

Design Brief

105, 4051, 4050 Sencha Terrace & 2 Unaddressed Parcels

September 27, 2021



SITE CONTEXT

North

To the north of the site is vacant land and future residential uses, referred to as the 'Caivan Lands' (City File No. D07-16-19-0015). Further north at the intersection of Greenbank Road and Strandherd Drive there are several low-rise commercial plazas with a range of neighborhood commercial and service uses.

East

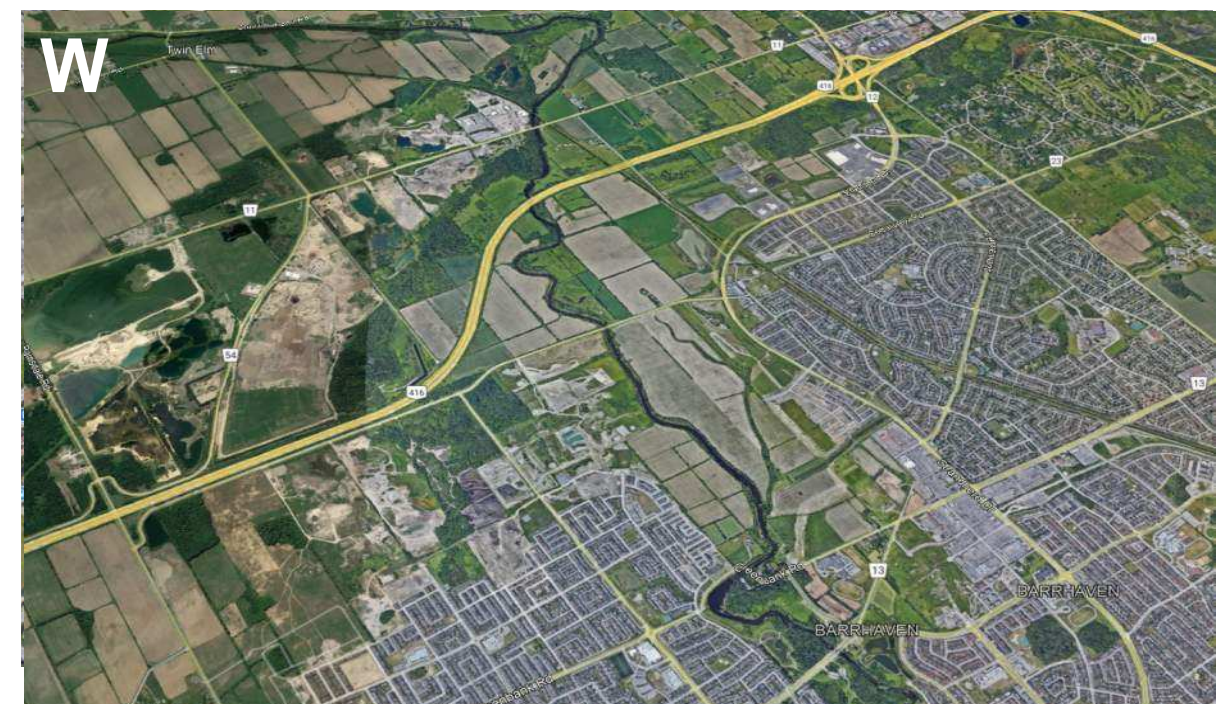
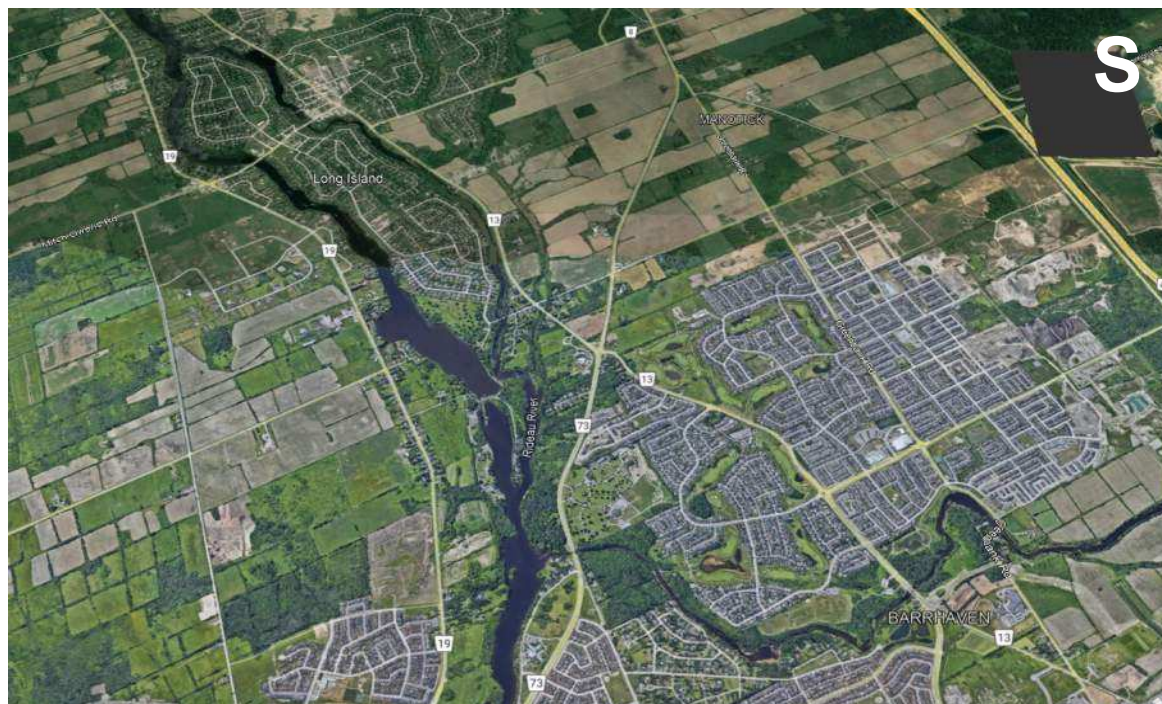
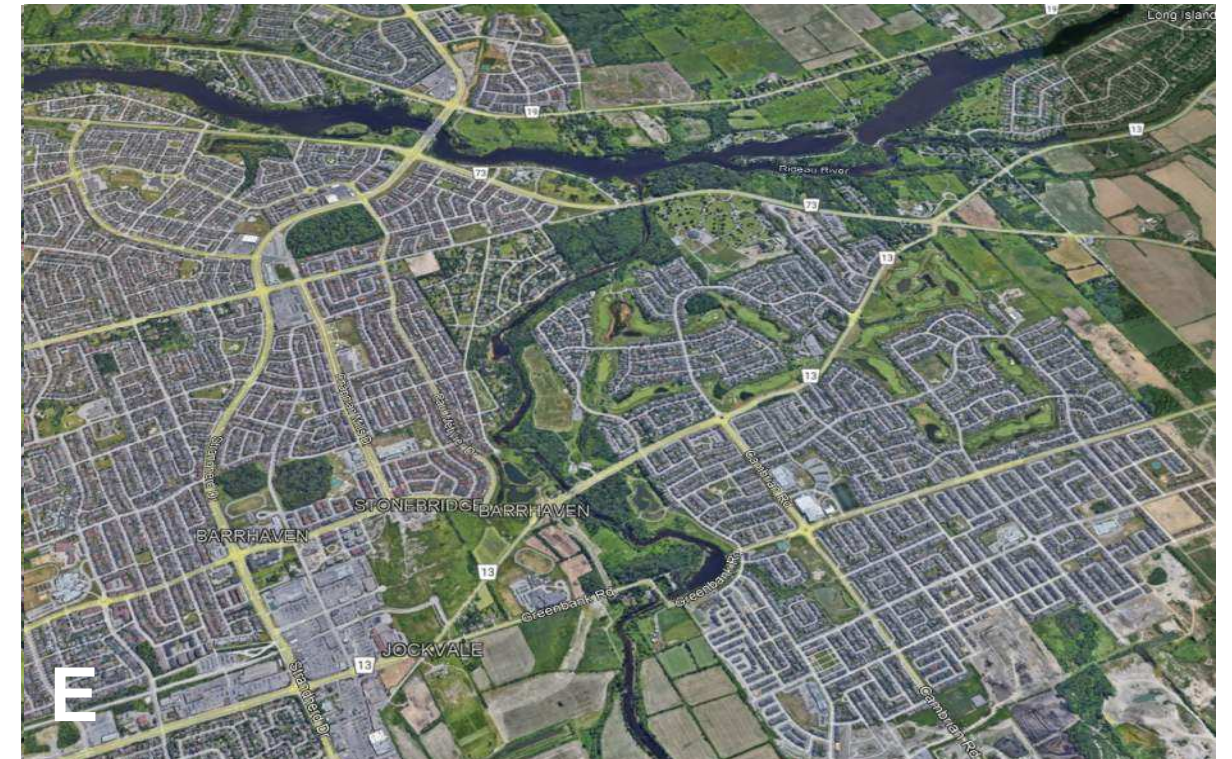
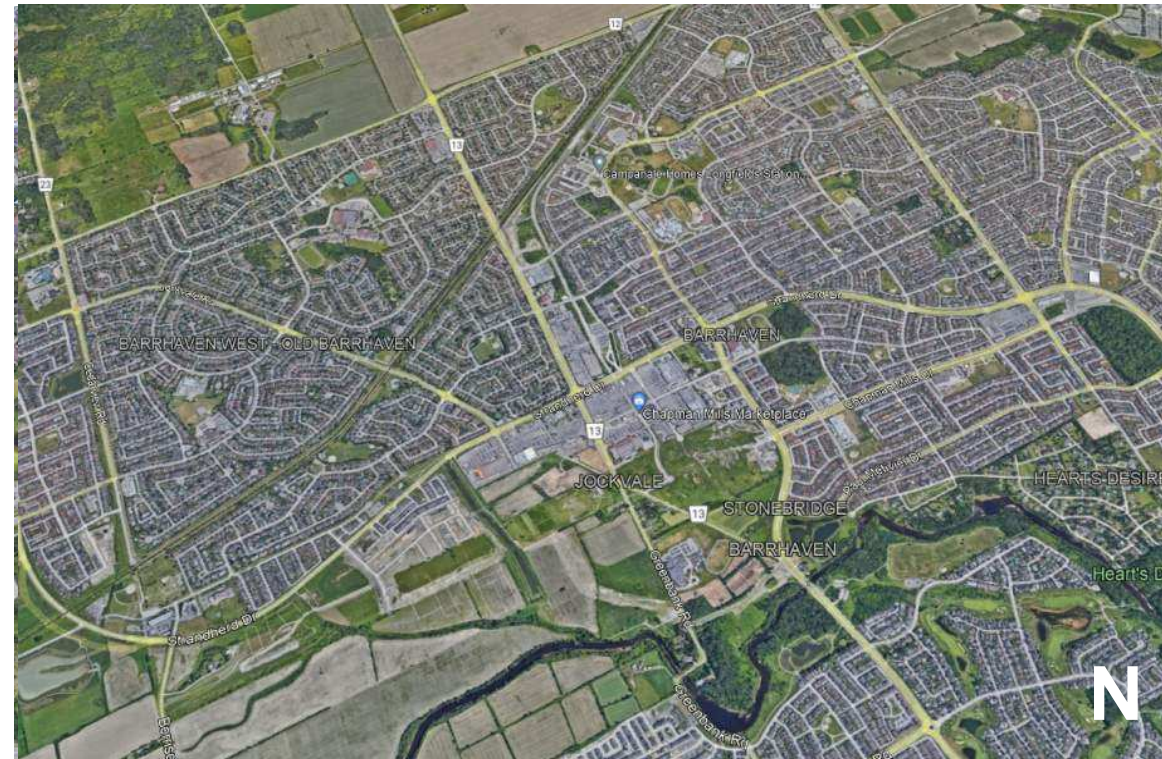
To the east across Greenbank Road is the St. Joseph Catholic High School and a recent townhouse development accessed via Bending Way.

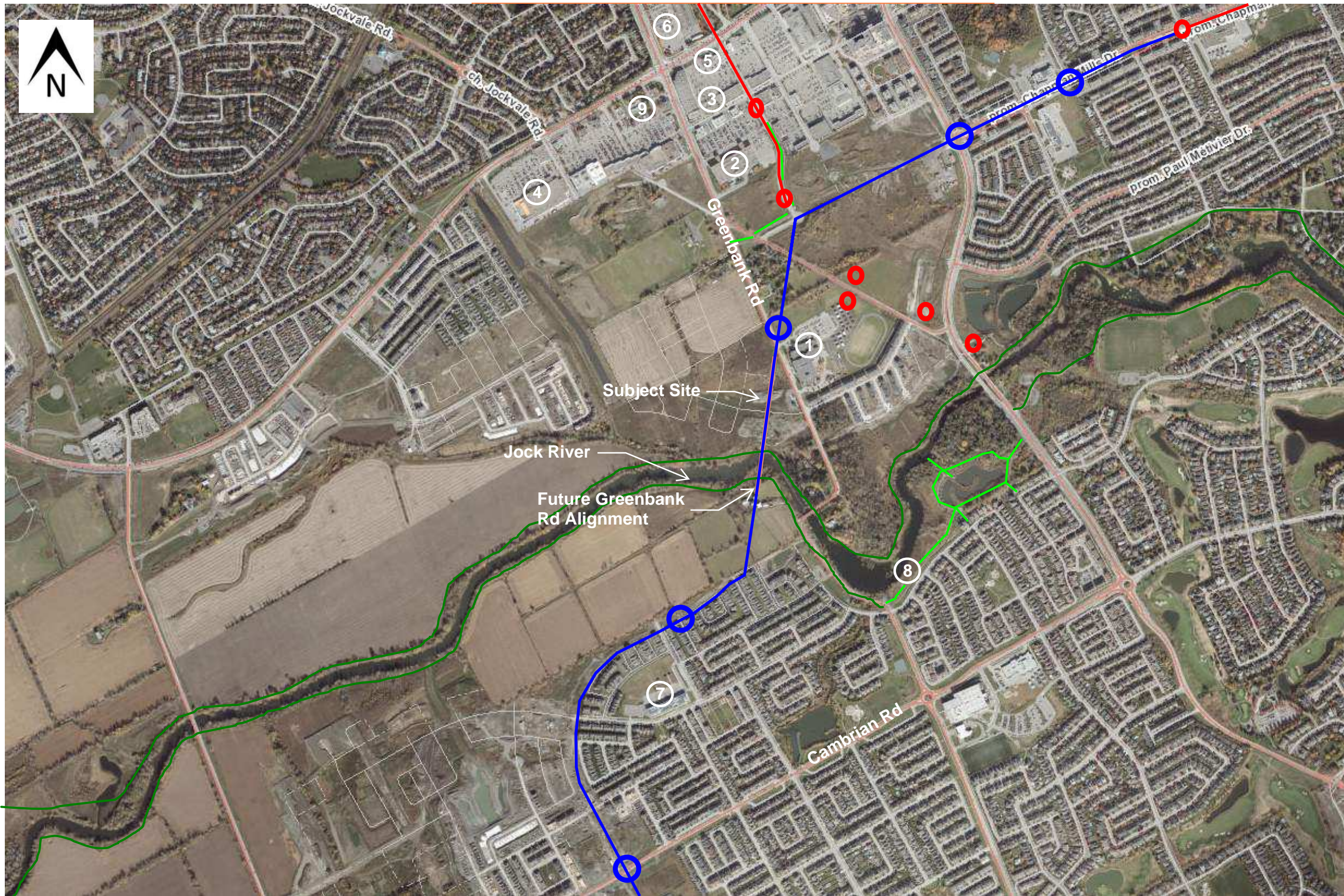
West

To the west, low rise residential uses are under development by Claridge on blocks in the same subdivision as the subject site. Further west is the Burnett Municipal Drain.

South


To the south is open space and the Jockvale River. Further south are four detached dwellings which back onto the river.





Surrounding Uses


1. St Joseph Catholic High School
2. Loblaws Grocery
3. LCBO
4. Home Depot
5. Fast Food Restaurants
6. Canadian Tire
7. Half Moon Bay Public School
8. Half Moon Bay District Park
9. Barrhaven Retail Centre (Retail)

 Secondary Plan Area

 Existing OC Transpo (within 250m)

 Existing BRT line/stop

 Future BRT line/stop

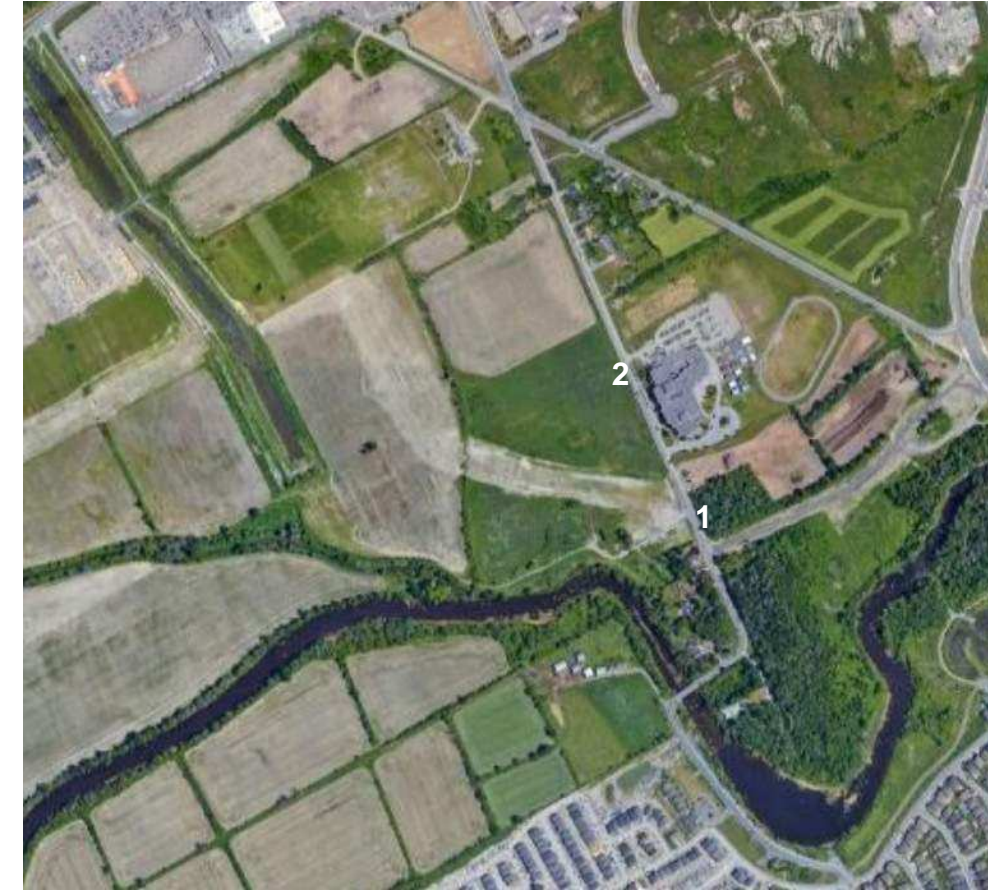
 Pathway existing/future

 Future Park / Open Space

EXISTING CONDITIONS - SITE AND SURROUNDING CONTEXT



1. View of the Subject Site and Greenbank Rd Looking North



2. Existing Conditions on the Subject Site

EXISTING CONDITIONS - SITE AND SURROUNDING CONTEXT



3. View Looking East across Greenbank Road



4. Existing Conditions on the Subject Site looking north-east



5. Existing Conditions on the Subject Site looking north-west

PLANS AND STUDIES

Conceptual Site Plan

Massing

3D Render

Sun Study



NOTES GÉNÉRALES / General Notes

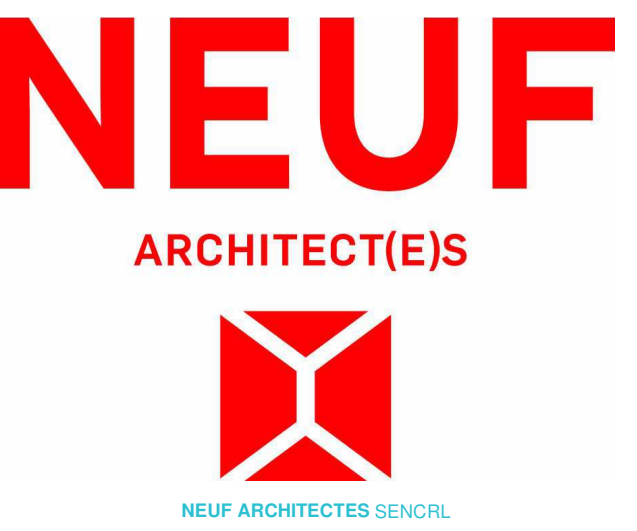
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SCEAU / Seal



CLIENT / Client



OUVRAGE / Project

GREENBANK DEVELOPMENT

EMPLACEMENT / Location
 OTTAWA

NO PROJET / No.
 12501.00

NO	RÉVISION / Revision	DATE (aa-mm-jj)
A	FOR COMMENTS	2020.07.17
B	UPDATED UNITS COUNT	2021.03.23
C	REVISED AS PER COMMENTS	2021.06.07
D	COORDINATION	2021.06.16
E	ZONING AMENDMENT	2021.09.16

TOWERS TABLE		
TOWER A	30 STOREY	260 UNITS
TOWER B	21 STOREY	159 UNITS
TOWER C	21 STOREY	159 UNITS
TOWER D	6 STOREY	66 UNITS
TOWER E	12 STOREY	141 UNITS
TOWER F	12 STOREY	189 UNITS
TOWER G	6 STOREY	151 UNITS

DESSINÉ PAR / Drawn by
 PV

VÉRIFIÉ PAR / Checked
 LH

DATE (aa-mm-jj)
 JULY 2020

ÉCHELLE / Scale
 1 : 1000

TITRE DU DESSIN / Drawing Title

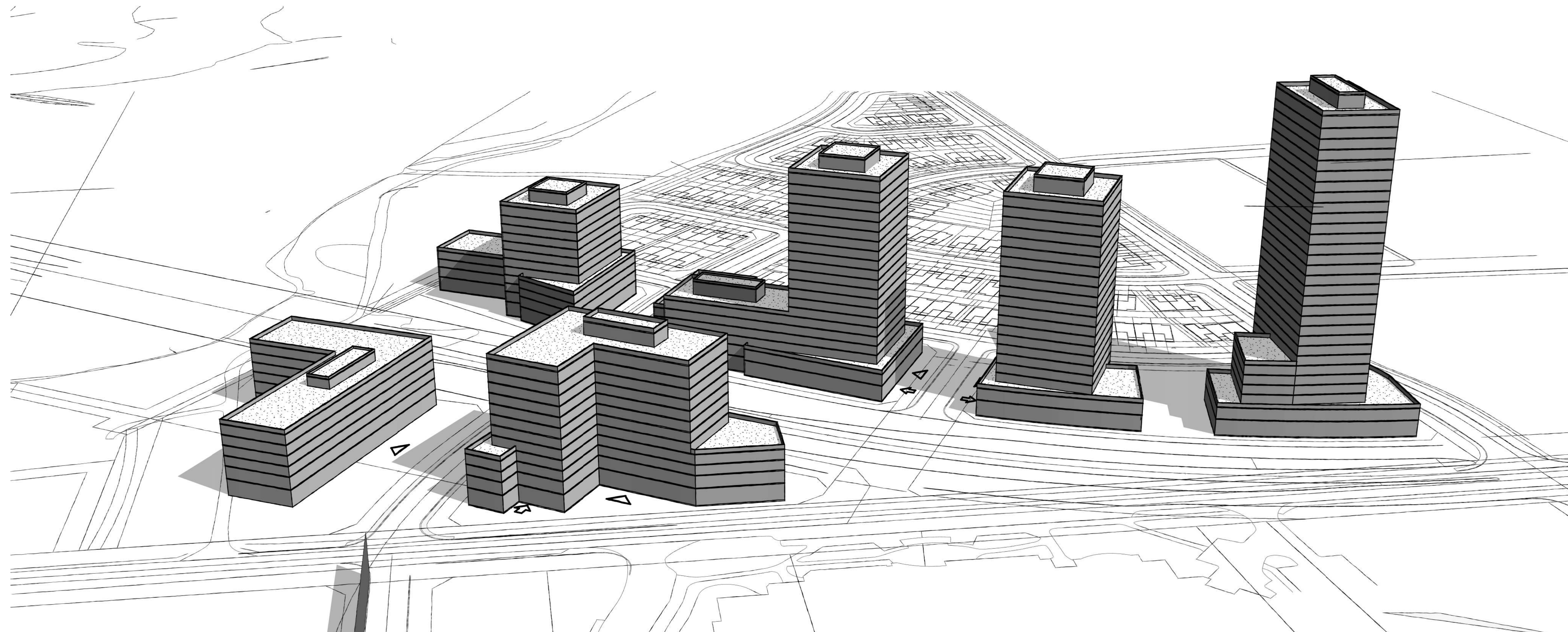
SITE PLAN AT ROOF

RÉVISION / Revision

NO. DESSIN / Dwg Number

E

A100



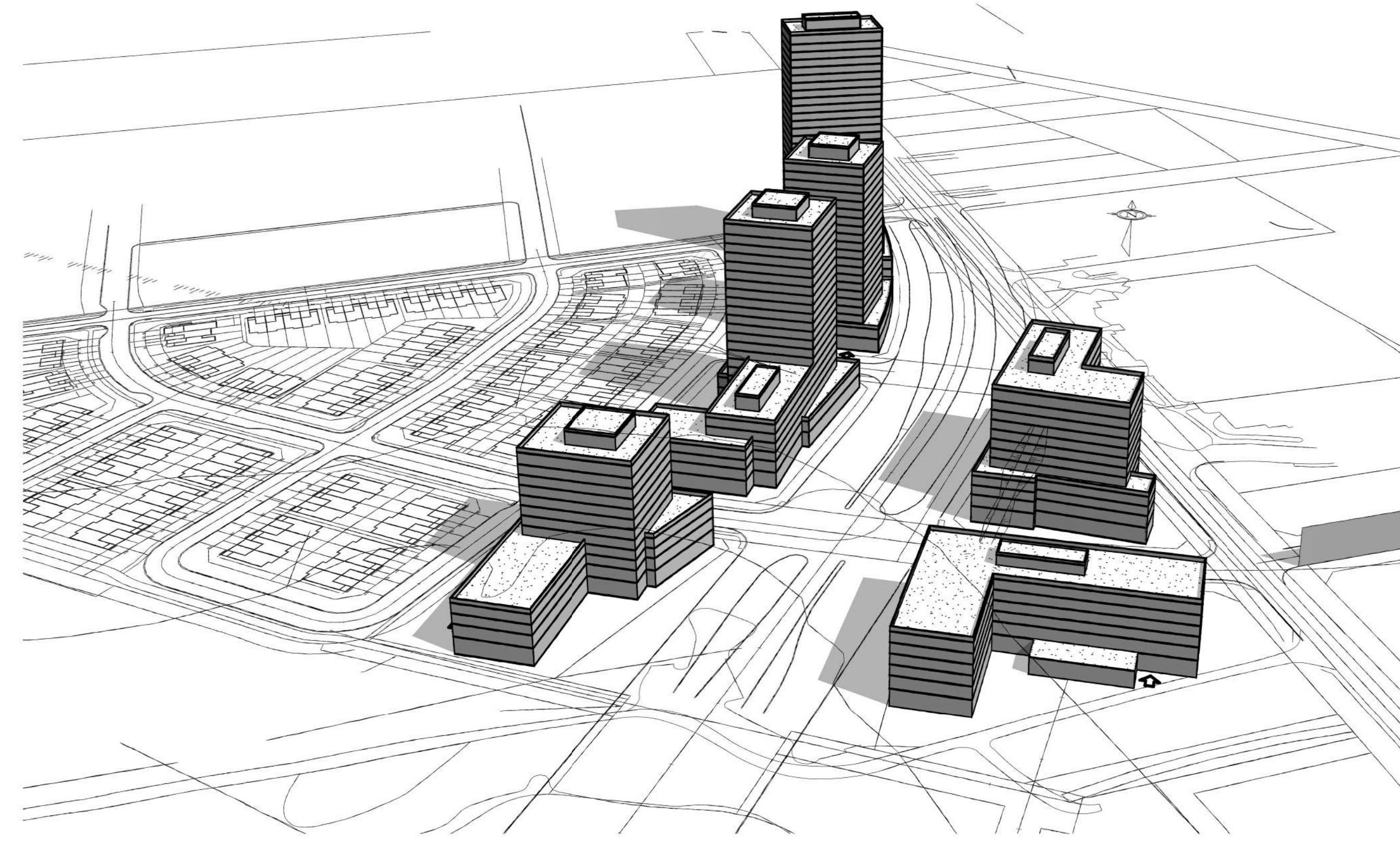
3D VIEW LOOKING WEST

1
A010



3D VIEW LOOKING EAST

2
A010



3D VIEW LOOKING NORTH

3
A010

NOTES GÉNÉRALES General Notes

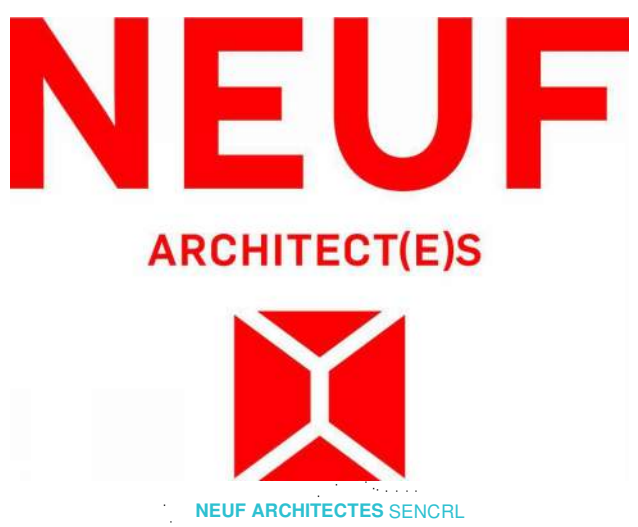
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DESSINÉ PAR Drawn by
 PV VERIFIÉ PAR Checked
 DATE (aa.mm.jj) JULY 2020
 TITRE DU DESSIN Drawing Title

PERSPECTIVES

RÉVISION Revision NO. DESSIN Dwg Number
D A010



3D render of the subject site viewed from the south east

