

July 3, 2024

To: Committee of Adjustment  
101 Centrepointe Drive,  
Ottawa, ON  
K2G 5K7

Committee of Adjustment  
Received | Reçu le

2024-07-19

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Dear Committee Members:

Re: Minor Variance Application – 2006, 2020, 2026 Scott Street & 314, 318 Athlone Avenue

Please find this cover letter as a formal submission to the City of Ottawa as part of the Minor Variance Application for 2006, 2020, 2026 Scott Street & 314, 318 Athlone Avenue.

#### Partners

Barry J. Hobin  
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Arch. Tech.

Melanie Lamontagne  
OAA, MRAIC

Patrick Bisson  
OAA, OAAQ, MRAIC

In addition to this letter, please refer to the following submission materials:

- Completed Application Form
- Survey Plan
- Site Plan
- Elevation Drawings

\*Please note a Tree Information Report (TIR) is not included as a TCR report was not required for the subject site. Please see attached correspondence from the City of Ottawa indicating a TCR is not required as part of the Site Plan Control Application. If you require any additional information, please let us know.

Please note the following information relating to the submitted Minor Variance Application Form:

**Legal Description:** Part of Lot 60 & all of Lots 61 & 62 Registered Plan 263 & Part of Lot 31 Concession 1 (Ottawa Front)

**Requested Variance:** To provide a one-storey bridge feature incorporated into the second storey connecting the buildings.

**By-Law Requirement:** Whereas the by-law allows for a four-storey feature incorporated into the building above the second storey.

**By-Law Section:** 2022-369 (TM[2829] S465-h (3))

The proposed development at 2006, 2020, 2026 Scott Street & 314, 318 Athlone Avenue contains two mixed-use residential towers, a pedestrian plaza and thoroughfare, and a parkland dedication tying into the existing Lion's Park. The proposed buildings, 40 storeys in height, aim to provide 856 residential units.

The purpose of this application is to seek relief from Zoning Envelope Schedule 465 and Zoning By-Law Section 2022-369 (TM[2829] S465-h) Item 3).

Currently, urban exception 2829 (By-law 2022-369) Item 3 notes that "the 4-storey feature shown on Schedule 465 in Area D is permitted in the location as shown on the Schedule, but must be incorporated into the building **above the second storey** and is limited to a

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maximum height of 4 storeys for this feature.” The proposed variance is to provide a **one-storey bridge feature incorporated into the second storey connecting the buildings.**

We believe that in the context of the development the proposed application meets the four tests for minor variances:

- The variance is minor in nature.
- The variance is a desirable and appropriate use of the property.
- The general intent and purpose of the Zoning by-law is maintained.
- The general intent and purpose of the Official Plan is maintained.

Given the uncertainty of market demands and the resolution to phase a development of this nature, it became no longer viable to create a four storey bridge feature. However, the desire to create two distinct amenity packages to be shared amongst residents and users of both buildings remains present. Therefore, the intent of a one storey link at level two is in keeping with the original four storey bridge feature, as the purpose is to provide access to both buildings above grade.

The proposed level two bridge feature is proposed to be located within the noted area on Site Plan A1.00. The development, consisting of two buildings as opposed to a single podium has been designed to minimize site coverage, provide ample landscaped area and greenspace, allow for multiple pedestrian access points, and increase porosity. It is intended that the proposed level two link will provide residents and users of the development access to both buildings, without interrupting the ground plane. The connection will promote the use of amenity spaces and support commercial/retail uses at grade, further activating the ground plane. The level two elevation for this connection is critical, as amenity spaces are to be located on the ground floor and level two of both the East and West buildings. Therefore, we believe the variance is a desirable and appropriate use of the property.

As the intent of the level two link is not dissimilar to the originally proposed bridge design in which Zoning Envelope Schedule 465 was based on, we believe the level two link to be considered minor in nature. Additionally, in the context of two 40 storey towers, we believe the reduction in height by one storey, and relocation of area in which this link may be located coincides with the general intent and purpose of the zoning by-law.

In closing, we are seeking the support of the committee so that we can develop this site to its full potential.

I trust the documentation submitted sufficiently demonstrates the rationale to require these minor variances. Thank you for taking the time to review this Minor Variance submission. Your consideration of this application is greatly appreciated.



Sincerely,

A handwritten signature in black ink, appearing to read "Bisson", with a large, stylized initial letter.

Patrick Bisson  
Hobin Architecture Inc.

