NEUF
ARCHITECT(E)S

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A-102	SITE PLAN (ROOF LEVEL)	F	SITE PLAN CONTROL	20/04/28
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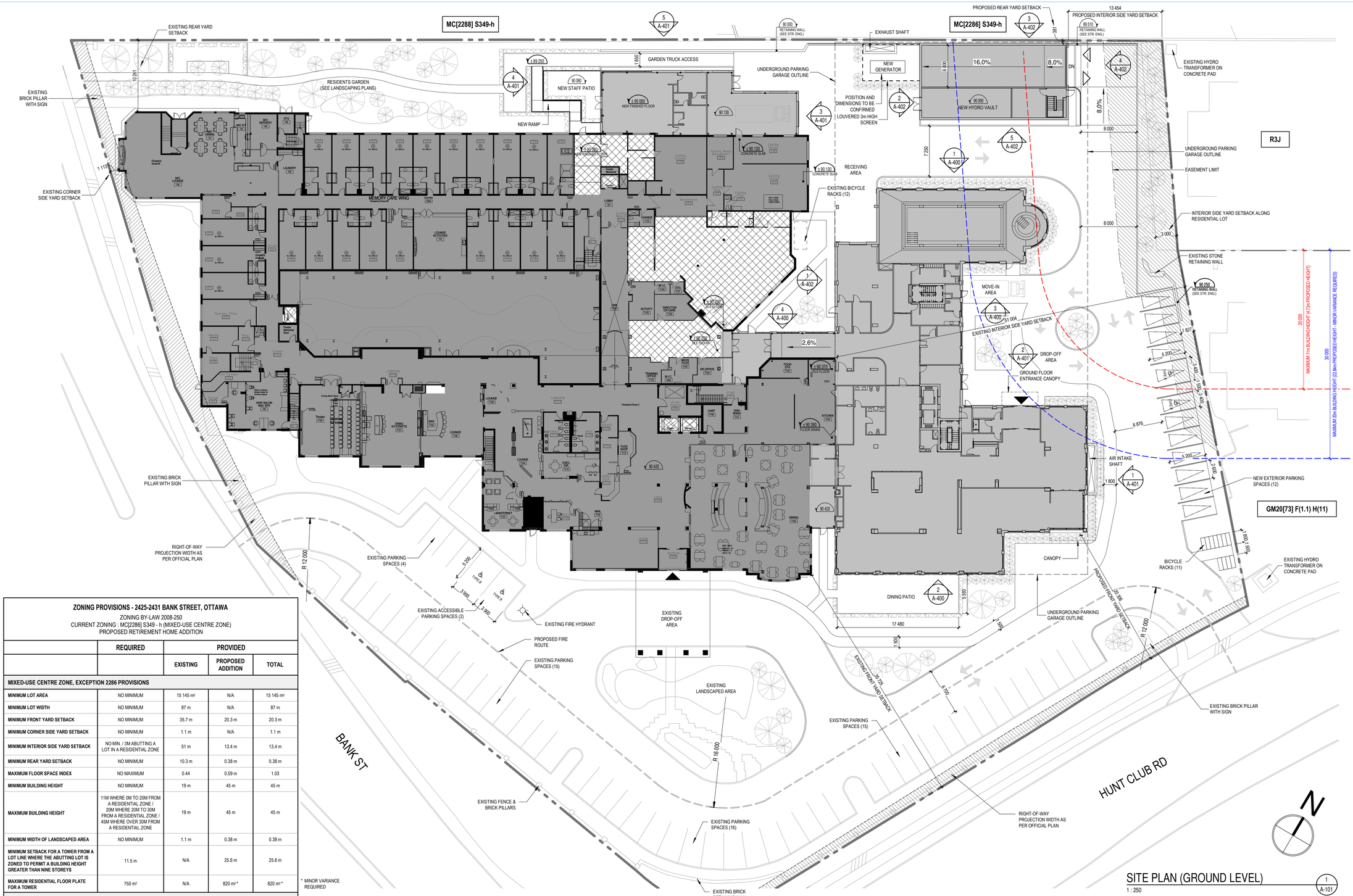
RENDU D'ARTISTE Artist's Render

REVISION : F - SITE PLAN CONTROL - 2020/04/28

12165

NEUF
ARCHITECT(E)S

WATERFORD OTTAWA
SENIOR APARTMENTS
2425-2431 Bank Street, Ottawa
CLIENT : WATERFORD RETIREMENT COMMUNITY



SITE PLAN (GROUND LEVEL)
1 : 250
1 / A-101

ZONING PROVISIONS - 2425-2431 BANK STREET, OTTAWA

ZONING BY-LAW 2008-250
CURRENT ZONING : MC[2286] S349 - h (MIXED-USE CENTRE ZONE)
PROPOSED RETIREMENT HOME ADDITION

	REQUIRED	PROVIDED		
		EXISTING	PROPOSED ADDITION	TOTAL
MIXED-USE CENTRE ZONE, EXCEPTION 2286 PROVISIONS				
MINIMUM LOT AREA	NO MINIMUM	15 145 m²	N/A	15 145 m²
MINIMUM LOT WIDTH	NO MINIMUM	87 m	N/A	87 m
MINIMUM FRONT YARD SETBACK	NO MINIMUM	35.7 m	20.3 m	20.3 m
MINIMUM CORNER SIDE YARD SETBACK	NO MINIMUM	1.1 m	N/A	1.1 m
MINIMUM INTERIOR SIDE YARD SETBACK	NO MIN. / 3M ABUTTING A LOT IN A RESIDENTIAL ZONE	51 m	13.4 m	13.4 m
MINIMUM REAR YARD SETBACK	NO MINIMUM	10.3 m	0.38 m	0.38 m
MAXIMUM FLOOR SPACE INDEX	NO MAXIMUM	0.44	0.59 m	1.03
MINIMUM BUILDING HEIGHT	NO MINIMUM	19 m	45 m	45 m
MAXIMUM BUILDING HEIGHT	11M WHERE 0M TO 20M FROM A RESIDENTIAL ZONE / 20M WHERE 20M TO 30M FROM A RESIDENTIAL ZONE / 45M WHERE OVER 30M FROM A RESIDENTIAL ZONE	19 m	45 m	45 m
MINIMUM WIDTH OF LANDSCAPED AREA	NO MINIMUM	1.1 m	0.38 m	0.38 m
MINIMUM SETBACK FOR A TOWER FROM A LOT LINE WHERE THE ABUTTING LOT IS ZONED TO PERMIT A BUILDING HEIGHT GREATER THAN NINE STOREYS	11.5 m	N/A	25.6 m	25.6 m
MAXIMUM RESIDENTIAL FLOOR PLATE FOR A TOWER	750 m²	N/A	820 m² *	820 m² *
PARKING PROVISIONS (AREA Z)				
MINIMUM PARKING SPACES	NO MINIMUM	52	145	197
MINIMUM ACCESSIBLE PARKING SPACES	AT GRADE : 1 TYPE A & 2 TYPE B BELOW GRADE : 2 TYPE A & 3 TYPE B	AT GRADE : 2 TYPE B	AT GRADE : 1 TYPE A & 1 TYPE B BELOW GRADE : 2 TYPE A & 3 TYPE B	AT GRADE : 1 TYPE A & 3 TYPE B BELOW GRADE : 2 TYPE A & 3 TYPE B
MINIMUM BICYCLE PARKING SPACES	0.25 PER DWELLING OR ROOMING UNIT = 67	12	55	67
AMENITY AREA PROVISIONS				
TOTAL AMENITY AREA	6 m² PER DWELLING UNIT AND 10% OF THE GFA OF EACH ROOMING UNIT = 1 515 m²	2 524 m²	2 914 m²	5 438 m²
COMMUNAL AMENITY AREA	50% OF REQUIRED TOTAL AMENITY AREA = 758 m²	2 524 m²	1 775 m²	4 299 m²

* MINOR VARIANCE REQUIRED

LEGEND

- PROPERTY LINE
- SET BACK LINE
- MAIN ENTRANCE
- VEHICULAR ENTRANCE
- PEDESTRIAN CROSSING
- EXISTING BUILDING
- NEW CONSTRUCTION
- EXISTING BUILDING RENOVATIONS

AREA SUMMARY

LOT AREA :	15 145 m²
LOT COVERAGE :	6 176 m² (40.8%)
EXISTING BUILDING GFA* :	6 710 m²
NEW CONSTRUCTION GFA* :	8 860 m²
PERCENTAGE OF LANDSCAPED AREA WITHIN PARKING LOTS :	24 %
TOTAL LANDSCAPED AREA :	27 %

*AS DEFINED BY ZONING BY-LAW 2008-250

RESIDENTIAL UNITS SUMMARY

EXISTING BUILDING :	124 ROOMING UNITS
NEW CONSTRUCTION :	144 DWELLING UNITS
GROUND FLOOR :	0 UNITS
2ND TO 7TH FLOOR :	(6x14) = 84 UNITS
8TH TO 11TH FLOOR :	(4x10) = 40 UNITS
12TH TO 13TH FLOOR :	(2x7) = 14 UNITS
14TH FLOOR :	6 UNITS
TOTAL EXISTING + NEW :	268 UNITS

PARKING SUMMARY

VEHICULAR PARKING

GARAGE LEVEL 2 (NEW) :	72
GARAGE LEVEL 1 (NEW) :	61 (INCL. 5 ACCESSIBLE SPACES)
GRADE LEVEL (EXISTING) :	52 (INCL. 2 ACCESSIBLE SPACES)
GRADE LEVEL (NEW) :	12 (INCL. 2 ACCESSIBLE SPACES)
TOTAL VEHICULAR PARKING PROVIDED :	197*

(133 INDOOR SPACES + 64 OUTDOOR SPACES)

*INCLUDES 9 ACCESSIBLE SPACES

BICYCLE PARKING

GARAGE LEVEL 2 (NEW) :	44
GARAGE LEVEL 1 (NEW) :	0
GRADE LEVEL (EXISTING) :	12
GRADE LEVEL (NEW) :	11
TOTAL BICYCLE PARKING PROVIDED :	67

(44 INDOOR SPACES + 23 OUTDOOR SPACES)

NOTES GÉNÉRALES General Notes

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Cleland Jardine Engineering Ltd.
200-580 Terry Fox Drive, Kanata, ON K2L 4B9
Tel: (613) 591-1533

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NEUF architect(e)s SENCRL
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T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal

Ordre des architectes du Québec
A 4840
HUGO GAGNON
ARCHITECTE

NEUF
ARCHITECT(E)S
NEUF ARCHITECTES SENCRL

CLIENT Client
WATERFORD RETIREMENT COMMUNITY

OUVRAGE Project
WATERFORD OTTAWA SENIOR APARTMENTS

EMPLACEMENT Location
2425-2431 Bank Street, Ottawa

NO PROJET No.
12165

NO	RÉVISION	DATE (aa-mm-jj)
F	SITE PLAN CONTROL	20/04/28

Preliminary
DO NOT USE FOR CONSTRUCTION

DESSINÉ PAR Drawn by
SJD/YHL

VÉRIFIÉ PAR Checked
HG

DATE (aa.mm.jj)
20/04/28

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
SITE PLAN (GROUND LEVEL)

RÉVISION Revision
F

NO. DESSIN Dwg Number
A-101

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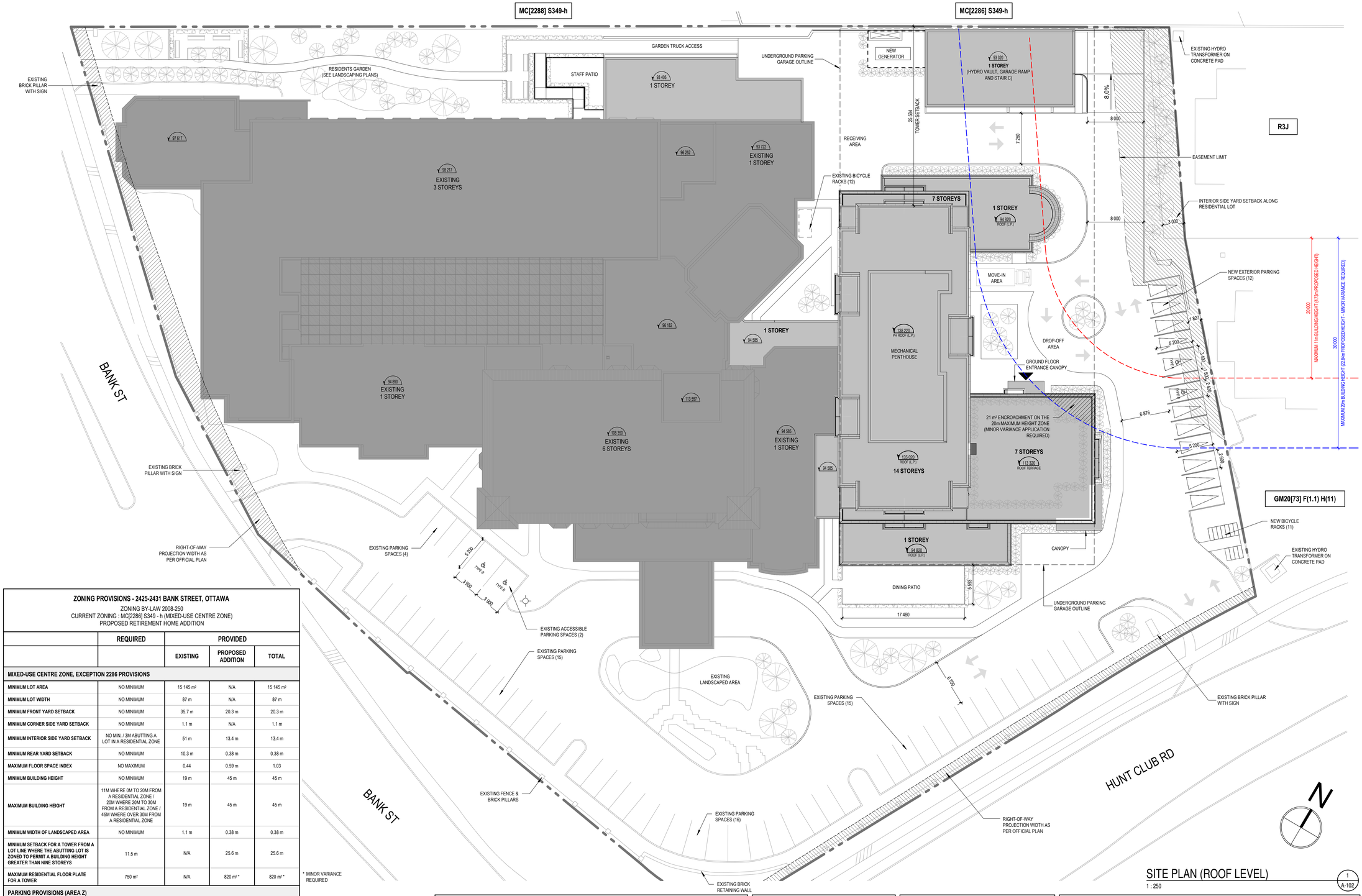

SITE PLAN (ROOF LEVEL)

1 : 250

1 / A-102

ZONING PROVISIONS - 2425-2431 BANK STREET, OTTAWA

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(44 INDOOR SPACES + 23 OUTDOOR SPACES)

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Ordre des architectes du Québec — A 4840 — HUGO GAGNON — ARCHITECTE

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NEUF ARCHITECTES SENCRL

CLIENT Client
WATERFORD RETIREMENT COMMUNITY

OUVRAGE Project
WATERFORD OTTAWA SENIOR APARTMENTS

EMPLACEMENT Location
2425-2431 Bank Street, Ottawa

NO PROJET No.
12165

NO	RÉVISION	DATE (aa-mm-jj)
F	SITE PLAN CONTROL	20/04/28

Preliminary DO NOT USE FOR CONSTRUCTION

DESSINÉ PAR Drawn by
YL/SJD

VÉRIFIÉ PAR Checked
HG

DATE (aa.mm.jj)
20/04/28

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
SITE PLAN (ROOF LEVEL)

RÉVISION Revision
F

NO. DESSIN Dwg Number
A-102

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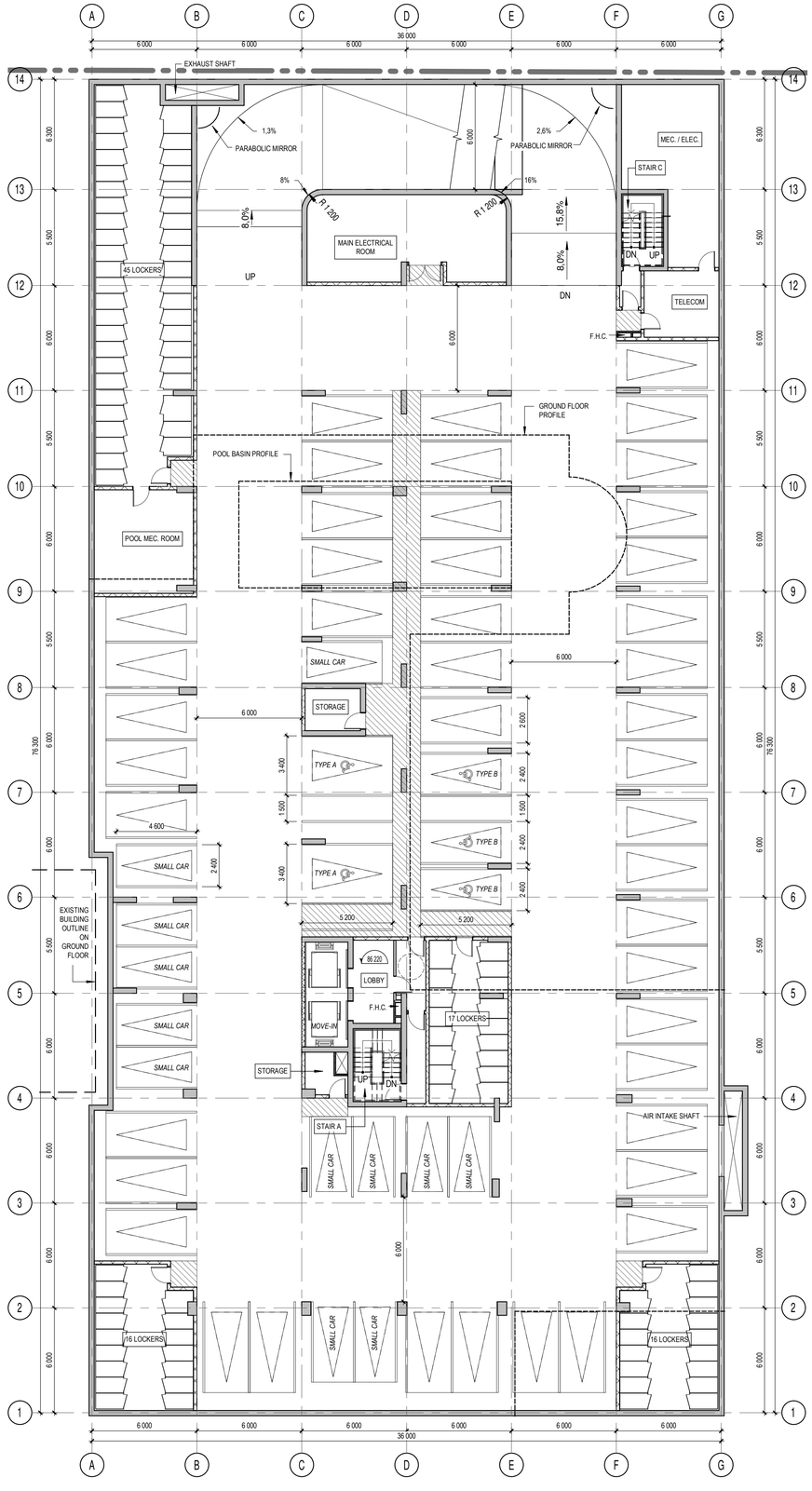
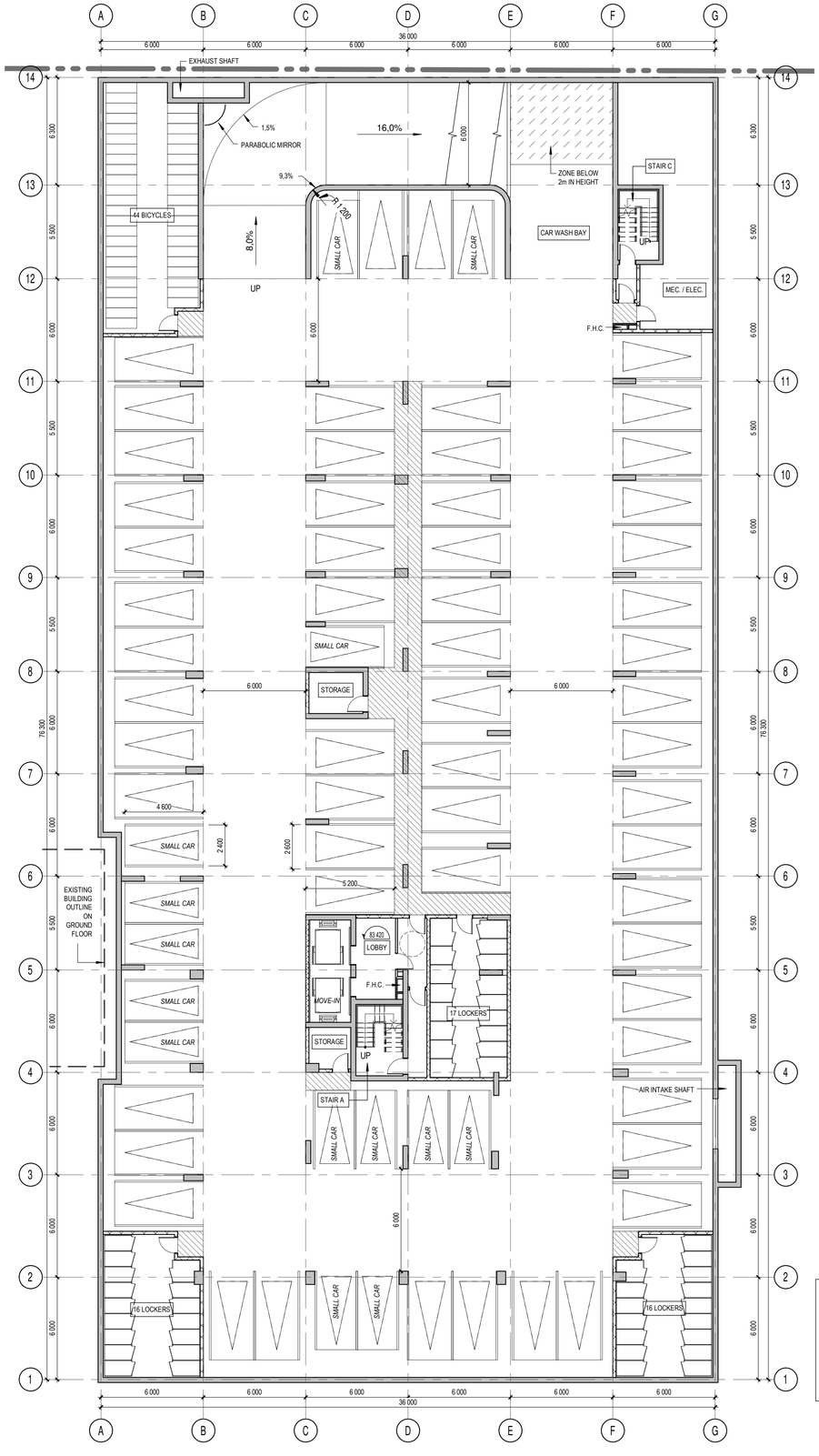


GARAGE LEVEL 1

1 : 150

2 A-200

GARAGE LEVEL 1	
STD PARKING SPACES :	44
SMALL CAR SPACES :	12
ACCESSIBLE SPACES :	5
TOTAL PARKING :	61
LOCKERS :	94
BICYCLE RACKS :	0



GARAGE LEVEL 2

1 : 150

1 A-200

GARAGE LEVEL 2	
STD PARKING SPACES :	58
SMALL CAR SPACES :	14
ACCESSIBLE SPACES :	0
TOTAL PARKING :	72
LOCKERS :	50
BICYCLE RACKS :	44

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VÉRIFIÉ PAR Checked
HG

DATE (aa.mm.jj)
20/04/28

ÉCHELLE Scale
1 : 150

TITRE DU DESSIN Drawing Title

GARAGE LEVEL 1 & 2

RÉVISION Revision
F

NO. DESSIN Dwg Number
A-200

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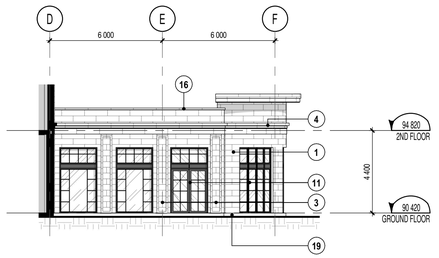
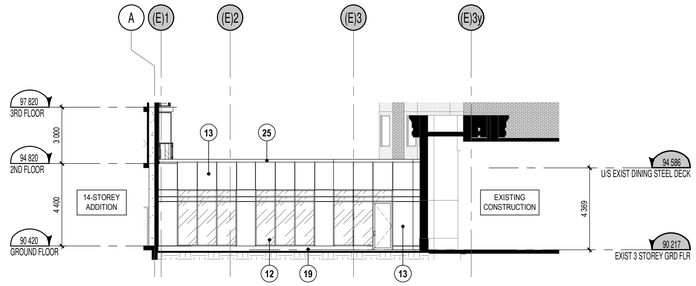


SOUTH ELEVATION (POOL)

1 : 150

3 A-400



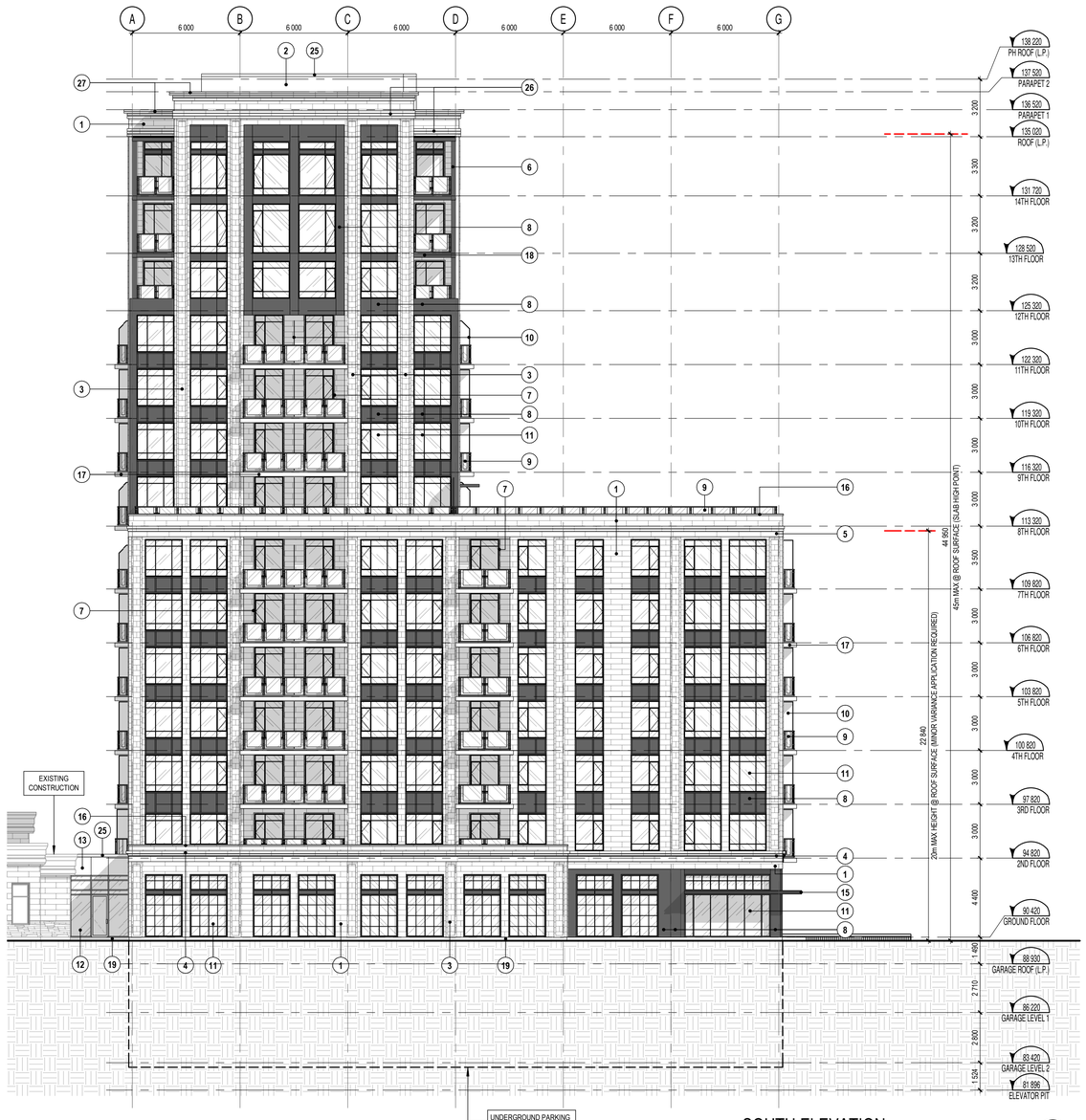
NORTH ELEVATION - NEW LINK GALLERY

1 : 150

4 A-400

MATERIALS LEGEND

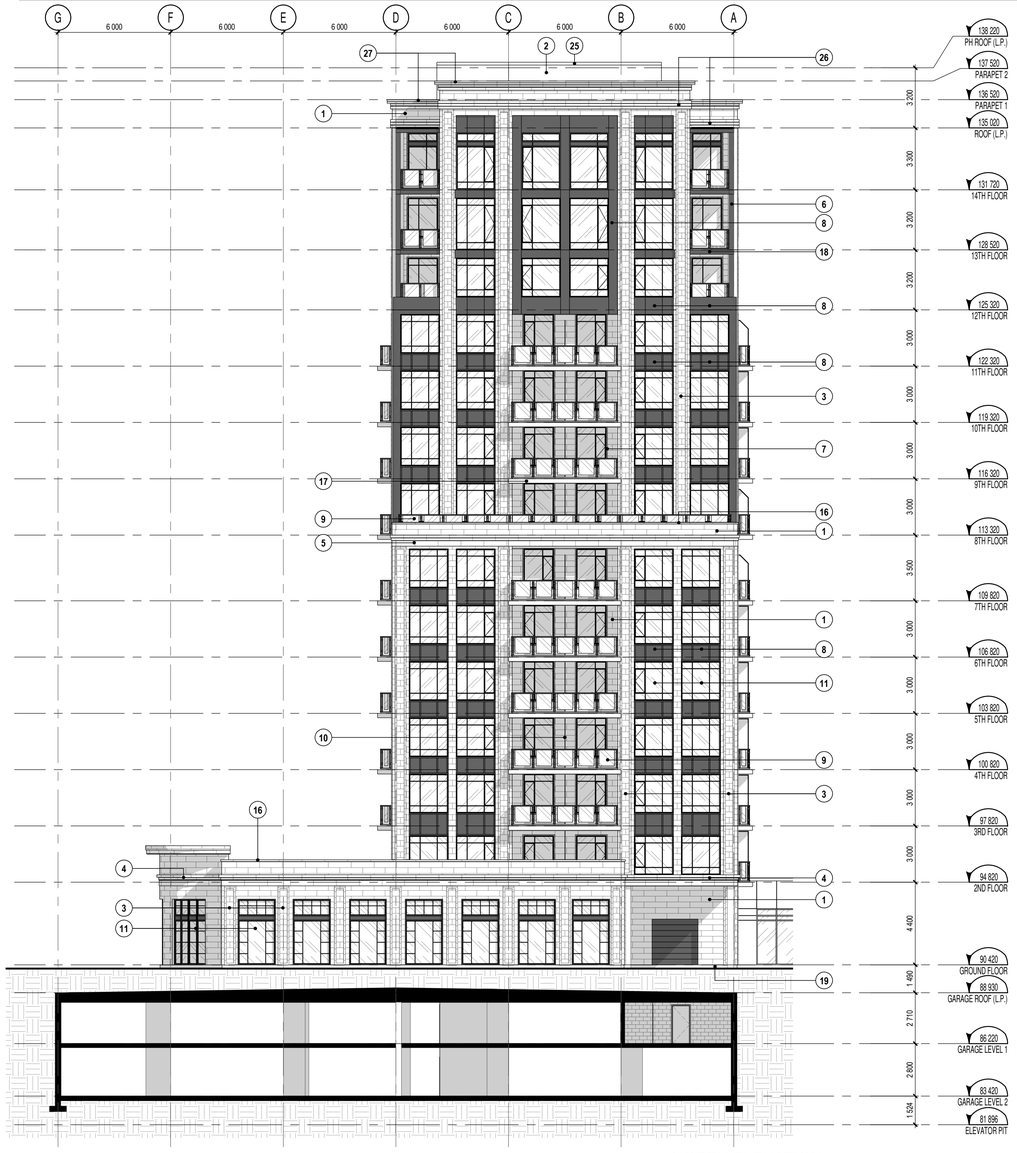
1. CLADDING: ARCHITECTURAL MASONRY BLOCK (590mm x 290mm x 90mm), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR
1A. RECESSED CLADDING: ARCHITECTURAL MASONRY BLOCK (590mm x 290mm x 90mm), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR
2. CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: NATURAL
3. PILASTER: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED
4. CORNICE 1: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED
5. CORNICE 2: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED
6. COLUMNS: PAINTED STEEL, COLOR: DARK BRONZE
7. WINDOW FRAME: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED
8. CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: DARK BRONZE
9. GUARDRAIL: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS PANELS
10. PRIVACY SCREEN: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & TRANSLUCENT TEMPERED GLASS PANELS
11. WINDOWS & ENTRY DOORS: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS
12. CURTAIN WALL : ANODIZED ALUMINIUM FRAME (COLOR: NATURAL) & CLEAR TEMPERED GLASS
13. SPANDRELS: ANODIZED ALUMINIUM, COLOR: NATURAL
14. DOORS: PAINTED STEEL, COLOR: DARK BRONZE (SEE DOOR SCHEDULE)
15. MARQUEE: PRE-PAINTED ANODIZED ALUMINIUM PANELS, COLOR: DARK BRONZE
16. CORNICE FASCIA AND PARAPET CAP: MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR
17. BALCONY FASCIA: ARCHITECTURALLY FINISHED CONCRETE, FINISH: SMOOTH, COLOR: NATURAL
18. BALCONY FASCIA: ARCHITECTURALLY FINISHED CONCRETE, FINISH: SMOOTH, COLOR: DARK BRONZE
19. FOUNDATION WALL (ABOVE GROUND) : PARGING, COLOR: TO BE CONFIRMED
20. CLADDING : BRICK, COLOR AND FORMAT TO MATCH THE EXISTING ADJACENT BRICK
21. METALLIC FLASHING : COLOR TO MATCH THE EXISTING BRICK FLASHING
22. WINDOWS : COLOR TO MATCH THE EXISTING ADJACENT WINDOWS
23. CURTAIN WALL : COLOR TO MATCH THE EXISTING ADJACENT WINDOWS
24. DOORS: PAINTED STEEL, COLOR: TO MATCH THE MASONRY BLOCK (SEE DOOR SCHEDULE)
25. METALLIC FLASHING : COLOR TO MATCH THE ADJACENT ANODIZED ALUMINIUM FINISH
26. CORNICE 3: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED
27. CORNICE 4: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED



SOUTH ELEVATION

1 : 150

2 A-400



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A 4840
HUGO GAGNON
ARCHITECTE

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ARCHITECT(E)S
NEUF ARCHITECTES SENCRL

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OUVRAGE Project

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NO PROJET No.
12165

NO	RÉVISION	DATE (aa-mm-jj)
F	SITE PLAN CONTROL	20/04/28

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DESSINÉ PAR Drawn by
SJD/YHL

VÉRIFIÉ PAR Checked
HG

DATE (aa.mm.jj)
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ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title

ELEVATIONS

RÉVISION Revision
F

NO. DESSIN Dwg Number
A-400

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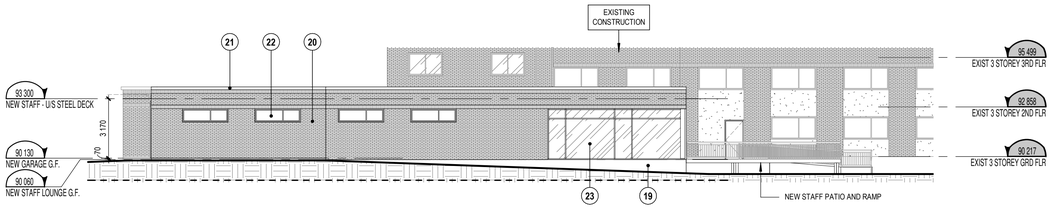
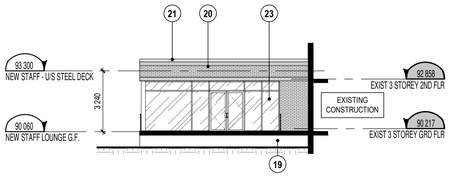


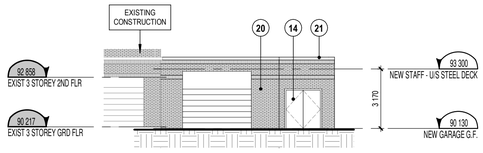
NORTH ELEVATION - NEW GARAGE & STAFF LOUNGE

1 : 150 — 5 / A-401



WEST ELEVATION - NEW STAFF LOUNGE

1 : 150 — 4 / A-401



EAST ELEVATION - NEW GARAGE

1 : 150 — 3 / A-401

MATERIALS LEGEND

1. CLADDING: ARCHITECTURAL MASONRY BLOCK (590mm x 290mm x 90mm), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR
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2. CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: NATURAL
3. PILASTER: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED
4. CORNICE 1: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED
5. CORNICE 2: ARCHITECTURAL MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED
6. COLUMNS: PAINTED STEEL, COLOR: DARK BRONZE
7. WINDOW FRAME: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED
8. CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: DARK BRONZE
9. GUARDRAIL: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS PANELS
10. PRIVACY SCREEN: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & TRANSLUCENT TEMPERED GLASS PANELS
11. WINDOWS & ENTRY DOORS: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS
12. CURTAIN WALL : ANODIZED ALUMINIUM FRAME (COLOR: NATURAL) & CLEAR TEMPERED GLASS
13. SPANDRELS: ANODIZED ALUMINIUM, COLOR: NATURAL
14. DOORS: PAINTED STEEL, COLOR: DARK BRONZE (SEE DOOR SCHEDULE)
15. MARQUEE: PRE-PAINTED ANODIZED ALUMINIUM PANELS, COLOR: DARK BRONZE
16. CORNICE FASCIA AND PARAPET CAP: MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR
17. BALCONY FASCIA: ARCHITECTURALLY FINISHED CONCRETE, FINISH: SMOOTH, COLOR: NATURAL
18. BALCONY FASCIA: ARCHITECTURALLY FINISHED CONCRETE, FINISH: SMOOTH, COLOR: DARK BRONZE
19. FOUNDATION WALL (ABOVE GROUND) : PARGING, COLOR: TO BE CONFIRMED
20. CLADDING : BRICK, COLOR AND FORMAT TO MATCH THE EXISTING ADJACENT BRICK
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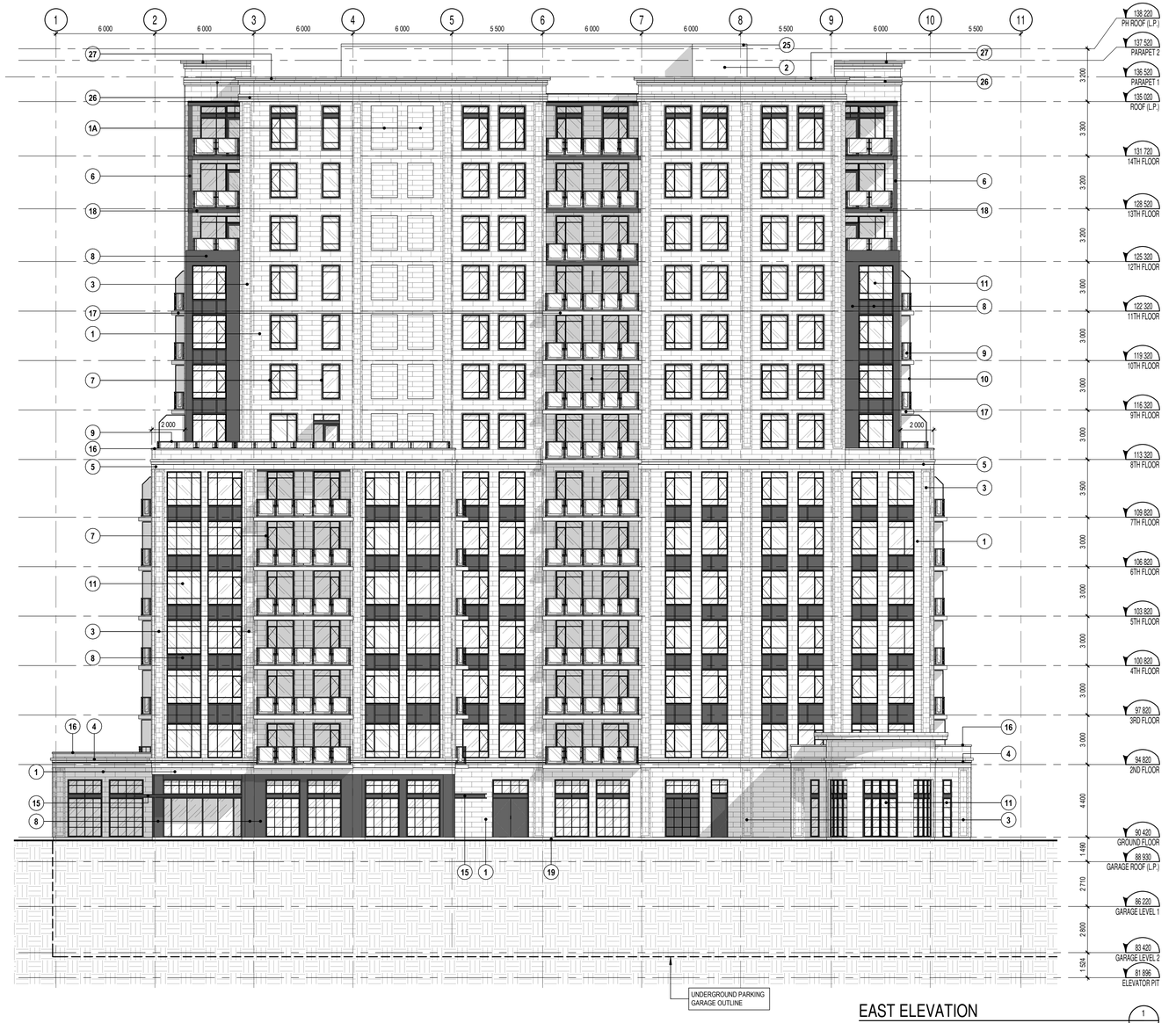
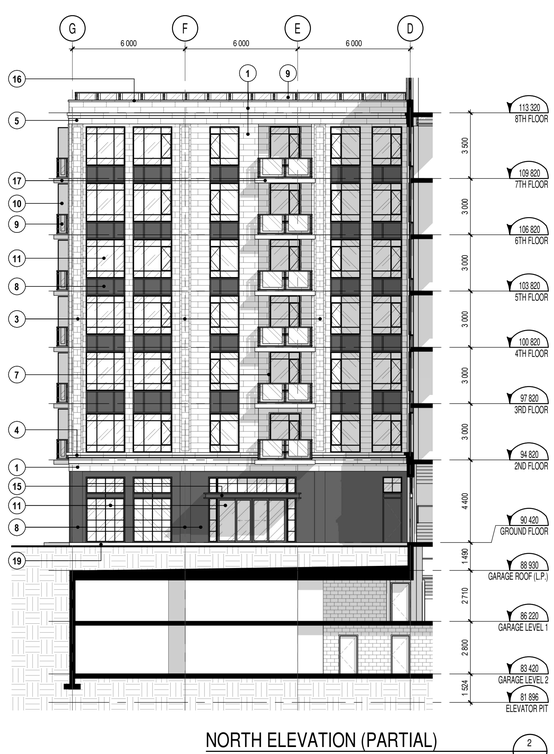


EAST ELEVATION

1 : 150 — 1 / A-401



NORTH ELEVATION (PARTIAL)

1 : 150 — 2 / A-401

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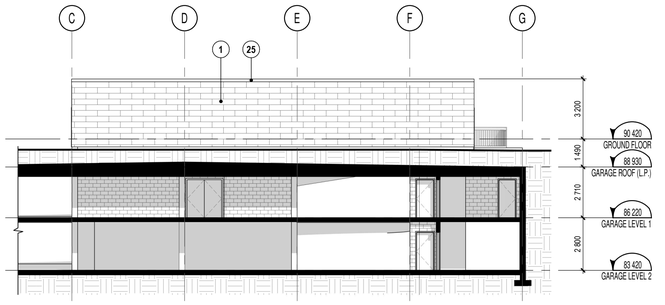
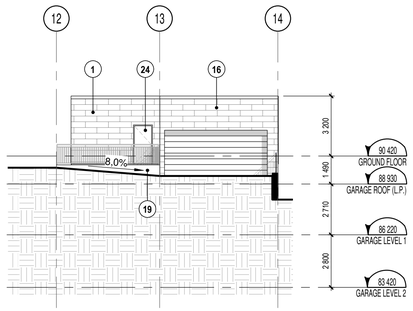


SOUTH ELEVATION - HYDRO VAULT

1 : 150

5 A-402



EAST ELEVATION - HYDRO VAULT

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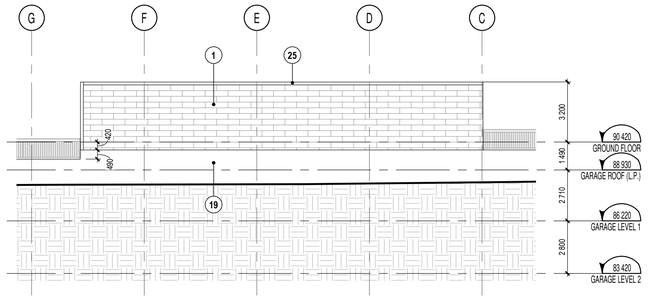
4 A-402



NORTH - ELEVATION HYDRO VAULT

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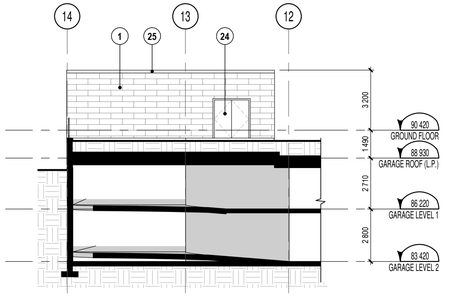
3 A-402



WEST ELEVATION - HYDRO VAULT

1 : 150

2 A-402

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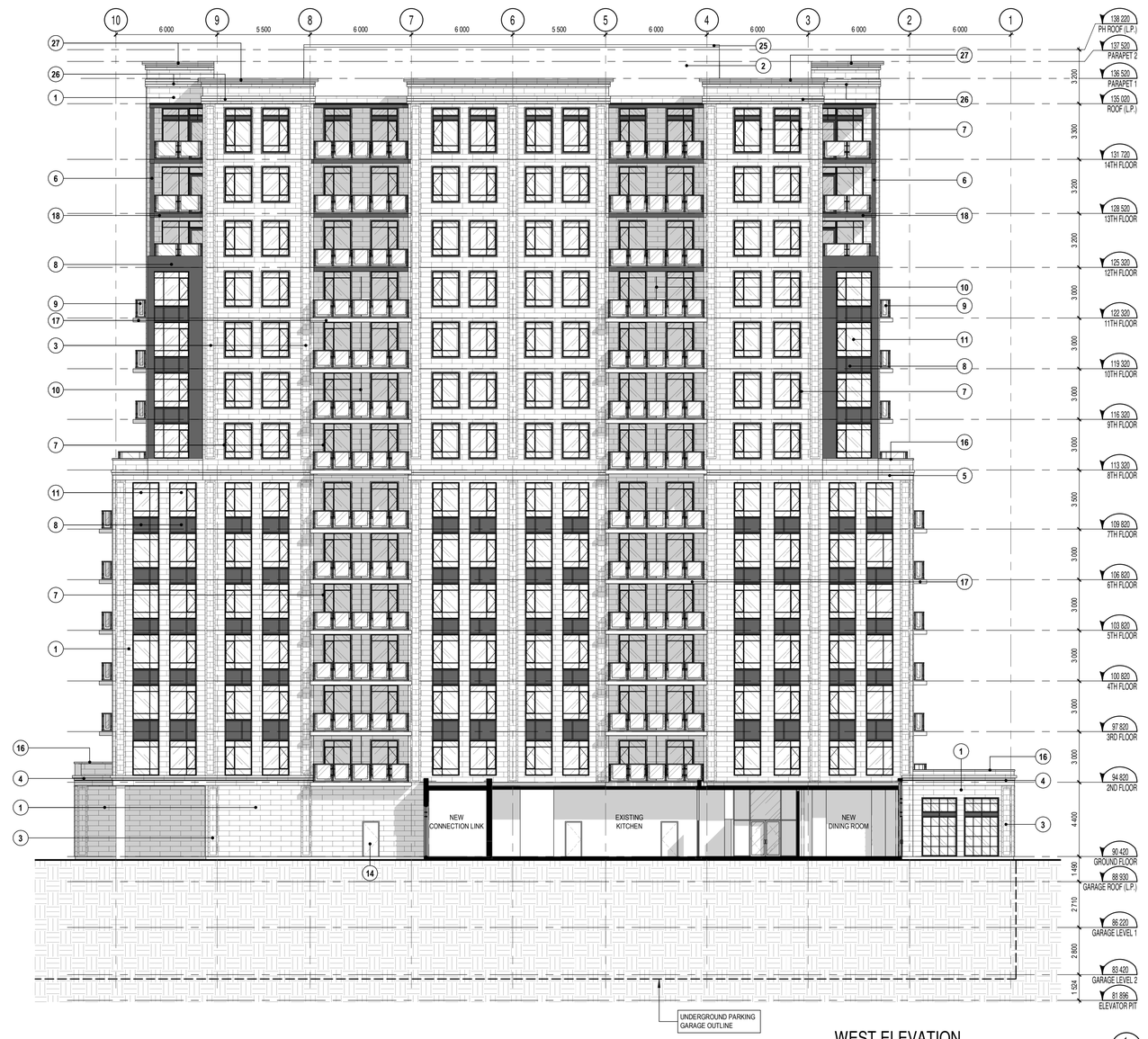

WEST ELEVATION

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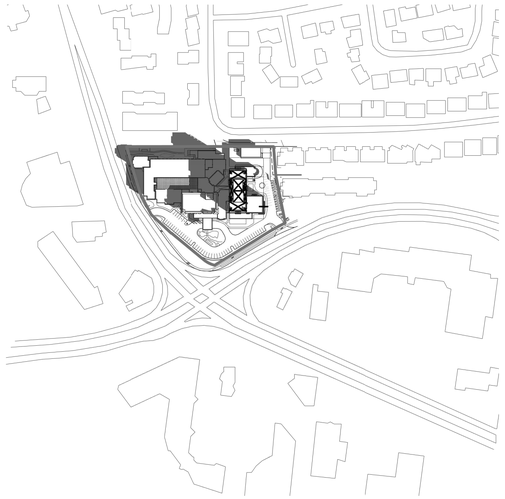

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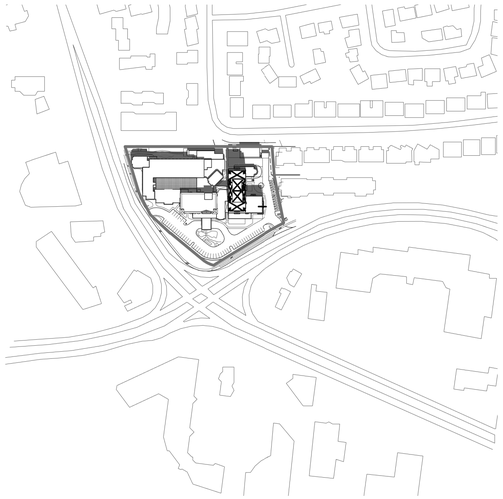

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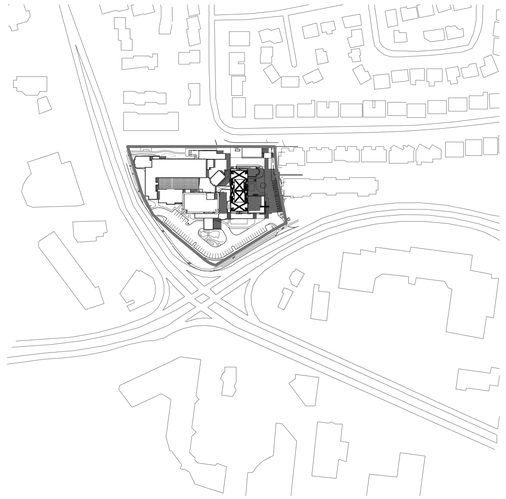

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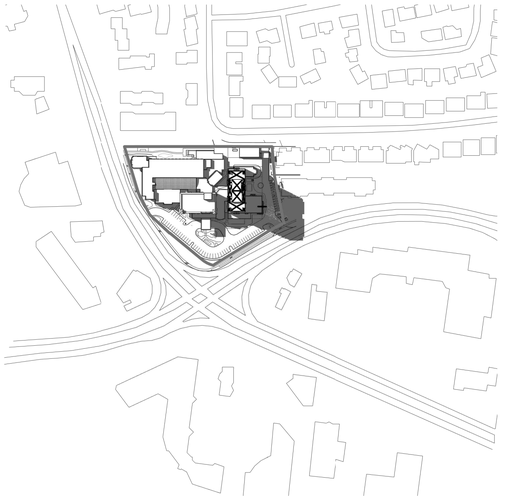

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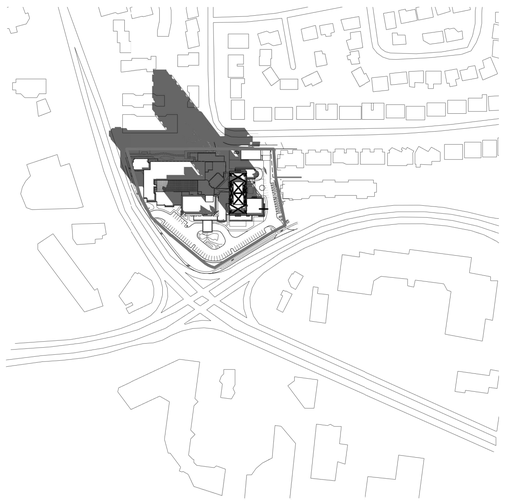

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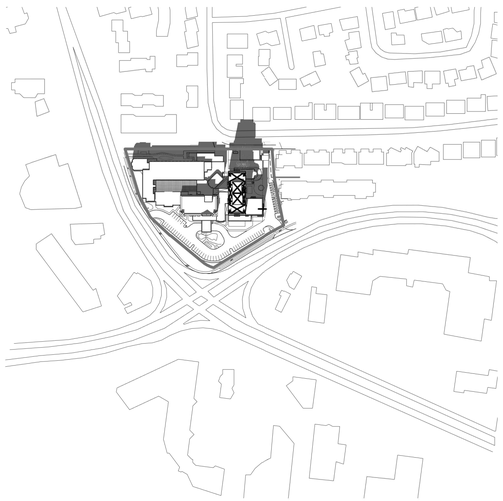

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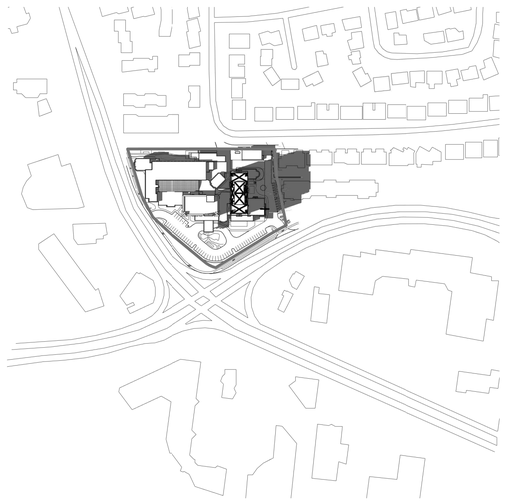

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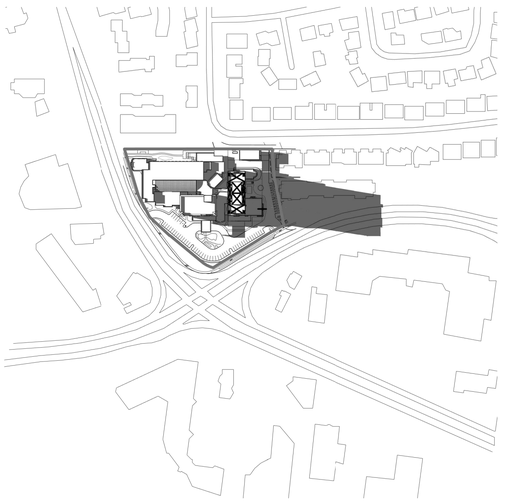

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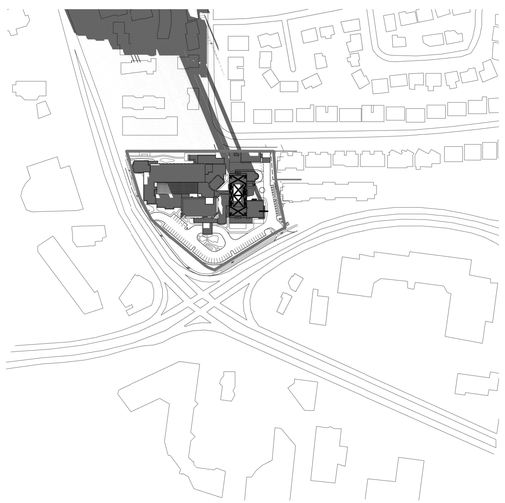

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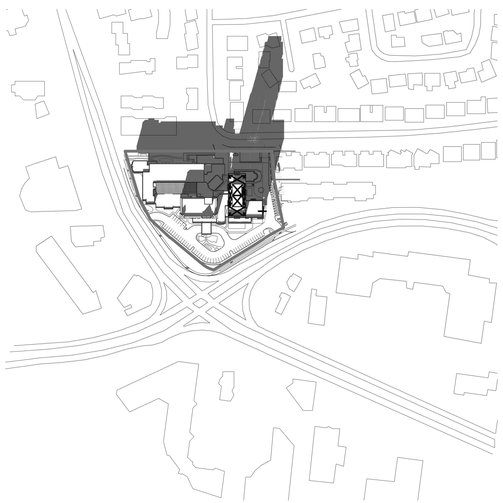

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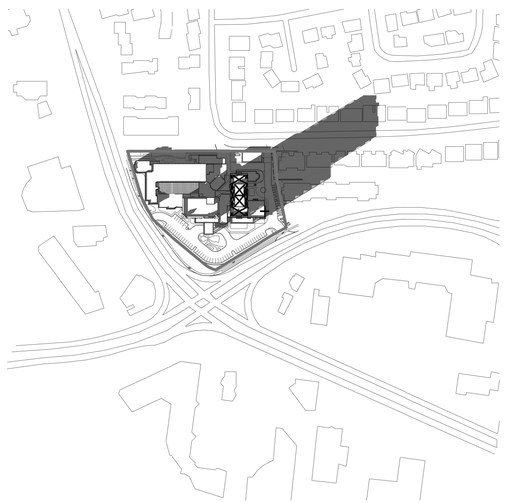

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Ordre des architectes du Québec
A 4840
HUGO GAGNON
ARCHITECTE

NEUF
ARCHITECT(E)S
NEUF ARCHITECTES SENCRL

CLIENT Client

WATERFORD RETIREMENT COMMUNITY

OUVRAGE Project

WATERFORD OTTAWA SENIOR APARTMENTS

EMPLACEMENT Location
2425-2431 Bank Street, Ottawa

NO PROJET No.
12165

NO	RÉVISION	DATE (aa-mm-jj)
F	SITE PLAN CONTROL	20/04/28

Preliminary
DO NOT USE FOR CONSTRUCTION

DESSINÉ PAR Drawn by
HJ

VÉRIFIÉ PAR Checked
HG

DATE (aa.mm.jj)
20/04/28

ÉCHELLE Scale
1 : 3000

TITRE DU DESSIN Drawing Title

SHADOW ANALYSIS

RÉVISION Revision
F

NO. DESSIN Dwg Number
A-900

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