

667 BANK STREET

MIXED USE DEVELOPMENT



UDRP Formal Submission
Meeting: August 2016

VINCENT P.
COLIZZA
ARCHITECT
INCORPORATED

■ ■ ■ ■ ■

Powell Ave

Bank Street

Site

Clemow Ave

Glebe Ave

SITE

1. SITE AND NEIGHBOURHOOD CONTEXT

This Planning Rational was prepared in support of a Site Plan Control application for the lands municipality known as 667 Bank Street. As illustrated in Figure 1, the subject property is located on the northwest corner of Bank Street and Clemow Avenue. The property is zoned TM H (15) and is located on the periphery of the Clemow Estate East HCD.

THE SITE

The subject properties (known herein as “the site”) consist of one (1) lot of record identified municipality as 667 Bank Street. The property is located on the east side of Bank Street and north side of Clemow Avenue. The site has approximately 24.24m meters of frontage along Bank Street, a lot depth of 19.89 meters (varies), and a total lot area of approximately 450.2 square meters. The site is currently occupied by surface parking which is accessible from Clemow Avenue. The site was occupied by a former gas station which was built in 1926 and removed in 1992.

COMMUNITY CONTEXT

The site is located in the Glebe neighbourhood in the City of Ottawa and is bounded by Bank Street to the west, Clemow Avenue to the south, an R3 zone to the east consisting of single family residences and a municipal park to the north. The neighbourhood is currently in transition with a recently updated Secondary Plan and a planning direction to develop with a mix of uses, including medium profile residential and commercial uses within the Traditional Mainstreet zone on Bank Street.

The surrounding area uses vary, but consist primarily of low-rise detached, semi-detached, townhouse and medium density residential uses, open space, commercial, institutional and office uses. The following identities the land uses that surround the site:

North: Central Park is located directly to the north of the site and fronts Bank Street to the west. The park extends eastward to the Rideau Canal and the properties along the north side of Clemow Avenue beck onto the park. The existing Bank Street right-of-way is located directly west of the park. North of the park there are a series of mixed use buildings, restaurants and commercial uses on the west side of Bank Street.

South: To the south, the site abuts Clemow Avenue right of way which is 26m in width. The property across Clemow Avenue directly to the south continues within the Traditional Mainstreet Zone with a single storey restaurant with a parking lot surrounding the building. Beyond this site is a three storey mixed use building further south on Bank Street at First Avenue.

East: To the east is an R3 Zone consisting primarily of single family residences with and without apartments on both the north and south side of Clemow Avenue.

West: The site fronts Bank Street which is a 18.1m right of way with a centre line of road setback of 11.456m (to the east) which reduced the lot depth by 2.362m and 2.375m at the north end of the property fronting Bank Street. The uses across Bank Street to the west are within the TM Zone and consists of mixed use, commercial and residential apartment buildings. North of the park and fronting Bank Street is an apartment building within an R4P (1196) zone. Beyond the TM Zone to the west is an R1 and R3 Zone consisting of single family and low rise residential uses.

DESIGN STATEMENT

General Comments

Summary of Proposed Development

Milito Investments is proposing to construct a five storey mixed use building which is terraced to three storeys and one storey. The ground floor consists of commercial uses and an entrance lobby for the apartments on floors 2 to 5. An enclosed ramp with two bachelor units located above on floors 2 and 3 is located towards the rear of the property. There is 321.7 sm of retail uses on the ground floor and 12 apartments above the ground floor retail and two bachelor apartments above the ramp for a total of 14 apartments. The building is terraced to the north to address an existing elm tree projecting into the site from the park. (refer to Arborist report).

The building massing terraces to the east from five storeys to three storeys to one storey in the north east corner of the site to transition to the neighbouring property. The neighbouring property to the east 29 Clemow Avenue is a two storey residence which side yard abuts the property. The side yard is an asphalt driveway which provides access to a rear parking garage. The area of the driveway utilized for vehicular circulation in front of the garage abuts the north east side of the park. The remainder of Clemow Avenue is characterized by single family residences with garages between the residences and a driveway serving the garages between the homes.

Design Statement

Program

The owner is proposing a mixed use building fronting Bank Street at five storeys in height at 17.2m in the Traditional Main Street Zone which transitions down to 11m and 5m at the rear yard to the east.. To improve the streetscape and public realm the building provides a deeper side walk along Bank Street and along Clemow Avenue. Clemow Avenue enjoys a wide apron space to the edge of the roadway and public seating and public art are located within the right of way. A terrace will be provided adjacent to the building face further animating the public realm and providing pedestrian access to the apartments. Access to the below grade parking garage is located to the rear of the property along Clemow Avenue and adjacent to the driveway serving 29 Clemow Avenue. The garage entrance was so located to maintain a continuous street frontage along Bank Street and Clemow Avenue.

The building is stepped back at the fifth floor above a continuous cornice treatment at the top of the fourth floor. Furthermore, additional step backs are provided for roof terraces for the fifth floor apartments facing Bank Street. The ground floor retail has large openings consistent with retail storefronts along Bank Street and extend along the Clemow Avenue frontage. An entrance to the residential apartment lobby is located along the Clemow Avenue frontage and a canopy projects over this entrance with large glazed openings above to distinguish the entrance from the retail base. A corner entrance to the ground floor retail is located on a 45 degree angular plane addressing the Bank Street and Clemow Avenue intersection. There is further emphasis placed on this entrance through the placement of balconies above and within a symmetrical body framed in masonry which wraps the corner. This design approach is consistent with corner buildings along Bank Street and reflects the heritage character found within the neighbourhood. The cadence and size of window openings placed in the primary elevations reinforce the classical nature yet remain a contemporary expression. The façade facing Clemow Avenue has a terrace on the fifth floor which step backs 1m from the property line at the south east corner of the five storey body to reduce the massing and transition to the neighbouring property. The building massing further transitions to the rear yard with a three storey massing which steps down to one storey towards the park and the side of the property to the east. An existing American Elm occupies the adjacent park to the north and the building massing respects the tree canopy through step backs on the third, fourth and fifth floor. The opening yielded by the step backs further reduces the massing adjacent to the side and rear yard of residential property to the east and to the park.

Discussions with the City yielded a desire to address the canopy of the tree and transition down to the north and east through a terracing of the building massing from five storeys to three storeys to two storeys and to one storey in the northeast corner of the property and to present a strong form to the corner of the intersection.



Site and Massing Concept

The Urban Design response is predicated on the principle to reinforce the corner at the intersection of Bank Street and Clemow Avenue. The placement of ground floor retail with a 4.5m ceiling height animates the existing retail uses along Bank Street and the limited foot print accommodates 3 residential suites per floor over 4 floors above the retail. The suites primary view is to the west overlooking Bank Street with the end suites offering secondary views to the park and Clemow Avenue. The use of Arriscraft Stone on the base, masonry on the body and metal panel siding on the top floor distinguish the ground oriented retail from the apartment use and visually reduce the building massing and height. The step back of the top floor along Bank Street and Clemow reinforces the four storey expression and down plays the fifth floor. The symmetrical framing of the corner element reinforces the corner intersection. The terracing of the massing along the rear yard addresses the single family residence to the east and the step back along the park addresses the existing elm tree to the north. This step back further reduces the massing to the rear yard. The size and cadence of window openings provides a classical framework for the contemporary expression..

Vehicular access is controlled through the selective placement of a ramp to the below grade garage which houses 8 parking stalls, waste room, bicycle storage and mechanical and electrical rooms.

The pedestrian streets are treated with interlocking pavers to reinforce the pedestrian hierarchy and the public realm is further animated with outdoor sitting areas and plant material.

Architecture

The use of a tri-partite division within the facade reduces the scale and is generally characterized by the use of renaissance stone as a base material which defines the first storey of the building. The body of the mid rise building is masonry as well with an articulated precast cornice to cap off the body at the fourth floor roof line. The retail base is provided with tall glazed curtain wall store fronts and a combination of curtain wall and punched aluminum windows within the body of the apartments above. The fifth floor envelope is metal panels set within an angular orientation.









CLEMOW AVE.

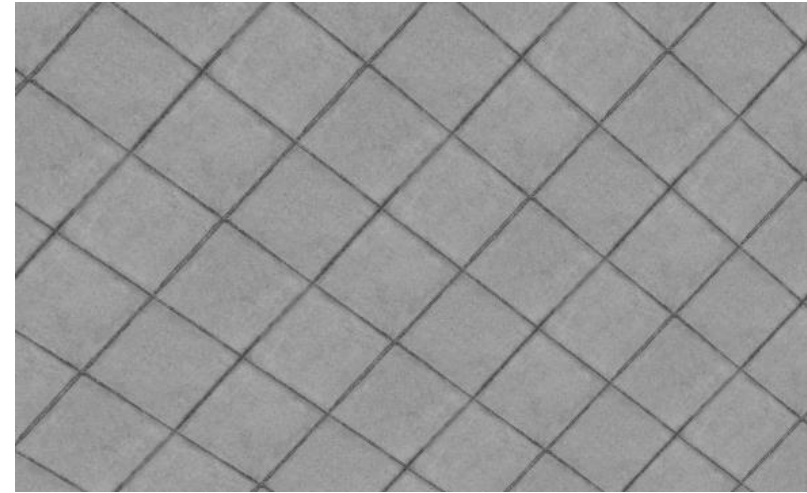
BANK STREET



ELEVATION BUILDING MATERIALS



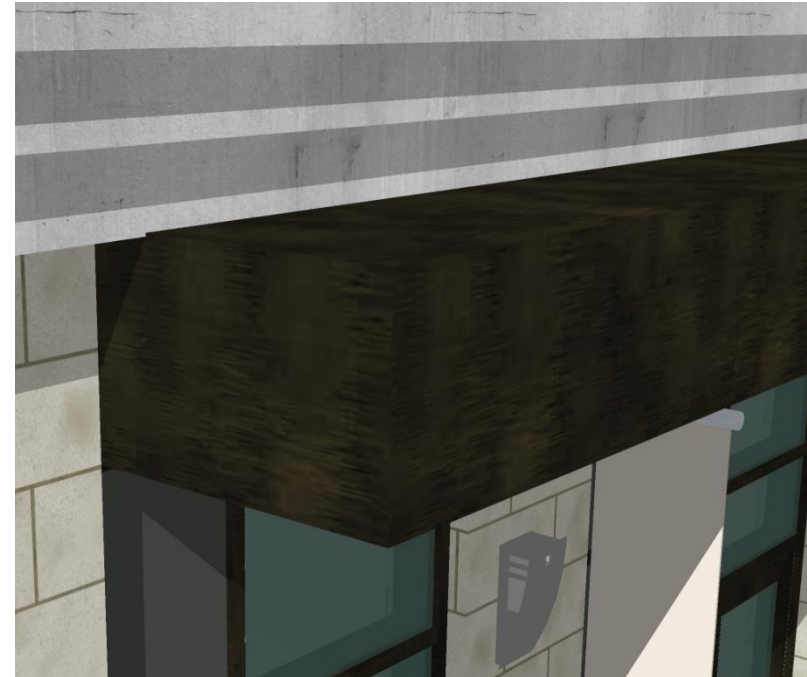
ARRISCRAFT STONE BASE



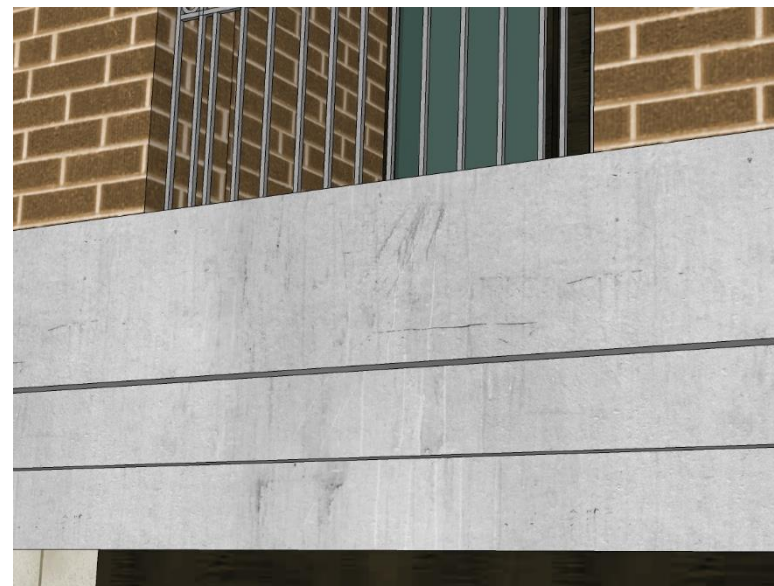
ZINC CLADDING ON TOP FLOOR



BRICK MASONRY AND GUARD RAILING

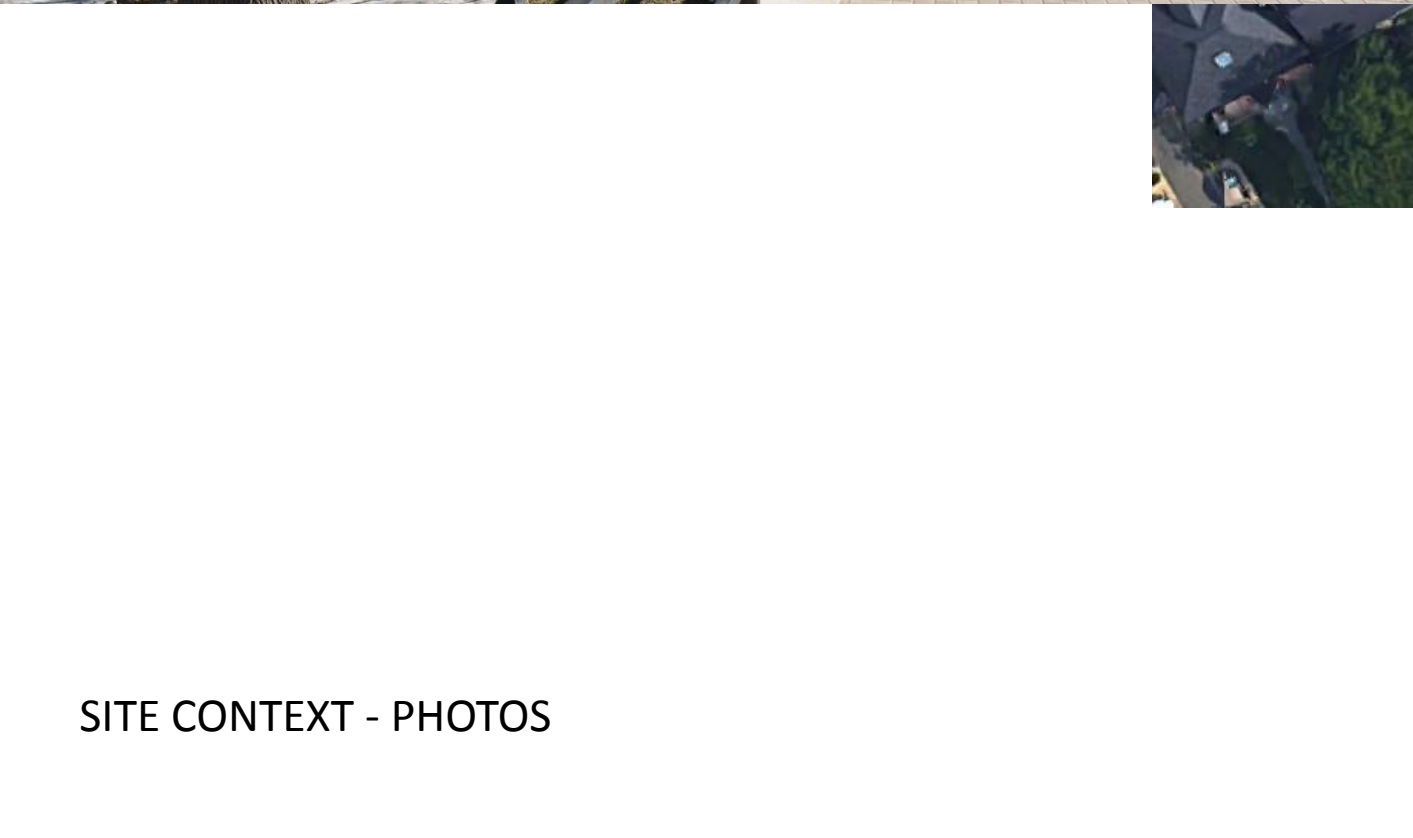


ALUMINUM CANOPY OVER ENTRANCE



PRE-CAST CONCRETE CORNICE AND GUARD RAIL

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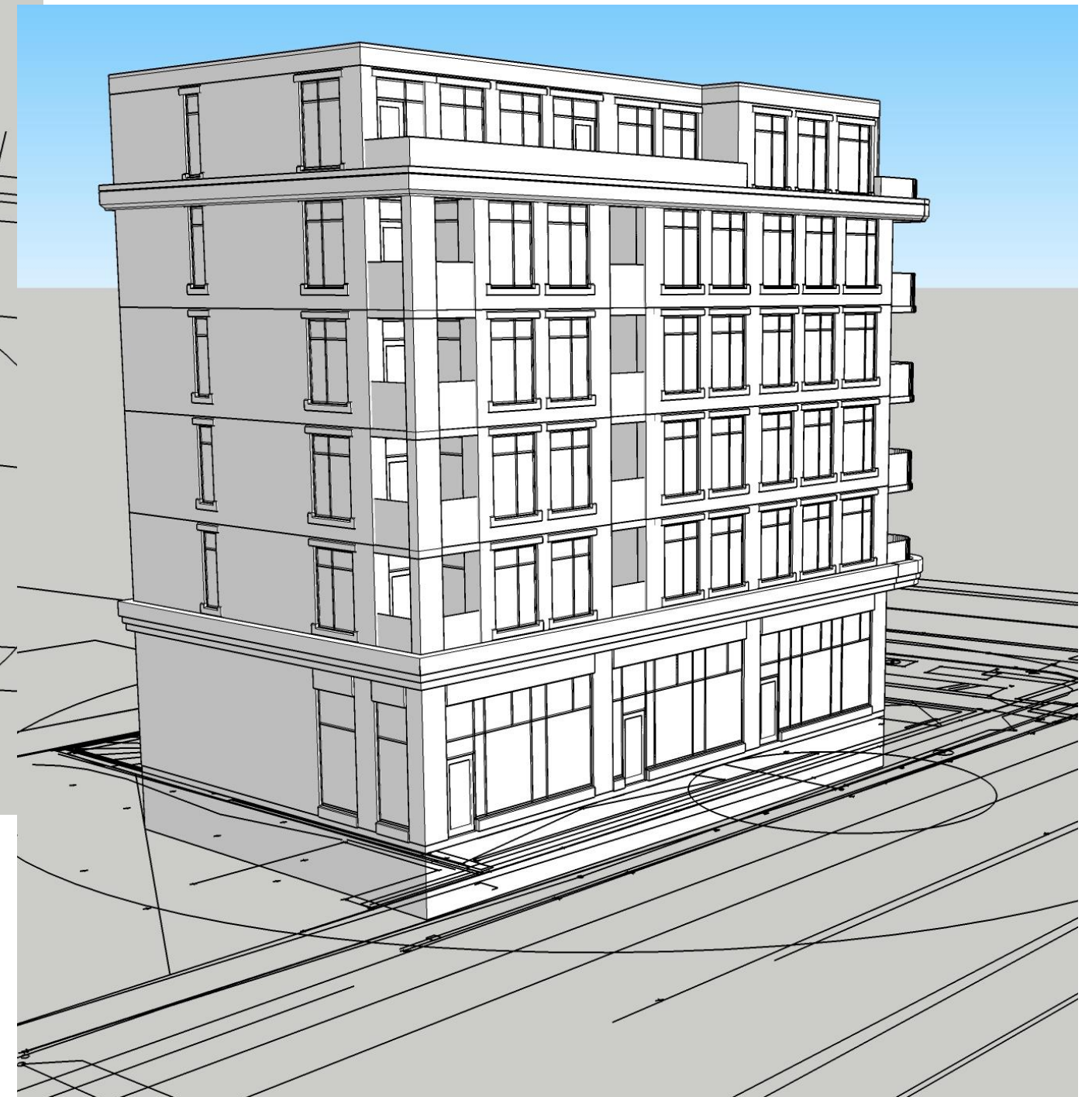


SITE CONTEXT - PHOTOS

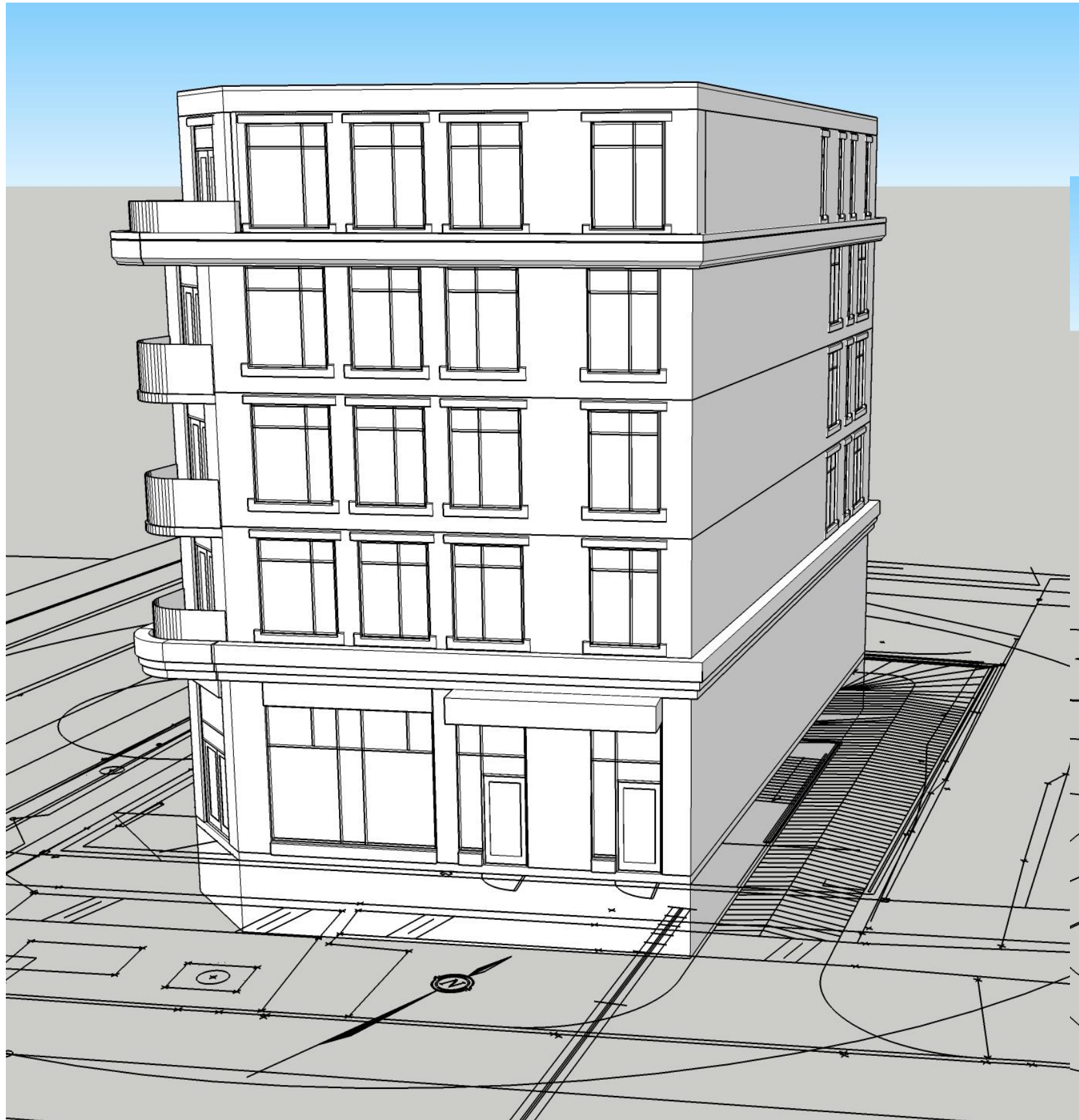


SITE CONTEXT - PHOTOS

Massing Option 01 – Six Storey Without Ramp Enclosure



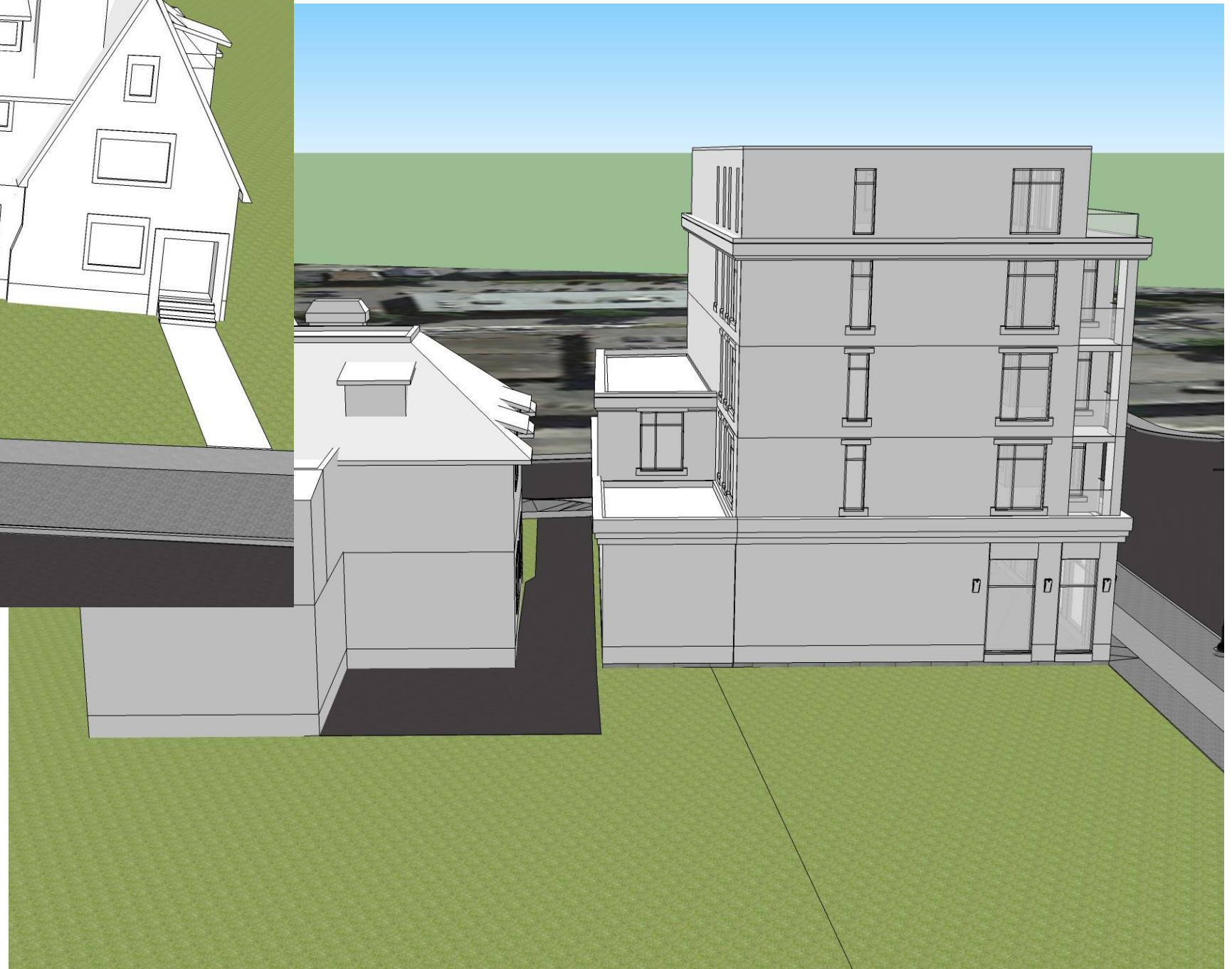
Massing Option 02 – Five Storey Without Ramp Enclosure

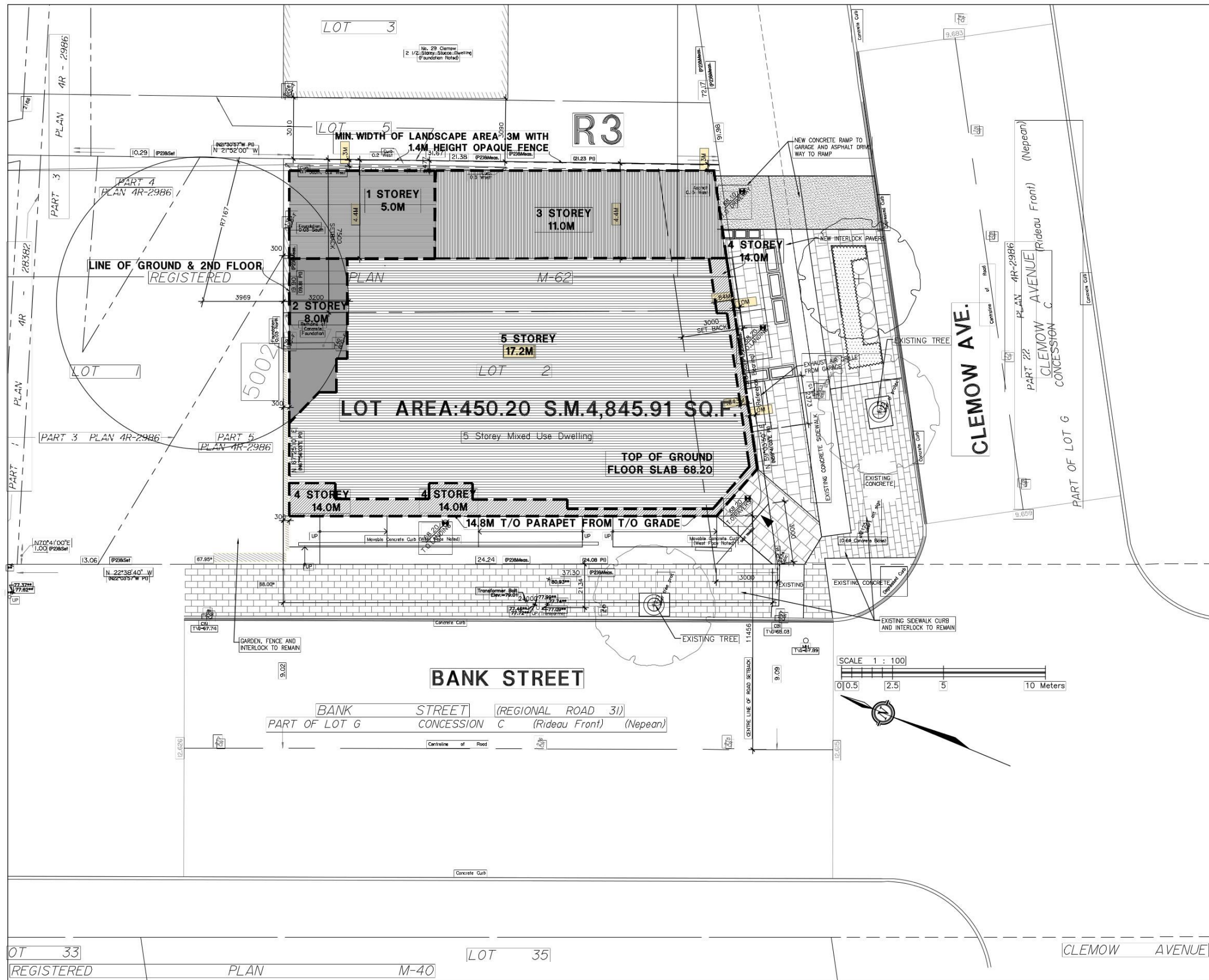


Massing Option 03 – Five Storey Side Yard, Rear Yard, Setback on Corner with Garage Enclosure and 4 Bachelor Apartments above



Massing Option 04 – Five + Two Storey on the Ramp Enclosure





ZONING INFORMATION

ZONE DESIGNATION

TM H(15) - TRADITIONAL MAINSTREET ZONE (Sec.197-198)

PLANNED UNIT DEVELOPMENT REQUIREMENTS:

MIN. LOT WIDTH REQUIRED: No minimum
 MIN. LOT AREA REQUIRED: No minimum
 LOT AREA PROVIDED: 450.20 S.M.4,845.91 SQ.F.

MAX. BUILDING HEIGHT: 15.0m
 PROPOSED NEW BUILDING HEIGHT: 17.2 m (T.O. MECH. ROOM ROOF MEMBRANE)

MAX. FRONT YARD SETBACK: 2.0m
 PROPOSED NEW BUILDING FRONT YARD SETBACK: 2.162 m
 ANY PART OF BUILDING ABOVE 15M, FOR WHICH A MIN. FRONT YARD SETBACK OF 2M MUST BE PROVIDED, AND IN THE CASE OF HYDRO POLE, THE SETBACK MAY BE 2M, AND FROM A HIGH VOLTAGE POWER LINE, THE SETBACK MAY BE 5M FOR THE PORTION OF THE BUILDING AFFECTED BY THE HIGH VOLTAGE POWER LINE.

REQUIRED YARDS
 MIN. REAR YARD SETBACK: 7.5m (max.)
 PROPOSED NEW BUILDING REAR YARD SETBACK: 3 m
 REQUIRED CORNER SIDE YARD SETBACK: 3m (max.) UP TO 15M IN HEIGHT ADDITIONAL 2M SETBACK
 PROPOSED 0M AT 4TH FLOOR PROVIDED SETBACK 1.1M FOR PARTIAL TERRACE.
 MIN. INTERIOR SIDE YARD SETBACK: 3m (max.)
 PROPOSED SIDE YARD SETBACK: .3 m
 MAX. FLOOR SPACE INDEX: No maximum

PARKING REQUIREMENTS

MIN. RESIDENT PARKING STALLS REQ'D: 0.5 STALLS/DWELLING UNIT
 MIN. VISITOR PARKING STALLS REQ'D: 0.2 STALLS/DWELLING UNIT

DEVELOPMENT INFORMATION

PROPOSED DEVELOPMENT: COMMERCIAL

RETAIL 1 - 100.06 sq.m. - NO PARKING REQUIRED
 RETAIL 3 - 52.40 sq.m. - NO PARKING REQUIRED
 RETAIL 3 - 69.23 sq.m. - NO PARKING REQUIRED
 PROPOSED GROUND FLOOR G.F.A.: 2,386.35 sq.ft./221.70 sq.m.

RESIDENTIAL:

PROPOSED G.F.A. - FLOOR 2ND: 2,673.97 sq.ft./248.42 sq.m.
 PROPOSED G.F.A. - FLOOR 3RD: 2,505.84 sq.ft./232.80 sq.m.
 PROPOSED G.F.A. - FLOOR 4TH: 1,905.75 sq.ft./177.05 sq.m.
 PROPOSED G.F.A. - FLOOR 5TH: 1,779.81 sq.ft./163.35 sq.m.
 TOTAL BUILDING RESIDENTIAL G.F.A.: 8,865.37 sq.ft./823.62 sq.m.
 GRAND TOTAL BUILDING G.F.A.: 11,251.73 sq.ft./1,045.32 sq.m.

PROPOSED # UNITS:

FLOOR 2: 4 UNITS / FLOOR (1 BACHELOR, 2-1 BEDROOM, 1-2 BEDROOM) = 4 UNITS
 FLOOR 3: 3 UNITS / FLOOR (1 BACHELOR, 3-1 BEDROOM) = 4
 FLOOR 4: 3 UNITS / FLOOR (3-1 BEDROOM) = 3
 FLOOR 5: 3 UNITS / FLOOR (3-1 BEDROOM) = 3
 TOTAL UNITS: 14 (2 BACHELOR, 11-1 BEDROOM, 1-2 BEDROOM)

REQUIRED PARKING

PROPOSED BUILDING:
 REQ'D RESIDENCE PARKING: 14 UNITS X 0.5 STALLS/UNIT = 7 REQ'D STALL
 REQ'D VISITOR PARKING: (14 UNITS - 12 UNITS) X 0.2 STALLS/UNIT = 0 REQ'D STALLS
 TOTAL REQUIRED: 7 STALLS

PROVIDED PARKING

PROPOSED BUILDING:
 GARAGE PARKING: 8 STALLS
 TOTAL PARKING PROVIDED: 8 STALLS

PROPOSED BICYCLE PARKING:
 PROPOSED BUILDING BICYCLE STALLS REQUIRED: 12 UNITS X .5 STALLS/UNIT = 6 STALLS
 BICYCLE STALLS PROVIDED: 6 STALLS

AMENITY AREA CALCULATIONS - PROPOSED:

CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008, SECTION 137 - AMENITY AREA

TOTAL AMENITY AREA REQUIRED

RESIDENTIAL
 14 UNITS @ 6.0 sq.m./unit: 84.0 sq.m.

COMMUNAL
 50% OF REQ'D TOTAL AMENITY AREA: 42.0 sq.m.

AMENITY AREA PROVIDED

RESIDENTIAL

TOTAL RESIDENTIAL AMENITY AREA PROVIDED: 84.0 sq.m.

COMMUNAL

ROOF AMENITY AREA : 42.0 sq.m

TOTAL COMMUNAL AMENITY AREA PROVIDED: 42.0 sq.m.

TOTAL AMENITY AREA REQUIRED: 84.0 sq.m.

TOTAL AMENITY AREA PROVIDED: 84.0 sq.m.

ALL INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOT 2

REGISTERED PLAN M-62

CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1: 100

4 3 2 1 0 1 2 3 4 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 14th day of November, 2014.

Date _____ E. H. Herveyer
 Ontario Land Surveyor

No.	REVISION DESCRIPTION	DATE	CHKD
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	VCP
1	ISSUED FOR SITE PLAN APPROVAL	03/08/16	VPC
	REVISION DESCRIPTION	EDMTHY	??

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

DATE	1-
DRAWN	B.R.
DATE	2016-07-29
CHECKED	V.P.C.
DATE PRINTED	2016-07-29

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 INCORPORATED

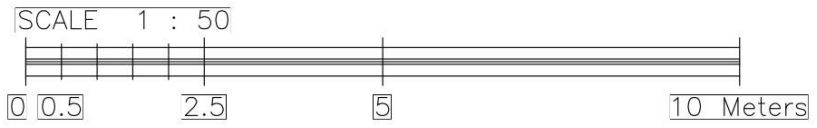
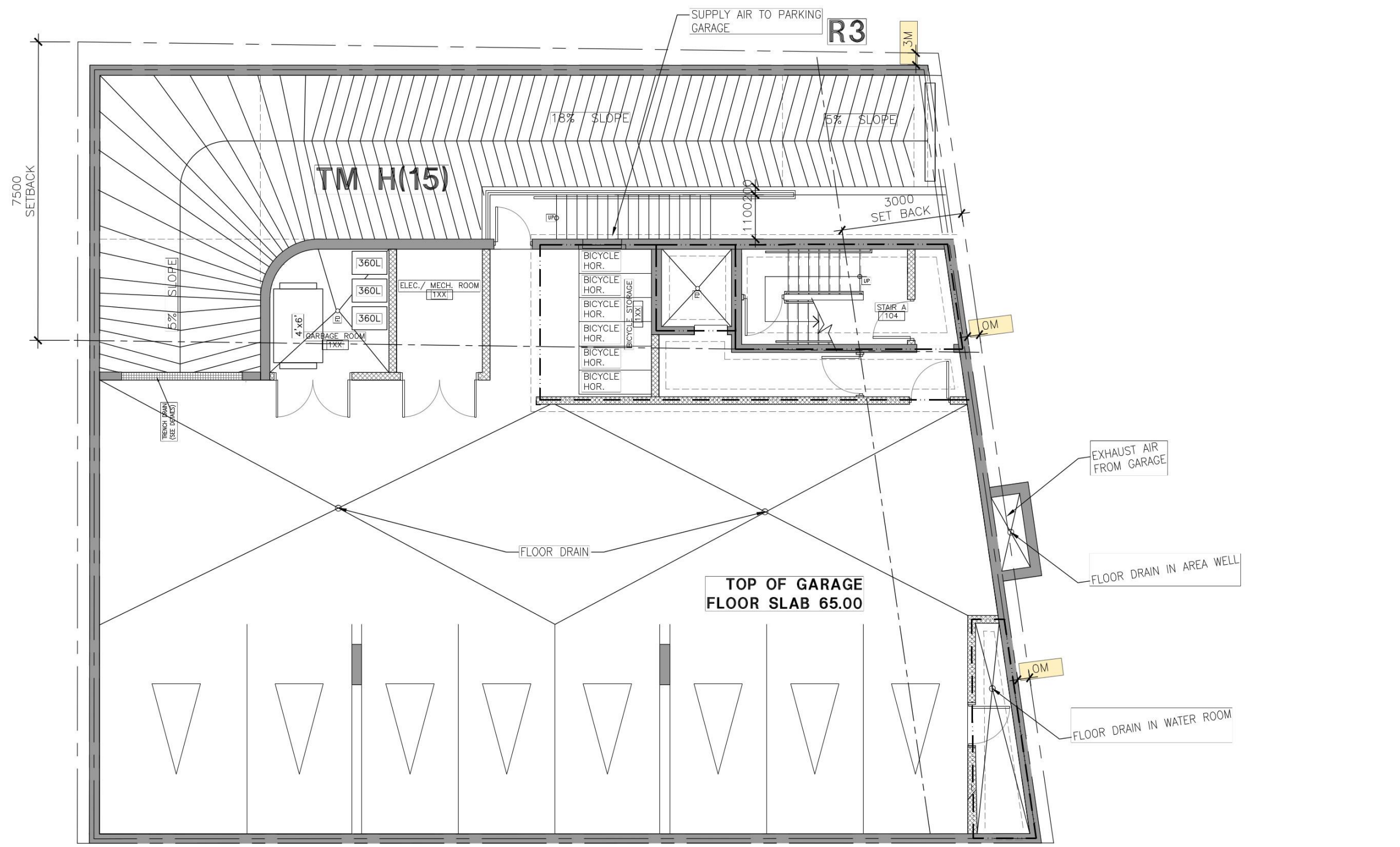
MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE
 SITE PLAN

SCALE	1:100	DWG. NO.	SP-0
PROJ. NO.	1414		

SP-0 CONCEPT SITE PLAN SCALE 1:100

01



GARAGE PLAN
SCALE 1:50
A1.0

[2]	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16VCP
[1]	ISSUED FOR SITE PLAN APPROVAL	03/08/16VCP
	REVISION DESCRIPTION	[DOMTHY] ??
No.	DESCRIPTION	DATE CHD

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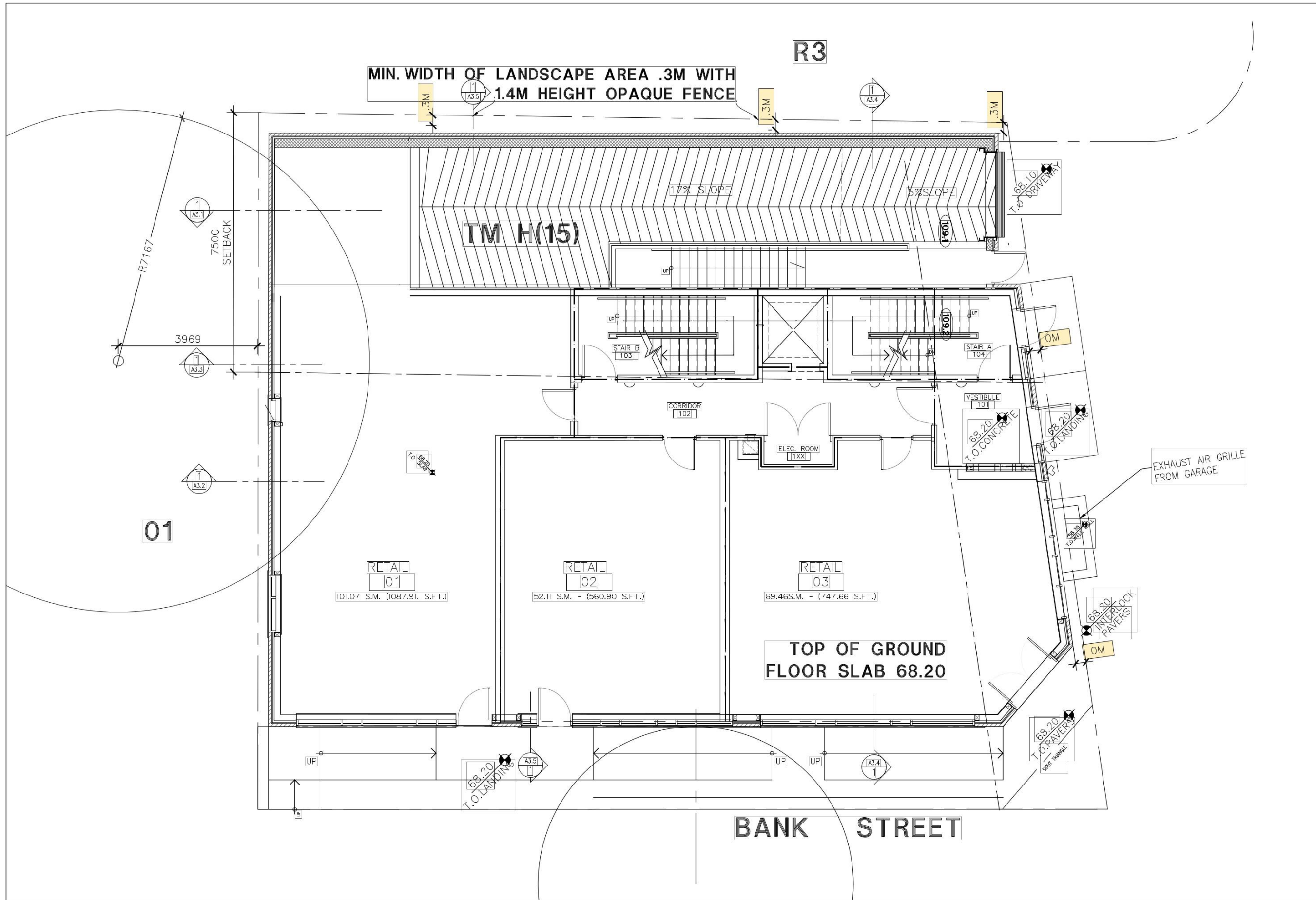
NORTH

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE: **GARAGE PLAN**

SCALE: 1:50
PROJ. NO.: 1414
DWG. NO.: A1.0



MIN. WIDTH OF LANDSCAPE AREA .3M WITH
1.4M HEIGHT OPAQUE FENCE

01

RETAIL
01
101.07 S.M. (1087.91 S.F.T.)

RETAIL
02
52.11 S.M. - (560.90 S.F.T.)

RETAIL
03
69.46 S.M. - (747.66 S.F.T.)

TOP OF GROUND
FLOOR SLAB 68.20

BANK STREET

2	[ISSUED FOR COMMITTEE OF ADJUSTMENT]	29/07/16 WCP
1	[ISSUED FOR SITE PLAN APPROVAL]	26/07/16 WCP
No.	[REVISION DESCRIPTION]	[DATE]
	[DESCRIPTION]	[DATE]

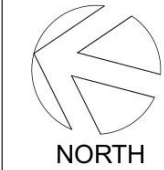
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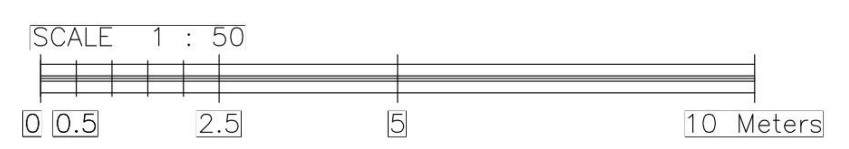
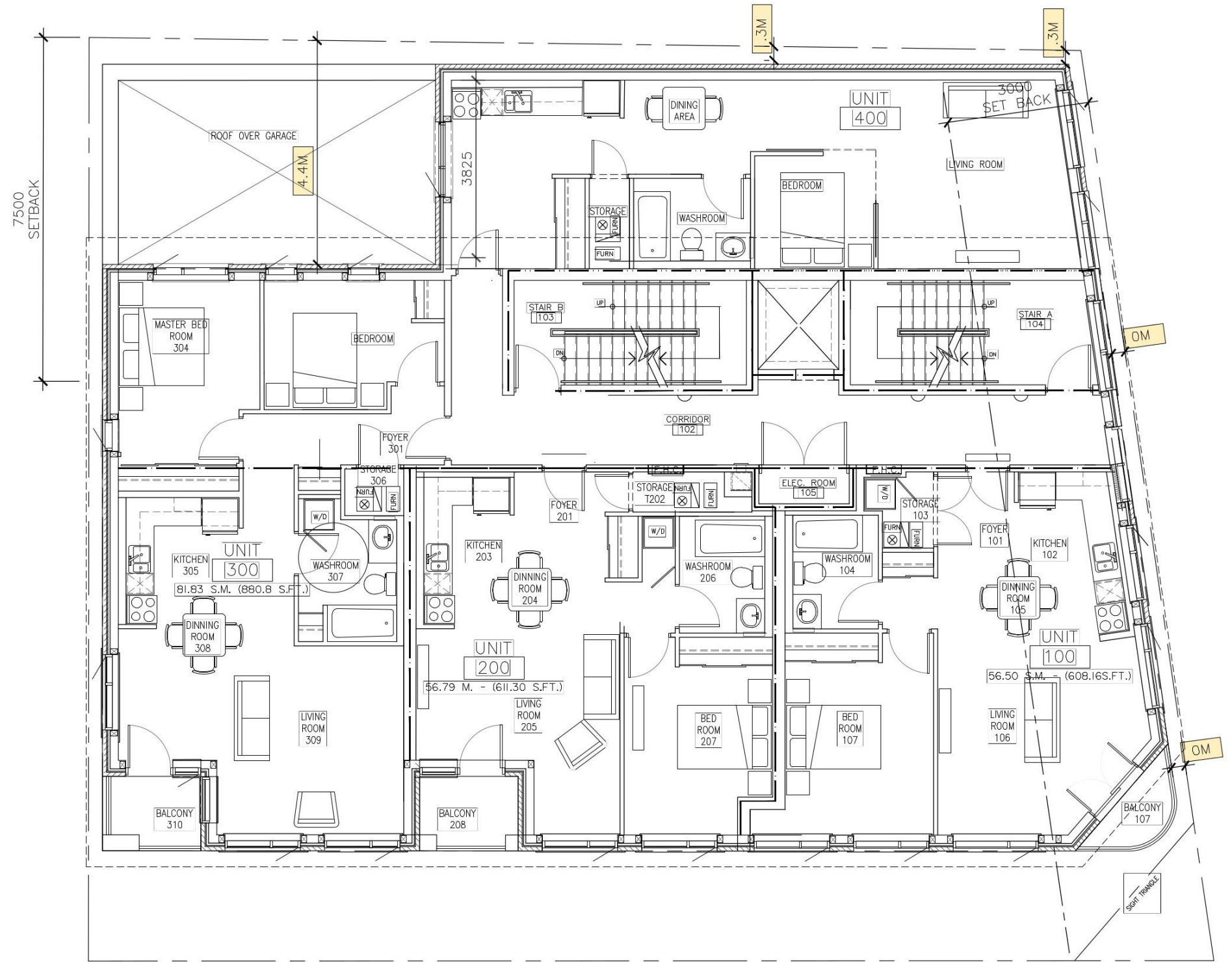
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MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
GROUND FLOOR PLAN

SCALE	[1:50]	DWG. NO.	[A1.1]
PROJ. NO.	[1414]		

A1.1 GROUND FLOOR PLAN
SCALE 1:50



2ND FLOOR PLAN
 A1.2 SCALE 1:50

2	[ISSUED FOR COMMITTEE OF ADJUSTMENT]	29/07/16 WCP
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	REVISION DESCRIPTION	[DOMTHY] ??
No.	DESCRIPTION	[DATE] [DHD]

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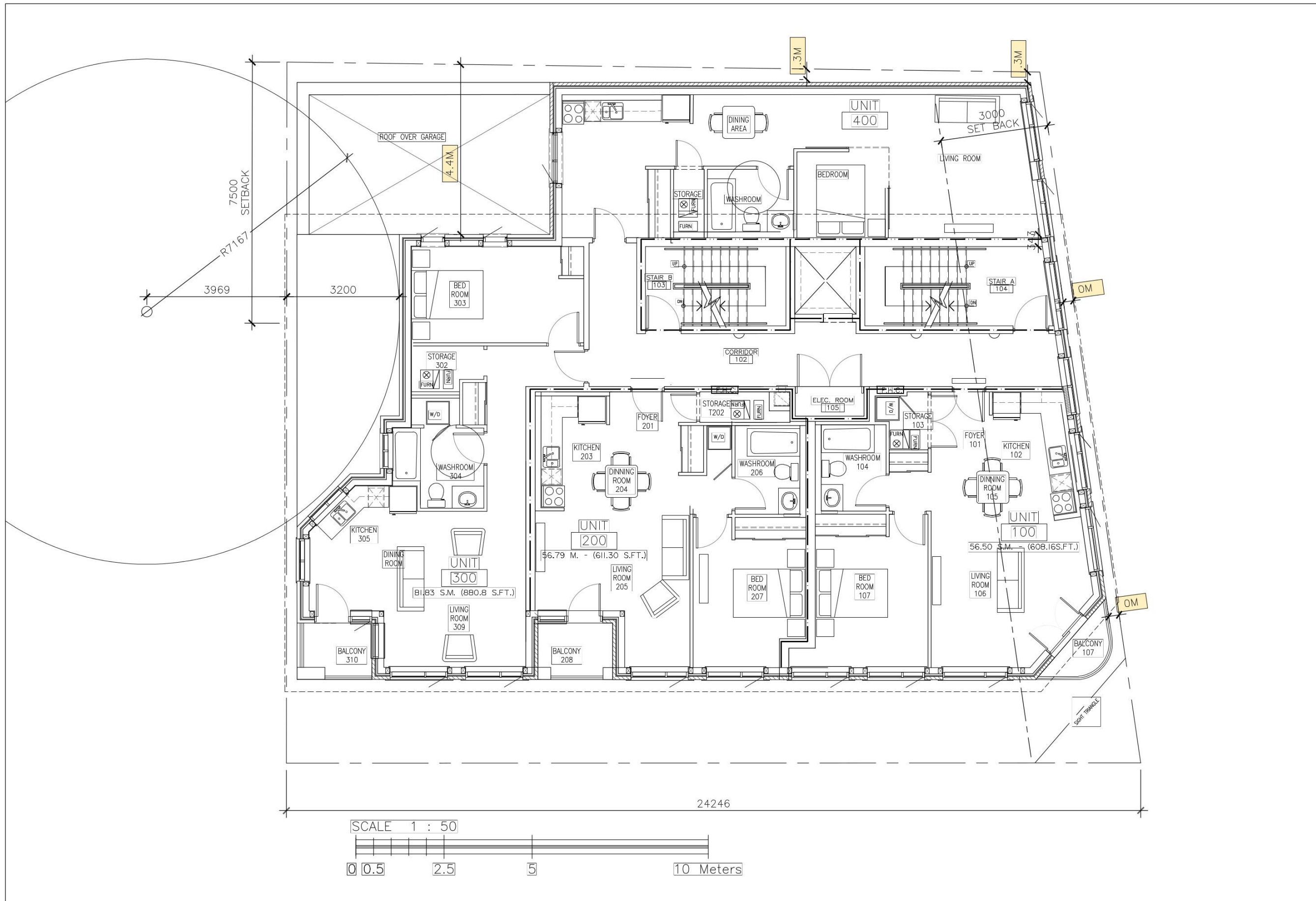
DATE PRINTED: 2016-07-29

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MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE:
2ND FLOOR PLAN

SCALE: 1:50	DWG. NO.: A1.2
PROJ. NO.: 1414	



3RD FLOOR PLAN
SCALE 1:50

2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16VCP
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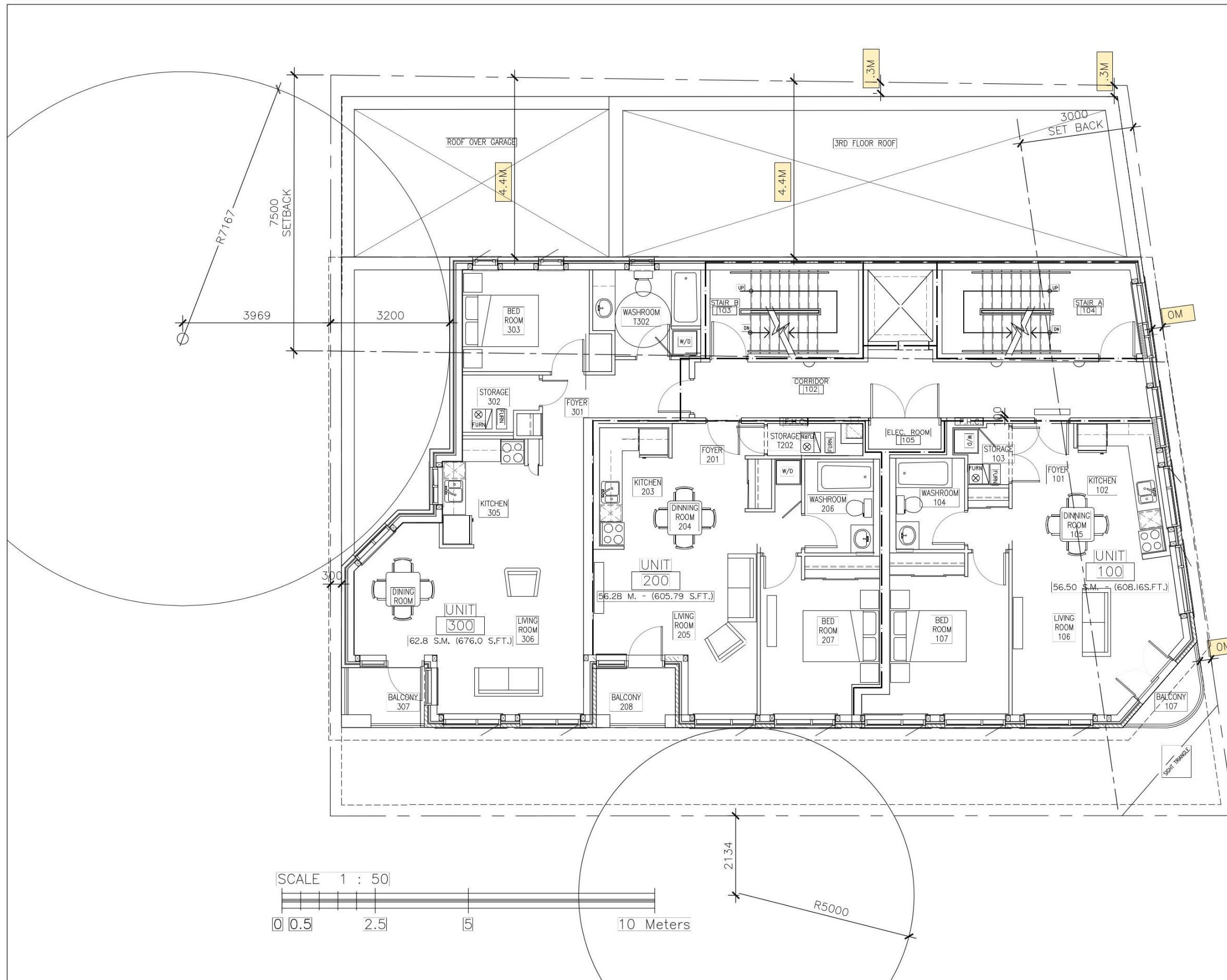
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667 BANK STREET
OTTAWA, ON

DWG. TITLE
3RD FLOOR PLAN

SCALE	DWG. NO.
1:50	A1.3
PROJ. NO.	
1414	



[2]	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	VCP
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DATE: 2016-07-24

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DATE PRINTED: 2016-07-24

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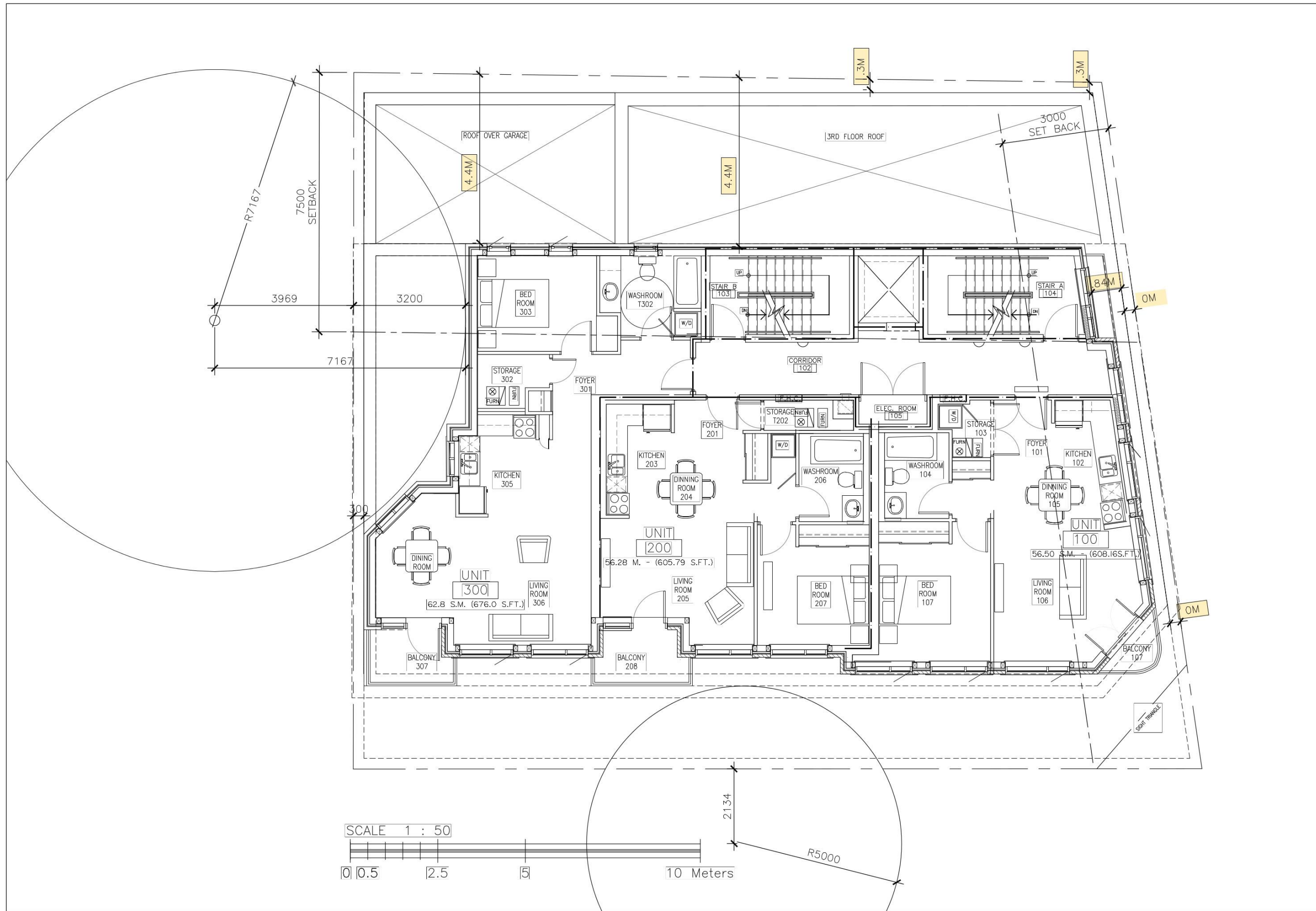
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MIXED USE DEVELOPMENT
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OTTAWA, ON

DWG. TITLE
4TH FLOOR PLAN

SCALE: 1:50
PROJ. NO. 1.4.1.4
DWG. NO. A1.4

A1.4 4TH FLOOR PLAN
SCALE 1:50



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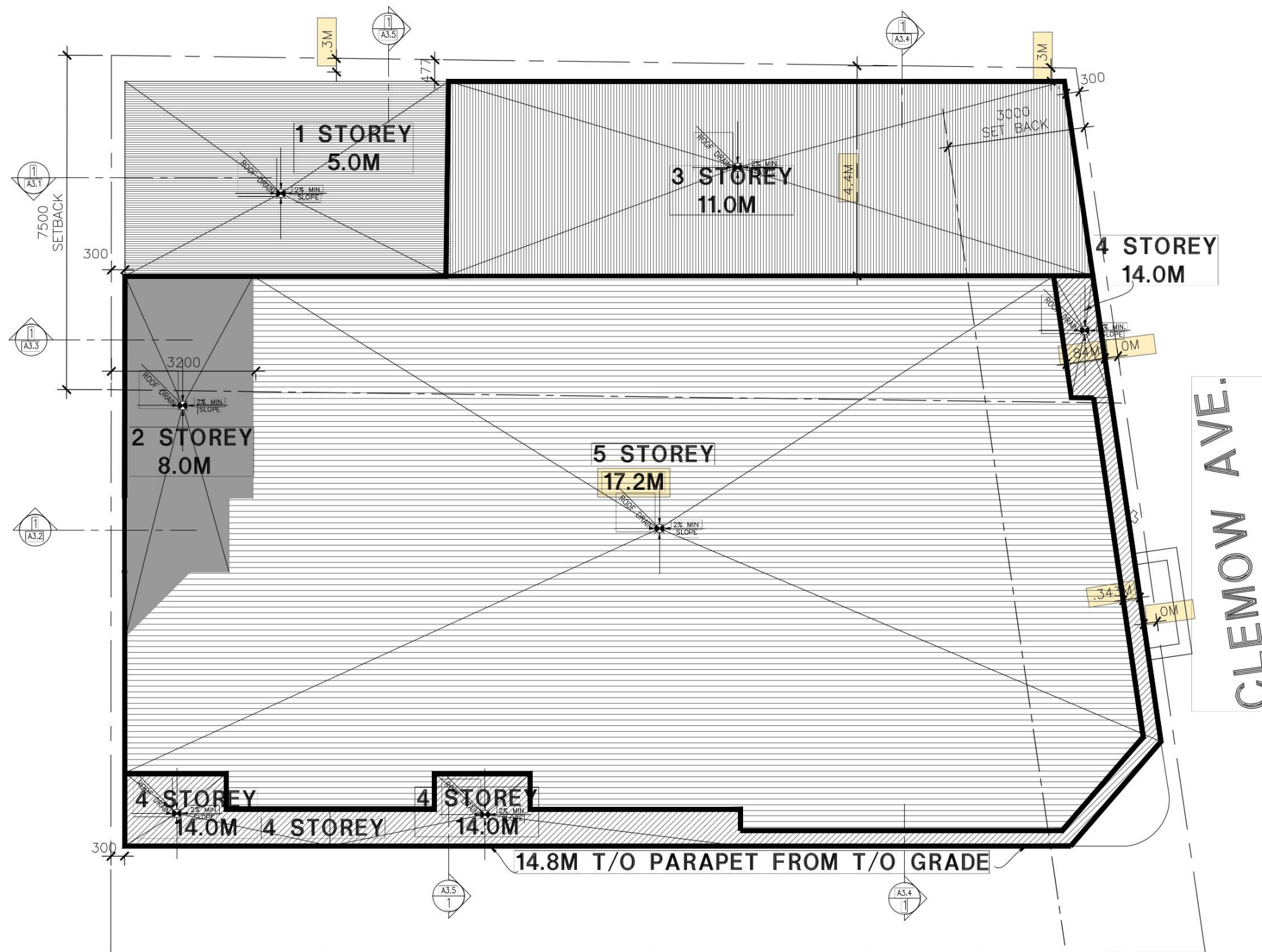
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OTTAWA, ON

DWG. TITLE
5TH FLOOR PLAN

SCALE	1:50	DWG. NO.	A1.5
PROJ. NO.	1414		

5TH FLOOR PLAN
SCALE 1:50



A1.6 ROOF PLAN
SCALE 1:50

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DATE PRINTED: 2016-07-29

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE: ROOF PLAN

SCALE: 1:50
PROJ. NO.: 1414
DWG. NO.: A1.6



2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16MCP
1	ISSUED FOR SITE PLAN APPROVAL	03/08/16MCP
	REVISION DESCRIPTION	[DOMTHY] ??
No.	DESCRIPTION	DATE CHD

REVISIONS		
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.		
DO NOT SCALE THE DRAWINGS		
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT		
DATE	-	
DRAWN	B.R.	
DATE	2016-07-29	
CHECKED	V.P.C.	
DATE PRINTED	2016-07-29	

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

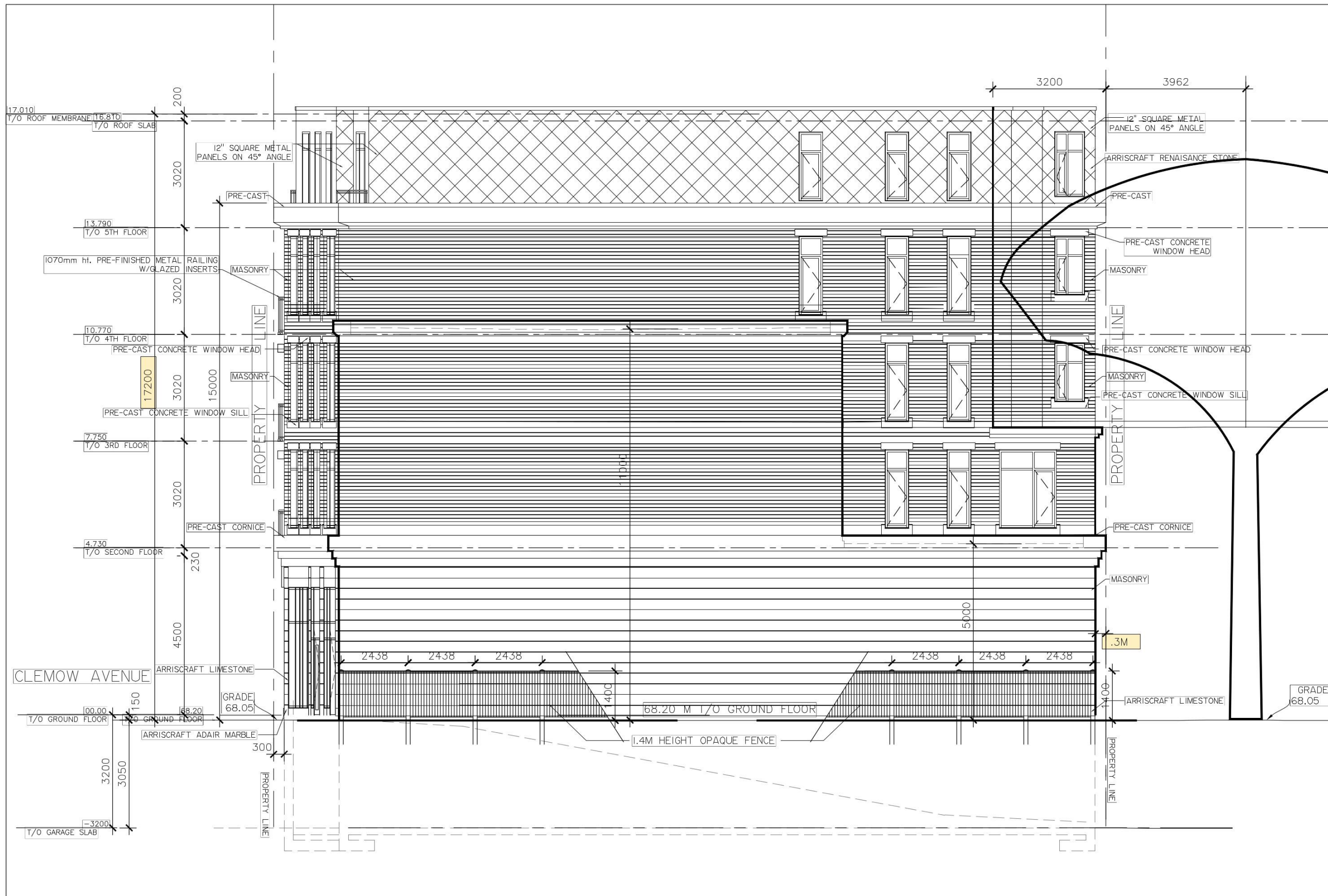
DWG. TITLE
WEST ELEVATION

SCALE
1:50

DWG. NO.
A2.1

PROJ. NO.
1414

WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:50

No.	DESCRIPTION	DATE	BY
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	VCP
1	ISSUED FOR SITE PLAN APPROVAL	03/08/16	VCP
	REVISION DESCRIPTION	[DORTHY] ??	

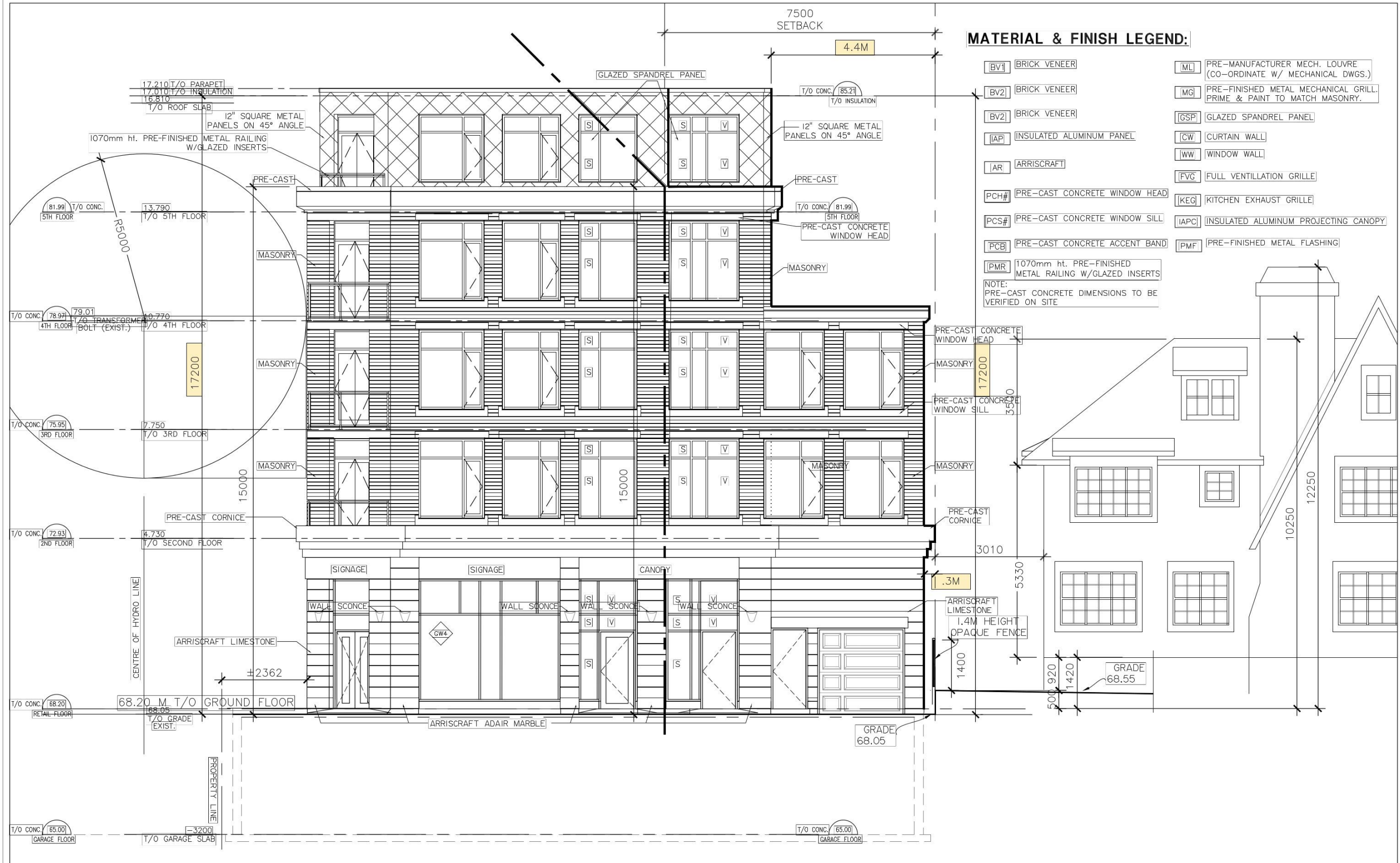
REVISIONS	
[CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.]	
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DATE	-
DRAWN	[B.R.]
DATE	2016-07-29
CHECKED	[V.P.C.]
DATE PRINTED	2016-07-29

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
EAST ELEVATION

SCALE	1:50	DWG. NO.	A2.2
PROJ. NO.	1414		



MATERIAL & FINISH LEGEND:

- [BV1] BRICK VENEER
 - [BV2] BRICK VENEER
 - [IAP] INSULATED ALUMINUM PANEL
 - [AR] ARRISCRRAFT
 - [PCH#] PRE-CAST CONCRETE WINDOW HEAD
 - [PCS#] PRE-CAST CONCRETE WINDOW SILL
 - [PCB] PRE-CAST CONCRETE ACCENT BAND
 - [PMR] 1070mm ht. PRE-FINISHED METAL RAILING W/GLAZED INSERTS
 - [ML] PRE-MANUFACTURER MECH. LOUVRE (CO-ORDINATE W/ MECHANICAL DWGS.)
 - [MG] PRE-FINISHED METAL MECHANICAL GRILL. PRIME & PAINT TO MATCH MASONRY.
 - [GSP] GLAZED SPANDREL PANEL
 - [CW] CURTAIN WALL
 - [WW] WINDOW WALL
 - [FVG] FULL VENTILLATION GRILLE
 - [KEG] KITCHEN EXHAUST GRILLE
 - [IAPC] INSULATED ALUMINUM PROJECTING CANOPY
 - [PMF] PRE-FINISHED METAL FLASHING
- NOTE: PRE-CAST CONCRETE DIMENSIONS TO BE VERIFIED ON SITE

2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	MCP
11	ISSUED FOR SITE PLAN APPROVAL	03/08/16	MCP
	REVISION DESCRIPTION	DDMTHY	??
No.	DESCRIPTION	DATE	DHD

REVISIONS			
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

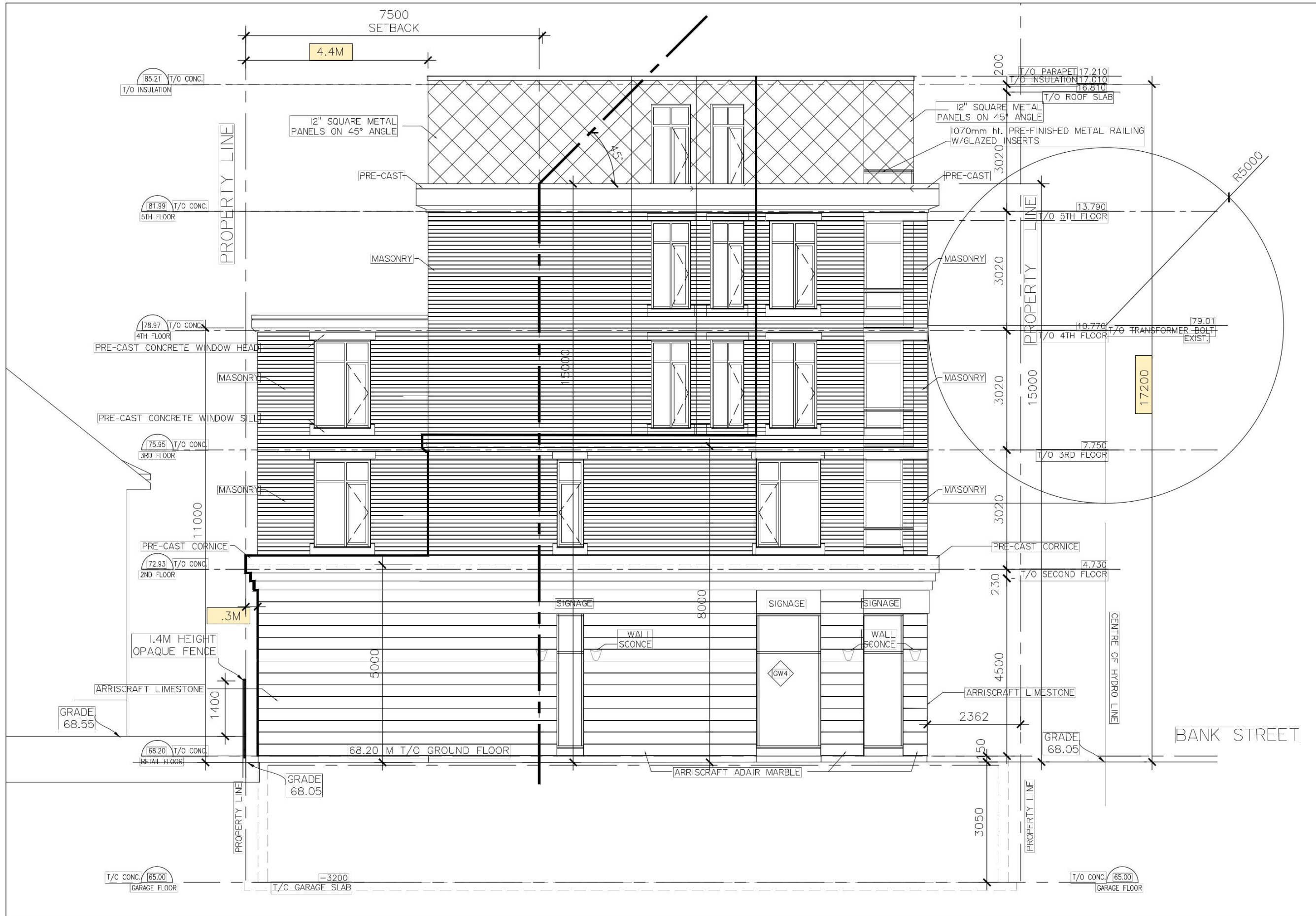
DWG. TITLE
SOUTH ELEVATION

SCALE
1:50

DWG. NO.
A2.3

PROJ. NO.
1414

A2.3 SIDE - SOUTH ELEVATION
SCALE 1:50



2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	MCP
11	ISSUED FOR SITE PLAN APPROVAL	03/08/16	MCP
12	REVISION DESCRIPTION	DDMTHY	??
No.	DESCRIPTION	DATE	CHD

REVISIONS			
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DATE: -
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 DATE: 2016-07-29
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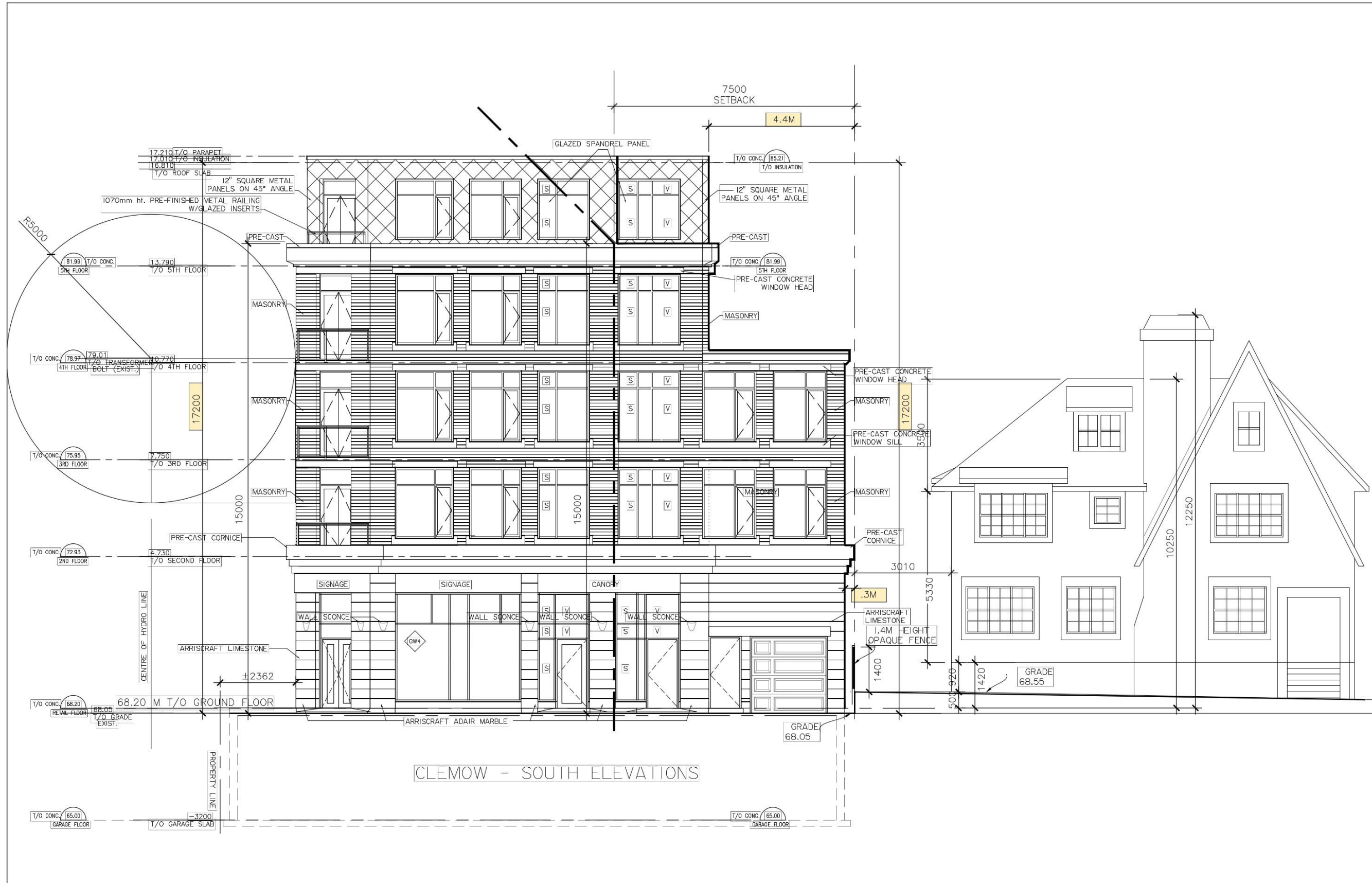
VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE:
 NORTH ELEVATION

SCALE: 1:50
 DWG. NO.: A2.4
 PROJ. NO.: 1414

A2.4 NORTH ELEVATION SCALE 1:50



CLEMOW - SOUTH ELEVATIONS

[2]	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16/VCP
[1]	ISSUED FOR SITE PLAN APPROVAL	26/07/16/VCP
[A]	REVISION DESCRIPTION	DDMTHYY ??
No.	DESCRIPTION	DATE

REVISIONS

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DATE: -

DRAWN: B.R.

DATE: 2016-07-29

CHECKED: V.P.C.

DATE PRINTED: 2016-07-29

NORTH

VINCENT P. COLIZZA ARCHITECT INCORPORATED

□ □ □ □ □

MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

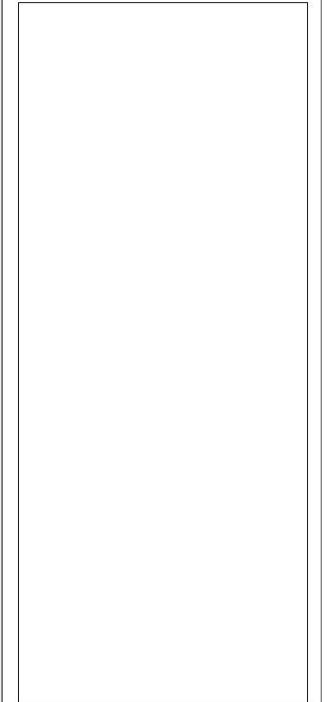
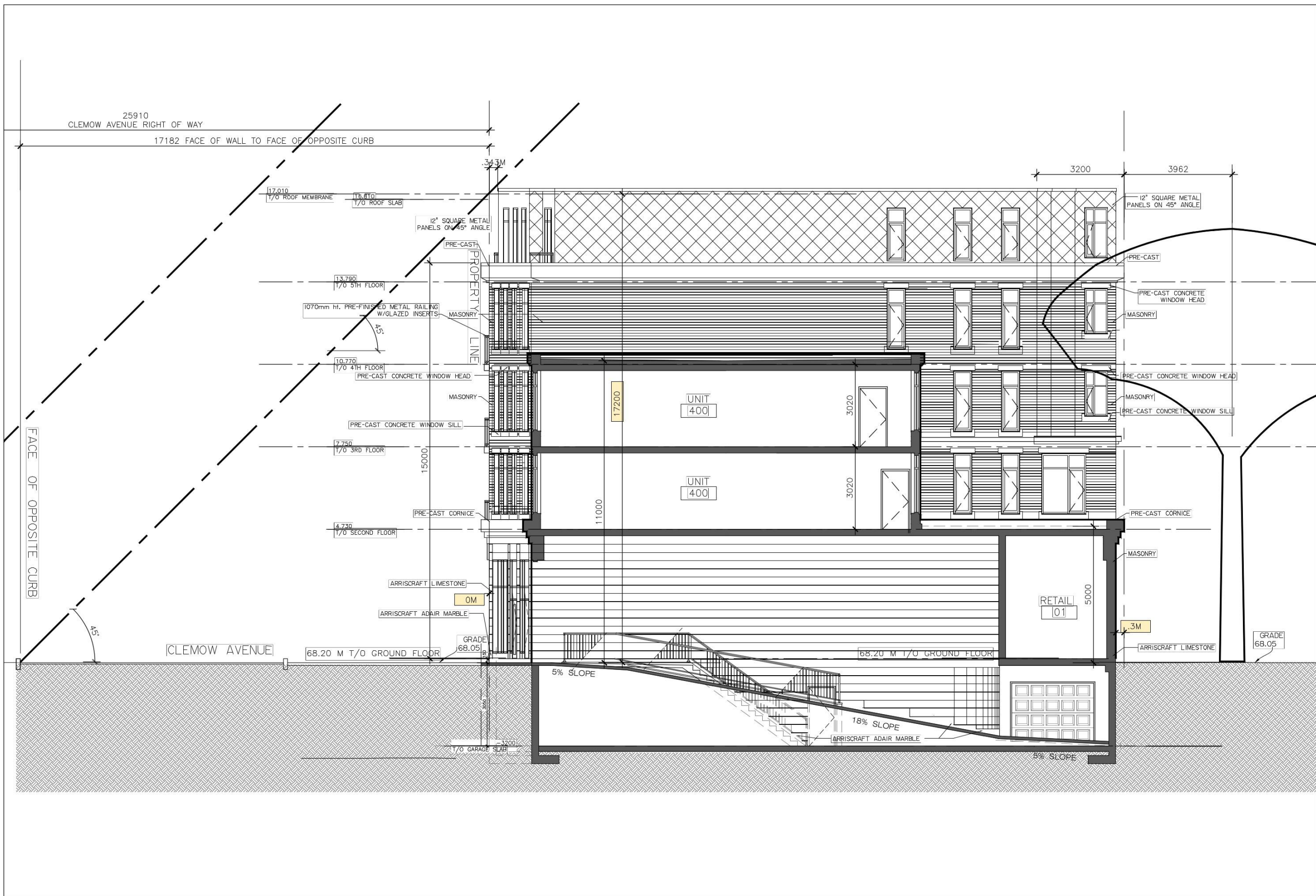
DWG. TITLE:
CLEMOW ELEVATIONS

SCALE: 1:75

DWG. NO.: A2.5

PROJ. NO.: 0616

A2.5 SCALE 1:75



[2]	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/14/VCP
[1]	ISSUED FOR SITE PLAN APPROVAL	26/07/16/VCP
[A]	REVISION DESCRIPTION	DDMTHYY ??
No.	DESCRIPTION	DATE CHD

REVISIONS
 (CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.)
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DATE	
DRAWN	B.R.
DATE	2016/01/20
CHECKED	V.P.C.
DATE PRINTED	2016/01/20

VINCENT P. COLIZZA ARCHITECT INCORPORATED
 □ □ □ □ □

MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE
 BUILDING SECTION

SCALE	DWG. NO.
1:175	A3.1A
PROJ. NO.	
1414	

A3.1A BUILDING SECTION SCALE 1:175













SHADOW STUDIES

667 BANK STREET, OTTAWA, ONTARIO

PROJECT No. 1414

August, 2016

SCALE: N.T.S.

VINCENT P.
COLIZZA
ARCHITECT
INCORPORATED