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A GROUP OF ARCHITECTS

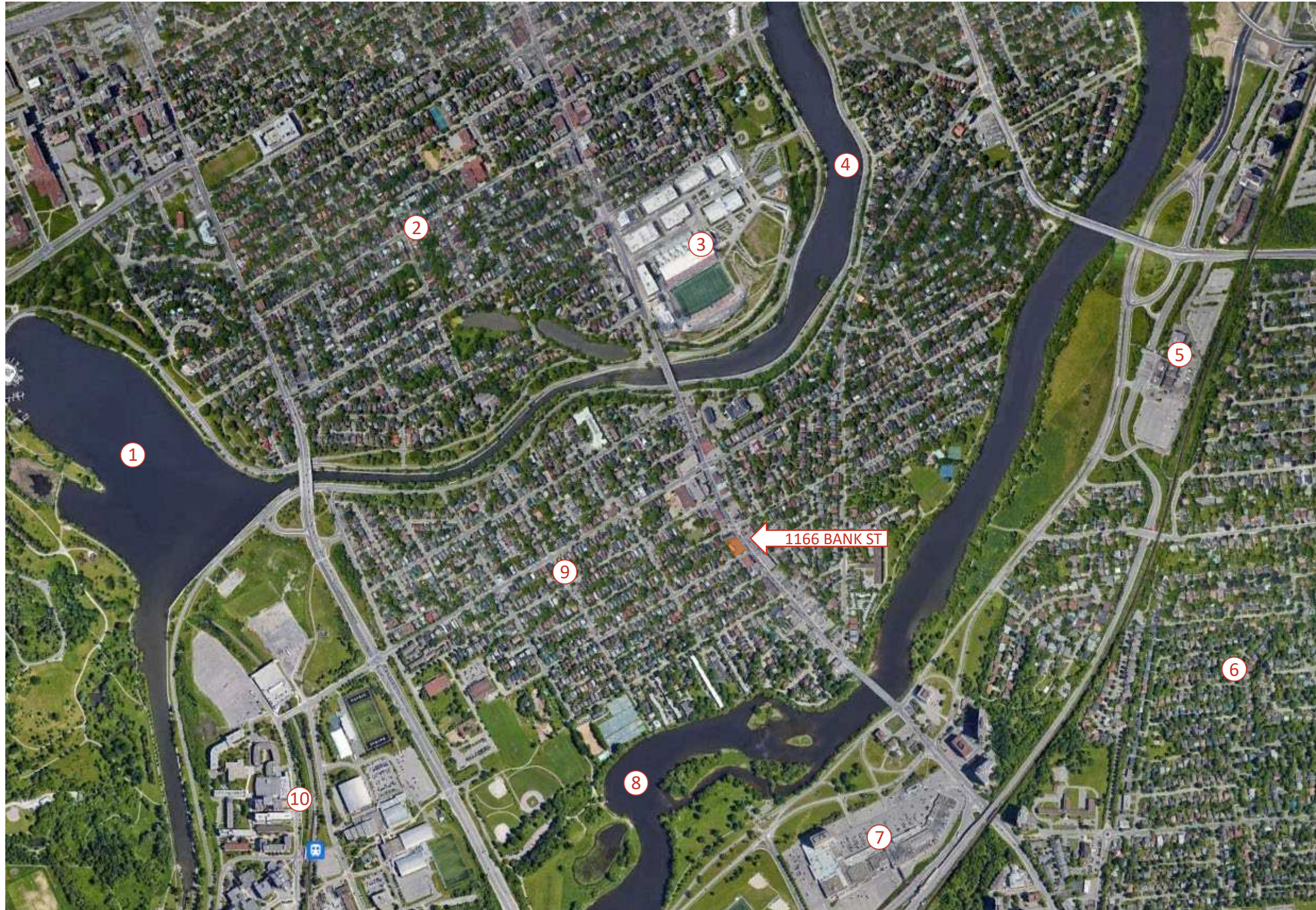
FORMAL CONSULATION
URBAN DESIGN REVIEW PANEL

OLD OTTAWA SOUTH – 1166 BANK ST.

PROPOSED MIXED USE DEVELOPMENT

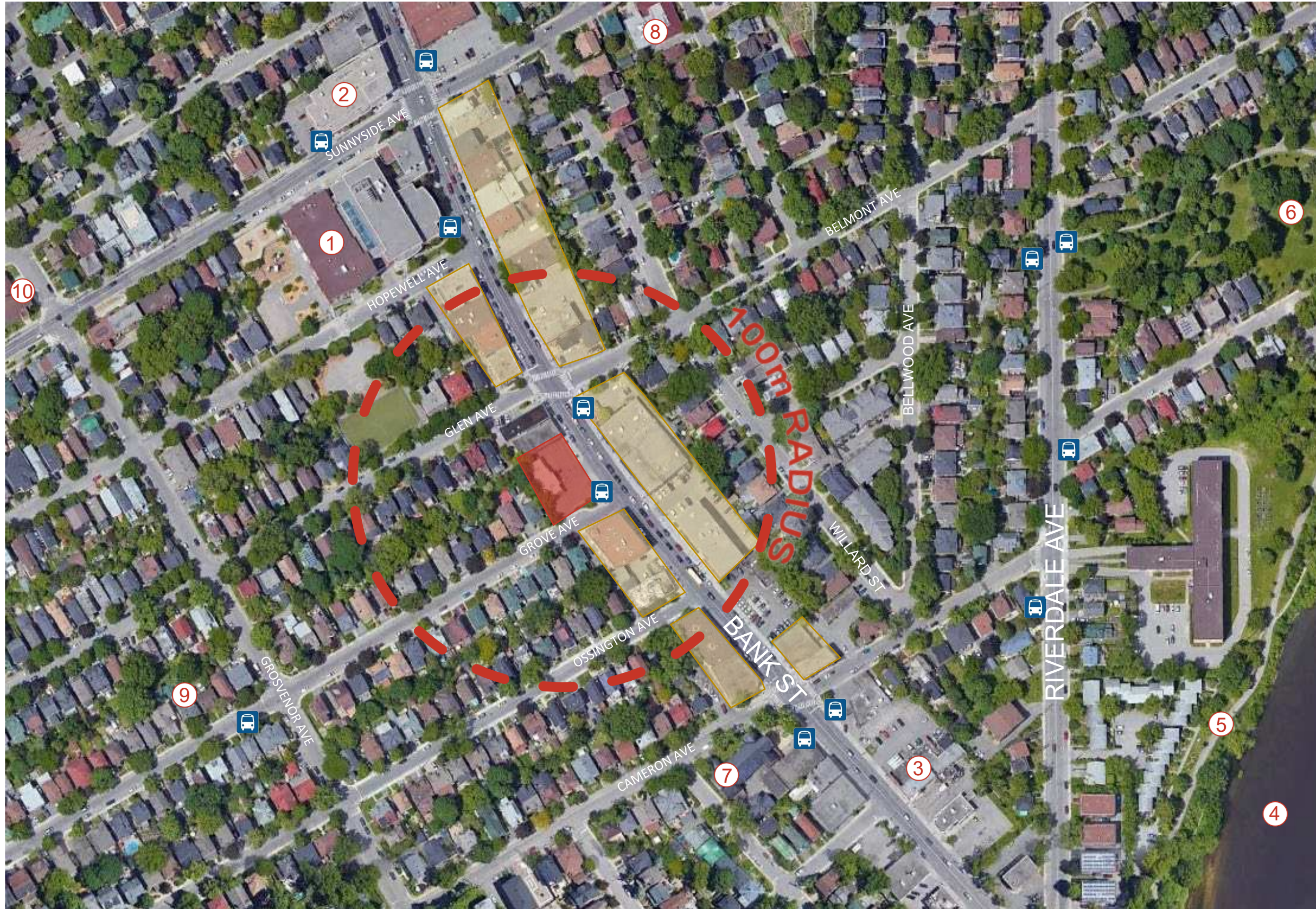
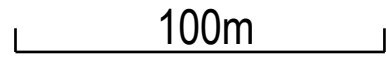
NEIGHBOURHOOD

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

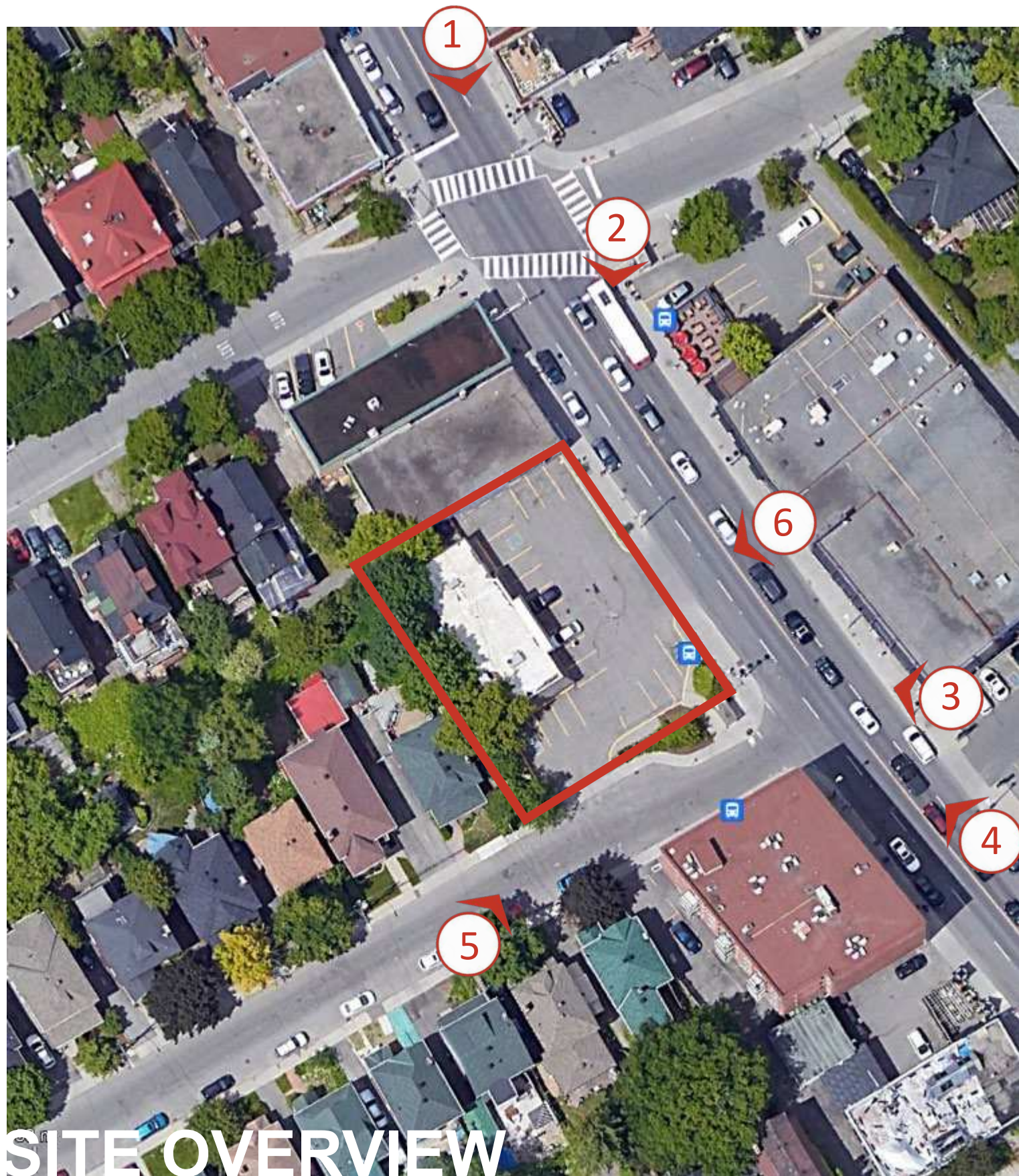


- ① HOPEWELL AVE. PUBLIC SCHOOL
- ② SHOPPER'S DRUG MART
- ③ CEDARS & CO FOOD MARKET
- ④ RIDEAU RIVER
- ⑤ RIVERSIDE PATH
- ⑥ WINDSOR PARK
- ⑦ TRINITY ANGLICAN CHURCH
- ⑧ OLD OTTAWA SOUTH COMMUNITY CENTRE
- ⑨ OLD OTTAWA SOUTH
- ⑩ SUNNYSIDE WESLEYAN CHURCH

 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

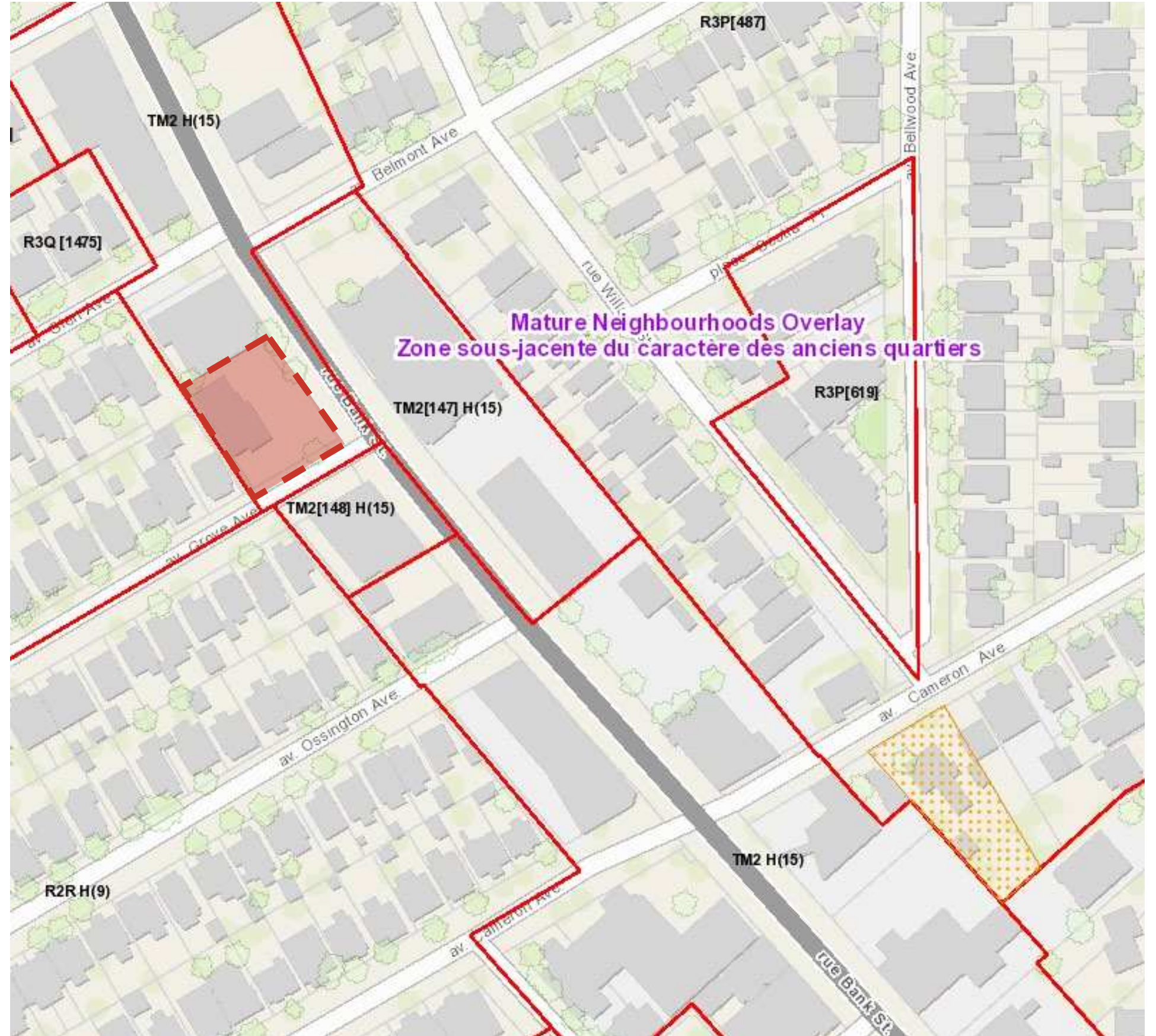
OFFICE, RESIDENTIAL, PERSONAL SERVICES, RETAIL

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



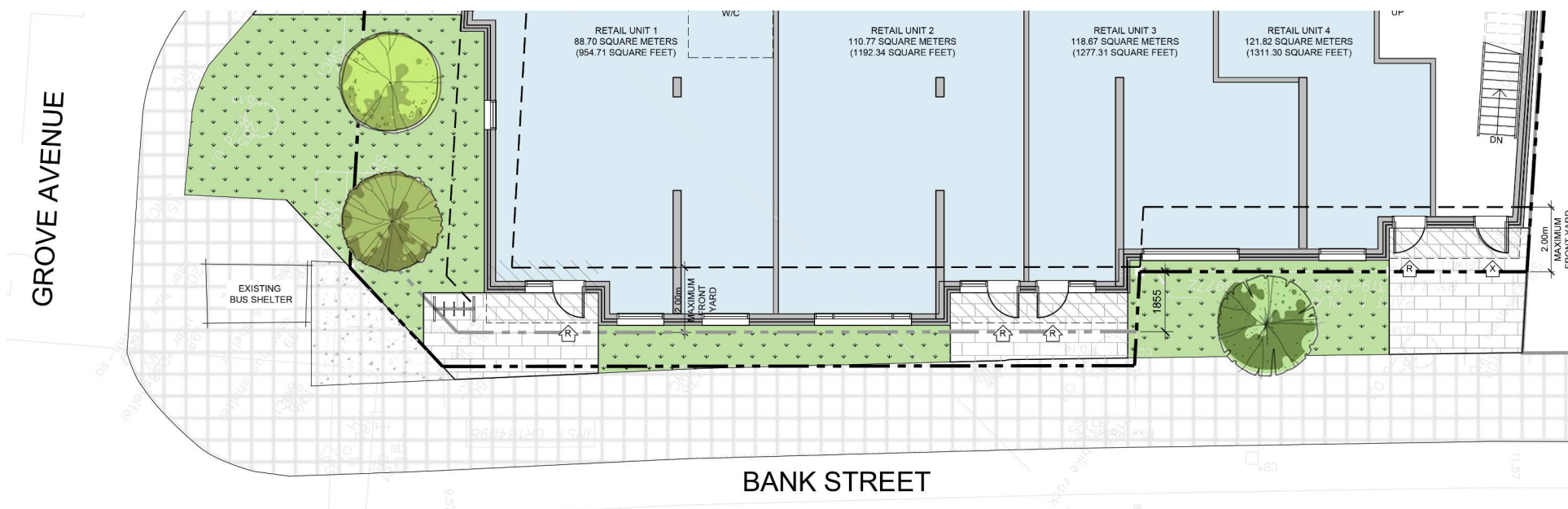
PHOTO: MARCUS KAUFFMAN

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



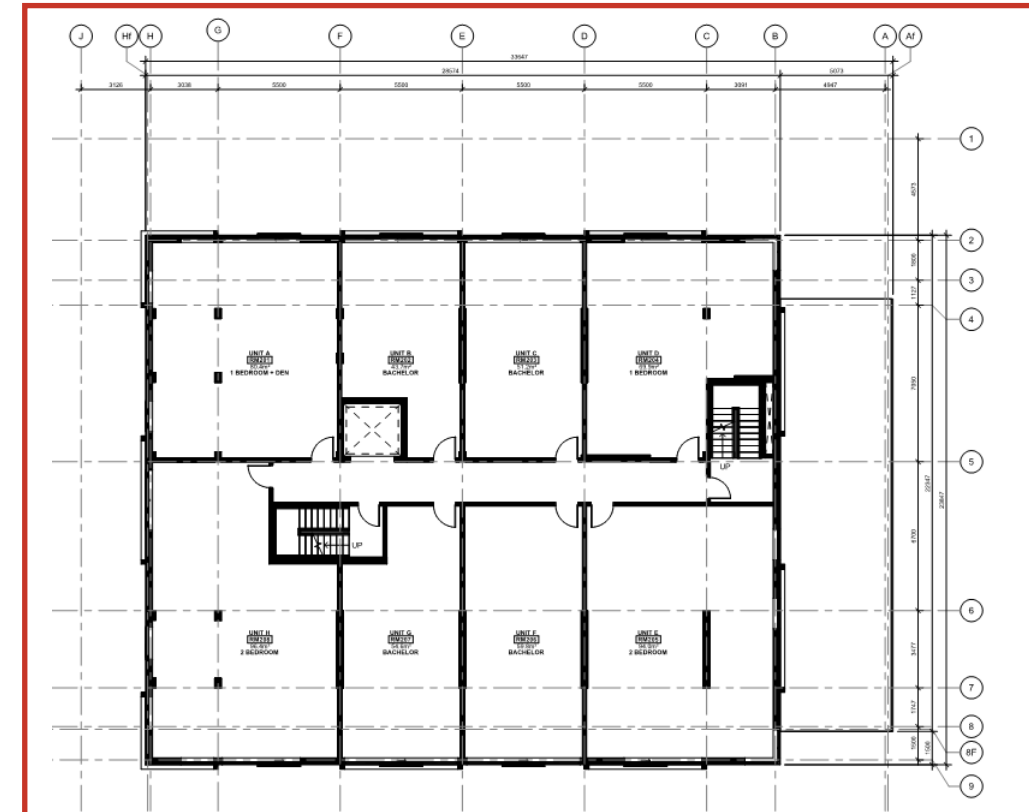
PREFERRED PROJECT DESIGN

TOTAL FLOORS: 6

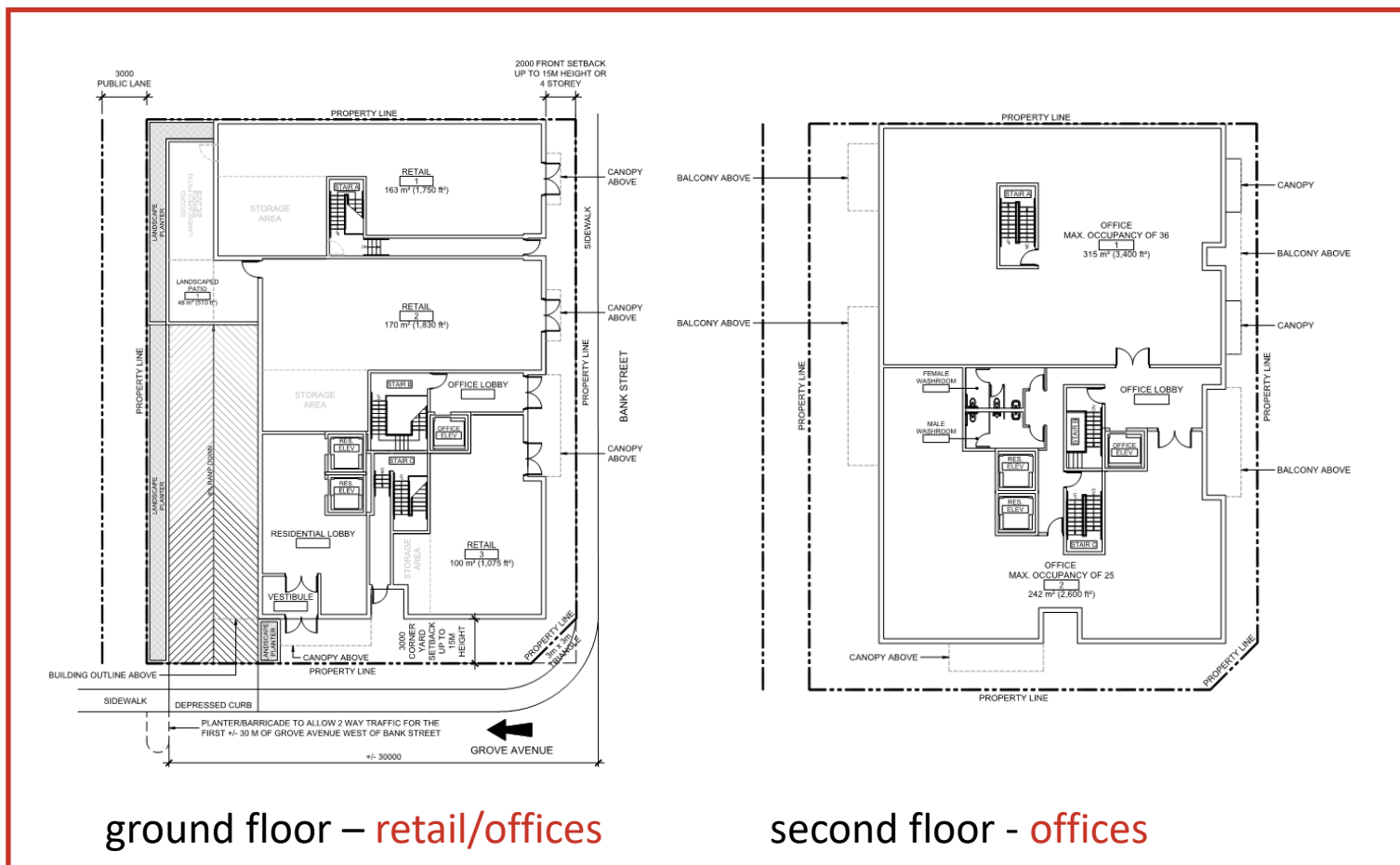
4 LEVEL PODIUM + 2 SETBACK PENTHOUSE LEVELS



EARLY CONCEPTS

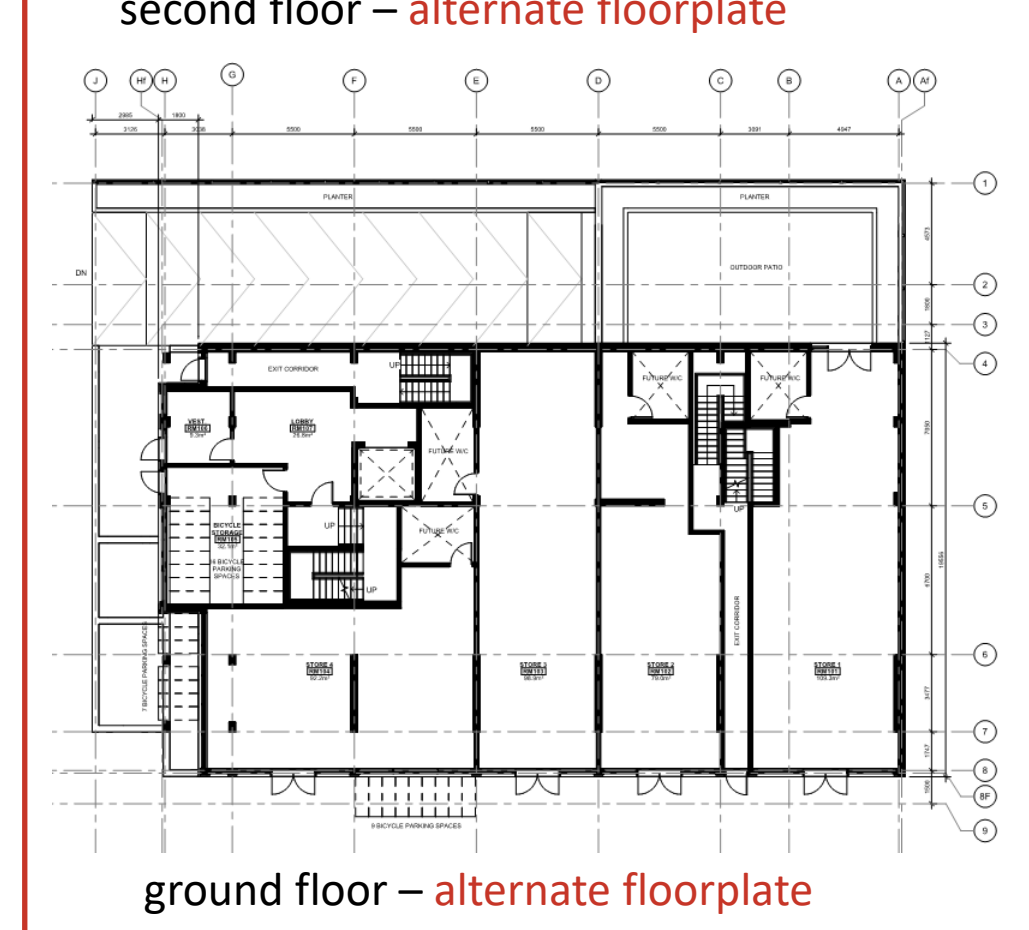


second floor – alternate floorplate

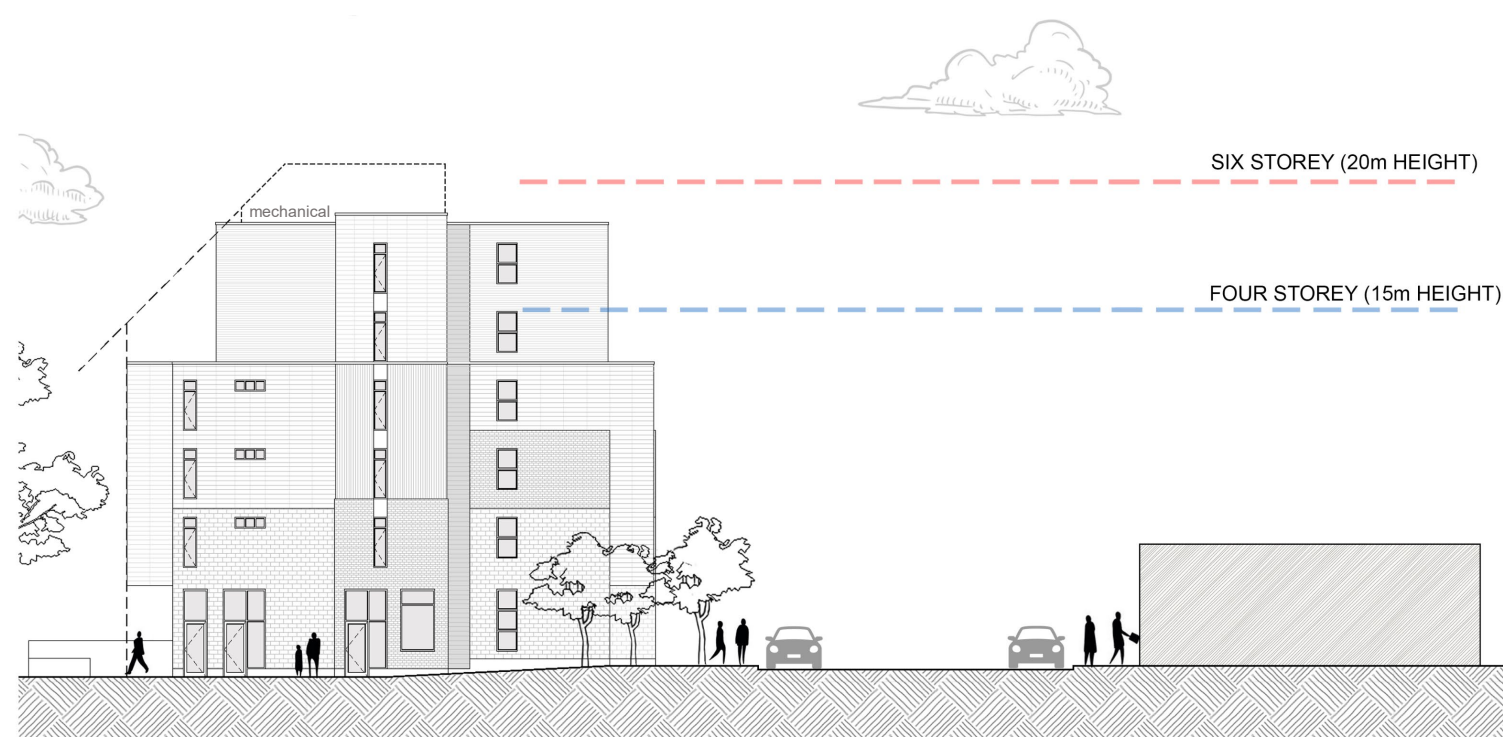
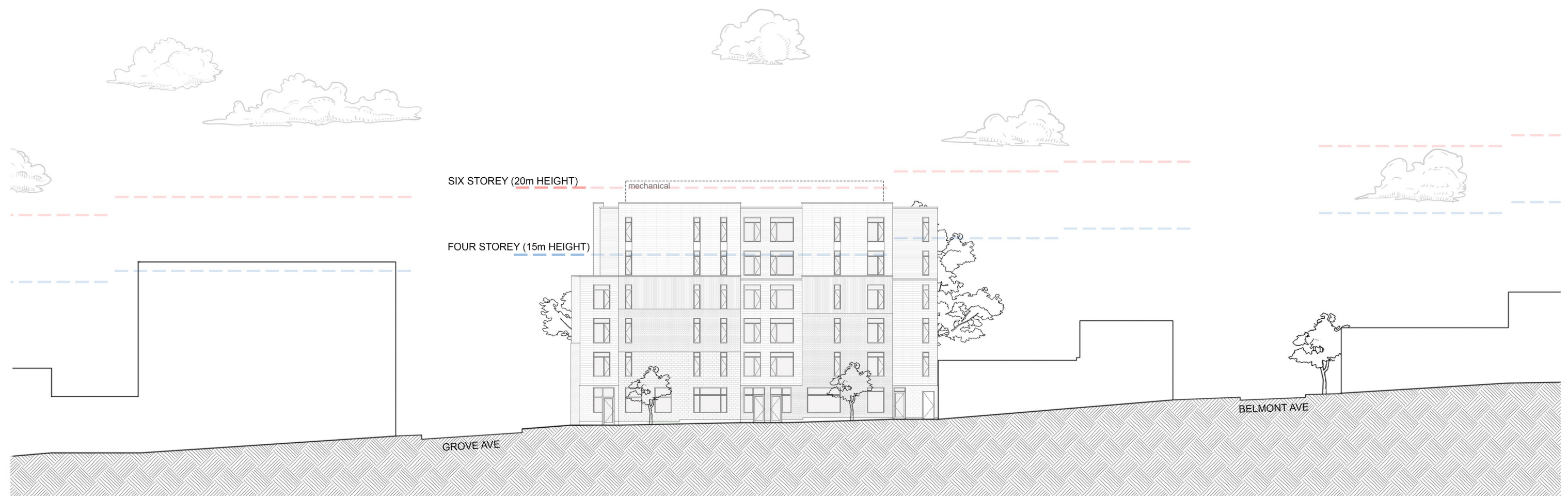


ground floor – retail/offices

second floor - offices



ground floor – alternate floorplate



PROJECT DEVELOPMENT
PROPOSED IN SITU



VIEW FROM BANK ST FACING NORTH



VIEW FROM BANK ST FACING SOUTH



VIEW FROM GROVE AVE



VENTILATED CERAMIC

LIMESTONE WIARTON, ON

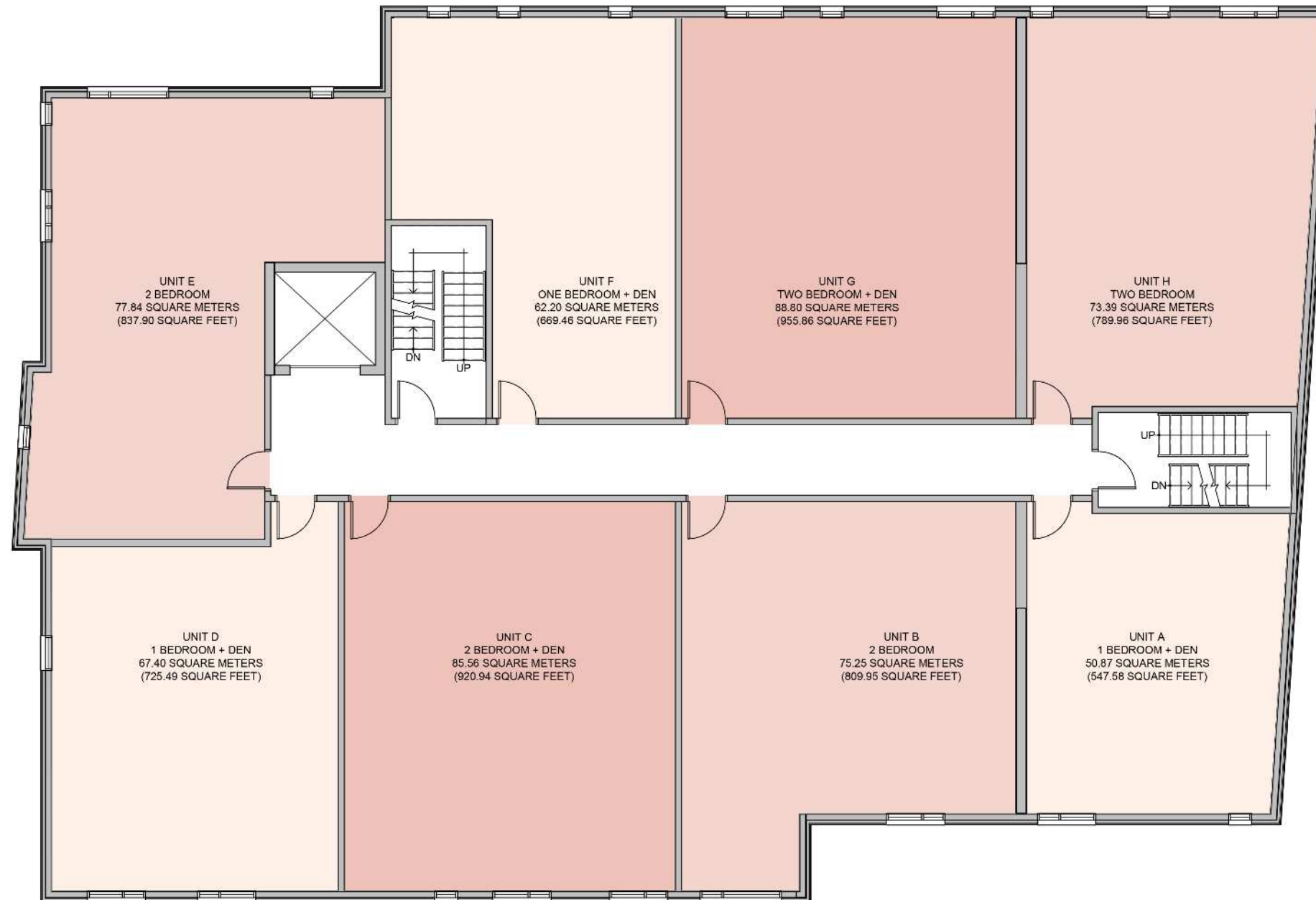
RED BRICK BELDEN BELCREST 500

ALUMINUM STOREFRONT C/W CLEAR GLASS

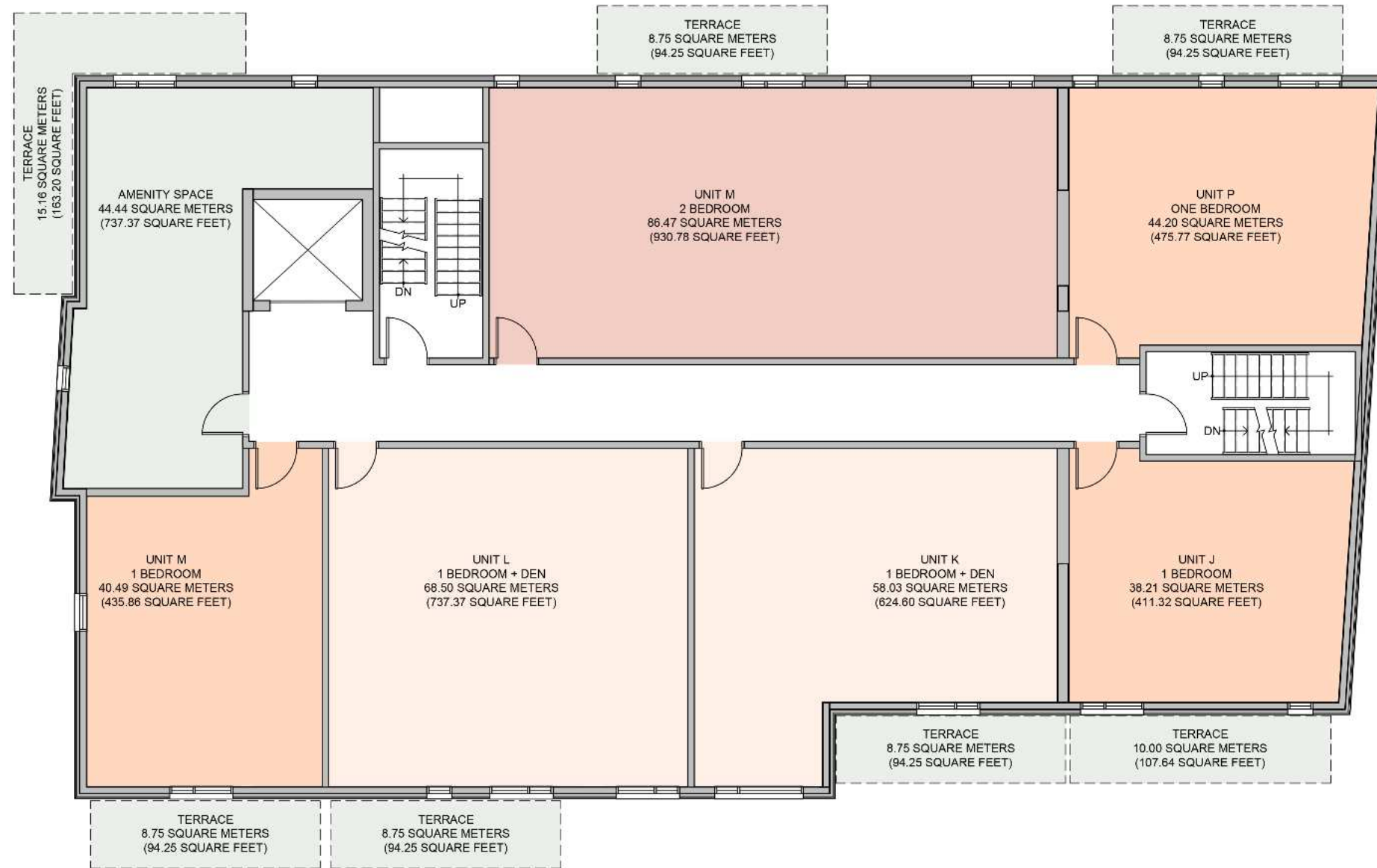
CORRUGATED METAL SIDING

PROJECT DEVELOPMENT
SECOND – FOURTH FLOOR RESIDENTIAL

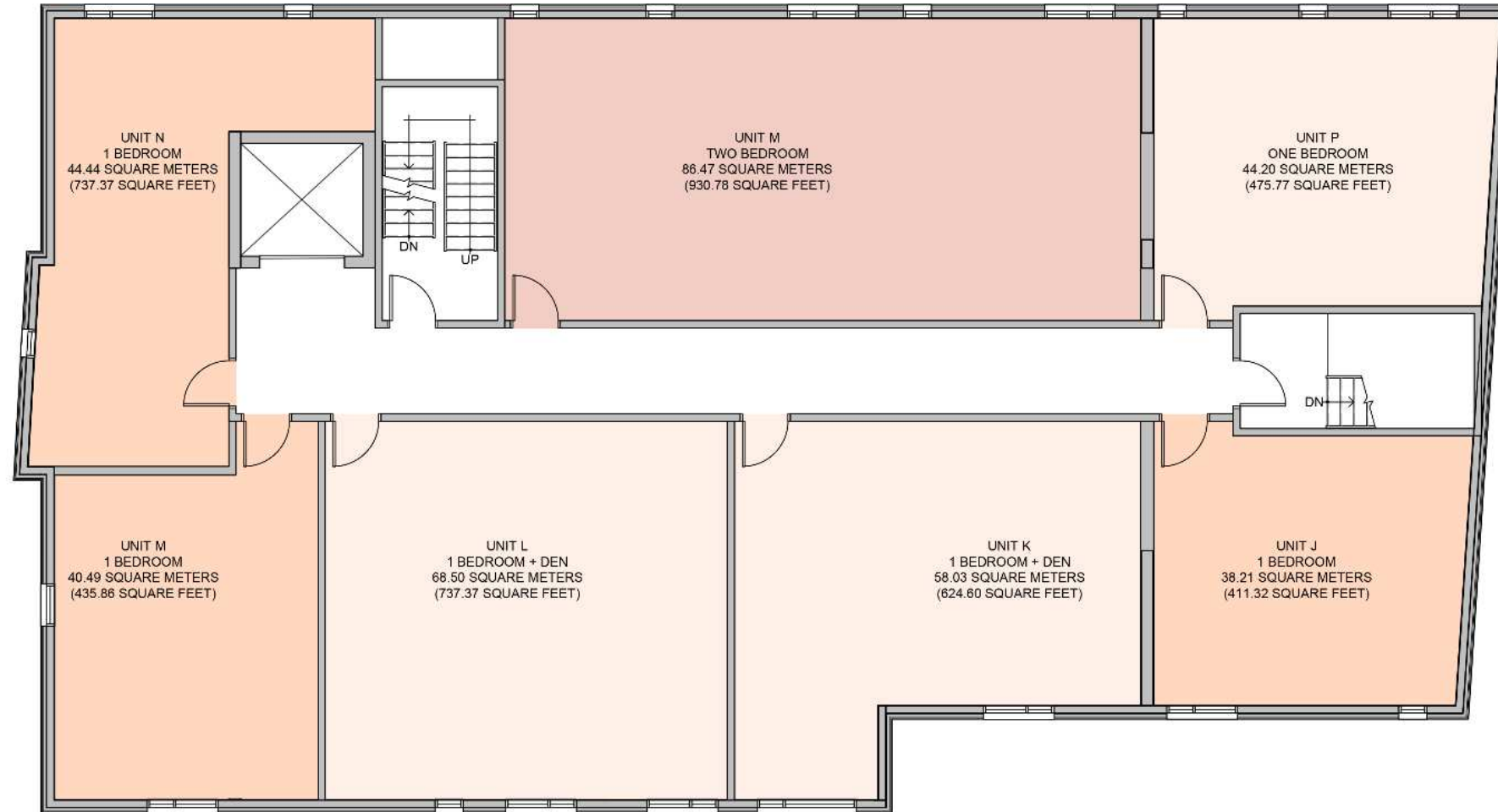
- 2 BED + DEN
- 2 BED
- 1 BED + DEN
- 1 BED
- AMENITY



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



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

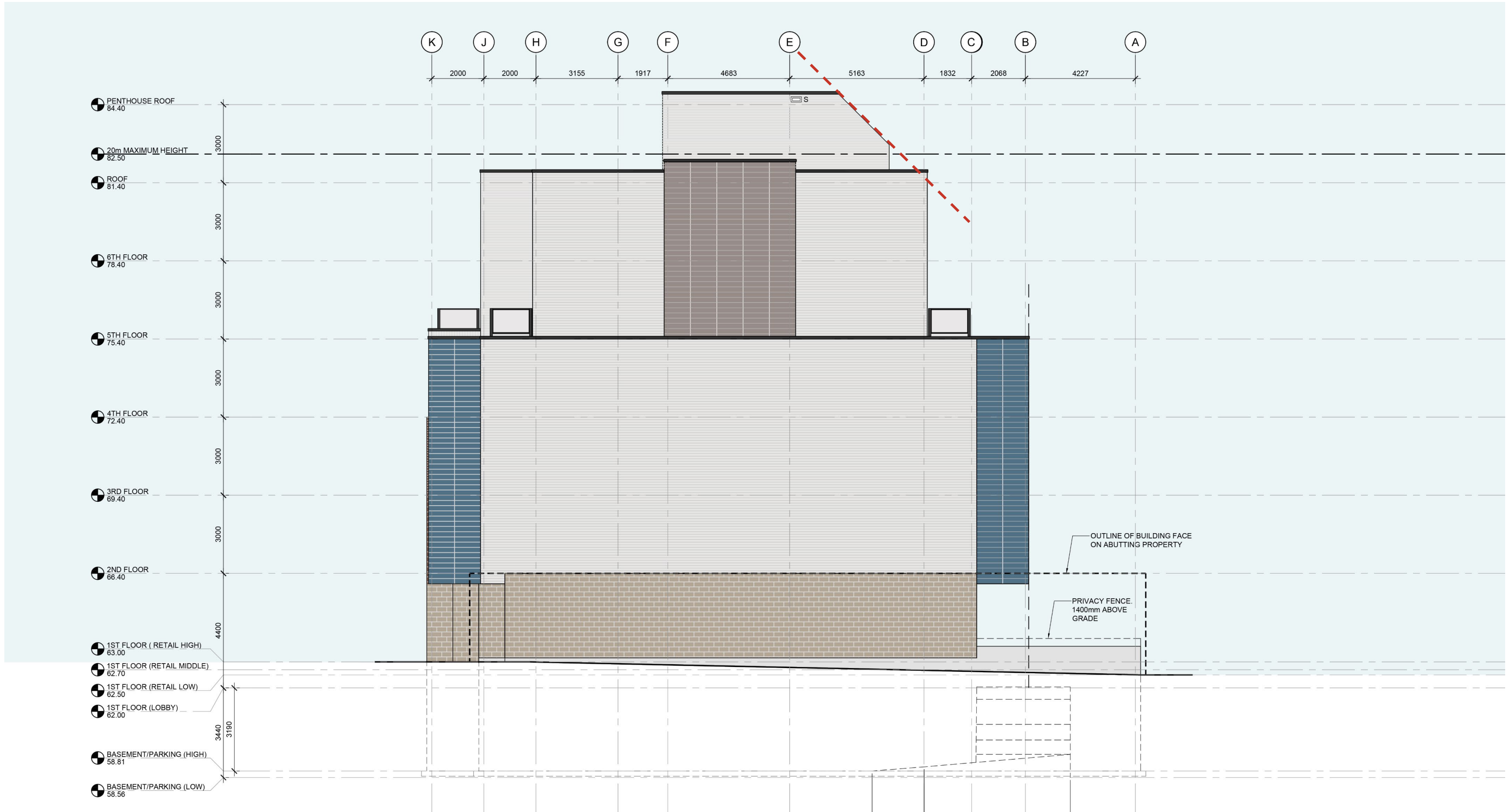






PROJECT DEVELOPMENT ELEVATIONS





PROJECT DEVELOPMENT SECTION

