

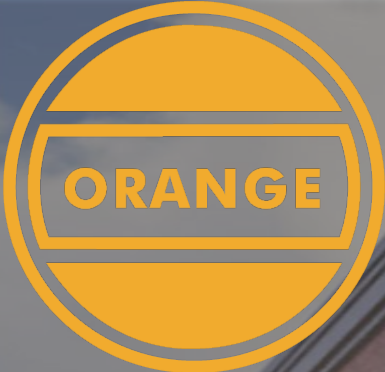


# 243-245 HINCHEY AVENUE

## CITY OF OTTAWA - DESIGN BRIEF

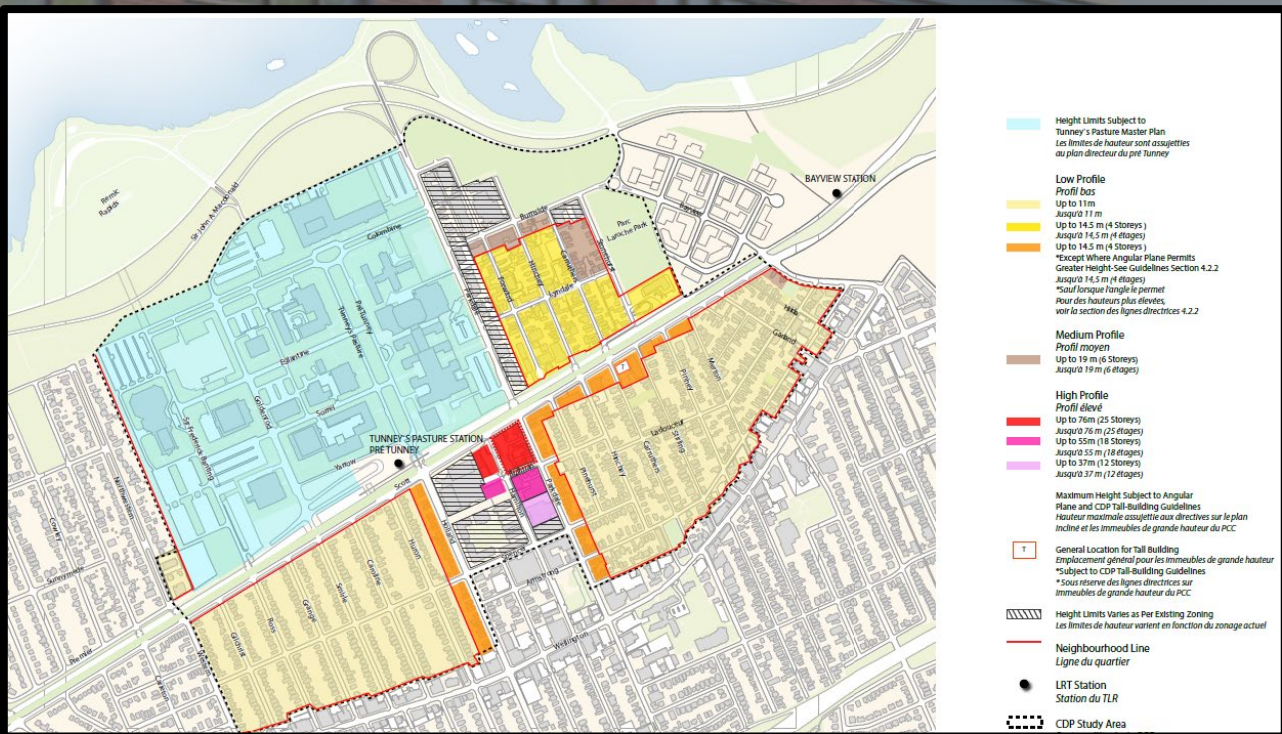
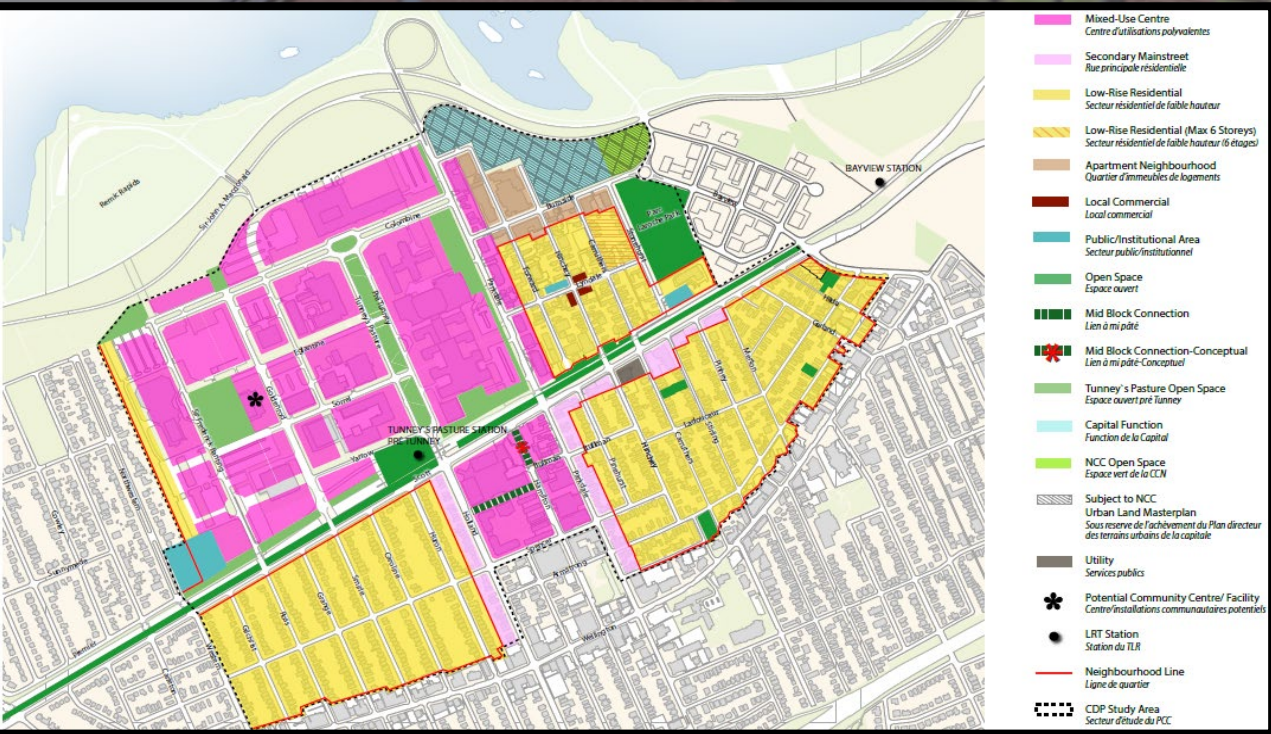






# CITY CONTEXT PLAN

## 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.





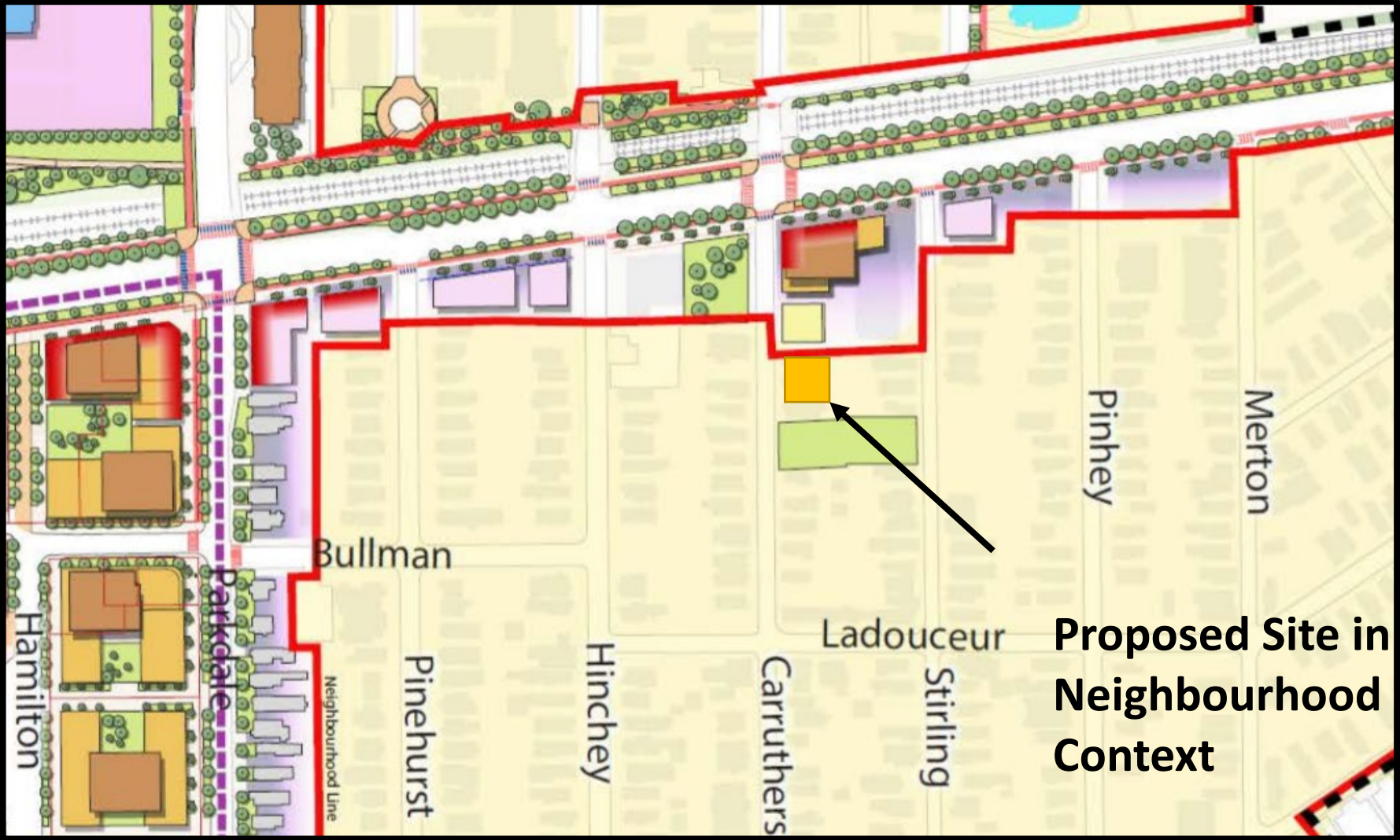
# NEIGHBOURHOOD CONTEXT PLAN

## 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 Subject to Tunneys Pasture Master Plan <i>Centre d'utilisations polyvalentes de pré Tunney</i> <i>Sous réserve du plan directeur de pré Tunney</i>



Proposed Site in  
Neighbourhood  
Context





# 243-245 HINCHEY AVENUE

## EXISTING SITE CONDITIONS

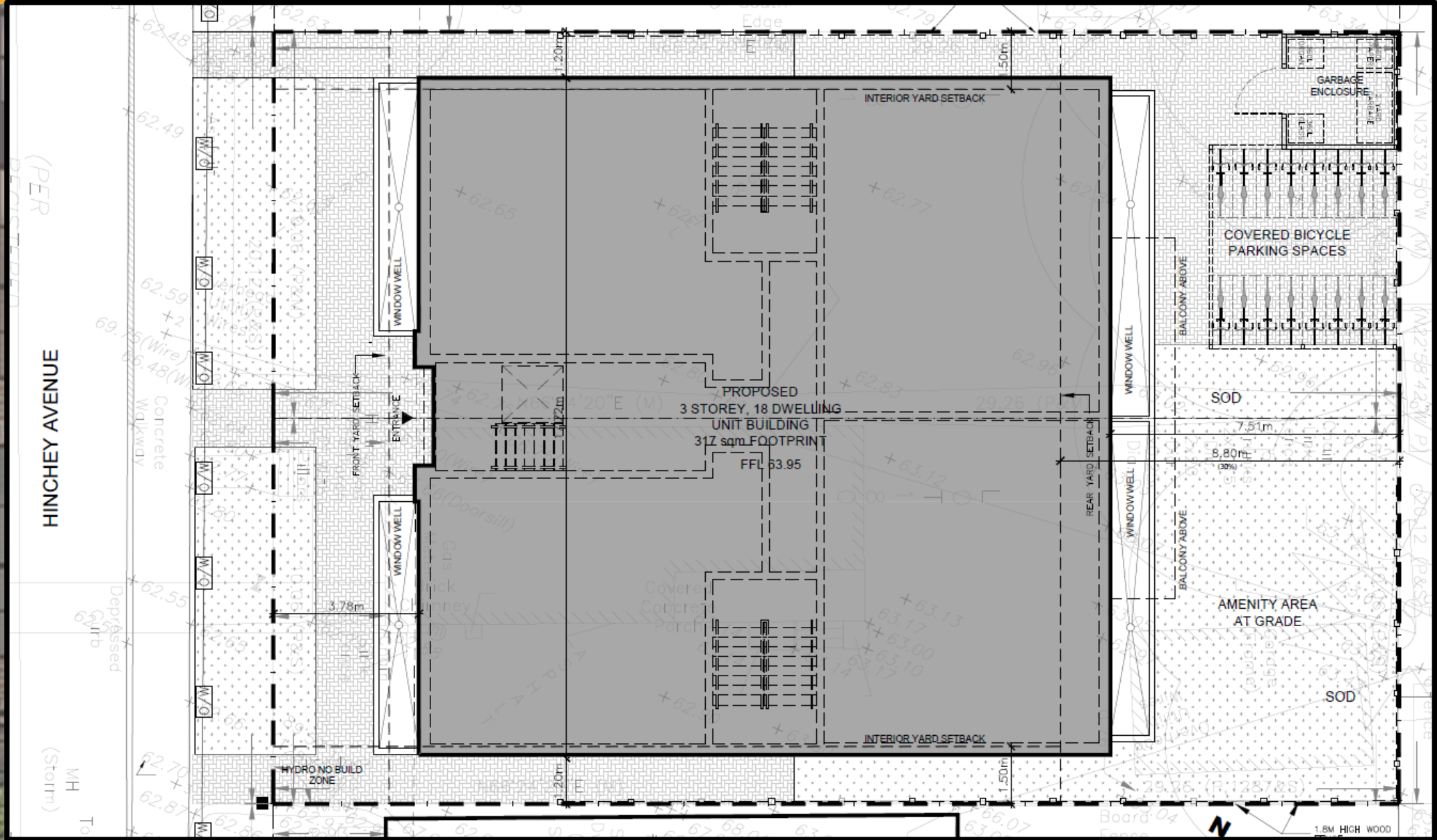






# 243-245 HINCHEY AVENUE

## SITE PLAN





# PROJECT INFORMATION

ZONING		
Current Zoning	R4H (Subject to Minor rezoning)	
	Required	Provided
Min. Lot Area	360 SQ. M.	589 SQ. M.
Min. Lot Width	12 M	20.1 M
Min. Front Yard Setback	2.93 M	3.78 M
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
Max. Building Height	11.0 M	11.0 M
Min. Landscape Area		
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





**243-245 HINCHEY AVENUE**



**P<sup>2</sup>**  
concepts

**LOOKING NORTH ALONG HINCHEY**





243-245 HINCHEY AVENUE



LOOKING SOUTH ALONG HINCHEY

P<sup>2</sup>  
concepts





# 243-245 HINCHEY AVENUE

## HINCHEY FACADES

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.

