

May 12, 2020

Development Review (Central)  
City of Ottawa  
110 Laurier Ave West, 4<sup>th</sup> Floor  
Ottawa, ON  
K1P 1J1

**Attention: Simon Deiaco, Planner III**

Dear Mr. Deiaco:

**Reference: 84-86, 88, 92 & 96 Hinton Avenue North  
Site Plan Control Revision Application  
Our File No.: 114077  
City File No.: D07-12-17-0078**

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Novatech has been retained to file a *Site Plan Control Revision* application for a property located at 84-86, 88, 92 & 96 Hinton Avenue North owned by ECRE Smart Living Hinton Inc. The subject property is located on the west side of Hinton Avenue, north of the intersection of Wellington Street West and is legally described as *LT 1510, 1512, 1514 & 1516, PL 157; Ottawa/Nepean*. The properties have a combined lot area of 1,932.43 m<sup>2</sup> (0.19 ha) and a total lot frontage of 60.96 metres on Hinton Avenue North. The existing buildings contained a combination of residential and commercial uses but are now vacant and in the process of being demolished.

The development proposal received Site Plan Approval (*City File No.: D07-12-17-0078*) on November 6, 2018 for the construction of two buildings. At the time, a 4-storey low rise apartment building with a total of sixteen (16) residential units was proposed for 84-86 Hinton Avenue. The second building for 88, 92 and 96 Hinton Avenue featured a 6-storey, mixed-use building with a total of sixty-nine (69) residential units and four (4) commercial units on the ground floor. A total of nine (9) parking spaces were to be provided for the proposed development. The previously proposed development featured a mixture of bachelor/studio, one, two, three, and four-bedroom units for a total of eighty-five (85) residential units.

Subsequent to the above approval, a development agreement was entered into and building permits were received on November 21, 2019 for 84-86 Hinton Avenue and on May 8<sup>th</sup>, 2020 for 88, 92 and 96 Hinton Avenue.

The revised development proposal involves the construction of the same two above mentioned buildings but with the reconfiguration of the interior layout so they will now feature a mixture of bachelor/studio and one-bedroom units for a total of one hundred thirty-four (134) residential units. The original nine (9) proposed surface parking spaces has been revised to thirteen (13) as per the zoning requirements set out by *Zoning By-law 2008-250*. This parking is provided at-grade in the rear of the proposed buildings and is accessed by a two-way drive aisle between 88 and 92 Hinton Avenue.

In summary, the revisions proposed are of internal nature with no appreciable site plan or exterior building design changes and alterations as well as no impacts to the streetscape.

While our client are intending to manage the properties as rental units, they may file a draft plan of condominium after the receipt of site plan approval.

The subject property is located within the Tunney’s Pasture Mixed-Use Centre designation in the *City of Ottawa Official Plan*. The project conforms to the Mixed-Use Centre policies as the proposed development includes residential and commercial development within building forms that are compatible with the surrounding uses, and that are transit and pedestrian-friendly.

The *Wellington Street West Community Design Plan* identifies the subject property as being within the Parkdale Park Area, which is characterized by low-scale mixed-use development and underutilized parcels. Objectives for this area include building heights and envelopes that ensure an appropriate scale for redevelopment, both in terms of sun and sky exposure and creating an attractive, pedestrian-oriented streetscape. The proposed development meets these objectives.

The subject property is zoned MC16 [1966] H(20) – Mixed Use Centre, Parkdale Park Subzone. The proposed development complies with the present zoning, both in terms of permitted uses and performance standards. The subject property is located within a Design Priority Area and a meeting was held with the Urban Design Review Panel (UDRP). No significant changes are being made to the exterior building design and materials since the meeting with the UDRP.

A meeting with the ward councillor was held on July 22, 2019 to discuss the revision to the approved site plan followed by the pre-consultation meeting held on August 15, 2019 with City staff and the local Hintonburg Community Association. Following the meeting, comments were received from City staff in an email dated August 23, 2019 regarding the conversion of varying unit sizes to mainly studio/bachelor type units. As such, a review of census data from Statistics Canada was completed with the methodology involving a comparative analysis of existing neighbourhood dwellings within five surrounding dissemination areas of the subject property. The statistical data gathered demonstrated a shortage of bachelor/studio units in comparison with other unit sizes available. The proposed residential development will provide an additional supply of bachelor/studio rental units to the immediate area where they are currently not readily available.

A summary of the statistical data obtained from Statistics Canada has been provided in the table below:

Census Tract	Dissemination Areas
0045.00	35060383; 35060382; 35060381; 35060412; and 35061871

Unit Type	Units Within 5 Surrounding Dissemination Areas/Percent of Total	Subject Property Proposed Units
No Bedroom (Bachelor/Studio)	20/ 1.3%	93
One-Bedroom	650/40.8%	41
Two-Bedroom	460/28.9%	-
Three-Bedroom	300/18.9%	-
Four-Bedroom	160/10%	-
<b>Total Units</b>	<b>1590</b>	<b>134</b>

It should be noted that the following plans received approval from City staff on April 2, 2020 to address City forestry comments but are being provided again with this submission for your reference.

- Site Servicing Plan, Drawing No.: 170453 – SER, Revision 3, prepared by Kollaard Associates Engineers, dated September 20, 2019.
- Site Grading and Erosion Control Plan, Drawing No.: 170453 – GR1, Revision 3, prepared by Kollaard Associates Engineers, dated September 20, 2019.
- Landscape and Tree Conservation Report Plan, Drawing L.1, Revision 17, prepared by James B. Lennox Landscape Architects, dated March 31, 2020.

As per the Applicant's Study and Plan Identification List, please find the following digital materials enclosed for your reference:

- Site Plan, Drawing SPD – 1, prepared by Dextor A. Edwards, dated March 8, 2020.
- Architectural Building Elevations A1-4, 9-10, prepared by Dextor A. Edwards Architect, dated March 5, 2020 and March 15, 2020.
- Floor Plan Drawings, Drawings A126-A130, A310, prepared by Dextor A. Edwards Architect, dated April 26, 2020.
- Reference Plan, prepared by Farley, Smith and Denis Surveying Ltd.
- Servicing Memorandum, prepared by Kollaard Associates Engineers, dated May 4, 2020.
- Geotechnical Memorandum, prepared by Paterson Group, dated May 8, 2020.
- Phase I Environmental Site Assessment Update, prepared by Pinchin, dated August 15, 2019.
- Detailed Noise Study, prepared by Novatech, dated May 4, 2020.
- TDM Measures Checklist, filled out by Smart Living Properties.

Although initially the Applicant's Study and Plan Identification List required a Transportation Impact Assessment (TIA), TIA work was undertaken but City staff concluded that no further work was required as part of the submission in an email dated October 24, 2019.

Please do not hesitate to contact me or Greg Mignon in the event you require further information or clarification.

Sincerely,

**NOVATECH**



Robert Tran, M.PL.  
Planner, Planning & Development

cc: Rakan Abushaar, ECRE Smart Living Hinton Inc.