



DCA

A GROUP OF ARCHITECTS

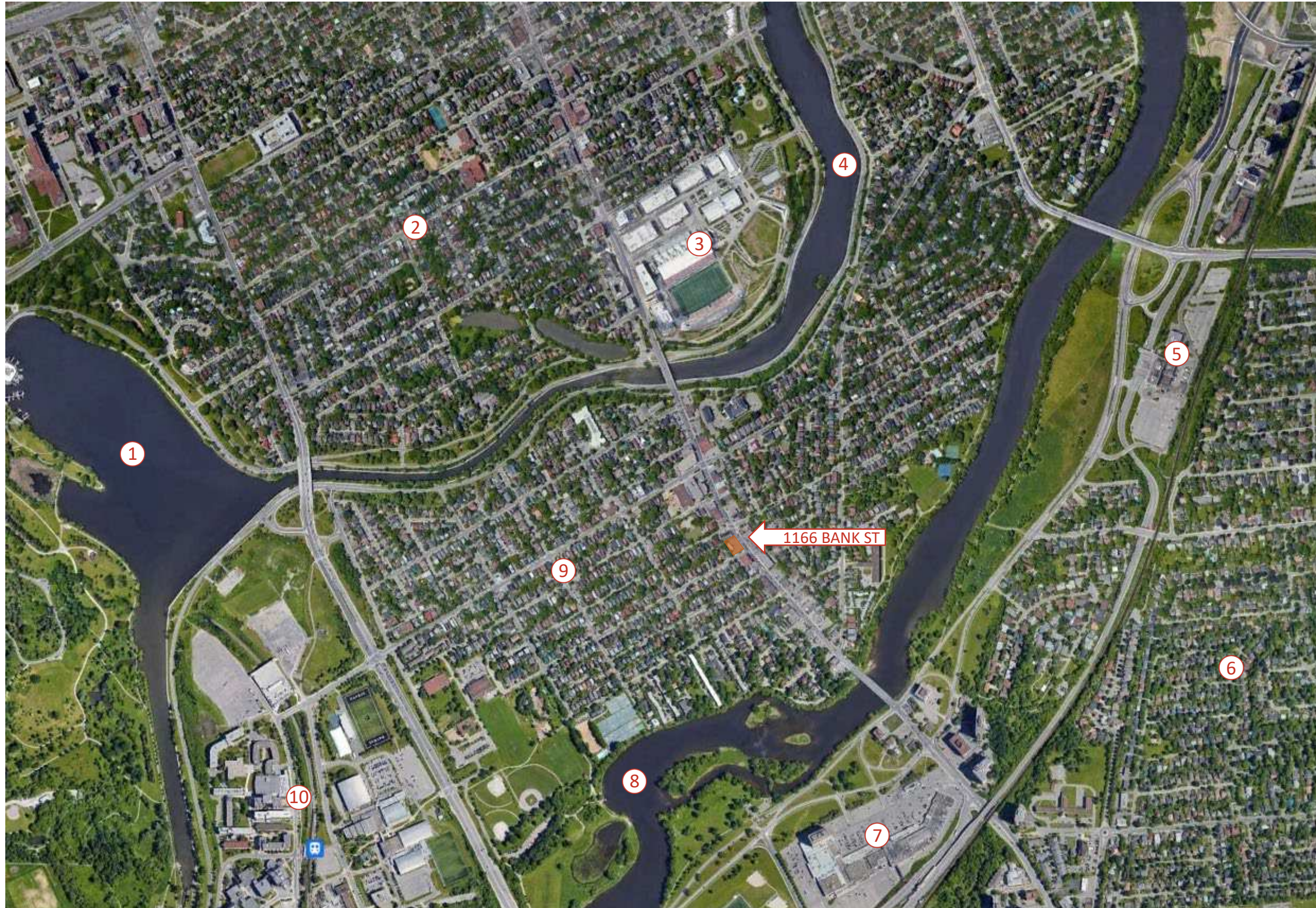
FORMAL CONSULTATION
URBAN DESIGN REVIEW PANEL

OLD OTTAWA SOUTH – 1166 BANK ST.

PROPOSED MIXED USE DEVELOPMENT

NEIGHBOURHOOD

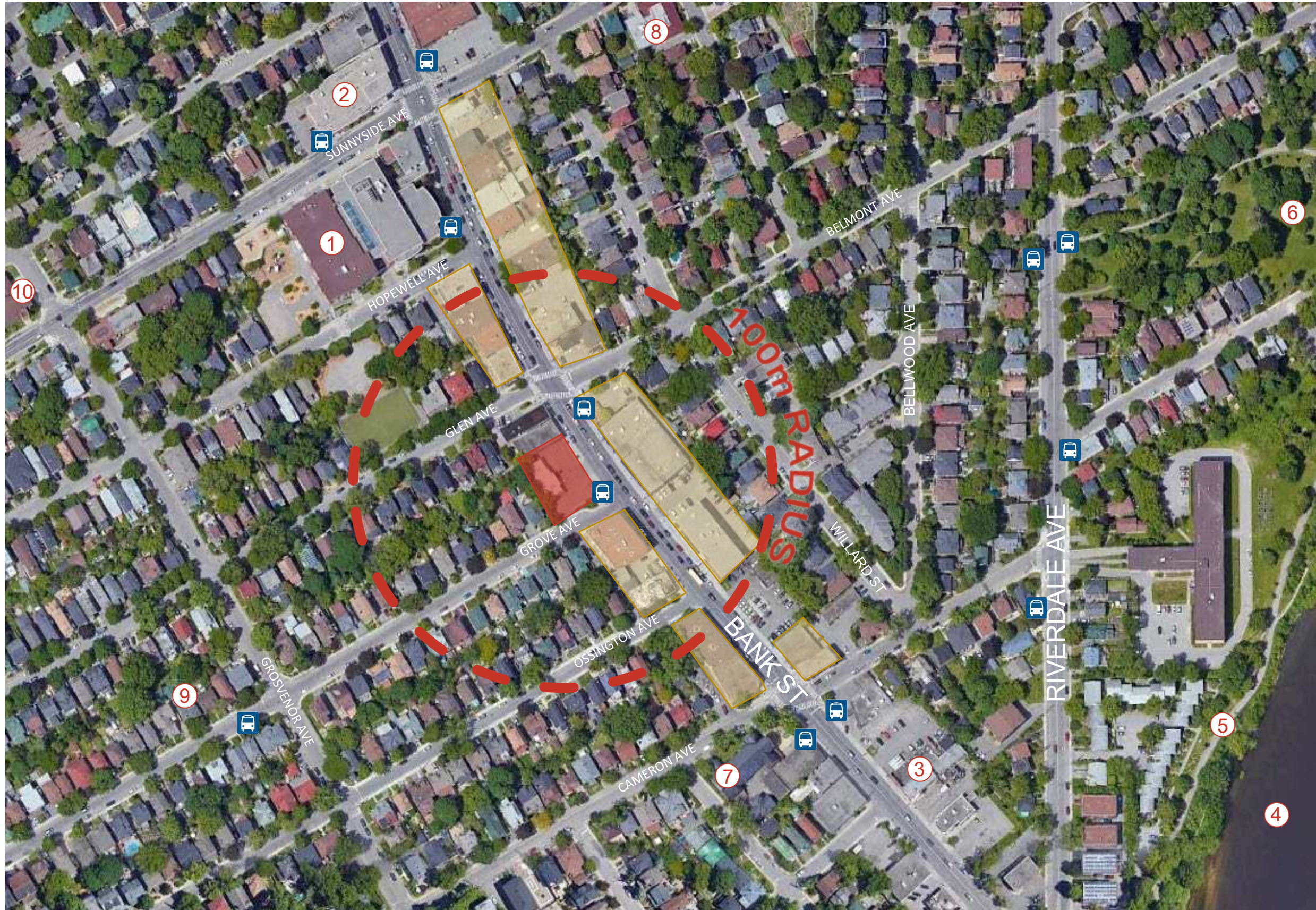
200m



- ① DOW'S LAKE
- ② THE GLEBE
- ③ LANSDOWNE
- ④ RIDEAU CANAL
- ⑤ OTTAWA HOSPITAL - RIVERSIDE
- ⑥ ALTA VISTA
- ⑦ BILLINGS BRIDGE
- ⑧ RIDEAU RIVER
- ⑨ OLD OTTAWA SOUTH
- ⑩ CARLETON UNIVERSITY

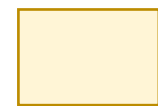
NEIGHBOURHOOD


100m

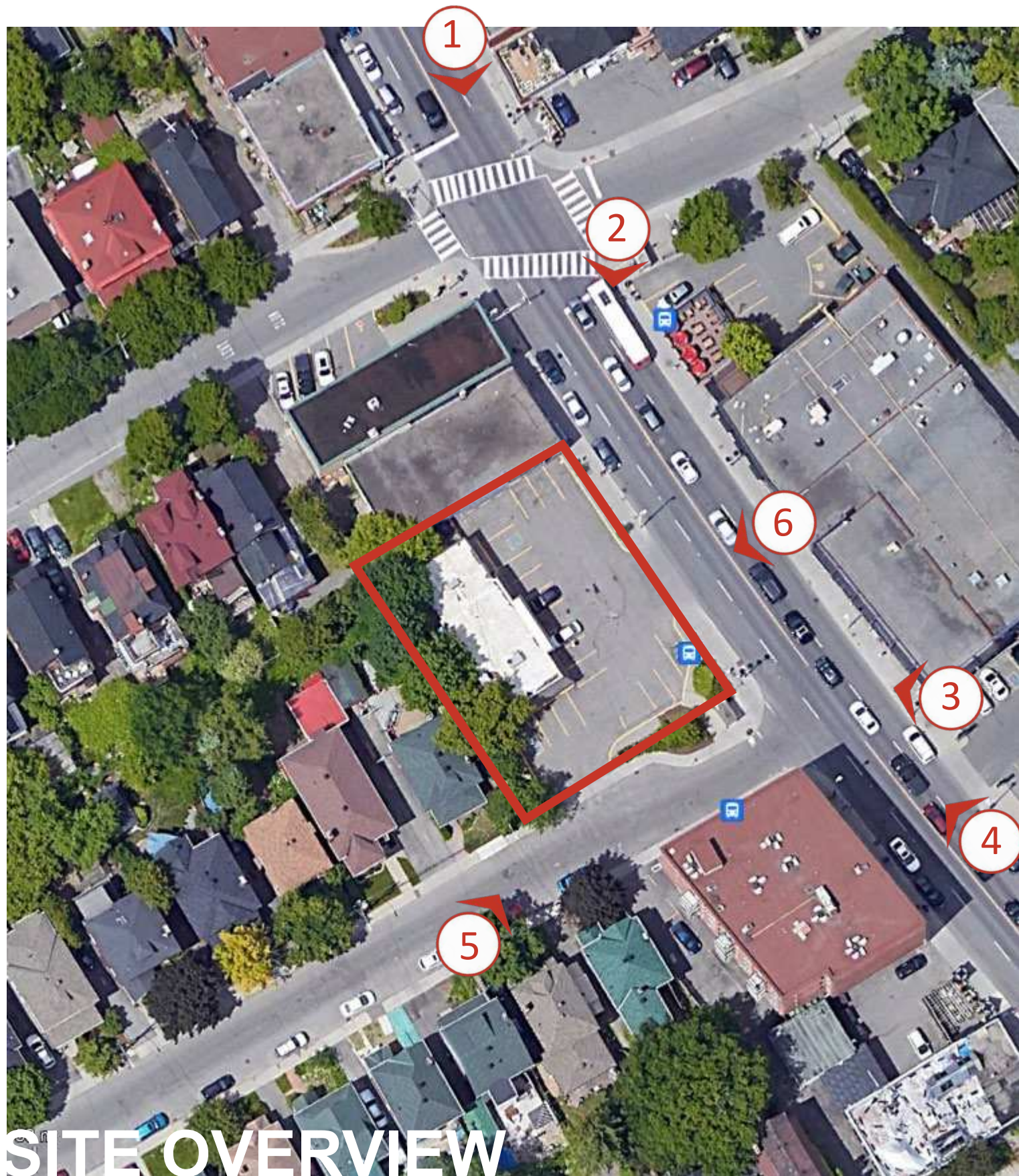


- ① HOPEWELL AVE. PUBLIC SCHOOL
- ② SHOPPER'S DRUG MART
- ③ CEDARS & CO FOOD MARKET
- ④ RIDEAU RIVER
- ⑤ RIVERSIDE PATH
- ⑥ WINDSOR PARK
- ⑦ TRINITY ANGLICAN CHURCH
- ⑧ OLD OTTAWA SOUTH COMMUNITY CENTRE
- ⑨ OLD OTTAWA SOUTH
- ⑩ SUNNYSIDE WESLEYAN CHURCH

 PUBLIC TRANIST

 SMALL BUSINESS/RETAIL

 1166 BANK ST



SITE OVERVIEW



1 BANK ST, OAT COUTURE
VIEW TOWARDS PROPERTY – SOUTH EAST



2 BANK ST, GIANT OTTAWA
VIEW TOWARDS PROPERTY – SOUTH WEST



3 1166 BANK ST
VIEW TOWARDS PROPERTY – NORTH WEST



4 BANK ST, GLOBAL PET FOODS
VIEW TOWARDS PROPERTY – NORTH WEST



5 GROVE AVE
VIEW TOWARDS PROPERTY – EAST



6 BANK ST
VIEW TOWARDS PROPERTY – WEST

TM2 H(15)

TM... TRADITIONAL MAINSTREET

TM2... SUBZONE OF TRADITIONAL MAINSTREET

H(15)... MAXIMUM HEIGHT 15m

- Accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Traditional Mainstreet** in the Official Plan;
- Foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
- Recognize the function of Business Improvement Areas as primary business or shopping areas; and
- Impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

ROAD REQUIREMENTS

BANK ST TO BE ROW 23m (BETWEEN ISABELLA STREET & RIVERSIDE DRIVE)

PERMITTED USES

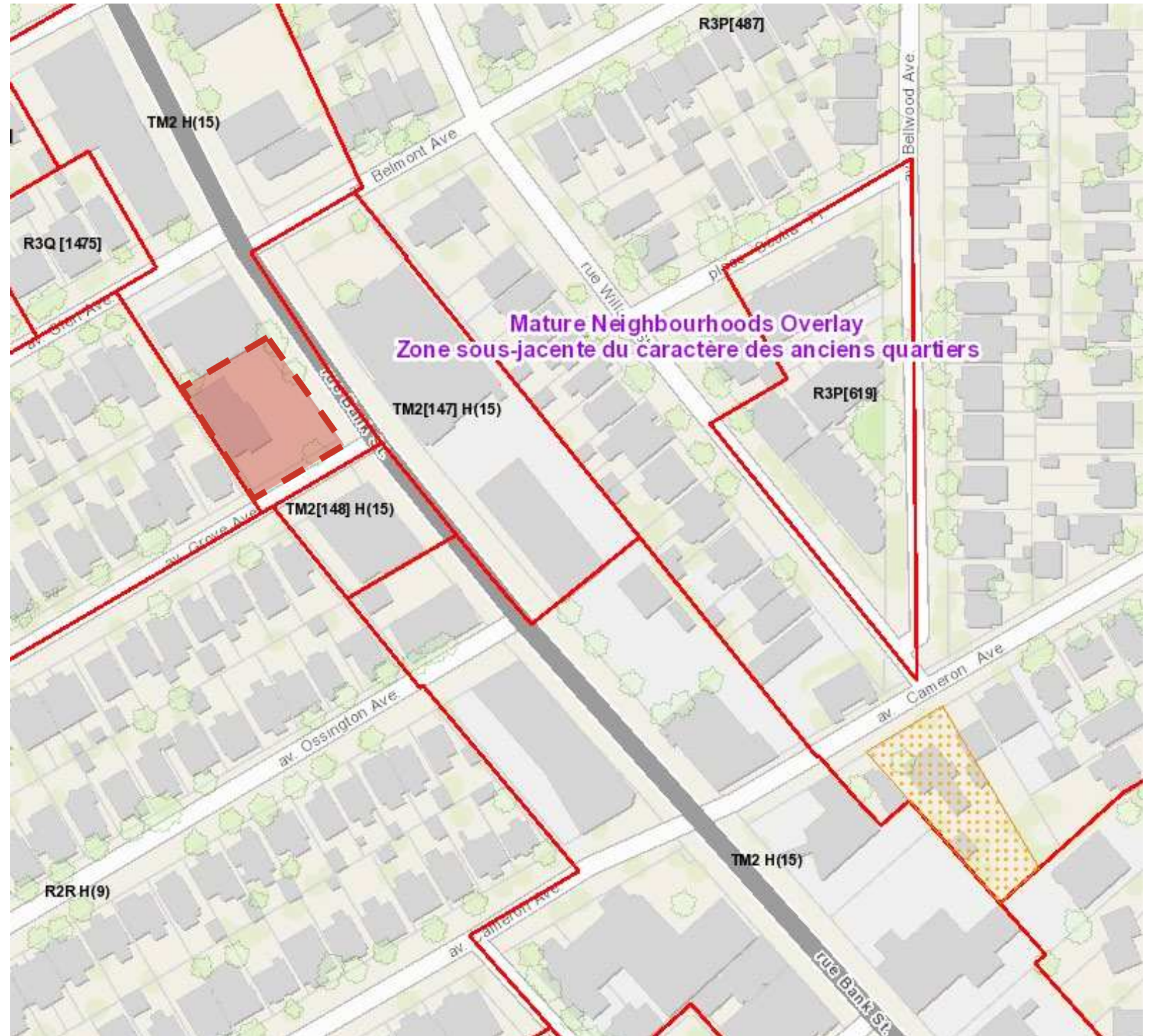
OFFICE, RESIDENTIAL, PERSONAL SERVICES, RETAIL

GUIDELINES

- CREATE MINOR VARIATIONS IN BUILDING SETBACK TO CREATE INTEREST
- LOCATE RESIDENTIAL UNITS ABOVE GROUND FLOOR
- USE CLEAR WINDOWS AND DOORS
- PROVIDE SHELTERED BICYCLE PARKING
- PLANT CLUSTERS OF TREES ON FLANKING RESIDENTIAL STREETS
- ENSURE SUFFICIENT LIGHT AND PRIVACY FOR PROPERTIES TO REAR
- BUILDINGS SET BACK ABOVE 4 STOREYS

SUBZONE TM2

- PERMITTED RESIDENTIAL: DWELLING UNIT / ROOMING HOUSE
- MINIMUM 2 STOREYS IN HEIGHT
- LIMITATION FOR RETAIL (FOOD) STORE 600m²





BROCK COMMONS, UNIVERSITY OF BRITISH COLUMBIA



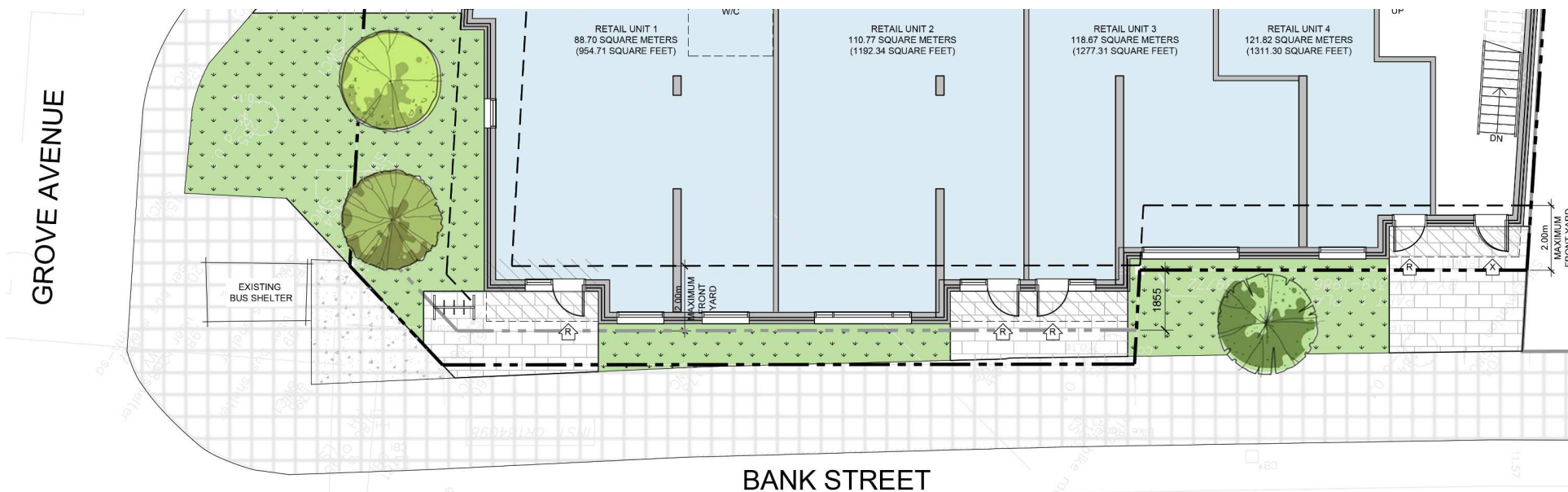
PHOTO: MARCUS KAUFFMAN

Further to the design goals of the city of Ottawa, the proposed development provides ample bicycle storage at ground level and reduced below grade parking for tenants. As this property is located on a traditional main street, the municipal transportation infrastructure should reduce the dependence of residents on personal vehicle travel, as well as allowing access to existing walking/bicycle routes across the city.

A desired sustainable approach is included in this design, using cross laminated timber slabs for floor and roof systems, reducing waste and gypsum board to achieve built results of a high quality. Additionally, a flat roof is used to conserve stormwater with a high albedo surface to reduce heat-island effects. The building does not rely on gas for heating/cooling and uses air source heat pumps with electric supplemental heating as required. By reusing an infill site, the project reduces the impact of new services and provides housing close to transit options to achieve better environmental outcomes.

The front yard (and corner side yard) is landscaped to enhance the quality of the public right of way with street trees in natural soil to permit growth and ground-oriented planting material. Permeable ground is provided where possible to provide stormwater management and reduce any overburdening of the municipal systems during heavy precipitation. These areas also allow for variable planting arrangements for native plant species, hardy groundcover or curated gardens, thus breaking up the prevalence of concrete typically expected in an urban landscape.

The project is an infill development, making use of an under-utilised corner lot by removing an existing small commercial building and parking lot and replacing it with a new, contemporary, infill project with four ground floor retail units and 37 residential units. By developing this site, the net result is an increase of 37 additional rental homes in the community and an additional three office or retail spaces to support new businesses in the area. This meets the “benefits of intensification” identified (CMHC 2005 Healthy Housing) including more efficient use of infrastructure; reduced expenses of infrastructure and transit; lower energy requirements; reduced commuting times; more compact development; reduced rate of encroachment on undeveloped areas; reduce water collection and water treatment; a mixture of dwelling types to encourage families with a range of housing options.



BUILDING FRONTAGE LINE 2m SETBACK FROM PROPERTY LINE,
SETBACK ABOVE 4TH STOREY. ZONING 15m MAXIMUM HEIGHT

TOTAL FLOORS: 4

1 COMMERCIAL/3 RESIDENTIAL



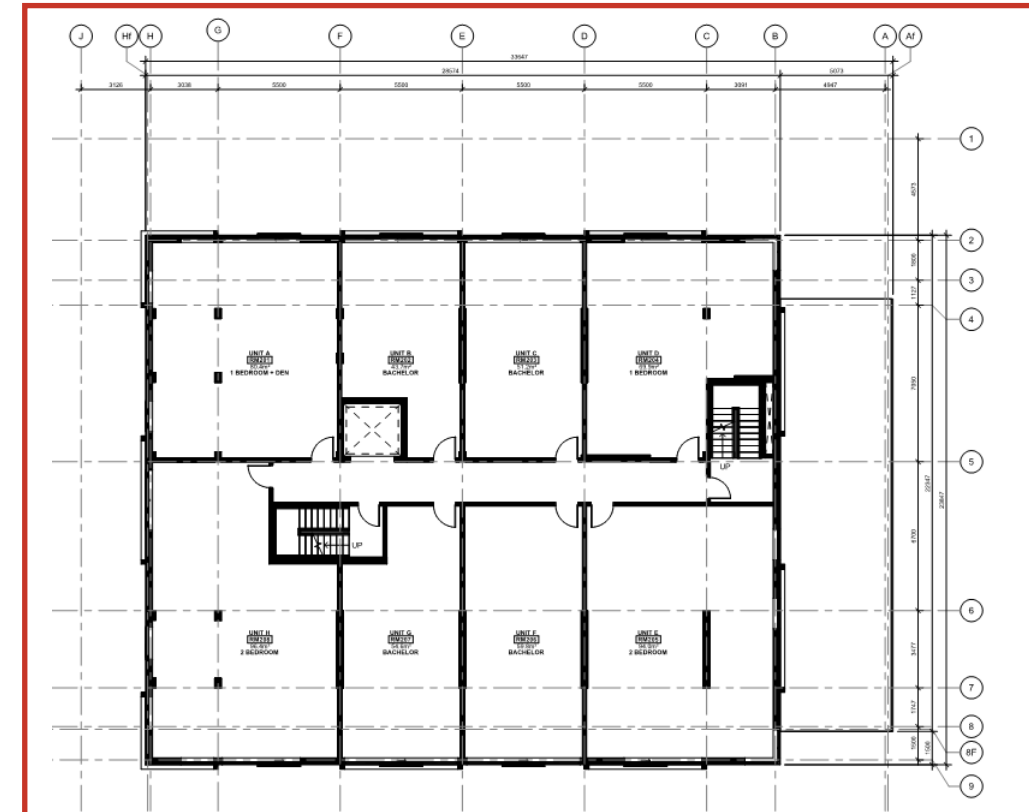
PREFERRED PROJECT DESIGN

TOTAL FLOORS: 6

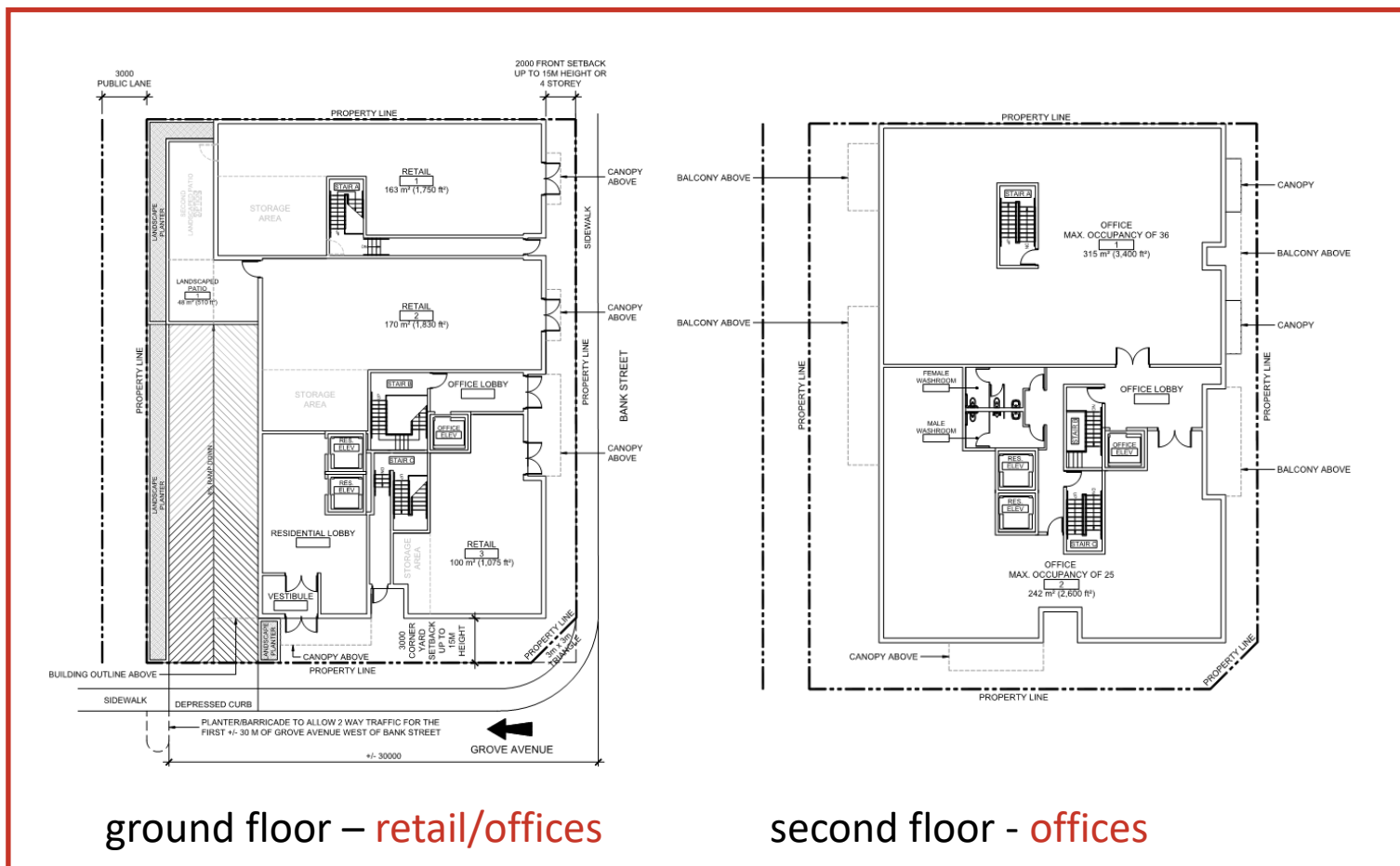
4 LEVEL PODIUM + 2 SETBACK PENTHOUSE LEVELS



EARLY CONCEPTS

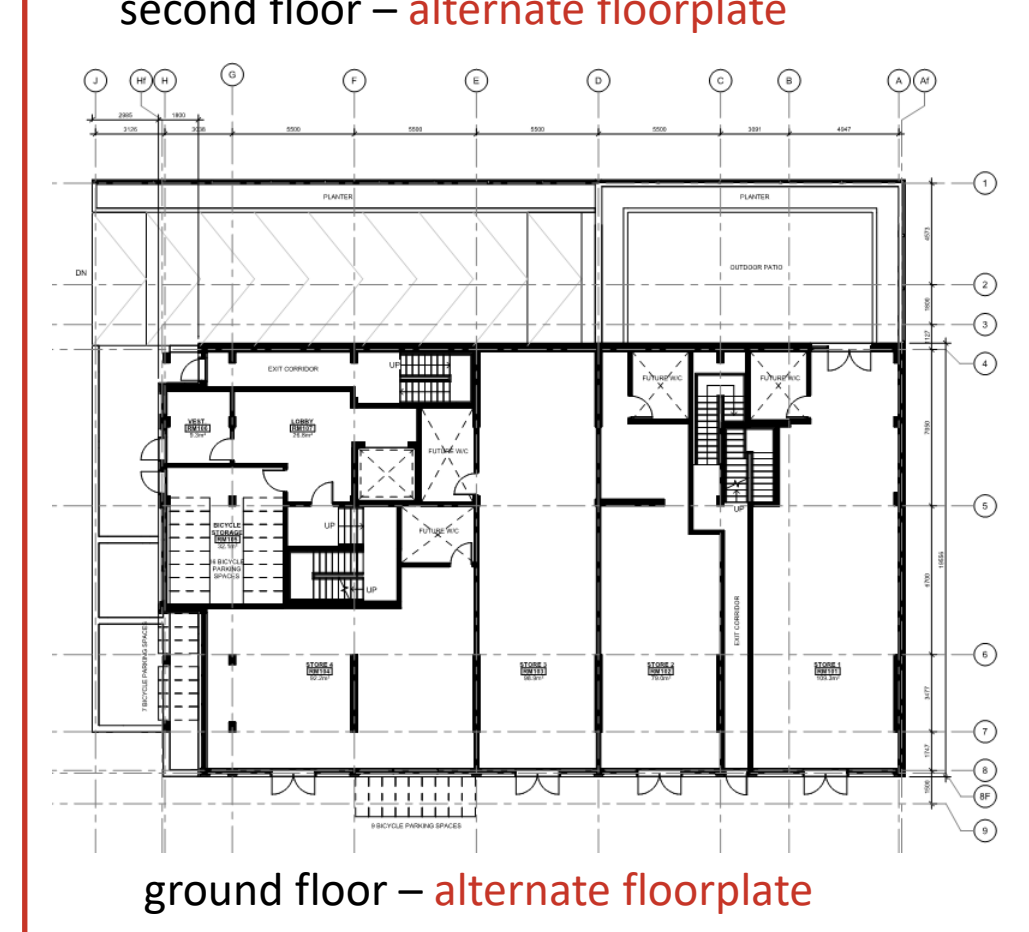


second floor – alternate floorplate

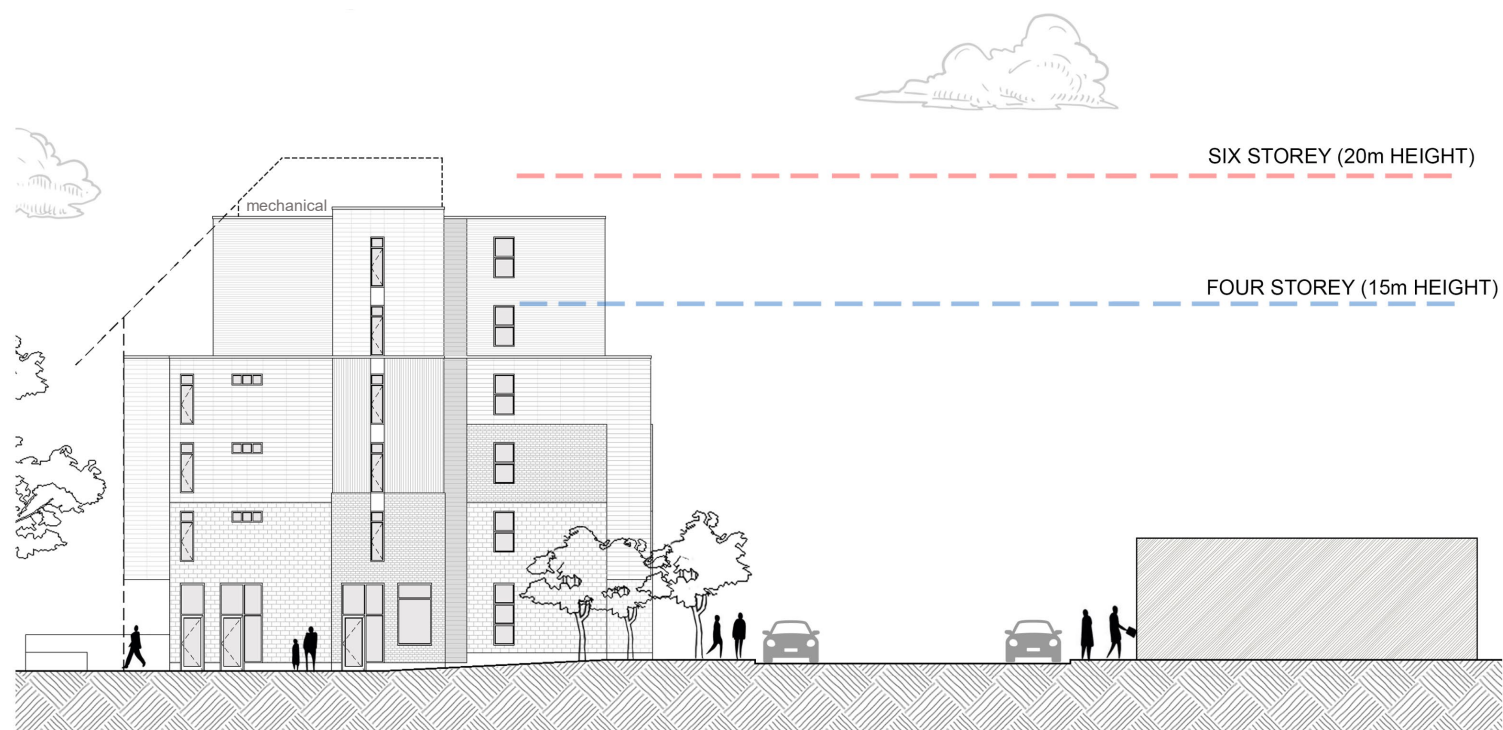
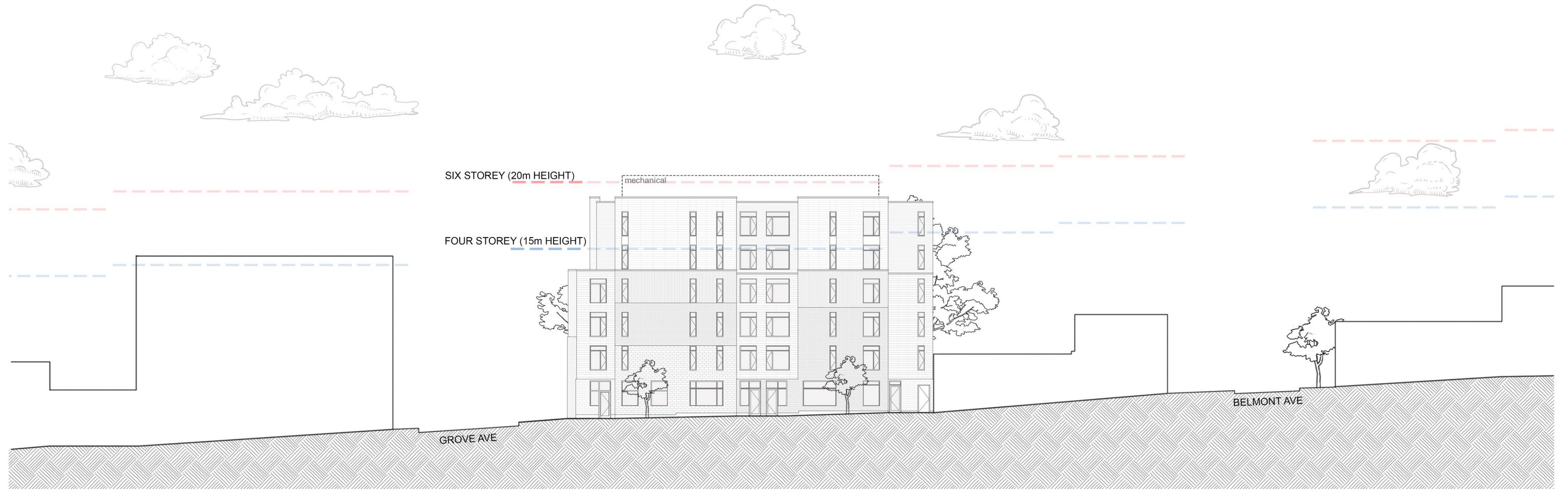


ground floor – retail/offices

second floor - offices



ground floor – alternate floorplate





VIEW FROM BANK ST FACING NORTH



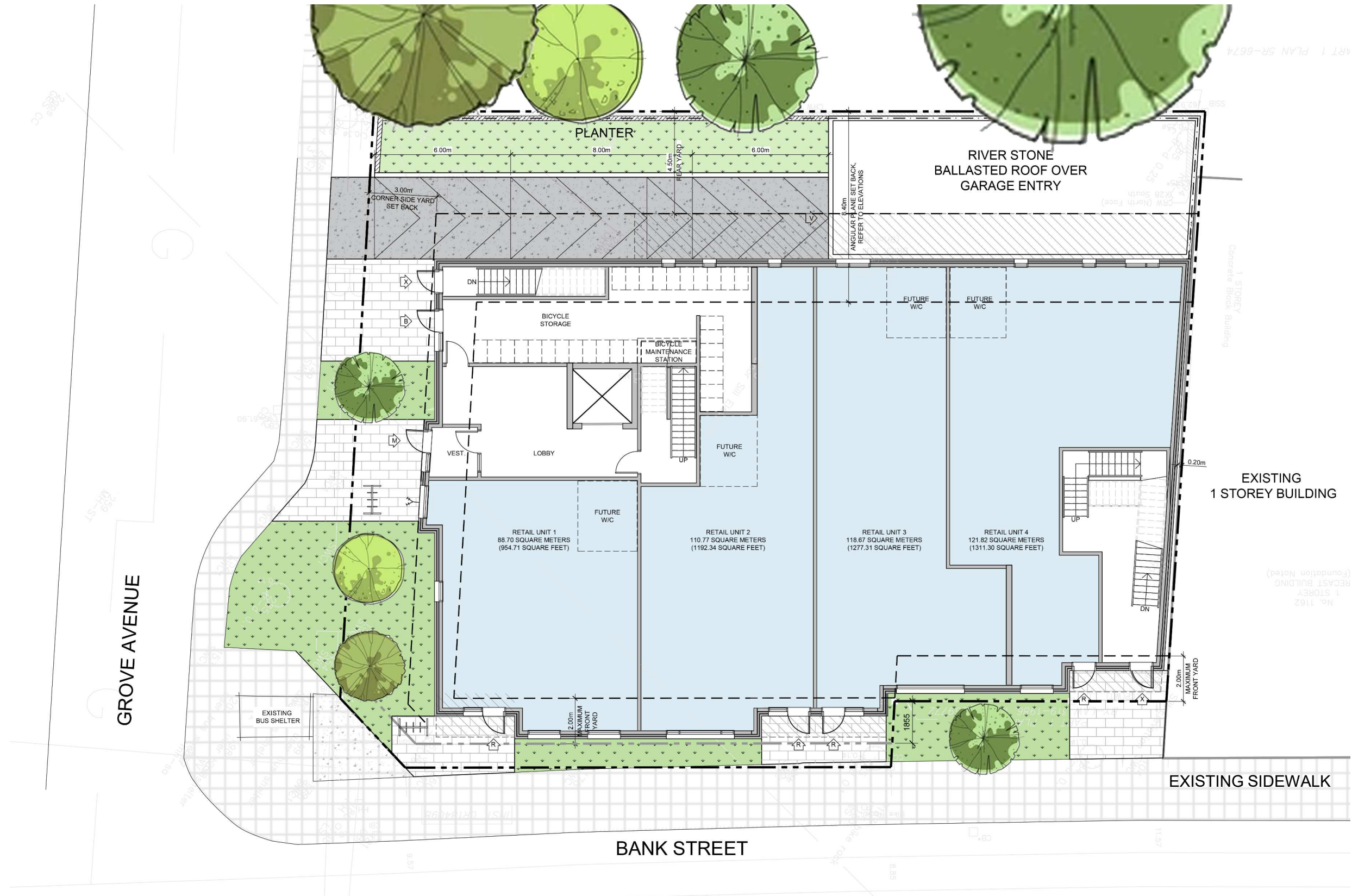
VIEW FROM BANK ST FACING SOUTH



VIEW FROM GROVE AVE

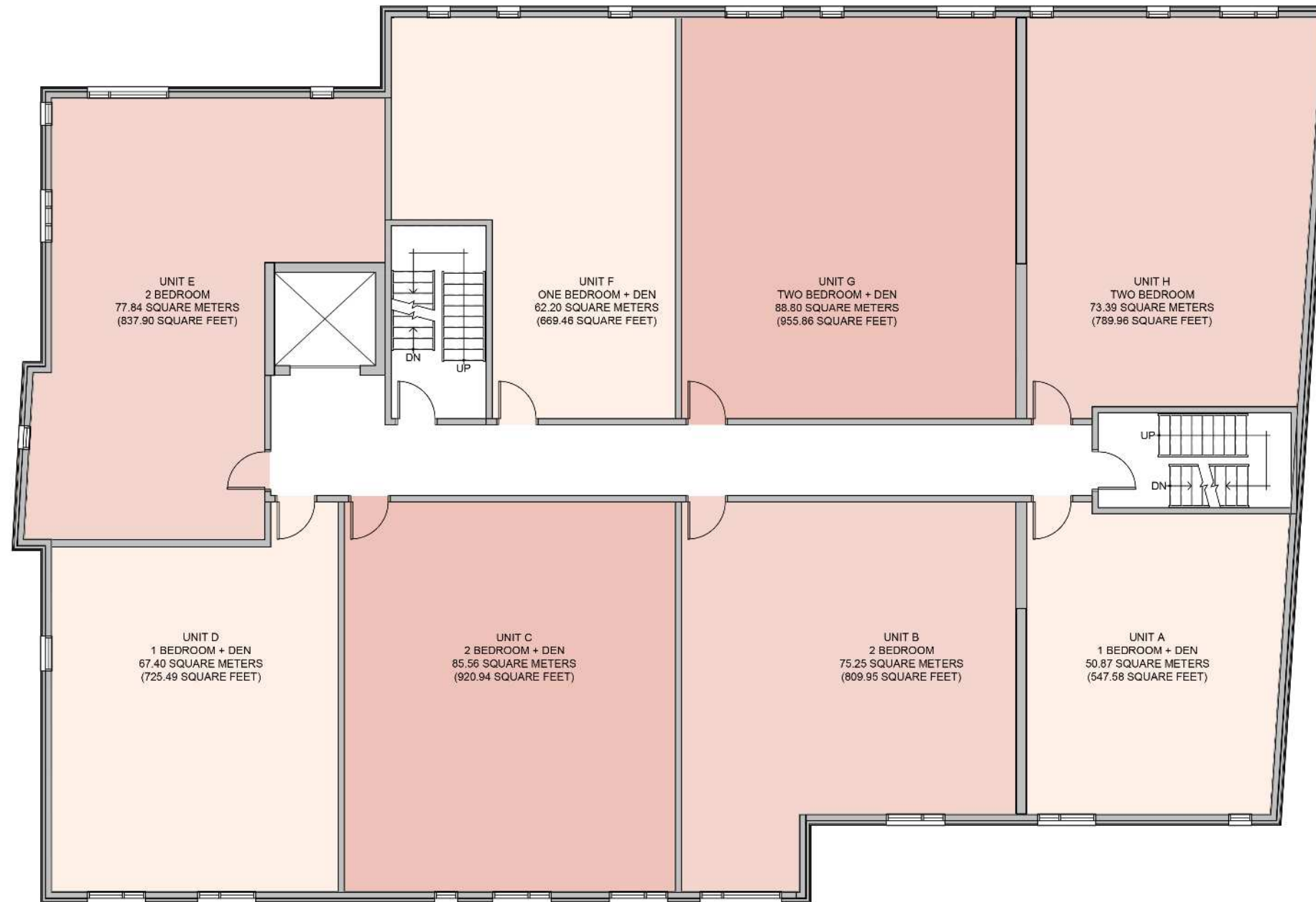


PROJECT DEVELOPMENT GROUND FLOOR RETAIL PLAN

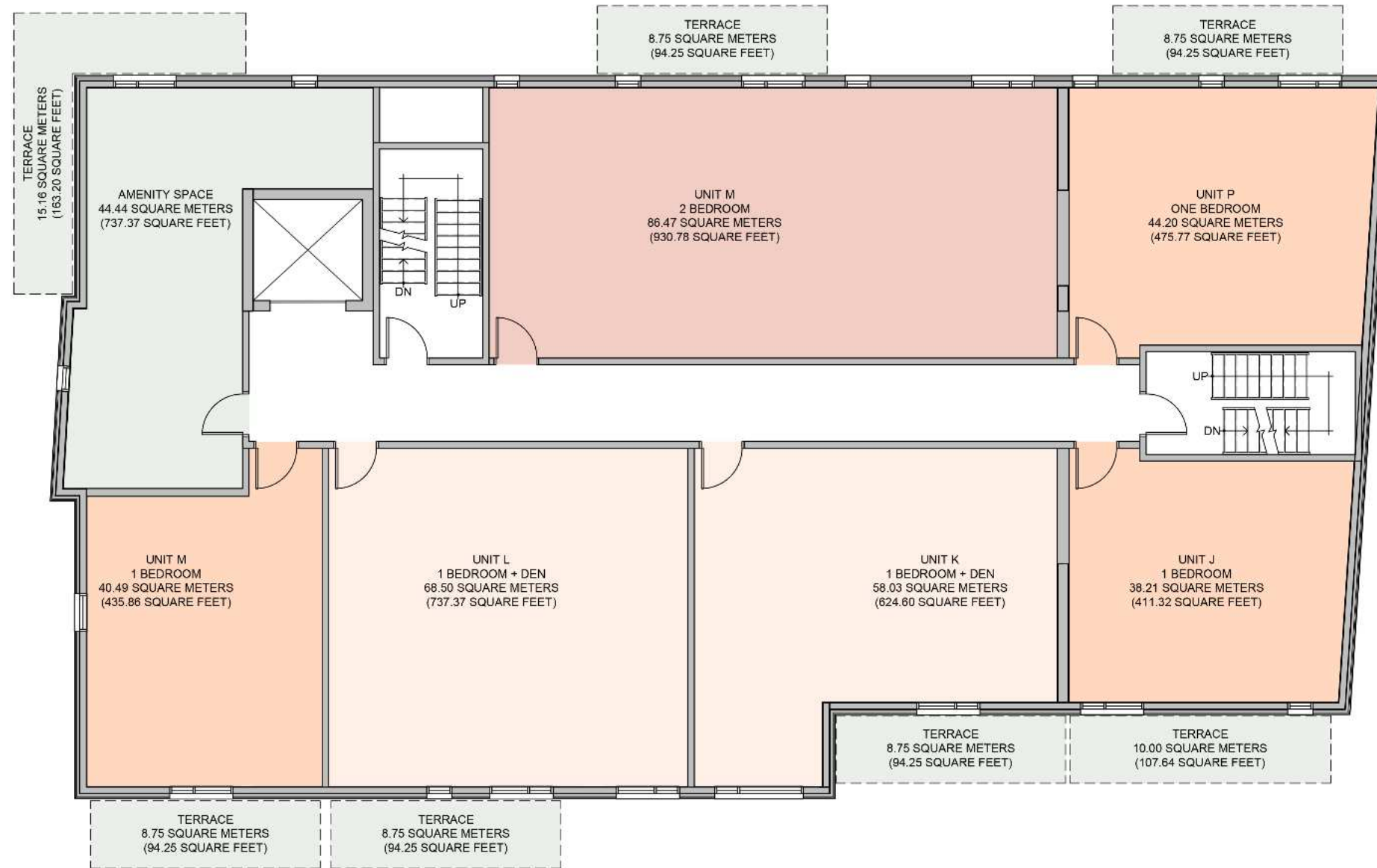


PROJECT DEVELOPMENT
SECOND – FOURTH FLOOR RESIDENTIAL

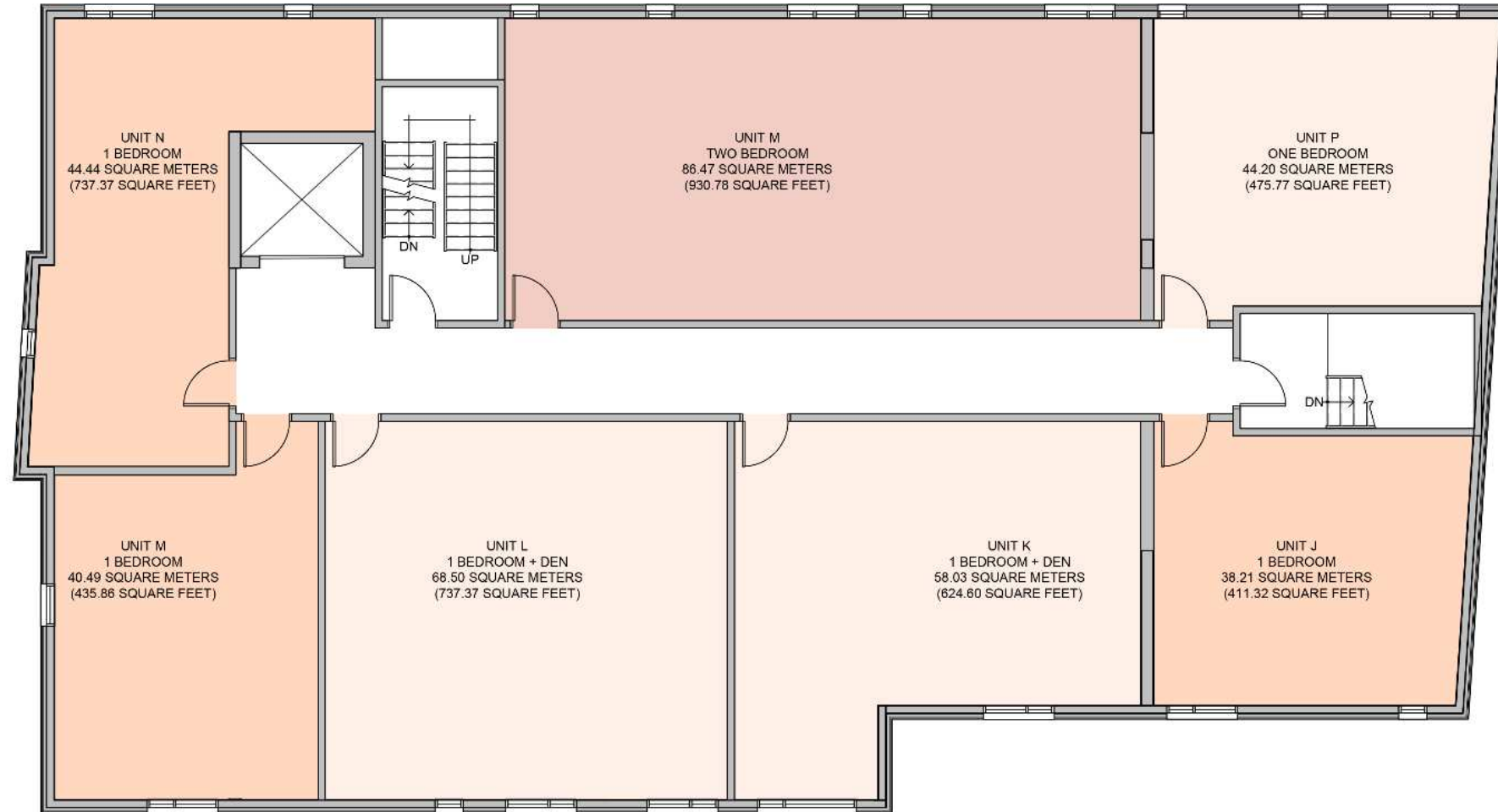
- 2 BED + DEN
- 2 BED
- 1 BED + DEN
- 1 BED
- AMENITY



- 2 BED + DEN
- 2 BED
- 1 BED + DEN
- 1 BED
- AMENITY



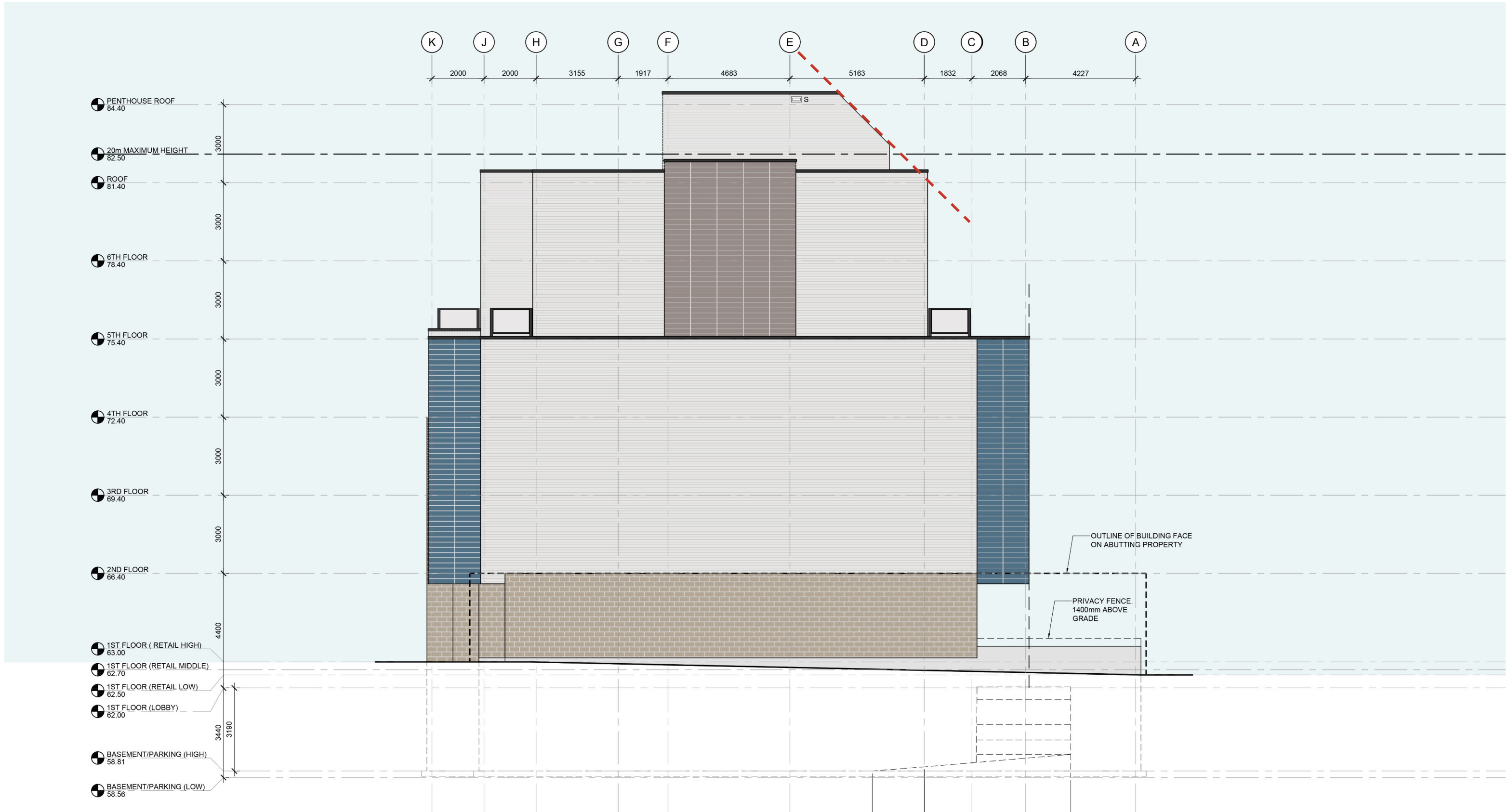
- 2 BED + DEN
- 2 BED
- 1 BED + DEN
- 1 BED
- AMENITY



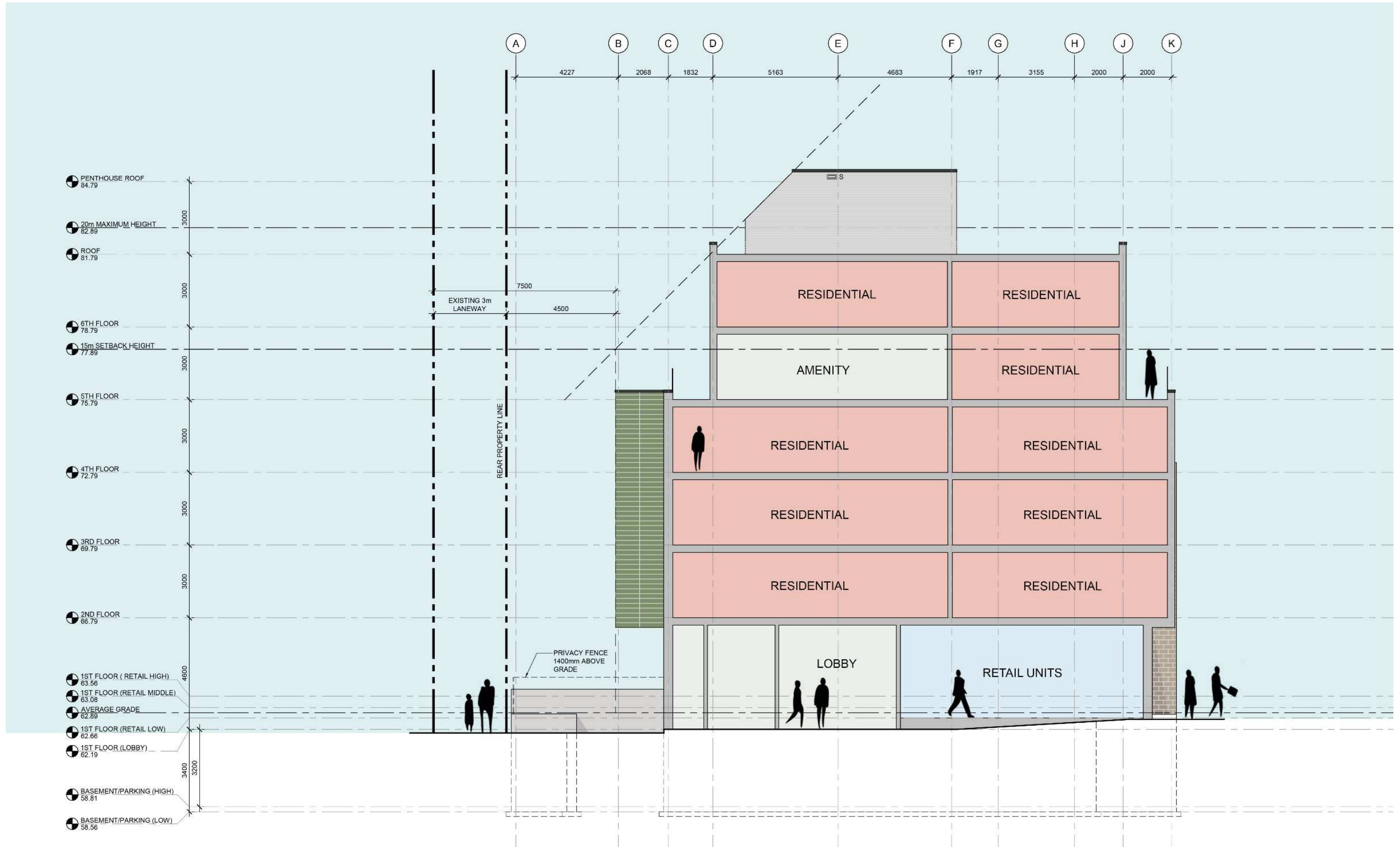


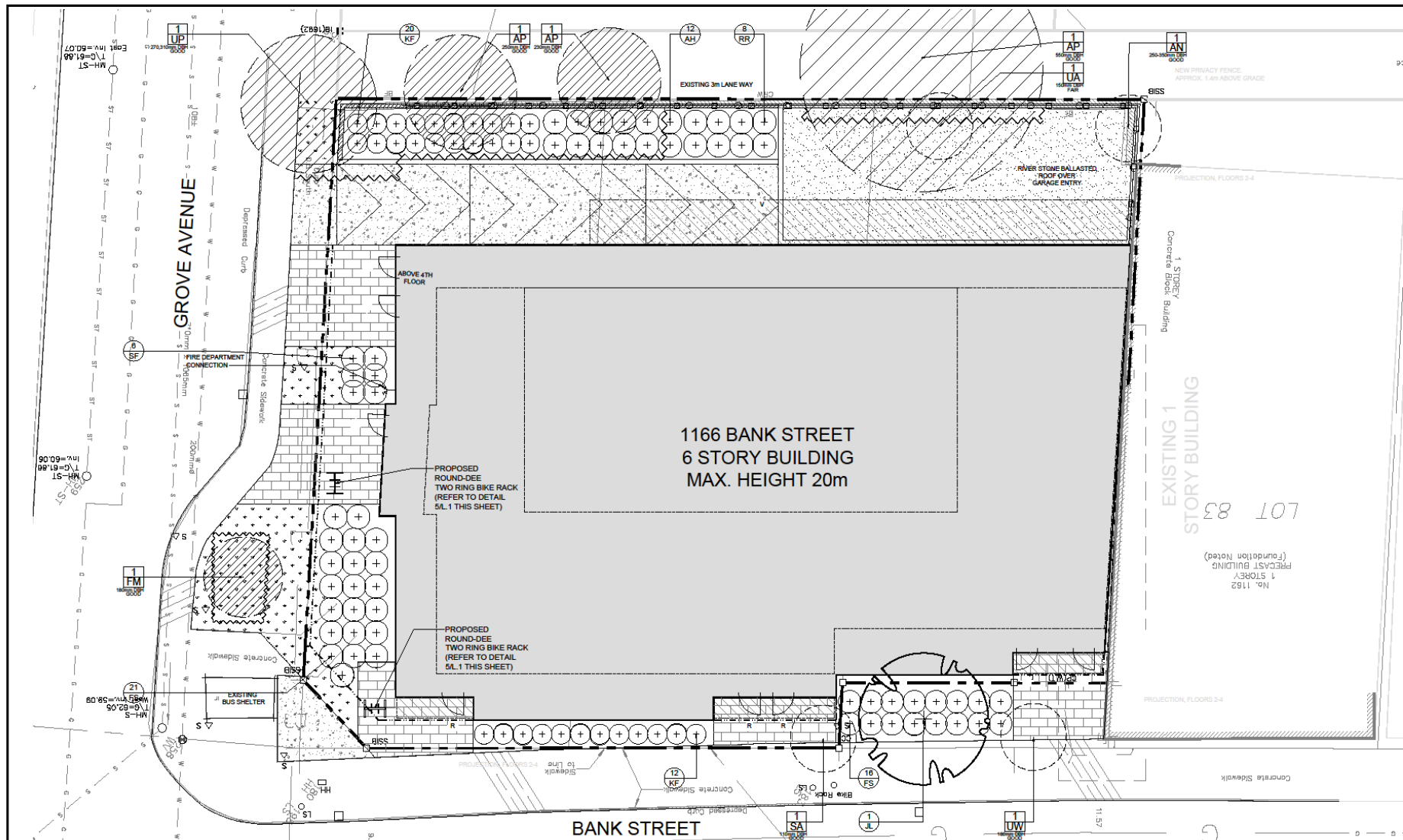






PROJECT DEVELOPMENT SECTION





GENERAL NOTES:

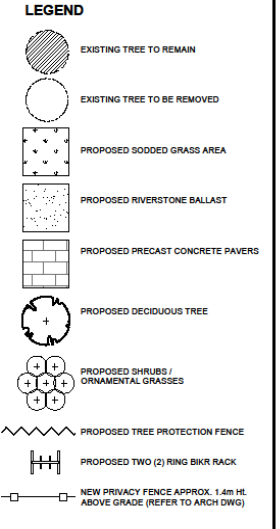
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to restore all areas and items damaged as a result of construction activity.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The Landscape Architect is not responsible for subsurface conditions.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
- Minimum distances for selected trees are as follows:
 - Building Foundations 7.0m
 - Sidewalks 1.5m
 - Public Streets 2.0m
 - Underground Infrastructure 2.0m
 - Watermain 2.0m
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.
- The current City of Ottawa standard and specifications have been used for this drawing.

CLIENT:
AMBASSADOR REALTY INC.
 185 SOMERSET ST. W., OTTAWA, ONTARIO
 TEL: 613-233-1104

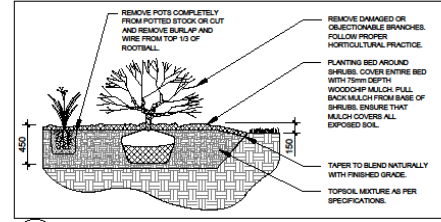
CONSULTANTS ARCHITECTS:
DCA
 A GROUP OF ARCHITECTS
 201-1331 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
 WWW.ARCHITECTDCA.COM 613.725.2294

SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 14 Concordia Blvd, Suite 800
 Ottawa, Ontario, Canada K1S 7Y9
 Phone: (613) 727-0857 / Fax: (613) 727-0219
 Email: info@anniso.com

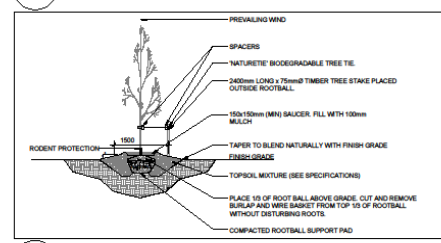
CIVIL ENGINEERS:
EXP SERVICES INC.
 2650 Queenstown Drive, Ottawa ON K2B 6Y6
 Tel: (613) 688-1899



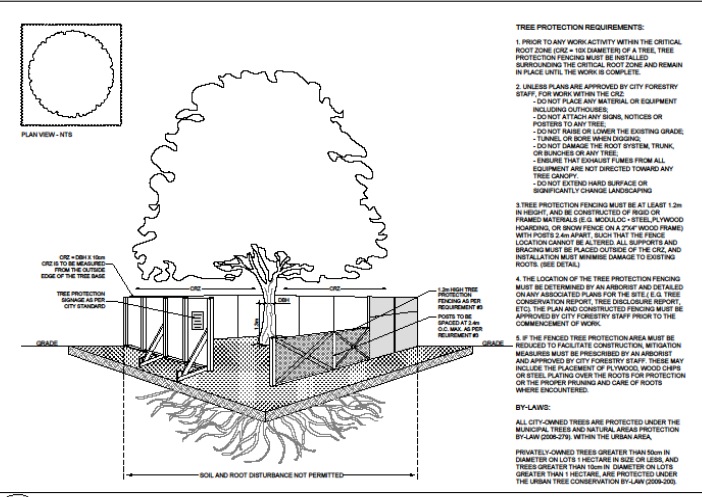
1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
 SCALE: 1:100



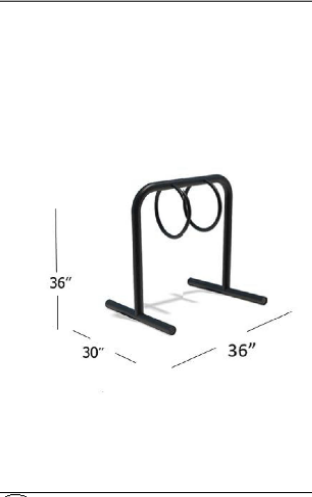
2 SHRUB / ORNAMENTAL GRASS PLANTING
 SCALE: NTS



3 DECIDUOUS TREE PLANTING
 SCALE: NTS



4 TREE PROTECTION FENCE
 SCALE: NTS



5 ROUND-DEE TWO RING BIKE RACK
 SCALE: NTS

EXISTING TREE LIST

KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
AN	1	<i>Acer negundo</i>	Manitoba Maple	250-350mm DBH	GOOD	To be removed	1166 Bank Street
AP	3	<i>Acer platanoides</i>	Norway Maple	230-500mm DBH	GOOD	To remain	5 Grove Avenue
FM	1	<i>Acer x freemanii</i>	Freeman's Maple	180mm DBH	GOOD	To remain	City of Ottawa
SH	1	<i>Sorbus x hybrida</i>	Quebec Mountain Ash	110mm DBH	GOOD	To be removed	City of Ottawa
UL	1	<i>Ulmus americana</i>	American Elm	150mm DBH	GOOD	To be removed	1166 Bank Street
UP	1	<i>Ulmus pumila</i>	Siberian Elm	270-310mm DBH	GOOD	To remain	City of Ottawa
UW	1	<i>Ulmus wilsoniana</i>	Prospector Elm	180mm DBH	GOOD	To be removed	City of Ottawa

PROPOSED PLANT LIST

KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
JL	1	<i>Syringa reticulata</i>	Japanese Tree Lilac	60mm CAL.	B&B	Single leader
SHRUBS						
AH	12	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gallon pot	Potted	1000mm o.c.
FS	37	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	800mm ht.	Potted	1000mm o.c.
RR	8	<i>Rosa rugosa</i>	Rugosa Rose	800mm ht.	Potted	1000mm o.c.
SF	6	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	800mm ht.	Potted	1000mm o.c.
ORNAMENTAL GRASSES						
KF	32	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Grass	250mm pot	Potted	800mm o.c.

No.	Issue	Date	By	DR	CK
3	REVISED PER NEW SITE PLAN	02/01/2023	M. J.		
2	REVISED PER NEW SITE PLAN	12/12/2022	M. J.		
1	ISSUED FOR DISCUSSION AND REVIEW	11/24/2022	M. J.		

JAMES B. LENNOX & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 332 CARLING AVE. OTTAWA, ONTARIO K2B 1A6
 Tel: (613) 722-5188 Fax: (613) 343-3942

PROJECT:
PROPOSED SIX STOREY BUILDING
 1166 BANK STREET, OTTAWA ON

DRAWING:
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP: [Professional Engineer Stamp]

SCALE: AS SHOWN

START DATE: NOVEMBER 2022

PROJECT NO.:

PROJECT NORTH

DRAWING NO. **L.1**

PLOT SIZE ARCH-D