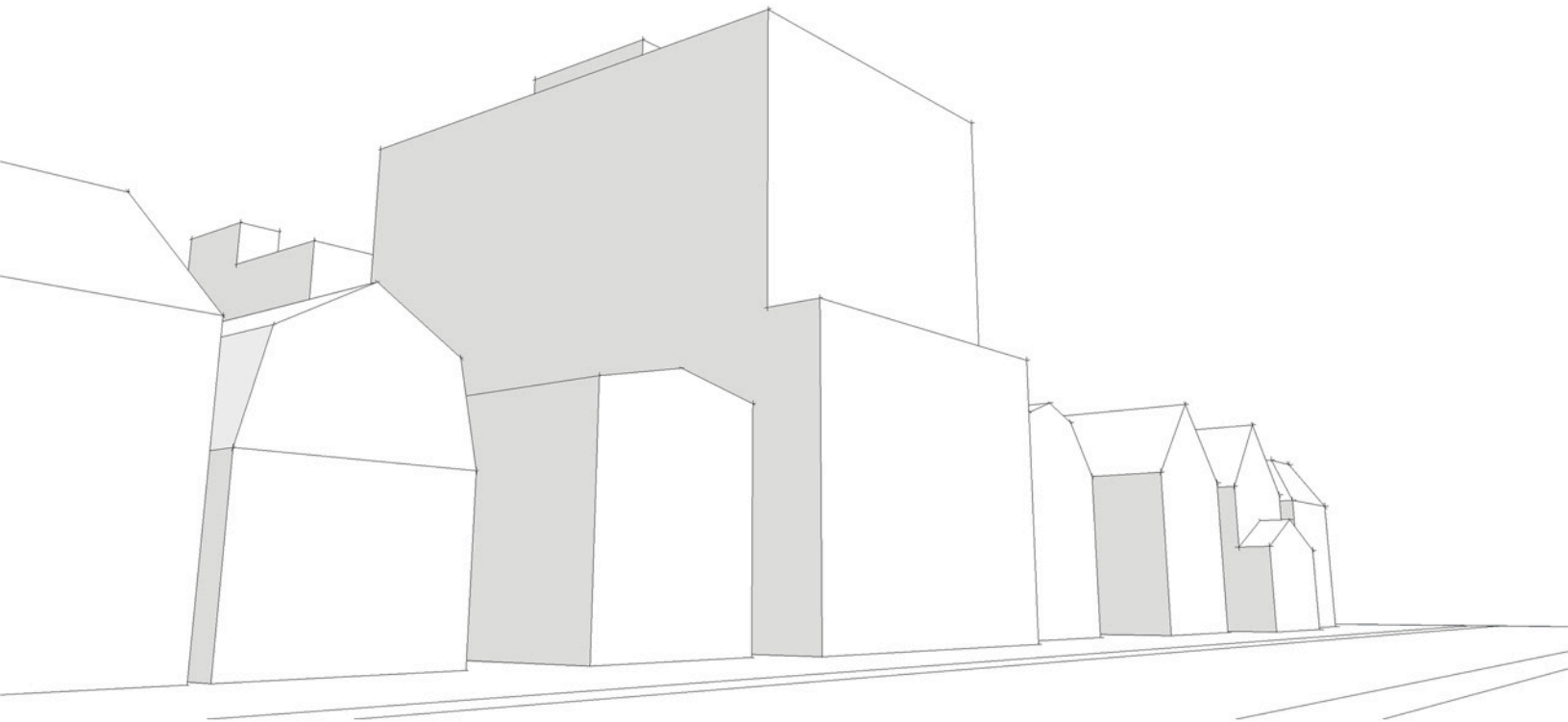




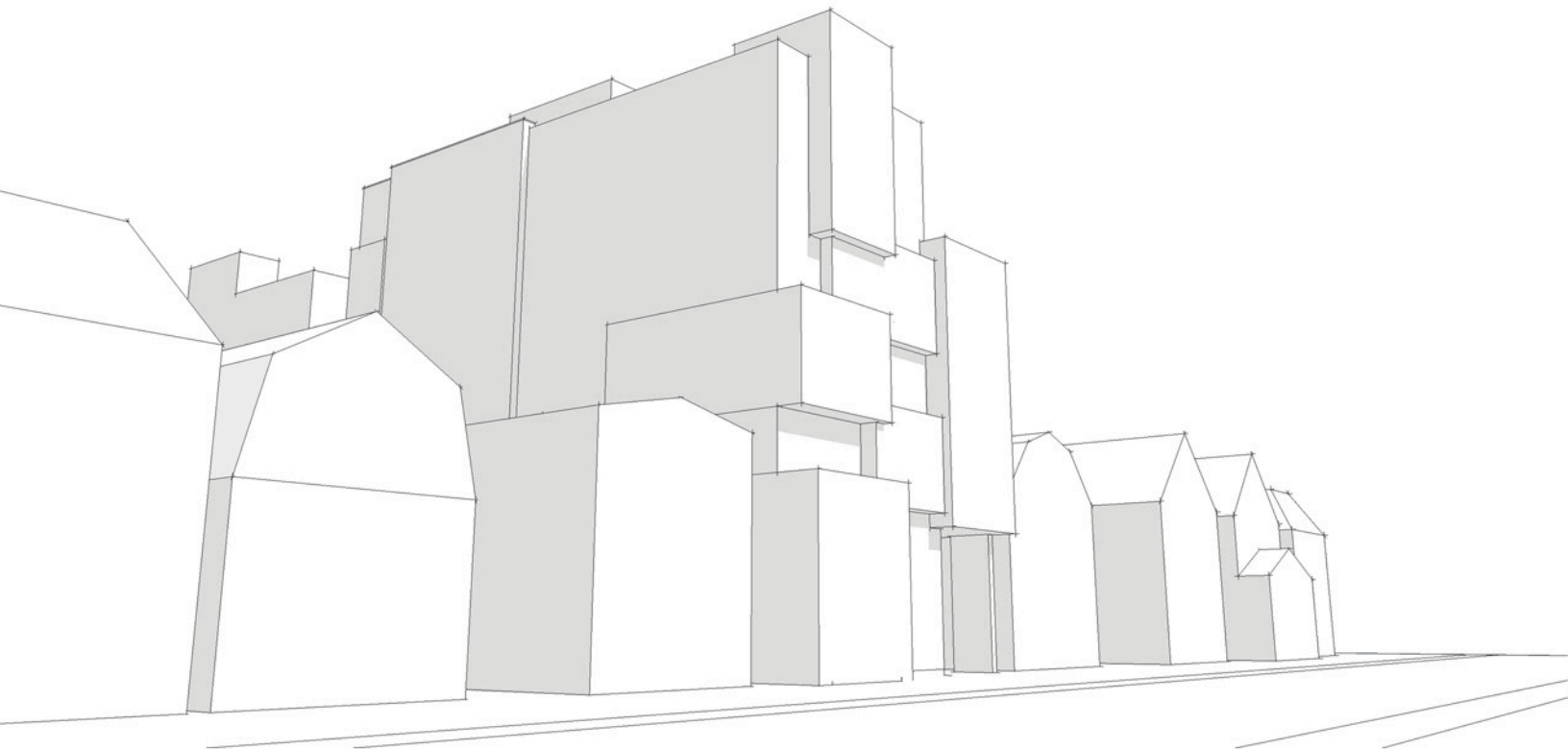
AS-OF-RIGHT MASSING



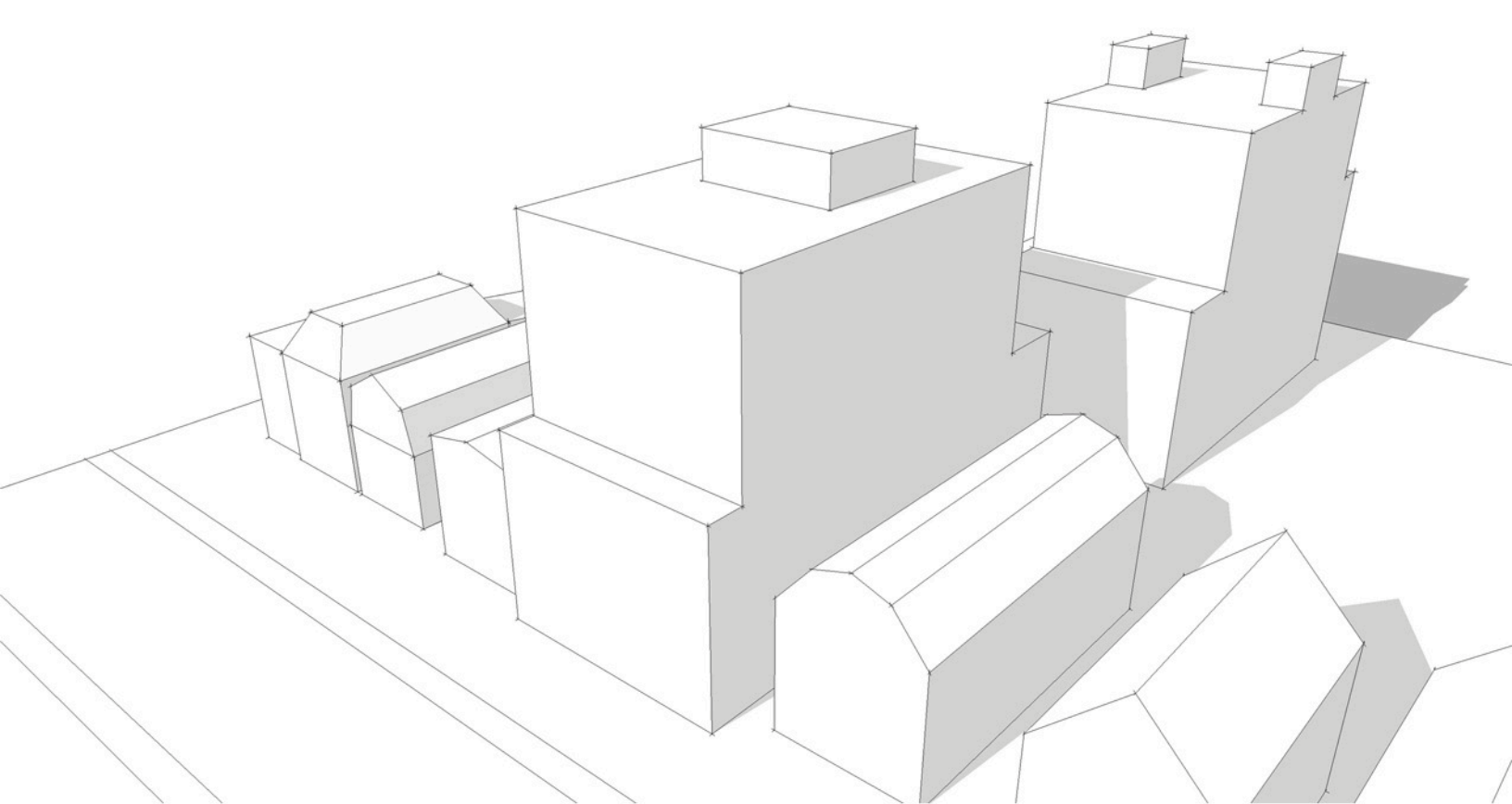
PROPOSED MASSING



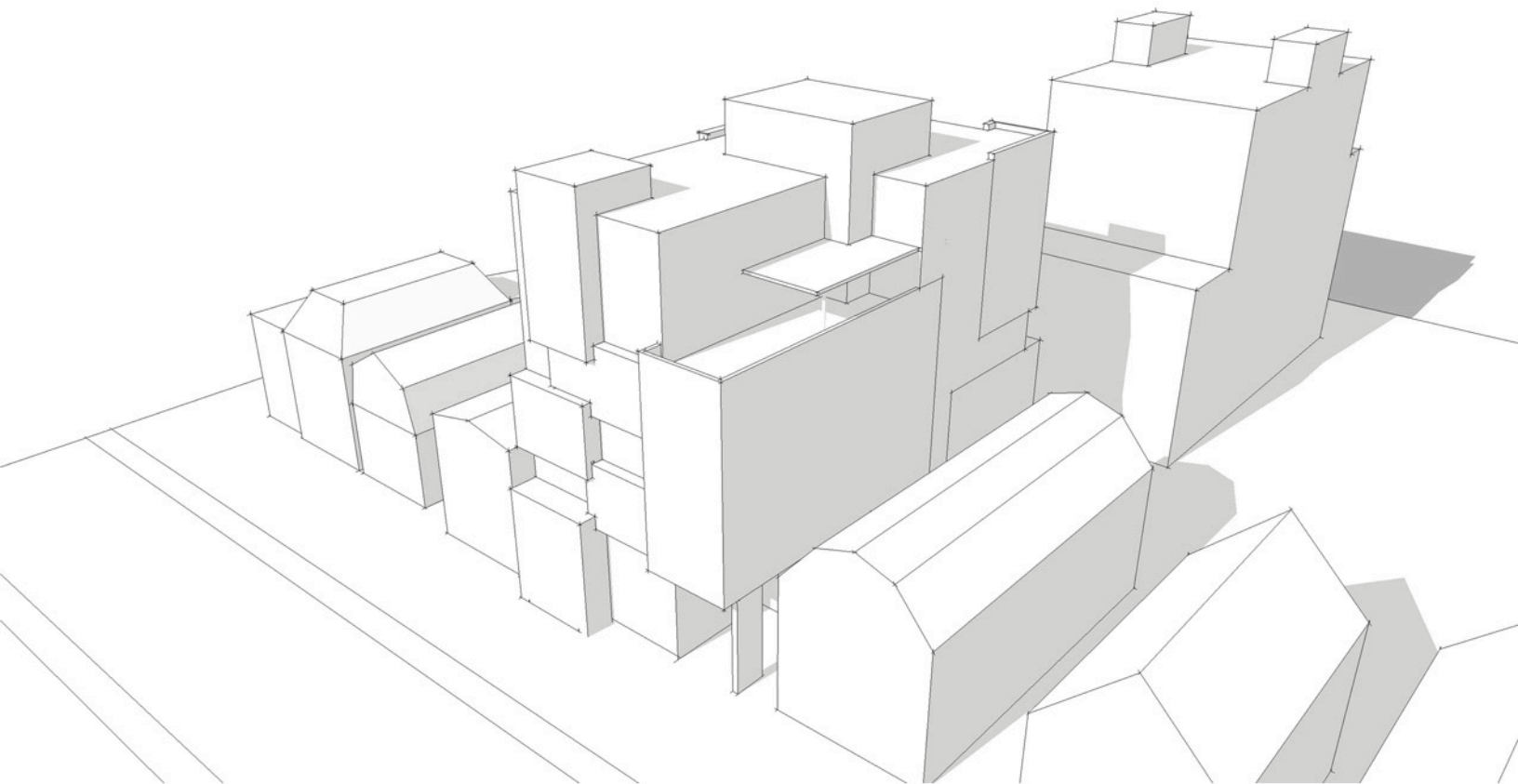
AS-OF-RIGHT MASSING



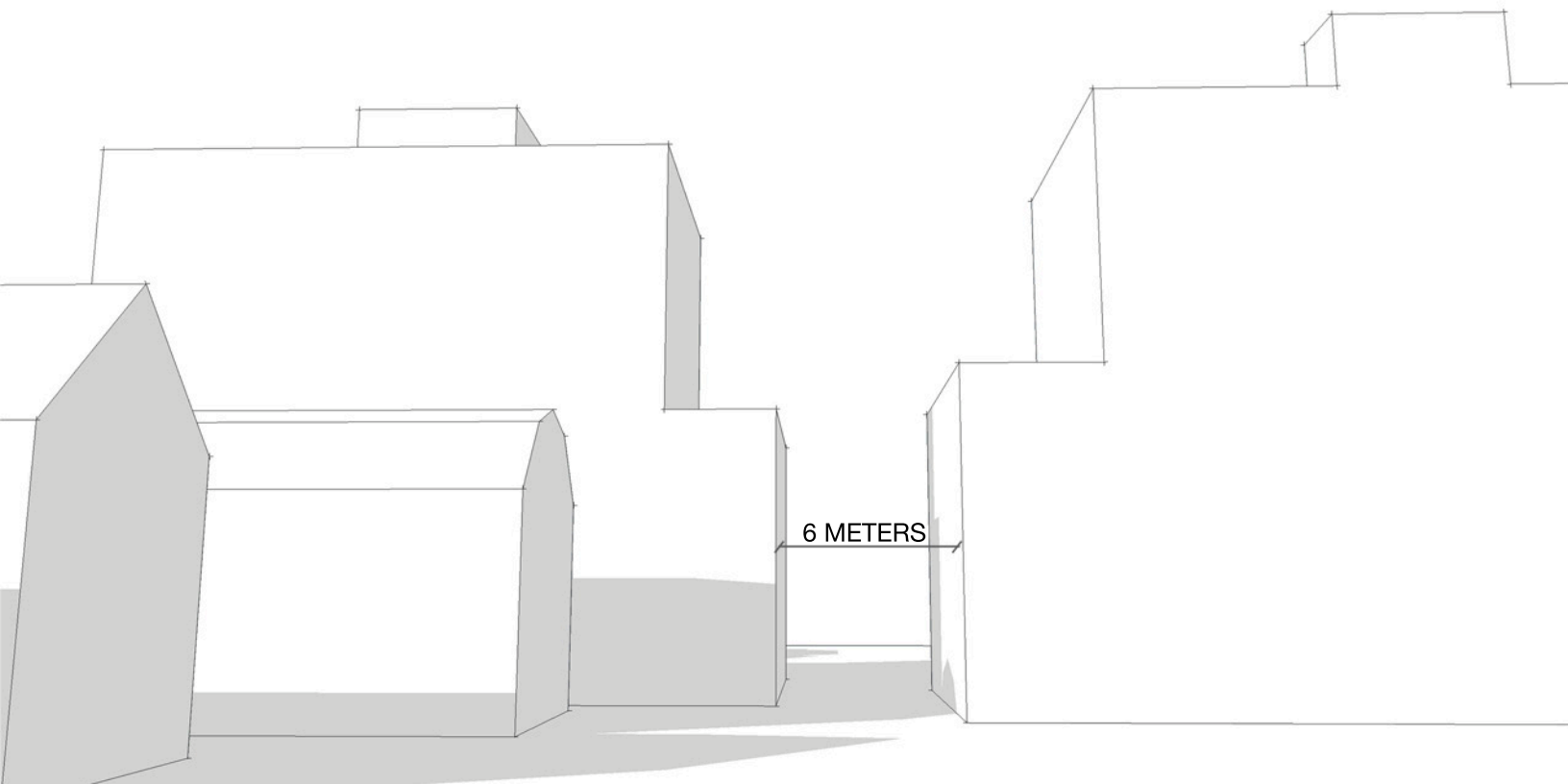
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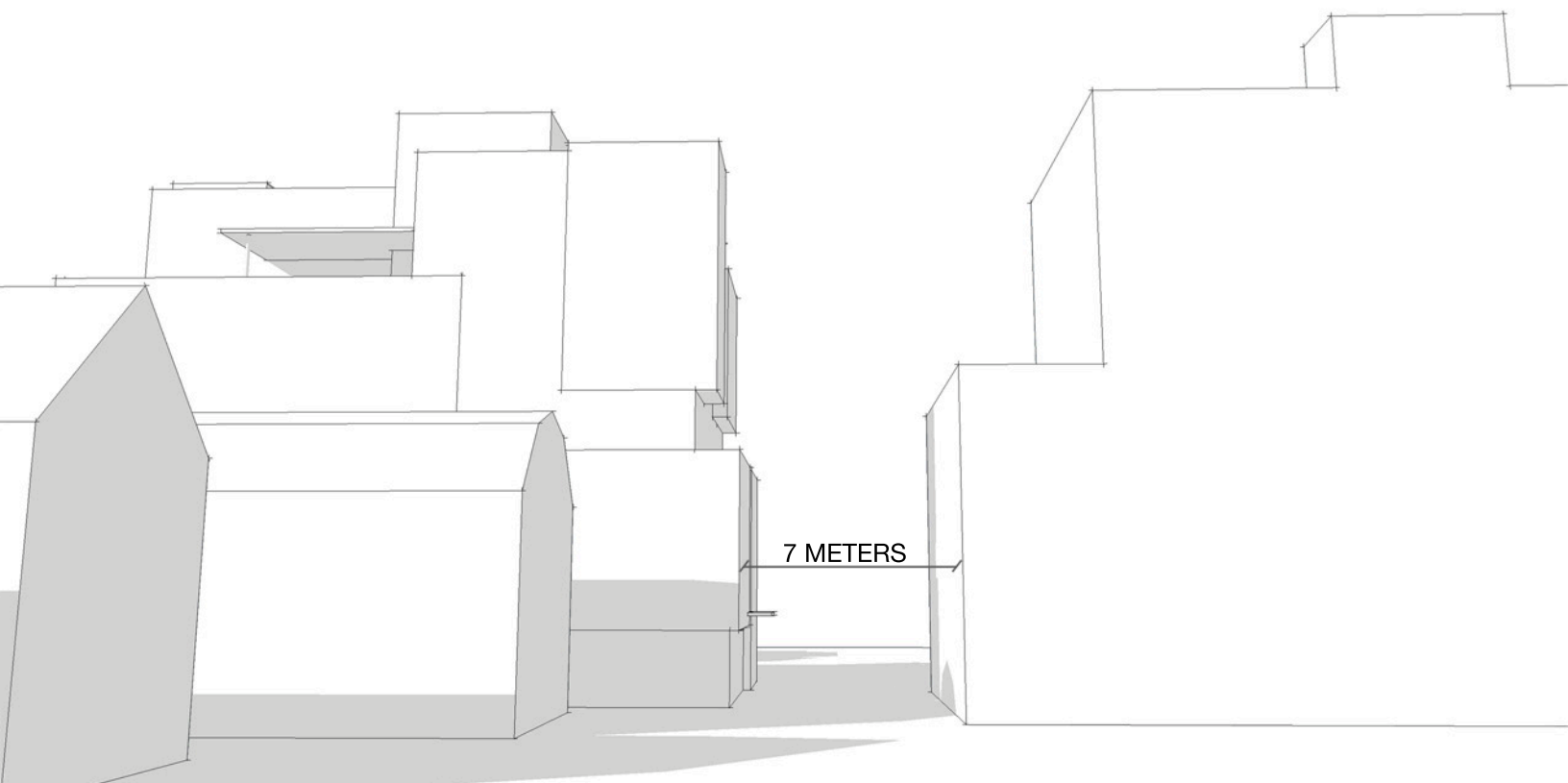
AS-OF-RIGHT MASSING



PROPOSED MASSING



AS-OF-RIGHT MASSING



PROPOSED MASSING



83 HINTON AVENUE NORTH

PROPOSED MODEL

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IMAGE 09



83 HINTON AVENUE NORTH

PROPOSED MODEL

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architecture

IMAGE 10



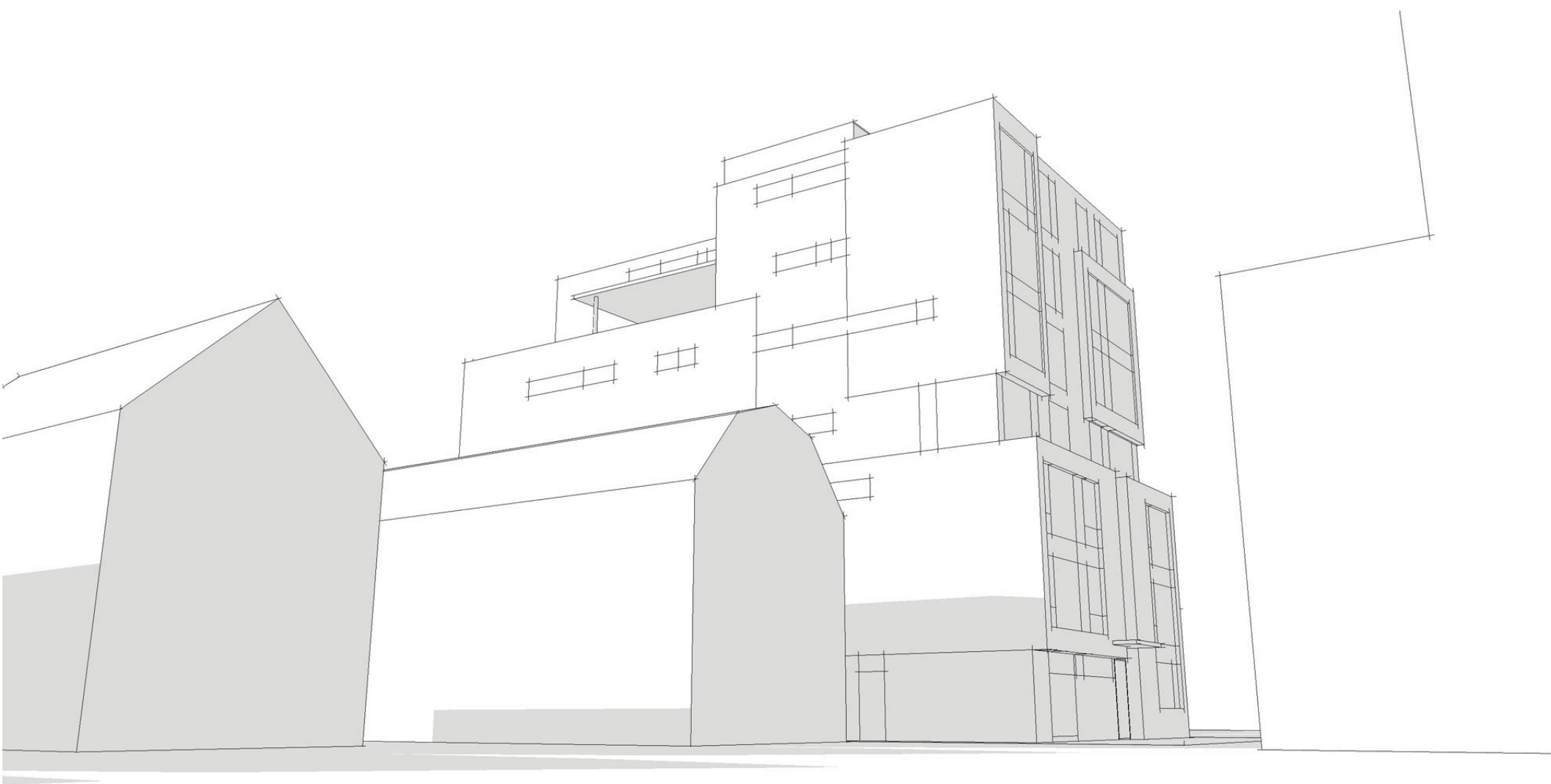
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PROPOSED MODEL

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IMAGE 11



83 HINTON AVENUE NORTH

PROPOSED MODEL

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IMAGE 12



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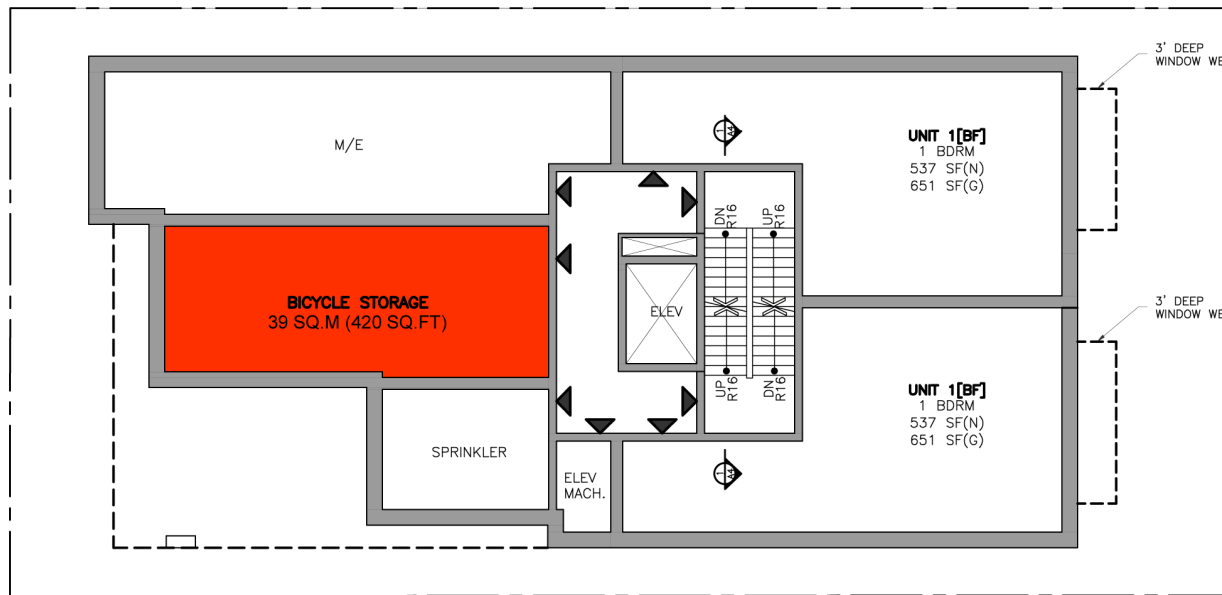
83 HINTON AVENUE NORTH

SUN STUDIES - PROPOSED

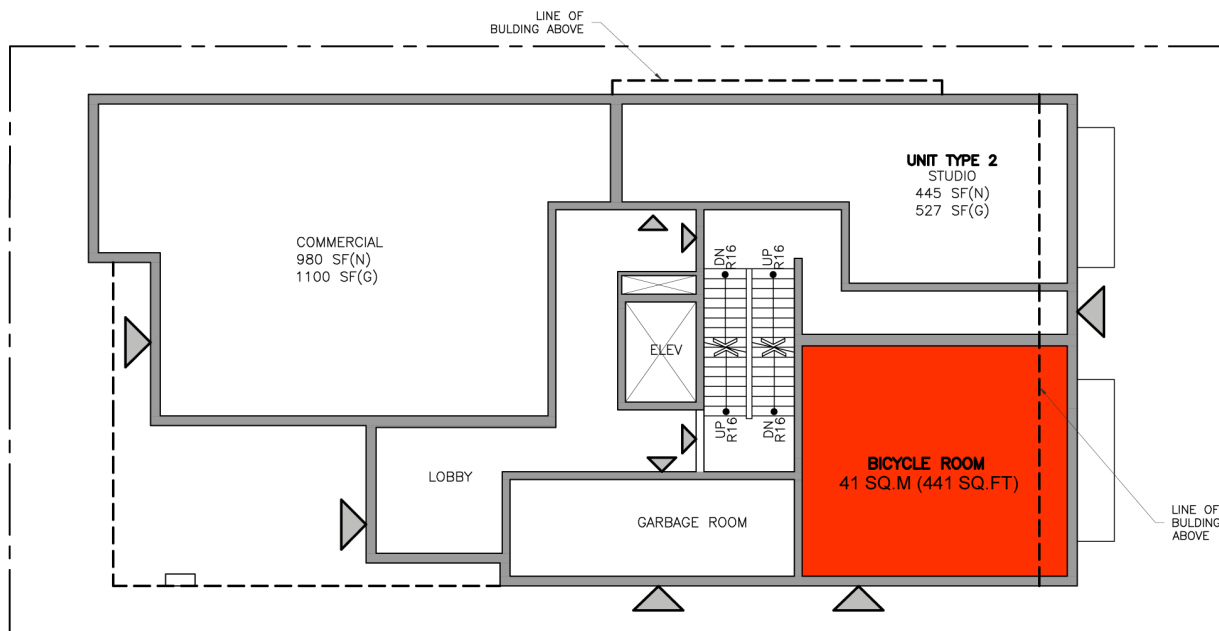
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IMAGE 14



BASEMENT PLAN



GROUND FLOOR PLAN

MINUTES

Pre-Application Consultation Meeting

Address: 83 Hinton Avenue North

Date: October 19th, 2017

Time: 11-11:45

Location: Room 4118 E, 110 Laurier Avenue W.

City Contact: Steve Gauthier

City of Ottawa Staff Present: Steve Gauthier (Planner), Christopher Moise (Urban Designer), Robert Sandercott (Committee of Adjustment Planner, at Oct. 26 meeting), Jessica Valic (Engineer in training), Richard Buchanan (Infrastructure PM), Seana Turkington (Co-op Student).

Invitees Present: J.Colizza (Architect), Doug Grey (Engineering consultant), Anthony Bruni (Architect), Sam Osman (owner), Lynda Hoad (Community Association member-present at October 26, 2017 meeting).

*Note: An additional meeting was held October 26th, 2017 with Mr. Bruni, Ms. Hoad, Christopher Moise, Robert Sandercott and Seana Turkington.

Introductions

1.0 Confirmation that Non-Disclosure Agreement has been signed

- Lynda has previously signed an NDA.

2.0 Overview of Proposal

- The subject site was once used for residential purposes, and is now used as an office
- Nearby two 6-storey residential buildings are in the process of being created
- Ottawa-Carleton sports next door
- Parking is currently located next door, with spots available for employees working at 83 Hinton and for visitors
- Proposal to construct a 7-storey 30-unit mixed-use building with no parking
- The ground floor will contain the following: 1 residential unit at the rear of the building (may be converted to commercial later on), 100 square metres of commercial space, bike storage, garbage receptacles, and a lobby
- The upper floors will contain residential units, which will be a mix of studio apartments, one-bedroom units, 1 bedroom plus-a-den units, and one two-bedroom unit.
- A series of Minor Variances will be sought as opposed to a minor Zoning By-law Amendment.
- The Minor Variances that will be sought are as follows: relief from the required front stepback at the 3rd storey; relief from the required rear stepback after the 3rd storey, 0.3m encroachment into the required interior side yard setback; relief from providing one visitor parking space; and a variance to exceed the maximum building height.
- The building will be a series of smaller forms with part of the podium being recessed. This will help animate the streetscape and respects the transition of the surrounding neighbourhood.

- The top two-storeys have been carved out a bit to allow for a rooftop terrace amenity space
- The commercial space will have a lower ceiling (8'-6" to 9')
- The applicants have met with the Community Association and have discussed the proposal. The Community Association and neighbours are on board with the proposal, however they are not aware that a variance for the interior side yard will be sought.
- Site still short on amenity space. May require a variance for this (to be determined).
- Neighbouring properties both rental. Proposed building would be rental units only.

3.0 Preliminary Comments from City

- **Planning and Transportation Comments (Provided by Steve Gauthier)**
 - No major transportation issues
 - Please know that the City has new TIA Guidelines that must be followed. Please see the website for more details.
- **Minor Variance Related Comments (Provided by Robert Sandercott Oct. 26)**
 - The justification of the Minor Variances (MVs) will be largely based on design
 - The Committee may be concerned about the additional height. It is worth noting that the additional height will not result in additional living space.
 - The proposed amenity space is of concern. The front as presented currently, does not function as amenity space.
- **Urban Design Comments (Provided by Christopher Moise)**
 - This is a very exciting proposal
 - Subject site in a Design Priority Area thus, the proposal must be presented to the UDRP
 - Consider compatibility of proposed building with surrounding area
 - Consider the side-views
 - Please consider how the rooftop terrace will impact the neighbourhood
 - For UDRP, it would be helpful to present a proposition of how the neighbouring properties might be developed in future. This will help the panel understand the future context of the street.
 - This building has the potential to set the new development 'status quo' for the street.
- **Engineering Comments (Provided by Jessica Valic and Richard Buchanan)**
 - Site already has access to services
 - The biggest concern will be how the proposed building will connect to the existing services. Currently, the large tree at the front of the property (tree is city owned) poses some problems for service connections. Tree appears to be in good condition. Possible to retain tree?
 - No road widening or Frontage fees on Hinton
 - Sanitary trunk connection – detail drawing
 - If no driveway, sidewalk to be restored to full-height
 - Storm management peaking factor $c=0.5$; on-site retention to control the 100 year to the 2-year event
 - Monitoring manhole necessary due to commercial at grade

- Existing services to be blanked/capped at the property line
- Phase I ESA to be completed
- Boundary conditions to be shared with consulting engineer

4.0 Preliminary Comments from Community Association Representative (from Oct. 26 meeting)

- The Community Association is supportive of the proposed development
- There are concerns from the Association about the blank walls and the rooftop terrace
- No concern about Minor Variances being sought
- Consider having a section for organics in the garbage room
- The Community Association has discussed trees and street treatments with the applicant already

5.0 Next Steps

File lead to send list of Required Studies and Plans to applicants.