



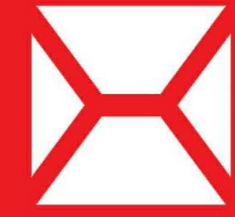
NEUF

ARCHITECT(E)S

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A-102	SITE PLAN (ROOF LEVEL)	K	SITE PLAN CONTROL	20/10/13
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A-400	ELEVATIONS	K	SITE PLAN CONTROL	20/10/13
A-401	ELEVATIONS	K	SITE PLAN CONTROL	20/10/13
A-402	ELEVATIONS	K	SITE PLAN CONTROL	20/10/13
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**WATERFORD OTTAWA
SENIOR APARTMENTS**
2425-2431 Bank Street & 1311 Hunt Club Road, Ottawa
CLIENT : WATERFORD RETIREMENT
COMMUNITY



NEUF
ARCHITECT(E)S

REVISION : K - SITE PLAN CONTROL - 2020/10/13

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 m ²	N/A	15 145 m ²
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	0.21 m	0.21 m
MAXIMUM FLOOR SPACE INDEX	NO MAXIMUM	0.44	0.59	1.03
MINIMUM BUILDING HEIGHT	NO MINIMUM	19 m	45 m	45 m
MAXIMUM BUILDING HEIGHT	11M WHERE 30M 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 ADJUTING 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 m ²	N/A	820 m ² *	820 m ² *
PARKING PROVISIONS (AREA Z)				
MINIMUM PARKING SPACES	NO MINIMUM	52	144	196
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 m ² PER DWELLING UNIT AND 10% OF THE GFA OF EACH ROOMING UNIT = 1 515 m ²	2 524 m ²	2 914 m ²	5 438 m ²
COMMUNAL AMENITY AREA	50% OF REQUIRED TOTAL AMENITY AREA = 758 m ²	2 524 m ²	1 775 m ²	4 299 m ²

APPROVED
By Lily Xu at 12:43 pm, Nov 10, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC,
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

LEGEND

	MAIN ENTRANCE		EXISTING BUILDING
	VEHICULAR ENTRANCE		NEW CONSTRUCTION
	DEPRESSED CURB		EXISTING BUILDING RENOVATIONS
	PROPERTY LINE		TACTILE WALKING SURFACE INDICATOR
	SET BACK LINE		

AREA SUMMARY

LOT AREA :	15 145 m ²
LOT COVERAGE :	6 890 m ² (45.5 %)
EXISTING BUILDING GFA* :	6 710 m ²
NEW CONSTRUCTION GFA* :	8 860 m ²
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
2 ND TO 7 TH FLOOR :	(6x14) = 84 UNITS
8 TH TO 11 TH FLOOR :	(4x10) = 40 UNITS
12 TH TO 13 TH FLOOR :	(2x7) = 14 UNITS
14 TH FLOOR :	6 UNITS

TOTAL EXISTING + NEW : 268 UNITS

PARKING SUMMARY

VEHICULAR PARKING	
GARAGE LEVEL 2 (NEW) :	71
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 : 196*
(132 INDOOR SPACES + 64 OUTDOOR SPACES)

*INCLUDES 9 ACCESSIBLE SPACES

BICYCLE PARKING	
GARAGE LEVEL 2 (NEW) :	43
GARAGE LEVEL 1 (NEW) :	0
GRADE LEVEL (EXISTING) :	12
GRADE LEVEL (NEW) :	12

TOTAL BICYCLE PARKING PROVIDED : 67*
(39 INDOOR SPACES + 28 OUTDOOR SPACES)

*BICYCLE PARKING DIMENSIONS : 600mm x 1800mm

SITE PLAN (GROUND LEVEL)

1 : 250

1
A-101

NOTES GÉNÉRALES / General Notes

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SCÉAU / Seal



CLIENT / Client

WATERFORD RETIREMENT COMMUNITY

OUVRAGE / Project

WATERFORD OTTAWA SENIOR APARTMENTS

EMPLACEMENT / Location : 2425-2431 Bank Street & 1311 Hunt Club Road, Ottawa
NO. D'ÉTAPE / Drawing No. : 12165

NO.	REVISION	DATE (aa-mm-jj)
F	SITE PLAN CONTROL	20/04/28
H	SITE PLAN CONTROL	20/07/30
I	SITE PLAN CONTROL	20/08/10
K	SITE PLAN CONTROL	20/10/13

Preliminary
DO NOT USE FOR CONSTRUCTION

DESSINÉ PAR / Drawn by

GO/SJD

DATE (aa-mm-jj)

20/04/28

TITRE DU DESSIN / Drawing Title

SITE PLAN (GROUND LEVEL)

ÉCHELLE / Scale

Comme Indiqué

REVISION / Revision

K

VÉRIFIÉ PAR / Checked

HG

DATE (aa-mm-jj)

20/04/28

TITRE DU DESSIN / Drawing Title

SITE PLAN (GROUND LEVEL)

ÉCHELLE / Scale

Comme Indiqué

NO. DESSIN / Dwg Number

A-101

07-12-20-0050

18152

ZONING PROVISIONS - 2425-2431 BANK STREET, OTTAWA				
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APPROVED
By Lily Xu at 12:43 pm, Nov 10, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

LEGEND	
	PROPERTY LINE
	SET BACK LINE
	MAIN ENTRANCE
	VEHICULAR ENTRANCE
	DC
	DEPRESSED CURB
	EXISTING BUILDING
	NEW CONSTRUCTION
	EXISTING BUILDING RENOVATIONS
	TACTILE WALKING SURFACE INDICATOR

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SITE PLAN (ROOF LEVEL)

1 : 250

1
A-102

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CLIENT / Client

WATERFORD RETIREMENT COMMUNITY

OUVRAGE / Project

WATERFORD OTTAWA SENIOR APARTMENTS

EMPLACEMENT / Location
2425-2431 Bank Street
& 1311 Hunt Club Road,
Ottawa

NO. / REVISION
F SITE PLAN CONTROL
H SITE PLAN CONTROL
I SITE PLAN CONTROL
K SITE PLAN CONTROL

NO PROJET No.
12165

DATE (aa-mm-jj)
20/04/28
20/07/30
20/08/10
20/10/13

TITRE DU DESSIN / Drawing Title
SITE PLAN (ROOF LEVEL)

DESSINÉ PAR / Drawn by
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VÉRIFIÉ PAR / Checked
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DATE (aa-mm-jj)
20/04/28

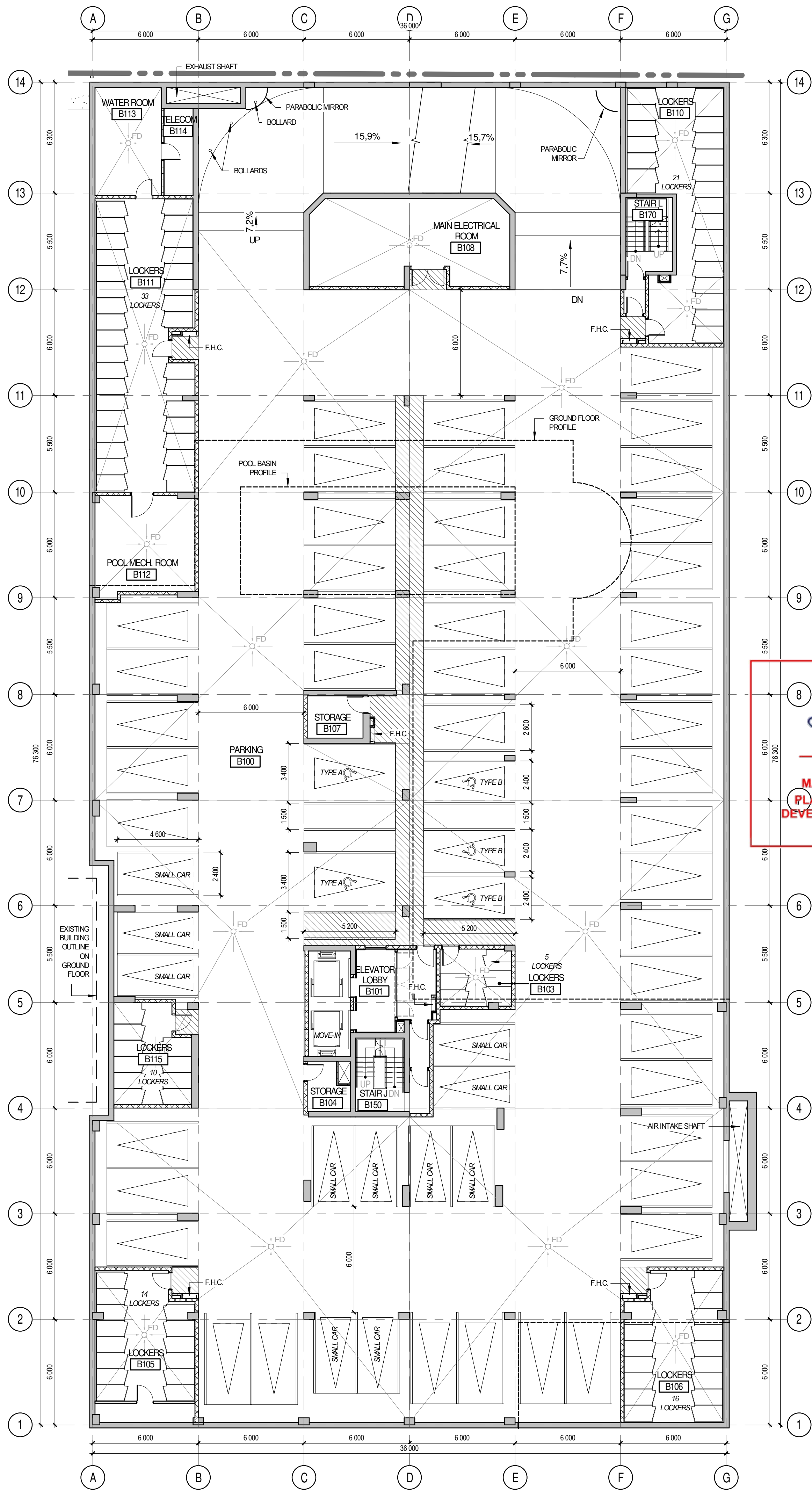
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Comme
indiqué

REVISION / Revision
K

NO. DESSIN / Dwg Number
A-102

07-12-20-00-00-00
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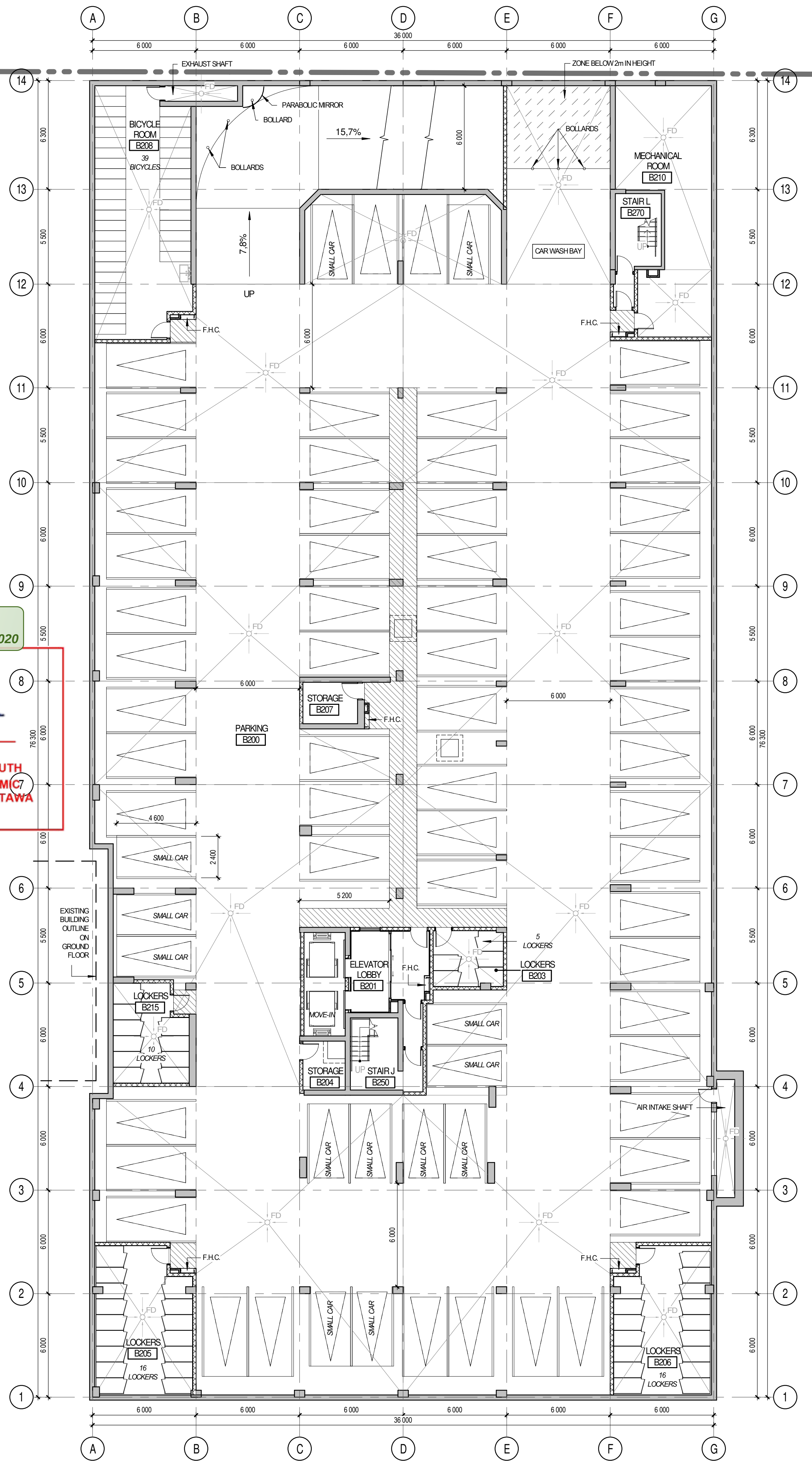
GARAGE LEVEL 1
1:150

GARAGE LEVEL 1	
STD PARKING SPACES:	45
SMALL CAR SPACES:	11
ACCESSIBLE SPACES:	5
TOTAL PARKING:	61
LOCKERS:	99
BICYCLE RACKS:	0

APPROVED
By Lily Xu at 12:44 pm, Nov 10, 2020

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



GARAGE LEVEL 2
1:150

GARAGE LEVEL 2	
STD PARKING SPACES:	58
SMALL CAR SPACES:	13
ACCESSIBLE SPACES:	0
TOTAL PARKING:	71
LOCKERS:	47
BICYCLE RACKS:	39

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GO/SJD

VÉRIFIÉ PAR / Checked
HG

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

ÉCHELLE / Scale
1:150

TITRE DU DESSIN / Drawing Title

GARAGE LEVEL 1 & 2

REVISION / Revision

NO. DESSIN / Dwg Number

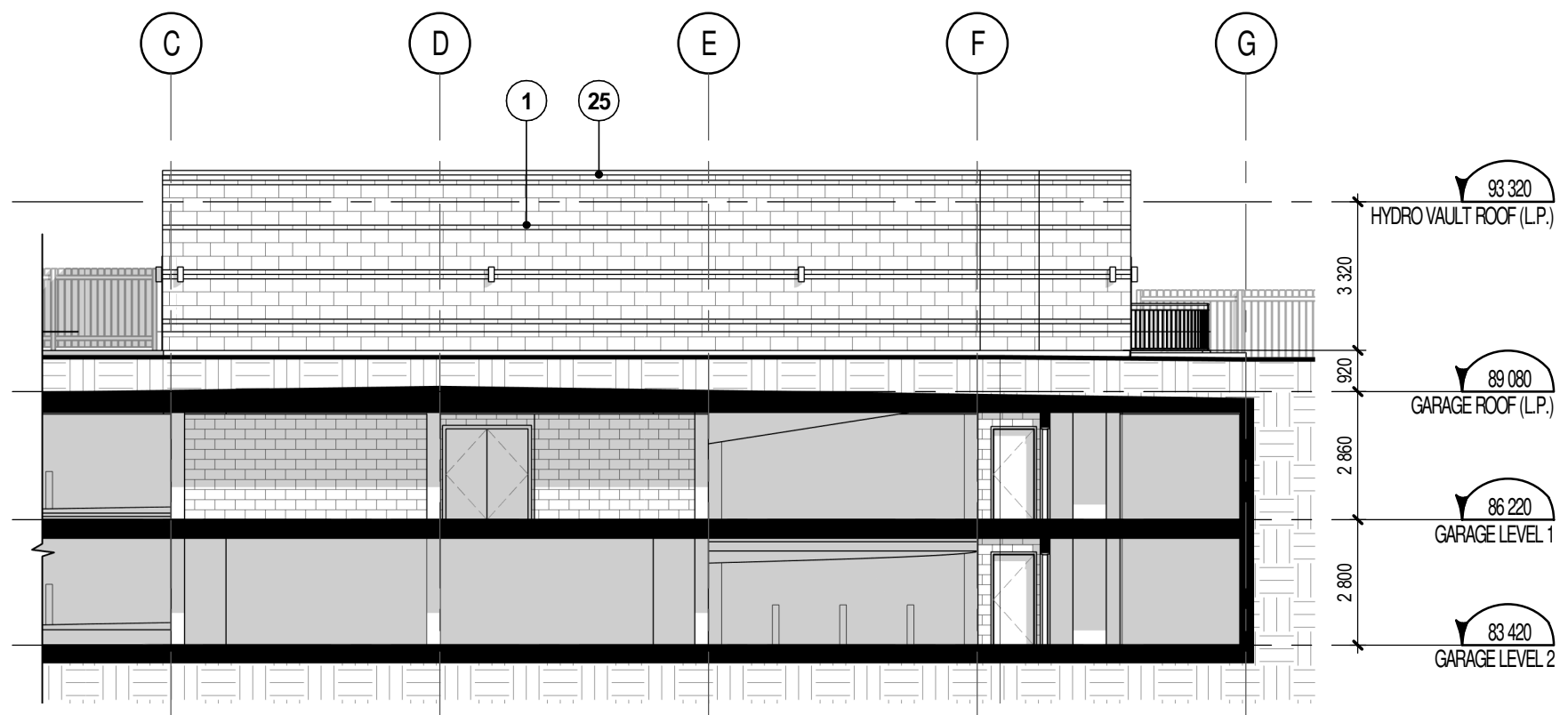
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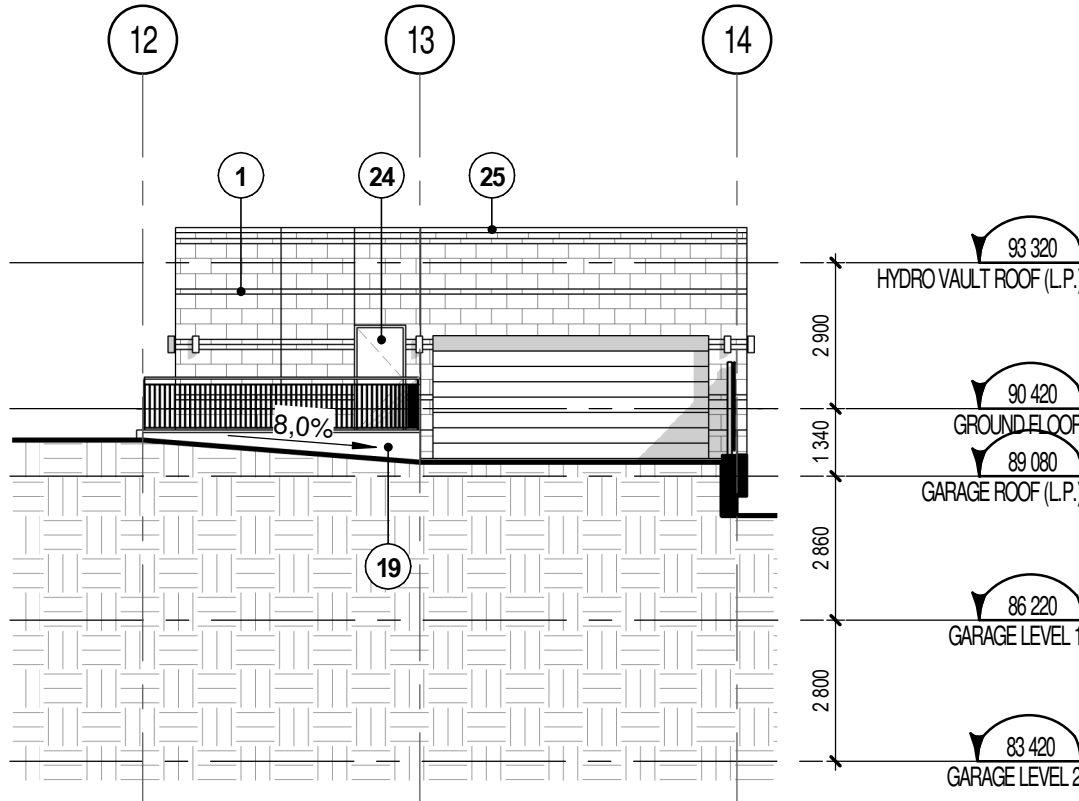




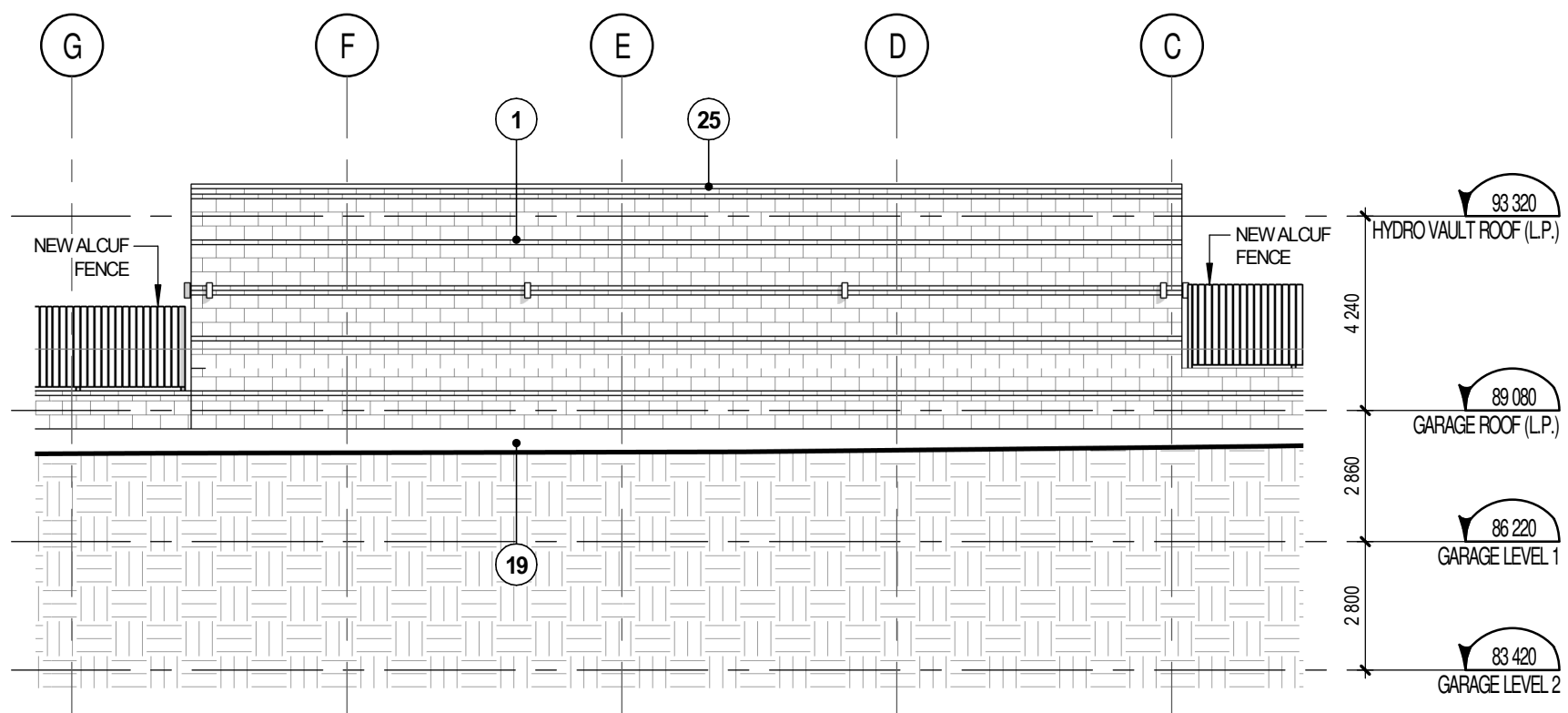
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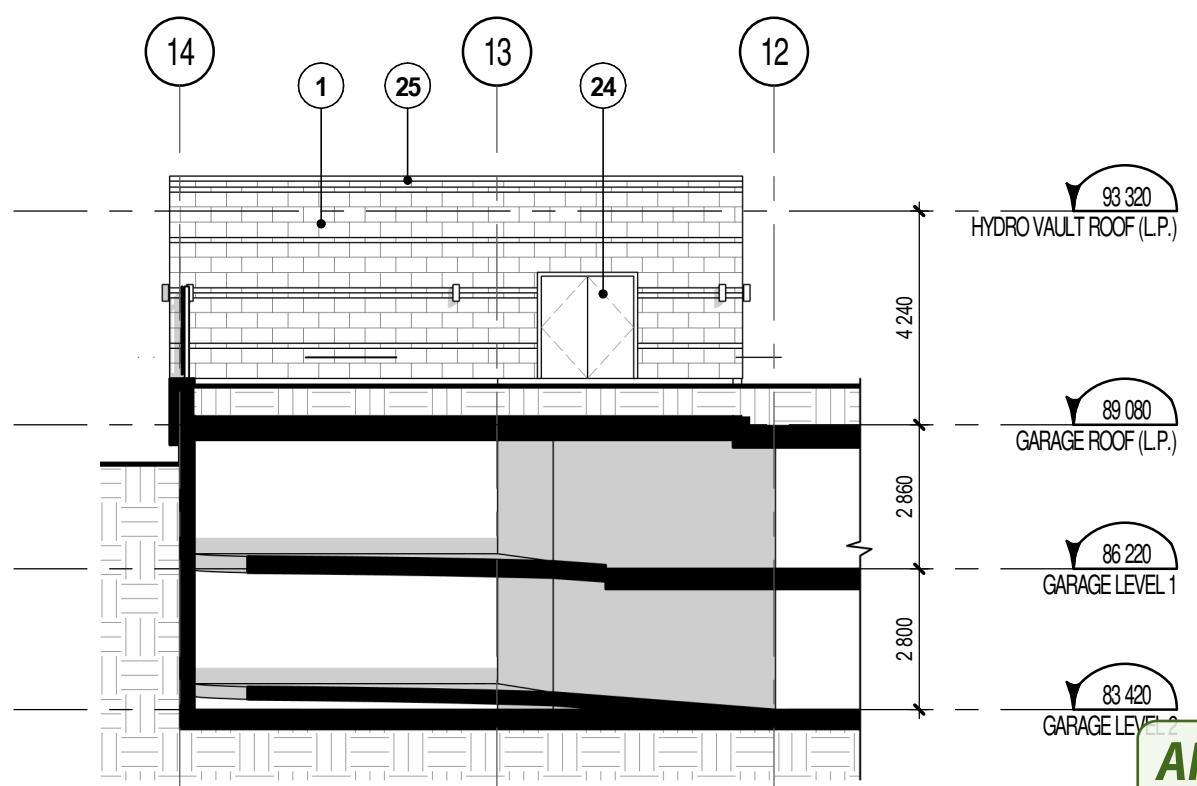
SOUTH ELEVATION - HYDRO VAULT
1:150



EAST ELEVATION - HYDRO VAULT
1:150



NORTH - ELEVATION HYDRO VAULT
1:150



WEST ELEVATION - HYDRO VAULT
1:150

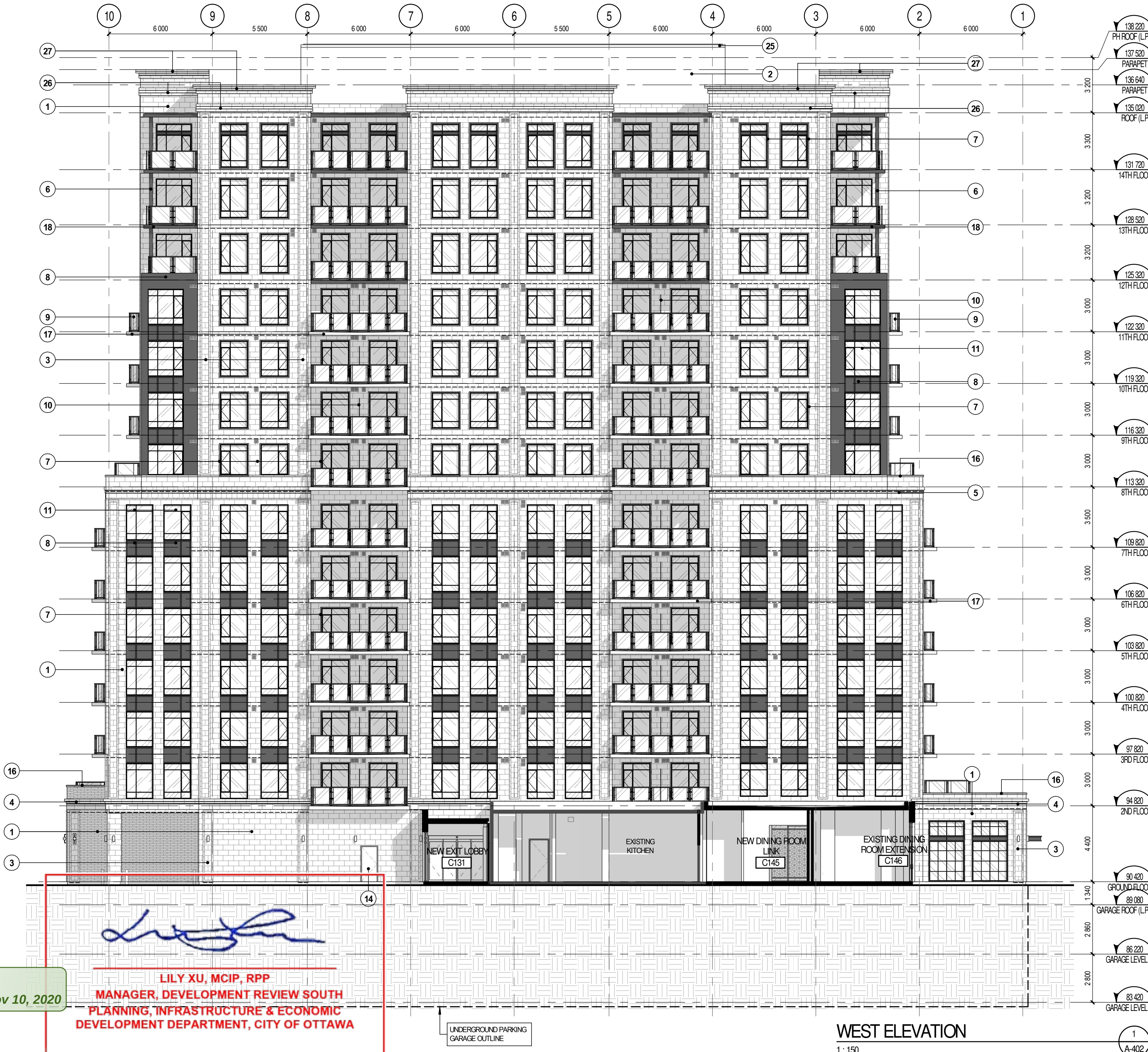
APPROVED
By Lily Xu at 12:45 pm, Nov 10, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

UNDERGROUND PARKING
GARAGE OUTLINE

MATERIALS LEGEND

- | | | | |
|----|--|----|---|
| 1 | CLADDING: ARCHITECTURAL MASONRY BLOCK (500mm x 250mm x 90mm, SEE MASONRY STACKING SECTIONS FOR DETAILS), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR | 12 | CURTAIN WALL: ANODIZED ALUMINIUM FRAME (COLOR: NATURAL) & CLEAR TEMPERED GLASS |
| 1A | CLADDING: ARCHITECTURAL MASONRY BLOCK (500mm x 250mm x 90mm, SEE MASONRY STACKING SECTIONS FOR DETAILS), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR | 13 | REMOVED |
| 1B | CLADDING: ARCHITECTURAL MASONRY BLOCK (190mm x 90mm x 90mm, SEE MASONRY STACKING SECTIONS FOR DETAILS), FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR | 14 | DOORS: PAINTED STEEL, COLOR: DARK BRONZE (SEE DOOR SCHEDULE) |
| 2 | CLADDING: PRE-PAINTED STEEL, COLOR: NATURAL | 15 | MARQUEE: PRE-PAINTED ANODIZED ALUMINIUM PANELS, COLOR: DARK BRONZE |
| 3 | PILASTER: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED | 16 | PARAPET CAP: MASONRY BLOCK, UNITS AND FINISH AND COLOR TO BE CONFIRMED, CEMENT JOINT TO MATCH MASONRY BLOCK COLOR |
| 4 | CORNICE AT 2ND FLOOR: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED | 17 | BALCONY FASCIA: ARCHITECTURALLY FINISHED CONCRETE, FINISH: SMOOTH, COLOR: TO BE CONFIRMED |
| 5 | CORNICE AT 8TH FLOOR: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED | 18 | BALCONY FASCIA: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: DARK BRONZE |
| 6 | COLUMNS: PAINTED STEEL, COLOR: DARK BRONZE | 19 | FOUNDATION WALL (ABOVE GROUND): PARING, COLOR: TO BE CONFIRMED |
| 7 | WINDOW FRAME: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED | 20 | REMOVED |
| 8 | CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: DARK BRONZE | 21 | METALLIC FLASHING: COLOR TO MATCH THE EXISTING BRICK FLASHING |
| 8A | CLADDING: PRE-PAINTED ANODIZED ALUMINIUM, COLOR: NATURAL | 22 | WINDOWS: COLOR TO MATCH THE EXISTING ADJACENT WINDOWS |
| 9 | GUARDRAIL: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS PANELS. NOISE-ATTENUATING GUARDRAIL DESIGN TO BE PROPOSED AROUND THE 8TH FLOOR PUBLIC TERRACE. | 23 | CURTAIN WALL: COLOR TO MATCH THE EXISTING ADJACENT WINDOWS |
| 10 | PRIVACY SCREEN: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & TRANSLUCENT TEMPERED GLASS PANELS | 24 | DOORS: PAINTED STEEL, COLOR: TO MATCH THE MASONRY BLOCK (SEE DOOR SCHEDULE) |
| 11 | WINDOWS & ENTRY DOORS: PRE-PAINTED ANODIZED ALUMINIUM FRAME (COLOR: DARK BRONZE) & CLEAR TEMPERED GLASS | 25 | METALLIC FLASHING: COLOR TO MATCH THE ADJACENT ANODIZED ALUMINIUM FINISH |
| | | 26 | CORNICE AT ROOF PARAPETS: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED |
| | | 27 | CROWN CORNICE: ARCHITECTURAL MASONRY BLOCK, FINISH AND COLOR TO BE CONFIRMED |



WEST ELEVATION
1:150

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240 Michael Comland Dr, Suite 200, Ottawa, ON
Tel: (613) 254-9643

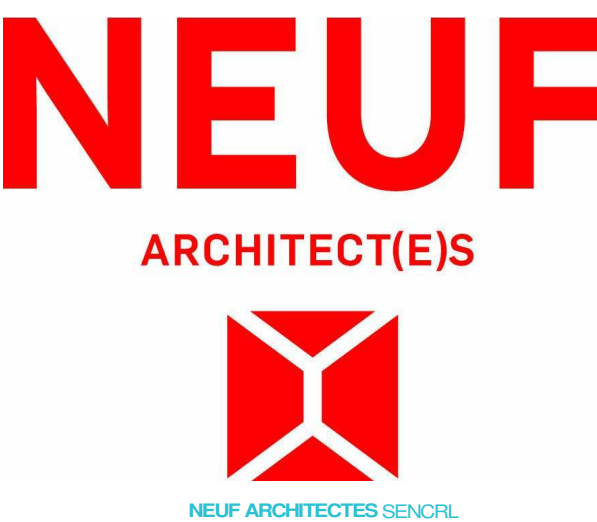
STRUCTURE: Structural
Cleland Jardine Engineering Ltd.
200-580 Terry Fox Drive, Kanata, ON K2L 4B9
Tel: (613) 551-1533

MÉCANIQUE / ÉLECTRICITÉ: Mechanical / Electrical
Smith + Andersen
1600 Carling Ave, #530, Ottawa, ON K1Z 1G3
Tel: (613) 230-1186

ARCHITECTURE DE PAYSAGE: Landscape Architect
James B. Lennox & Associates
3332 Carling Ave, Ottawa, ON K2H 5A6
Tel: (613) 772-5168

ARCHITECTES: Architect
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O. 32e étages, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCÉAU / Seal



CLIENT: Client

**WATERFORD RETIREMENT
COMMUNITY**

OUVRAGE: Project

**WATERFORD OTTAWA
SENIOR APARTMENTS**

EMPLACEMENT: Location
2425-2431 Bank Street
& 1311 Hunt Club Road,
Ottawa

NO. RÉVISION: NO. PROJET No.
F SITE PLAN CONTROL 12165
H SITE PLAN CONTROL
K SITE PLAN CONTROL

DATE (aa-mm-jj):
20/04/28
20/07/30
20/10/13

DESSINÉ PAR: Drawn by

GO/SJD

DATE (aa-mm-jj):

20/04/28

TITRE DU DESSIN: Drawing Title

ELEVATIONS

RÉVISION: Revision

K

VÉRIFIÉ PAR: Checked

HG

ÉCHELLE: Scale

Comme

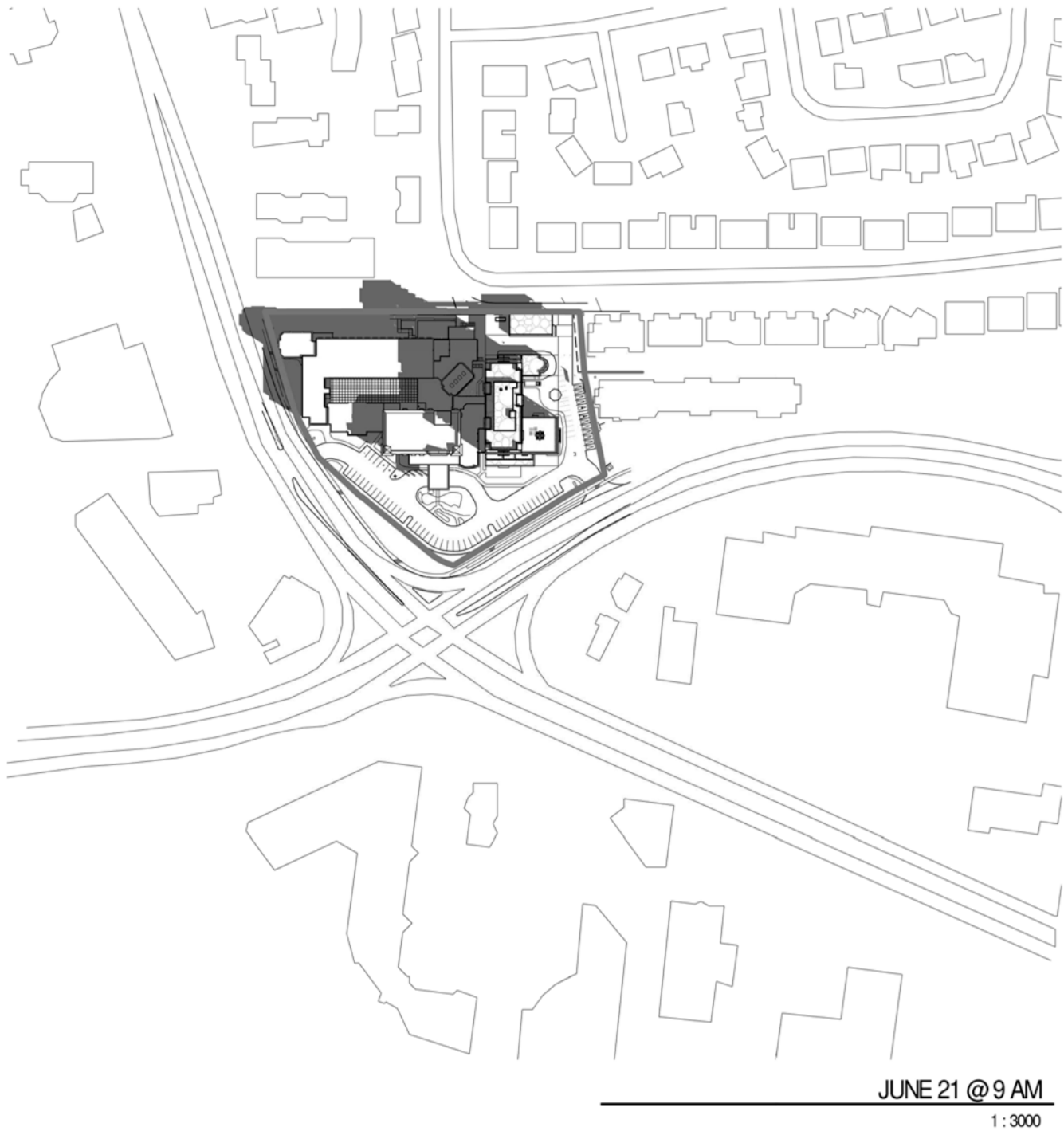
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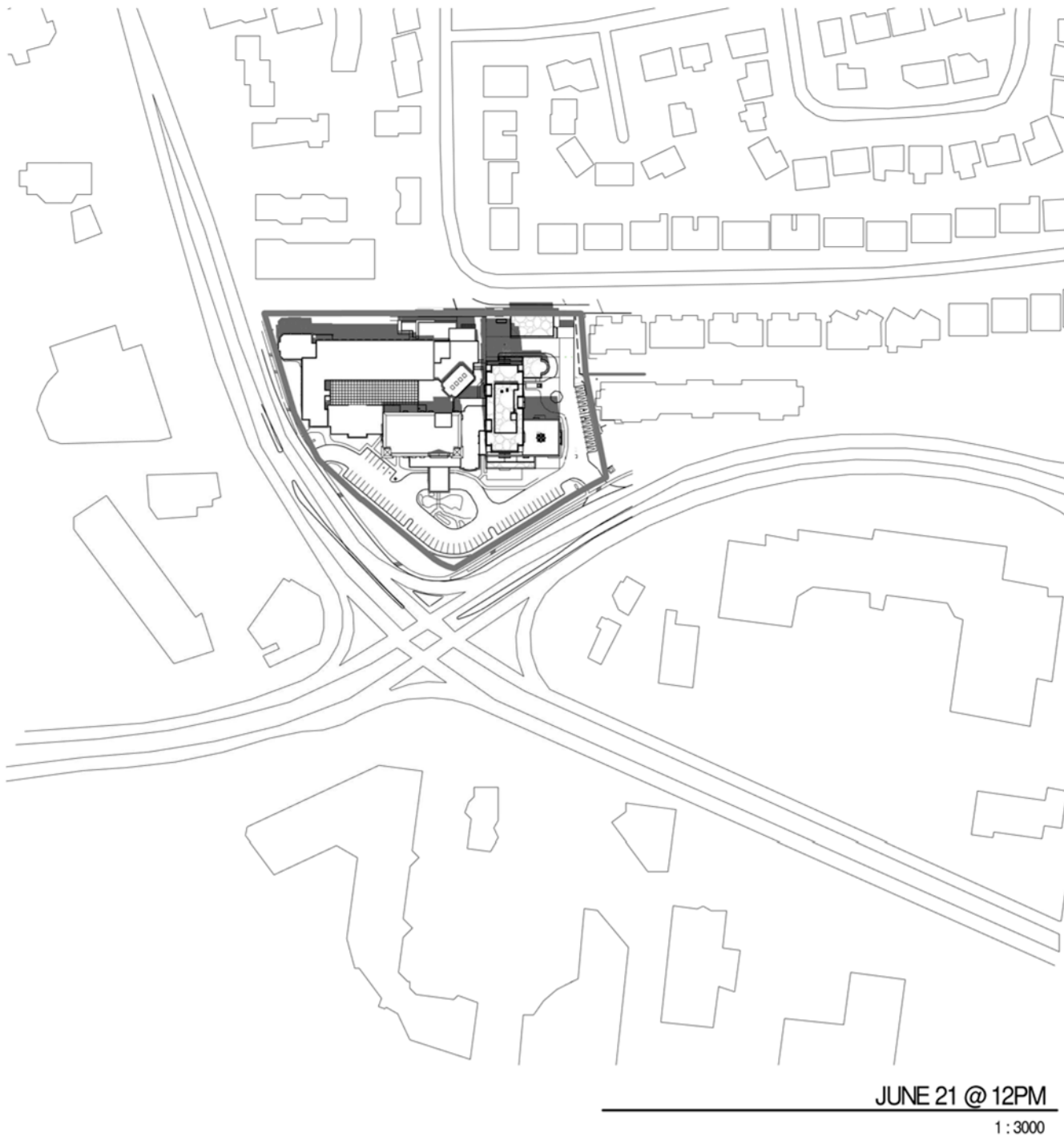
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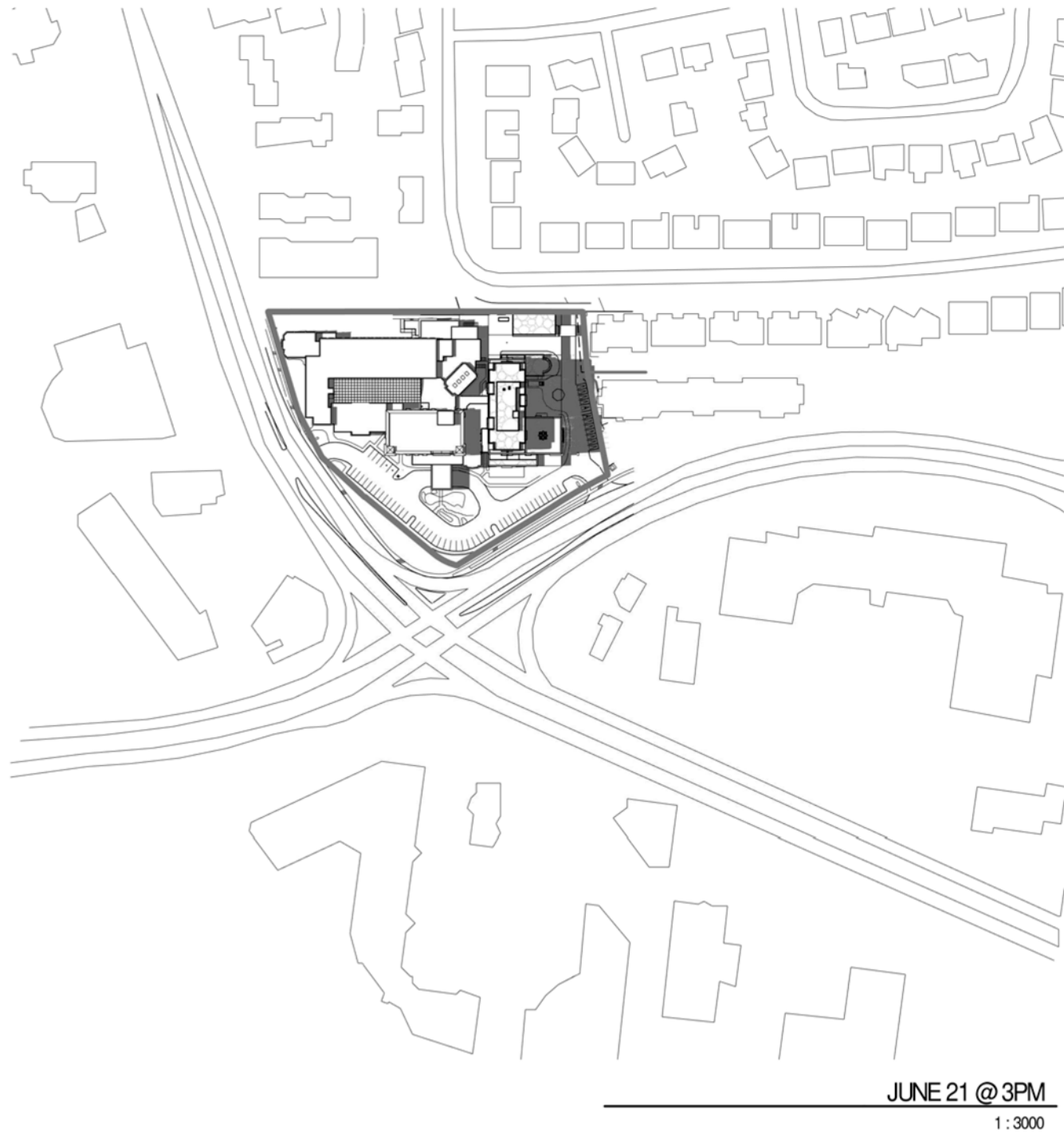
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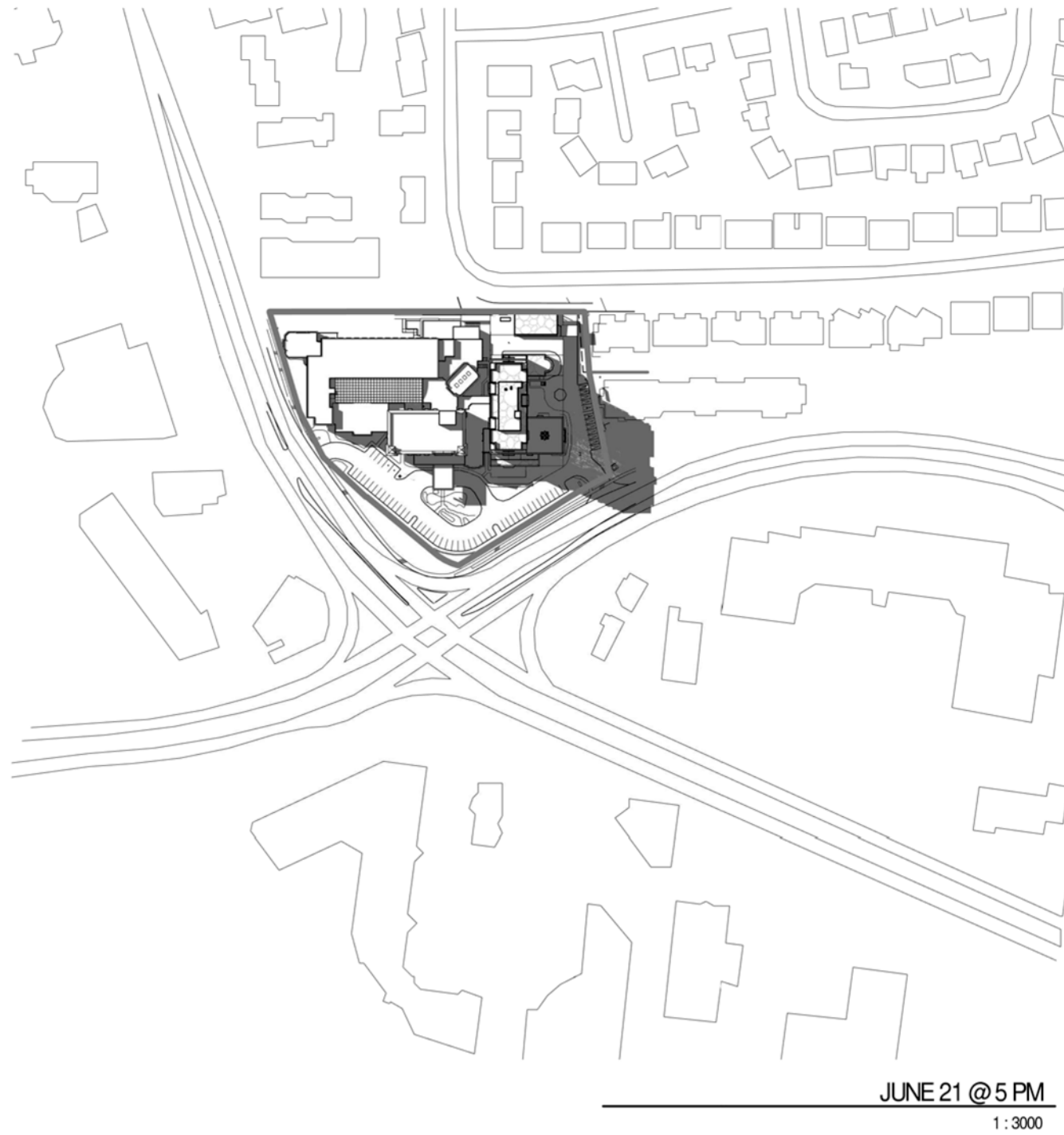
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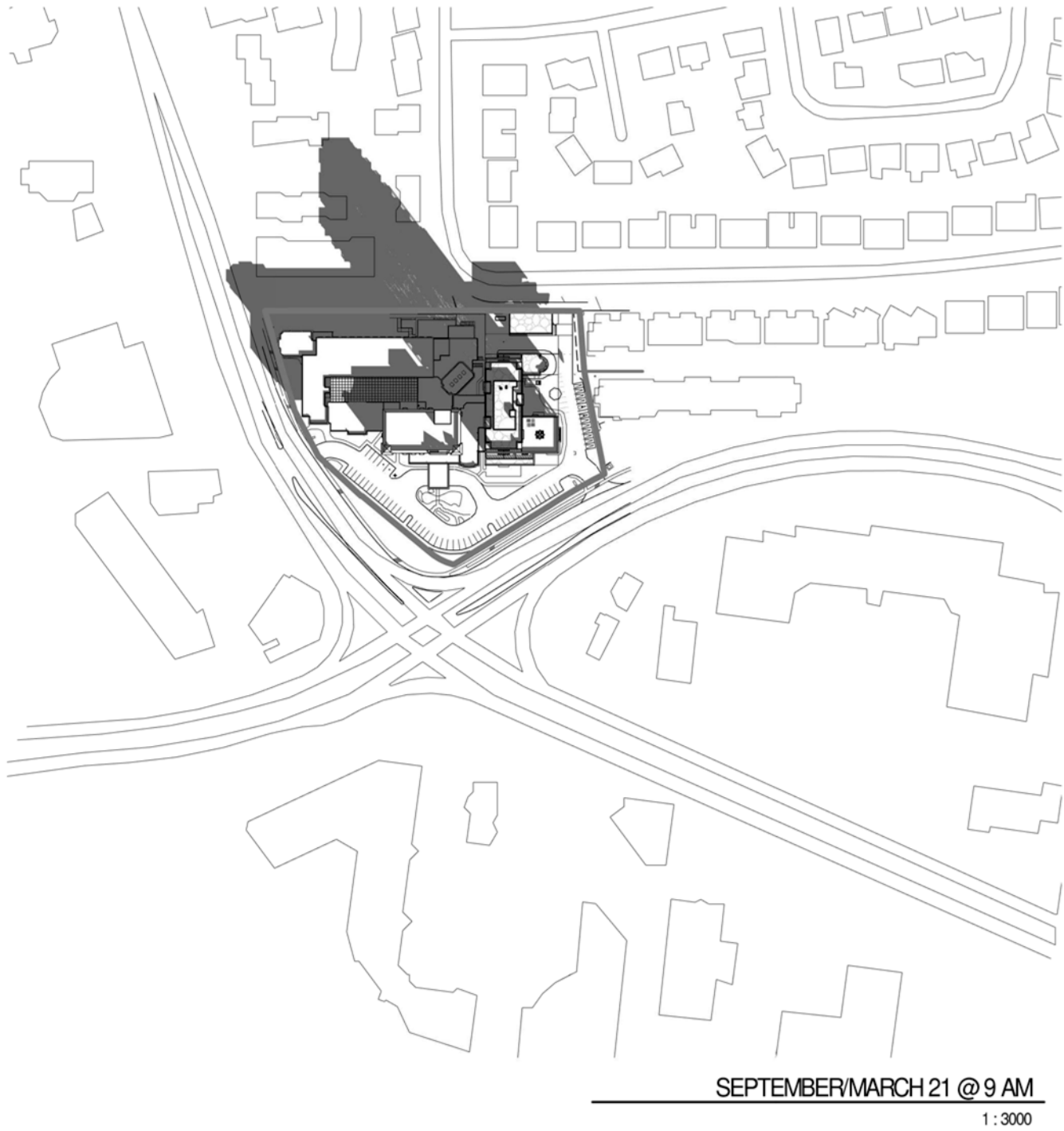
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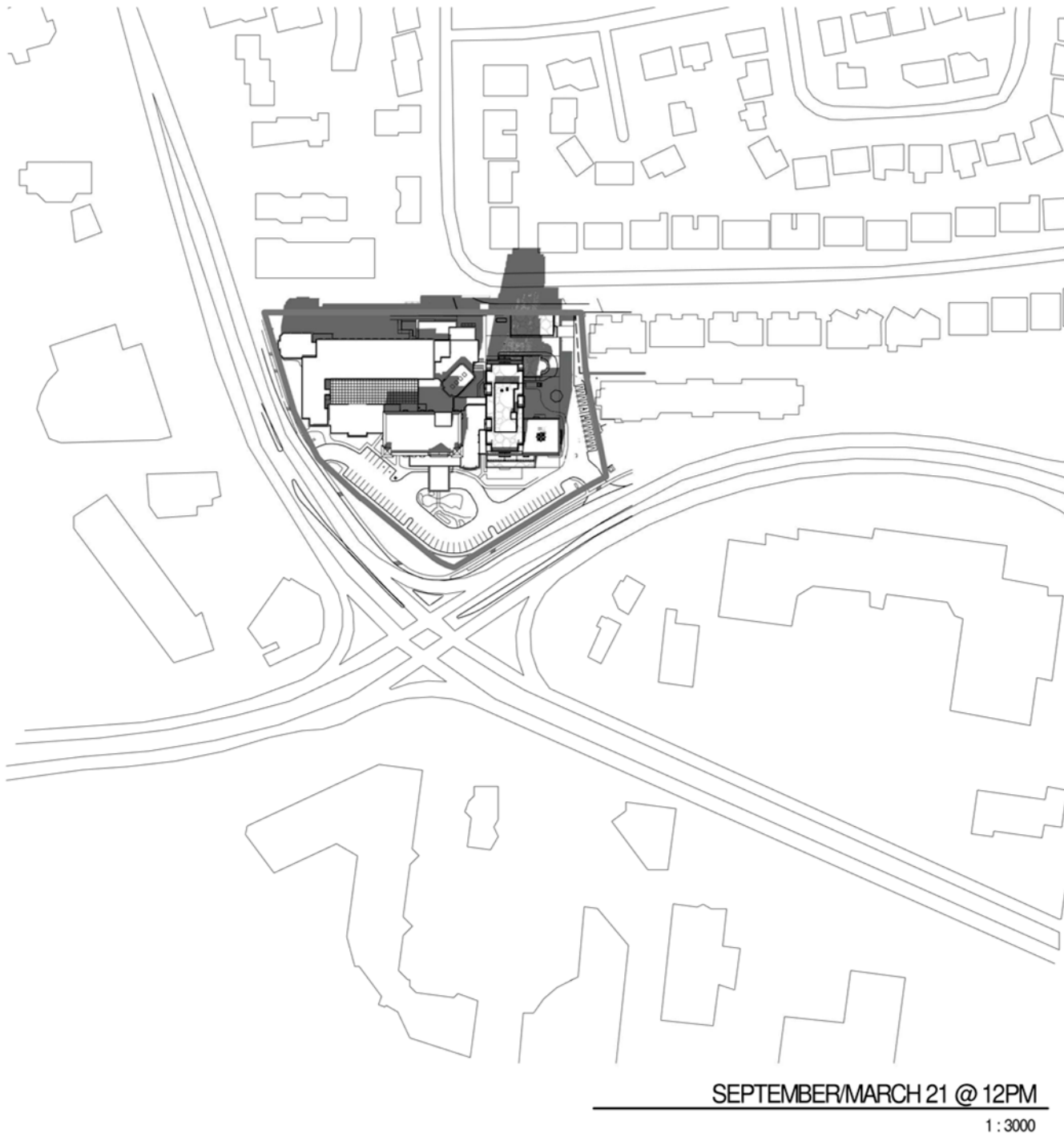
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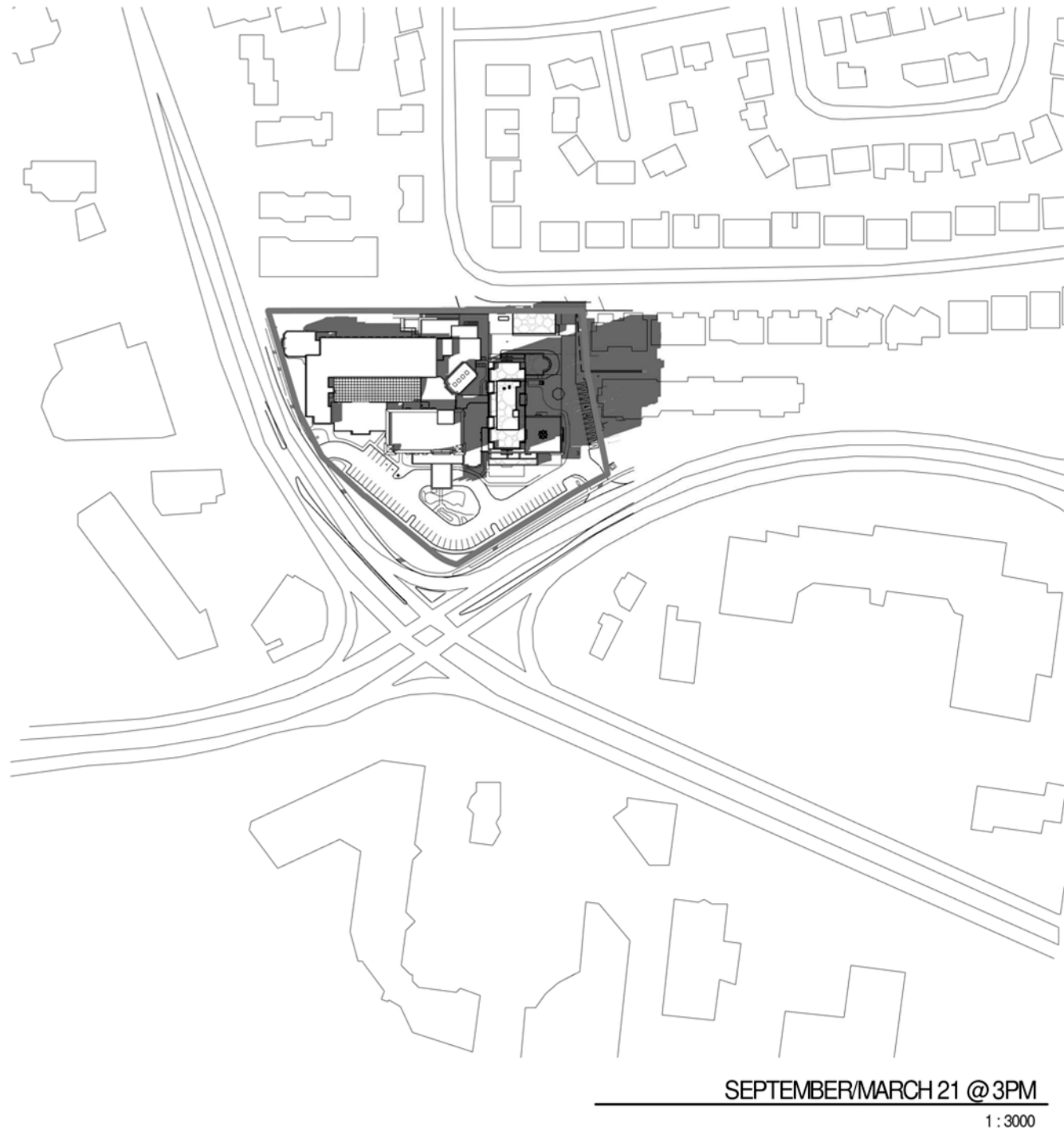
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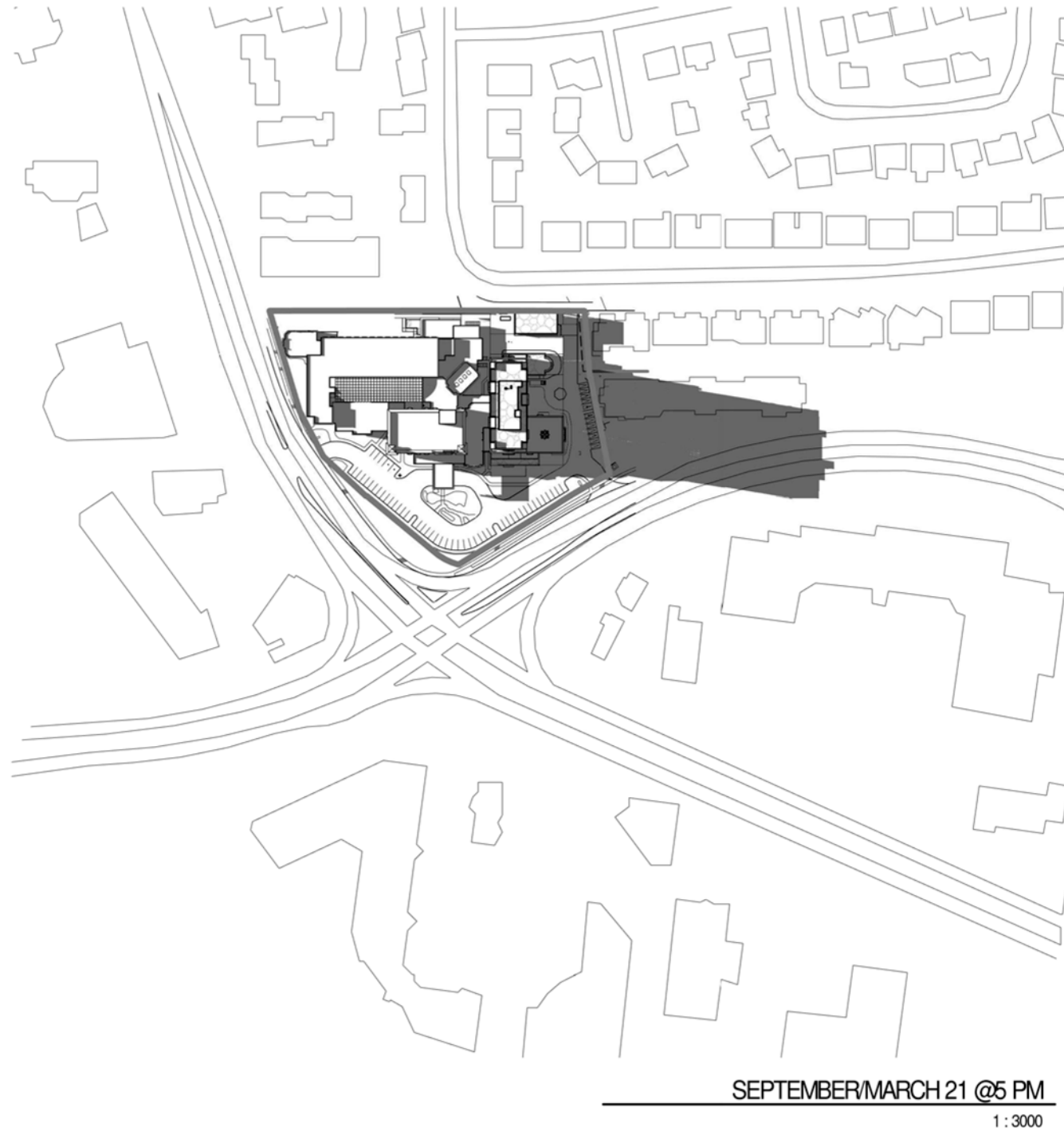
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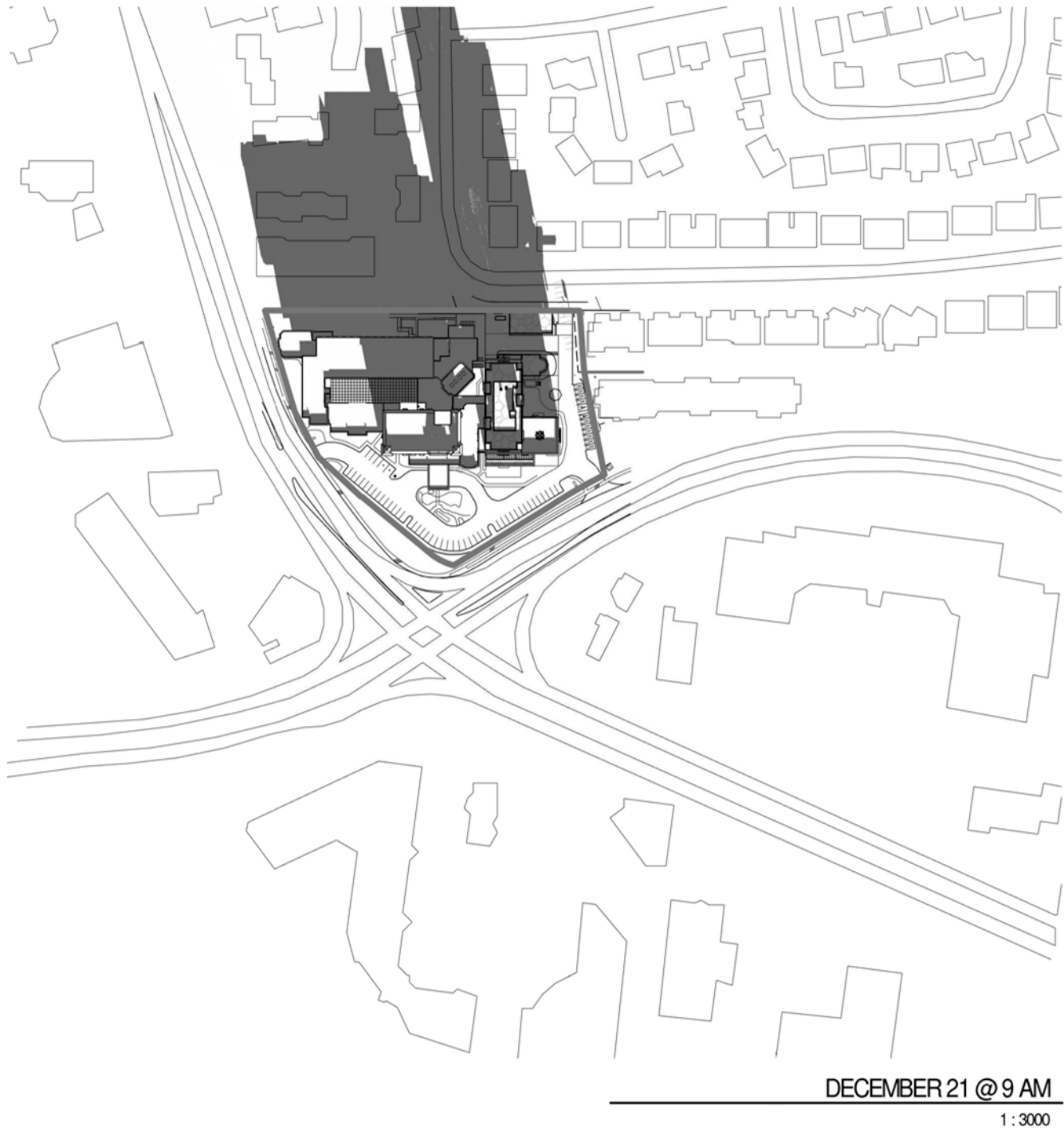
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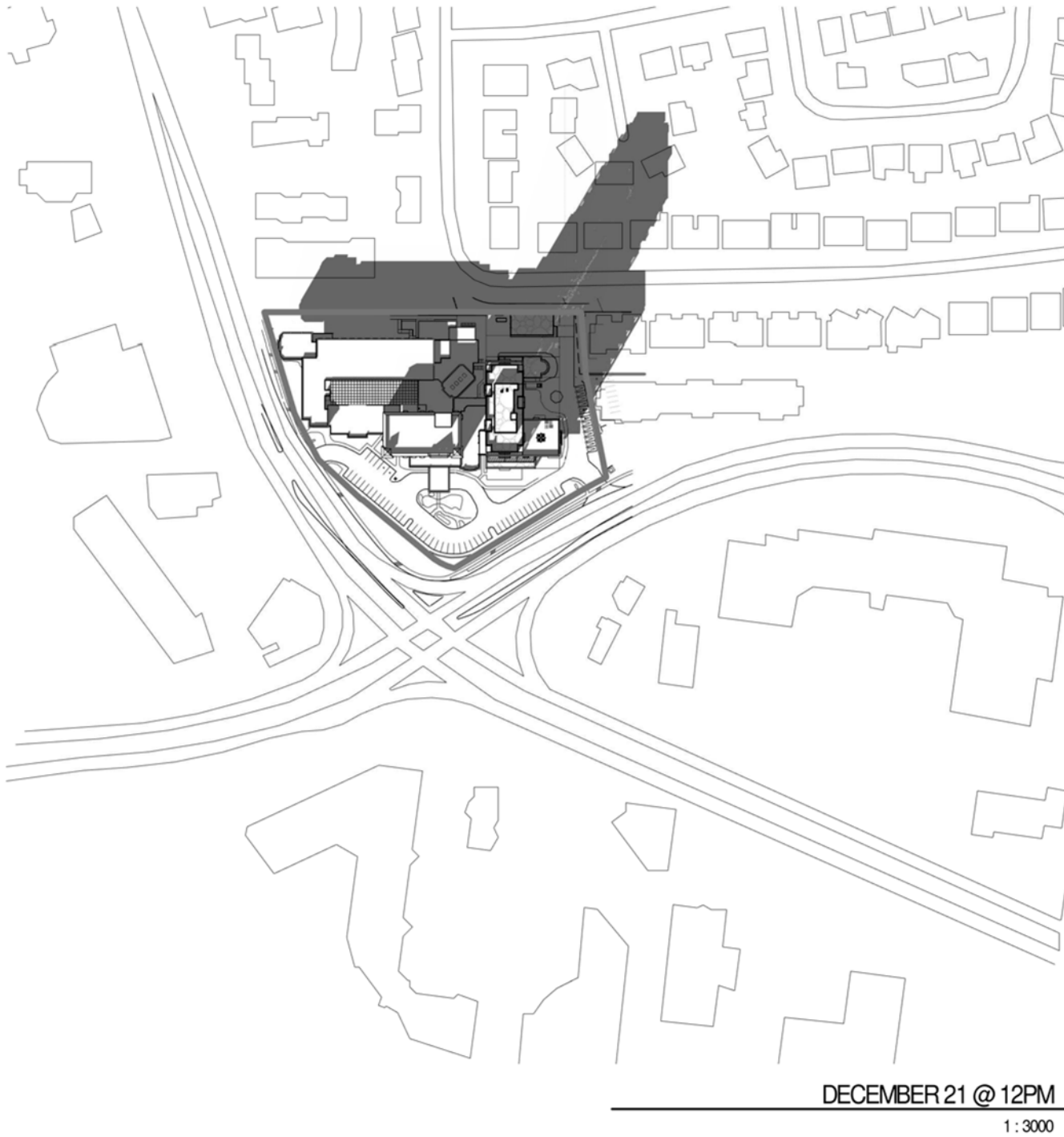
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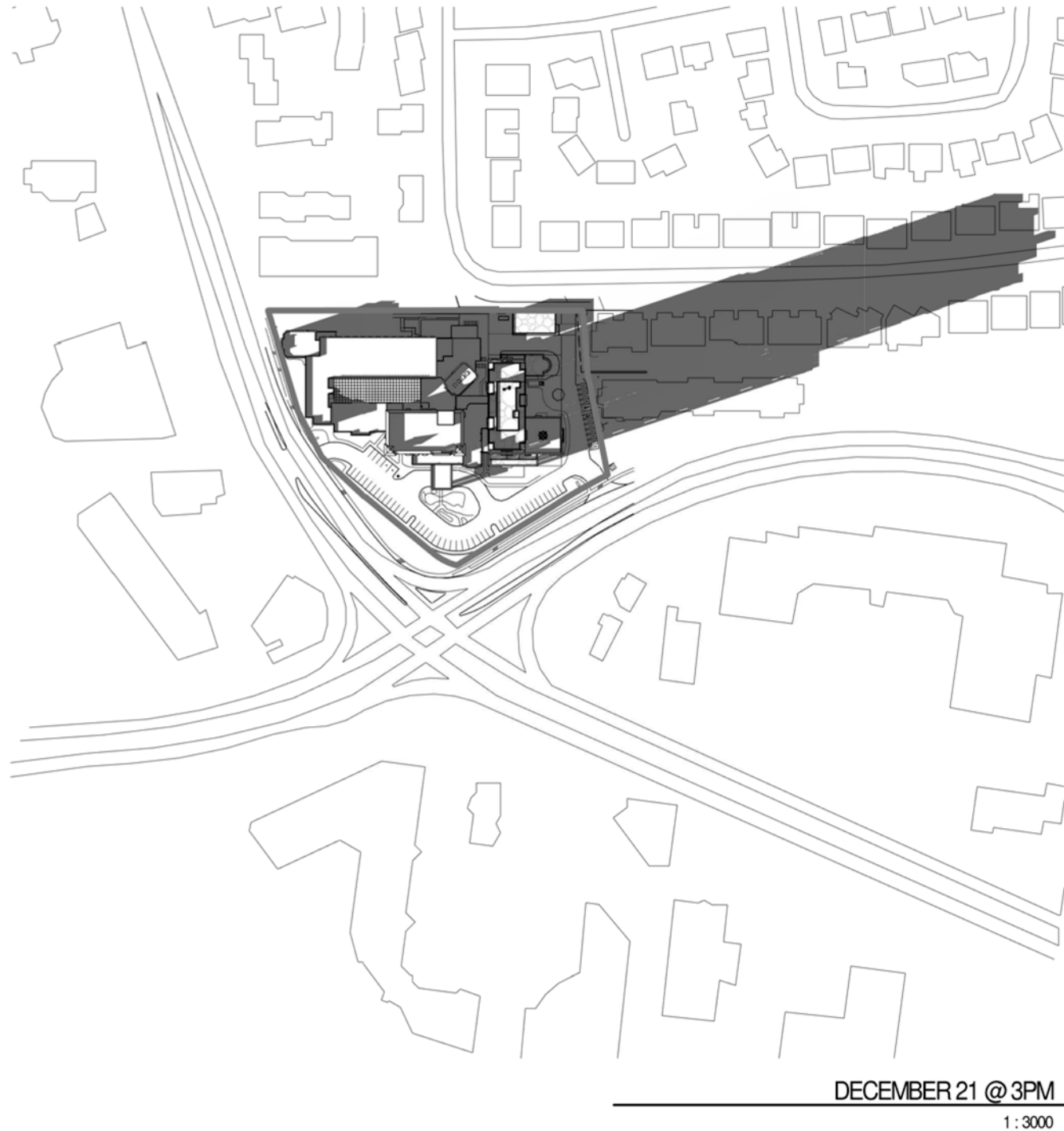
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SCEAU / Seal



NEUF

ARCHITECT(E)S



NEUF ARCHITECTES SENCRL

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H	SITE PLAN CONTROL	20/07/30
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Preliminary
DO NOT USE FOR
CONSTRUCTION

DESSINÉ PAR Drawn by

GO/SJD

DATE (aa-mm-jj)

20/04/28

TITRE DU DESSIN Drawing Title

SHADOW ANALYSIS

RÉVISION Revision

K

VÉRIFIÉ PAR Checked

HG

ÉCHELLE Scale

1 : 3000

NO. DESSIN Dwg Number

A-900

18152

DOT-12-20-0050