



243-245 HINCHEY AVENUE

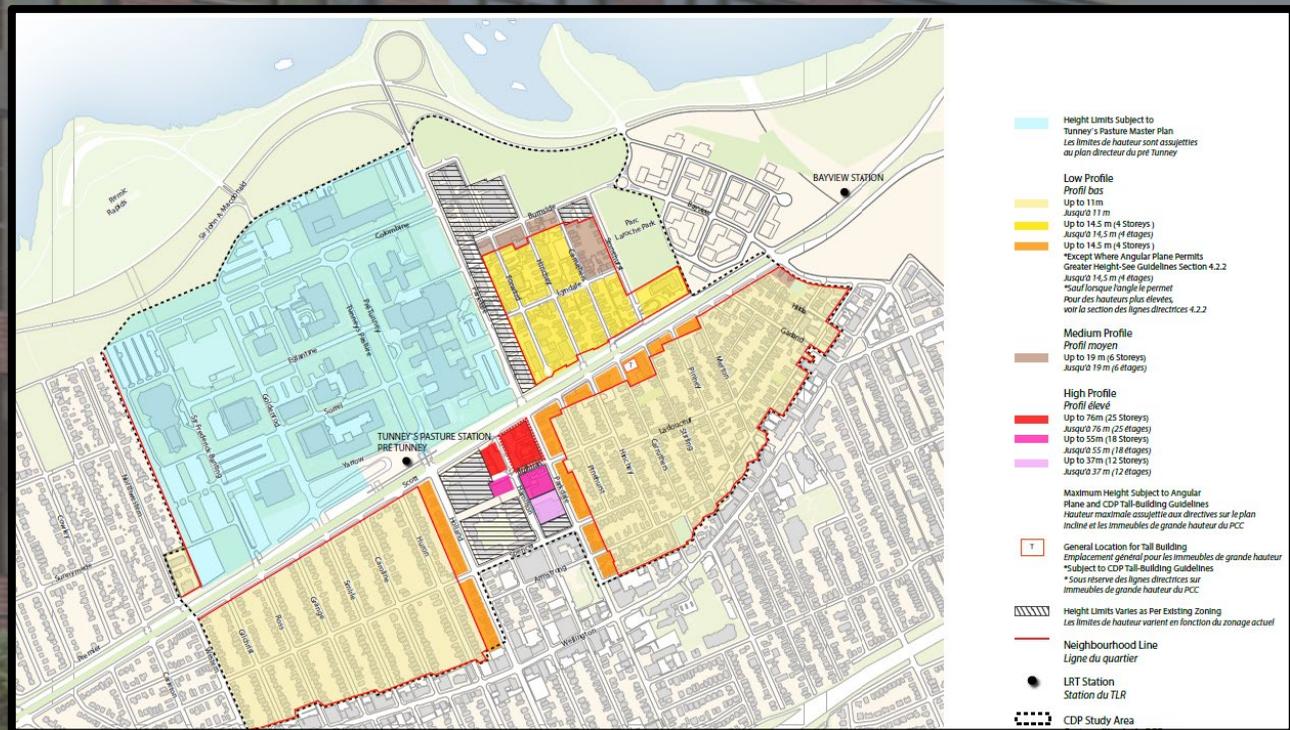
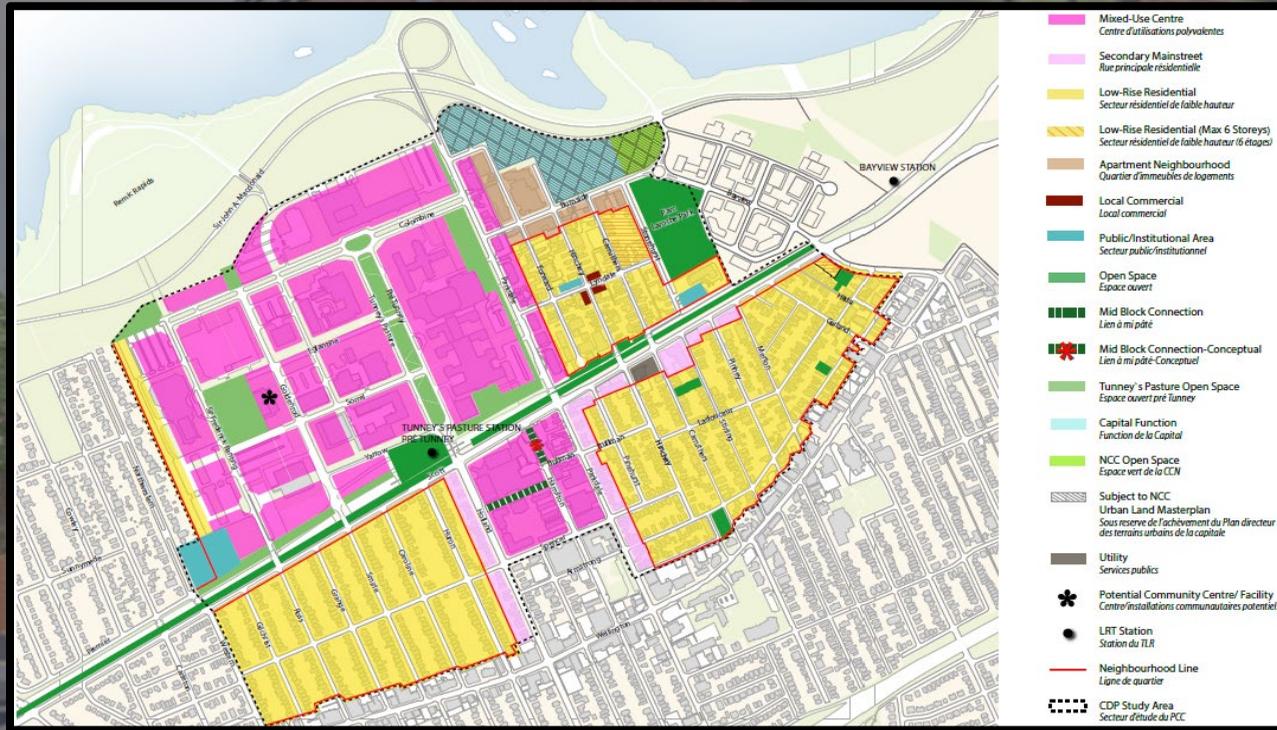
CITY OF OTTAWA - DESIGN BRIEF





CITY CONTEXT PLAN

243-245 HINCHEY AVENUE



The Scott Street Community Design Plan designed around the Light Rail Transit (LRT) outlines the preferred development and growth of the area. The Pendleton complies with the zoning and urban design principles outlined in the Scott Street Community Design Plan. The Pendleton keeps the 11m low profile building height beside a 14.5m building height along Scott Street. The proposed low rise building abuts the Utility station on the fringe of Hinchey avenue posing to reduce impact on the neighbourhood. Additionally, the Pendleton buildings proximity to the LRT allows for no automobile parking on the site in accordance with sustainable transit use while densifying the urban core of one of Ottawa's most intensifying areas within the City's master plan design.



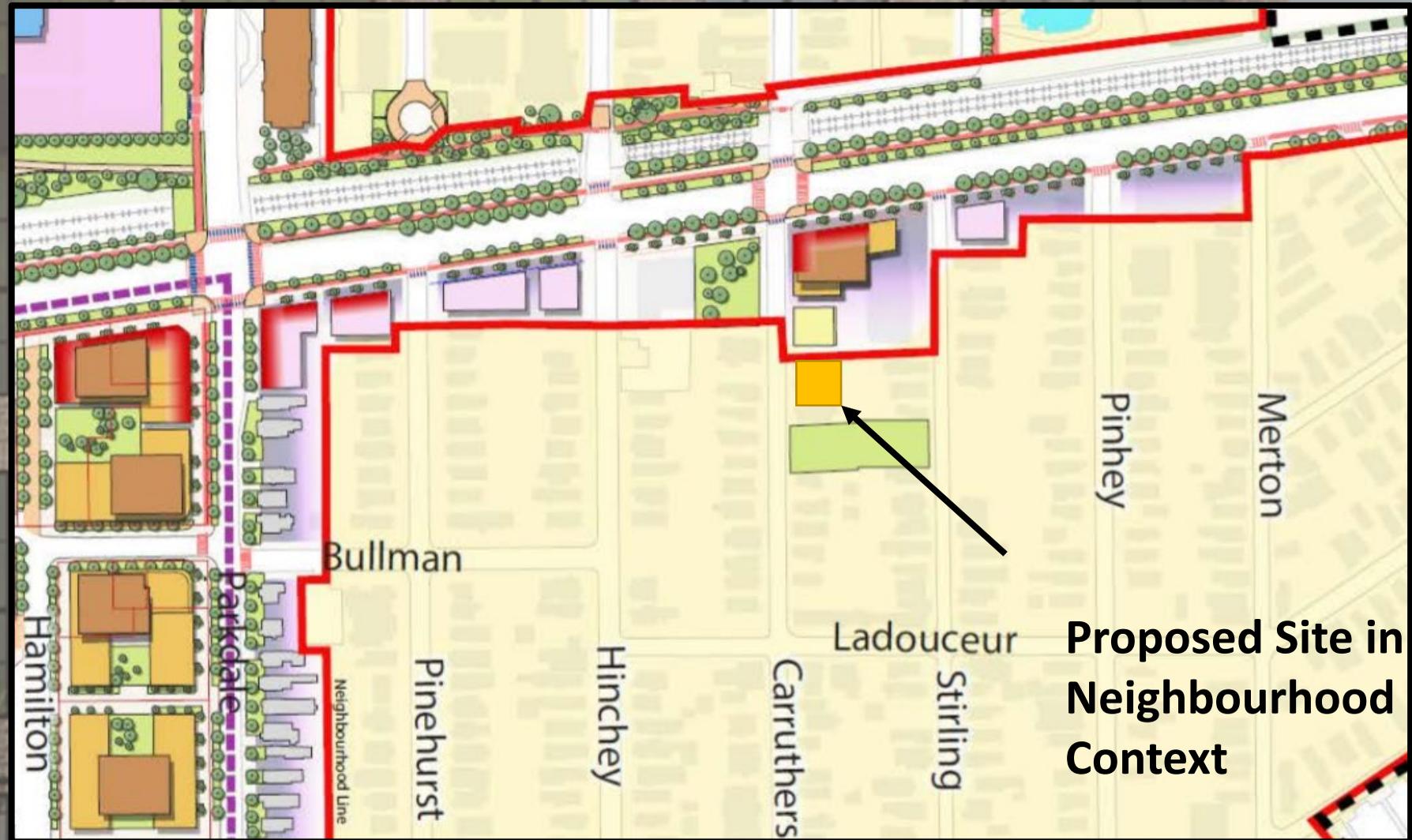
NEIGHBOURHOOD CONTEXT PLAN

243-245 HINCHEY AVENUE

4.2.2 Secondary Mainstreet Areas

The vision for the Secondary Mainstreet areas on Holland and Parkdale Avenues and Scott Street is streets of varying character and uses that help to stitch the distinct parts of the CDP area into a cohesive, eclectic whole. Existing uses and buildings generally will continue to be appropriate. At the same time, the policy directions and guidelines below encourage low-rise redevelopment that reinforces the scale of the Wellington Village and Hintonburg neighbourhoods while improving the streetscapes and, in some places, adding commercial amenities to the area. The unique conditions of the Odawa School site create an opportunity for additional height close to Scott Street.

- | | |
|---|--|
| Holland-Parkdale Node Mixed-Use Centre
<i>Centre d'utilisations polyvalentes du secteur Holland-Parkdale</i> | Low-Profile Residential Building
<i>Immeuble résidentiel à profil bas</i> |
| Secondary Mainstreet
<i>Rue principale résidentielle</i> | Medium-Profile Residential Building
<i>Immeuble résidentiel à profil moyen</i> |
| Active Frontage
<i>Façade active</i> | High-Profile Residential Building
<i>Immeuble résidentiel à profil élevé</i> |
| Existing/Proposed Open Space
<i>Espace ouvert actuel/proposé</i> | Residential Mixed-Use Building
<i>Immeuble résidentiel à utilisations polyvalentes</i> |
| Existing/Proposed Plaza
<i>Place actuelle/proposée</i> | Office Building
<i>Immeuble de bureaux</i> |
| Neighbourhood Line
<i>Ligne du quartier</i> | Retail Building
<i>Immeuble commercial</i> |
| CDP Study Area
<i>Secteur d'étude du PCC</i> | Public/Institutional Building
<i>Édifice public/institutionnel</i> |
| | Low-Rise Neighbourhood
<i>Secteur résidentiel de faible hauteur</i> |
| | Tunneys Pasture Mixed-Use Centre
<i>Centre d'utilisations polyvalentes de pré Tunney</i>
<i>Sous réserve du plan directeur de pré Tunney</i> |



Proposed Site in Neighbourhood Context



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EXISTING SITE CONDITIONS





243-245 HINCHEY AVENUE

PROJECT INFORMATION

ZONING					
Current Zoning	R4H (Subject to Minor rezoning)			Required	Provided
	Required	Provided			
Min. Lot Area	360 SQ. M.	589 SQ. M.	Min. Amenity Area	8 x 15 sqm=120 sqm 10 x 6 sqm= 60 sqm Total =180 sqm	=121.4 sqm
Min. Lot Width	12 M	20.1 M	Min. Communal Area	8 x 15 sqm=120 sqm	91.0 sqm
Min. Front Yard Setback	2.93 M	3.78 M	at grade and in the rear yard		
Min. Rear Yard Setback	8.8 M (30%)	7.5 M			
Min. Interior Yard Setback	Where the building wall is equal to or less than 11 m in height: 1.5 m Where the building wall is greater than 11 m in height: 2.5 m. Beyond the first 21 m the interior side yard setback is 6 m.	1.2 M	Private Balcony Area		30.4 sqm (4 x 7.6 sqm)
Max. Building Height	11.0 M	11.0 M	Landscaped area at Grade		91.0 sqm
			Total Provided		=121.4 sqm
Min. Landscape Area			Maximum # of units per lot	8 (on two lots)	18 (on two lots)
Min. Vehicle Parking Spaces	3	0			
Min. Handicap Vehicle Parking Spaces	0	0			
Min. Driveway Width		N/A			
Min. Bicycle Parking Spaces	9 SPACES (0.5 per unit)	2 INT. AND 16 EXT. TOTAL =18 SPACES			



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P²concepts

LOOKING NORTH ALONG HINCHEY

243-245 HINCHEY AVENUE



LOOKING SOUTH ALONG HINCHEY

P²
P_{concepts}

243-245 HINCHEY AVENUE

HINCHEY FACADES

ORANGE

The exterior façade is comprised of a traditional red brick, Victorian Architectural Trim Details, Black Spandrel Panels and Black Mullion Windows to create a timeless effect that will mesh into the dynamic fabric of the neighbourhood over time.

