



LOFTY



ZONING AND OFFICIAL PLAN AMENDMENT APPLICATION

1335 - 1345 BANK STREET - JULY 31, 2020

PROPOSAL

Lofty Riverside GP is proposing to construct a new mixed use building consisting of two levels of below grade parking, a mixed use ground floor including commercial space and amenity, and 25 floors of apartment units with a roof top amenity space. The building will require amendments to the Official Plan and the Zoning Bylaw to increase the allowable building height from 50m to 86m.

This building will offer approximately 391 apartment units ranging in size from a small 1 bachelor units up to three bedroom and two bath units. A limited amount of parking will be provided in the two below grade parking levels and some at grade space on the east side of the ground floor. The overall parking rate is expected to be 0.33/ dwelling unit with 32 spaces available for visitor use.

Vehicular access is proposed to be entry from Riverside Southbound and exit to Riverside Northbound. Two pedestrian entrances to the rental units as well as entries to the commercial units will be off of Bank St. Approximately 70% of the frontage on Bank St is proposed to be occupied by commercial and active amenity uses.



BUILDING FORM

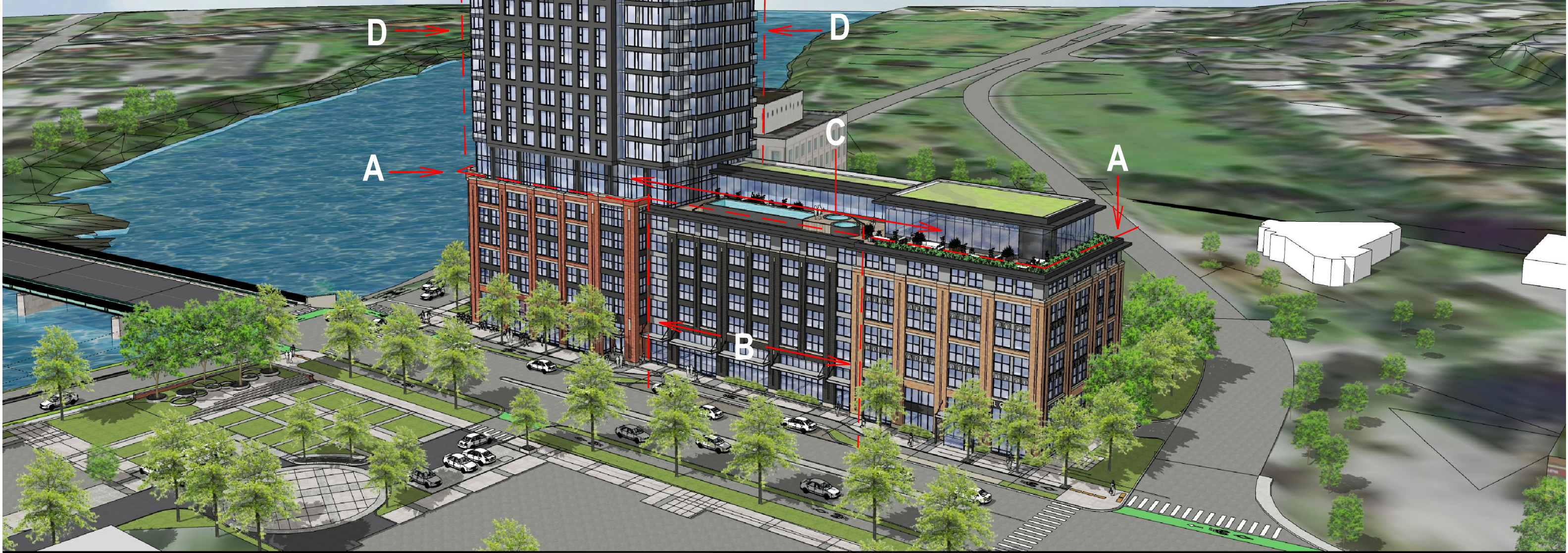
The proposal for 1335-1339 BANK STREET is for 20 floors of residential apartments above a 6 storey podium (1 storey of commercial with a mezzanine and 5 storeys of residential units). At the ground level, retail space, amenity and lobby space animate the street frontage on Bank.

At the top of the podium, roof top amenity will provide outdoor area for residents and their guest and be programmed with a variety of social and activity spaces.

The tower's form is an opposition between a light and dark elements - the dark providing a sense of building mass and solidity while the balance provides a counterbalancing lightness. These two portions serve to further reduce the massing of the floor plate and provide the building with a unique visual identity differing it from the monolithic surrounding 1960s and 1970s apartments and office blocks.

The roof top level will also provide an articulated edge with the mechanical requirements for the building being captured by extending the dark mass another couple storeys, screening the elevator overruns, chillers, and other core equipment.

- A** - Mid-rise scale podium that helps to define the street edge and the scale of the project.
- B** - Division of the Bank Street facade into three distinct sections to reduce mass.
- C** - Distinct separation between podium and tower with a unique identity for roof top amenity areas.
- D** - Reduced footprint tower of approximately 750m2 (GFA) with articulated form to further reduce perception of mass.
- E** - Articulated top to provide a project identifier and to screen mechanical space.



BUILDING FORM



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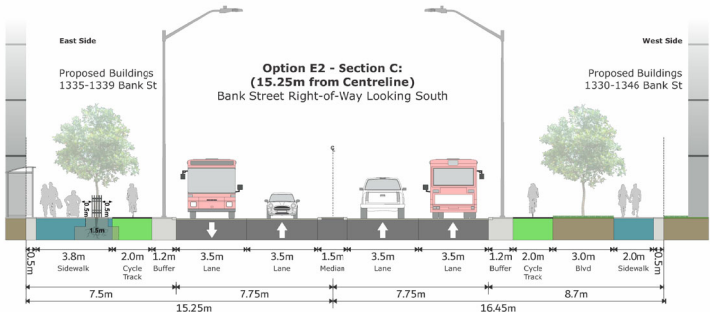
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STREET EDGE & PUBLIC REALM



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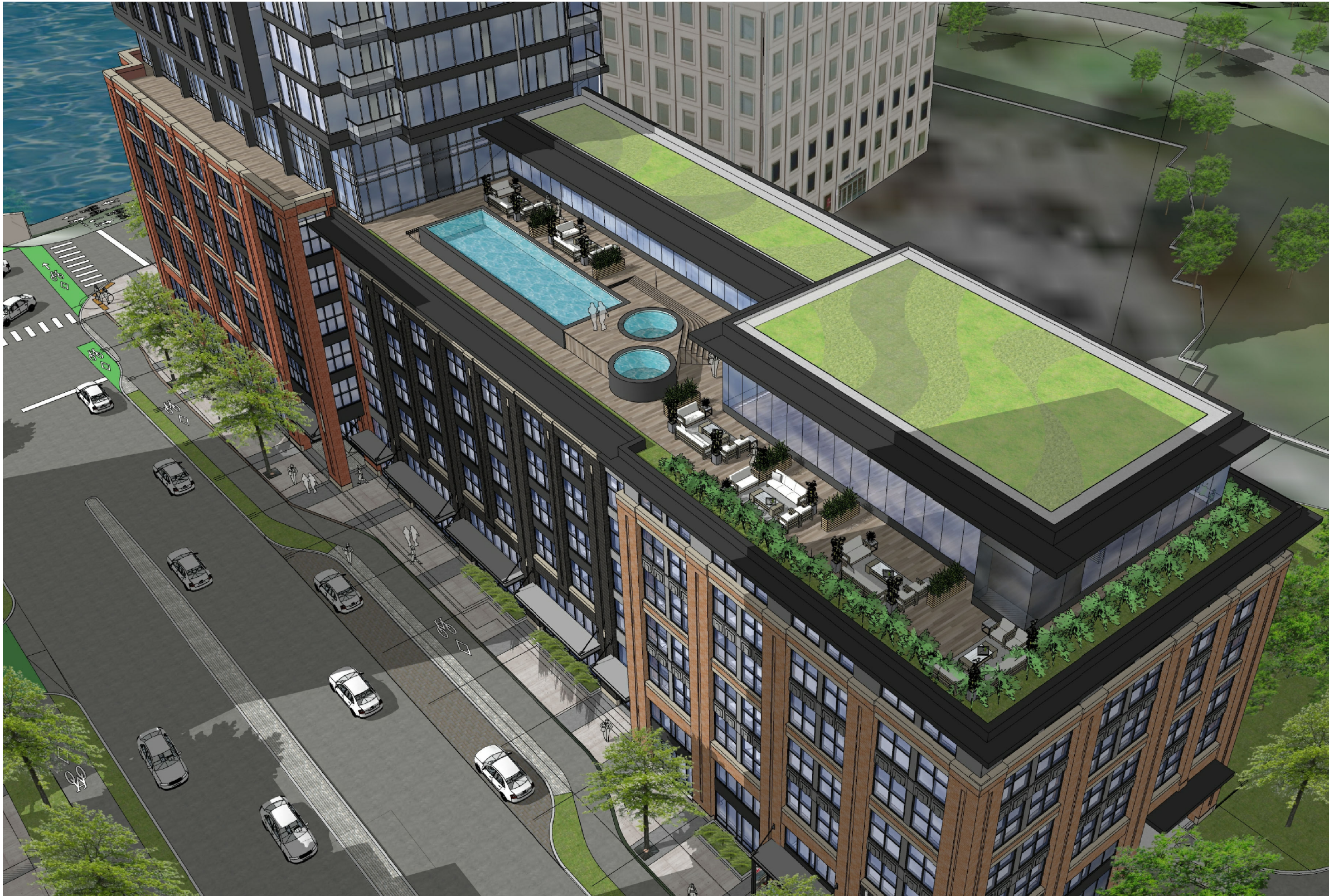


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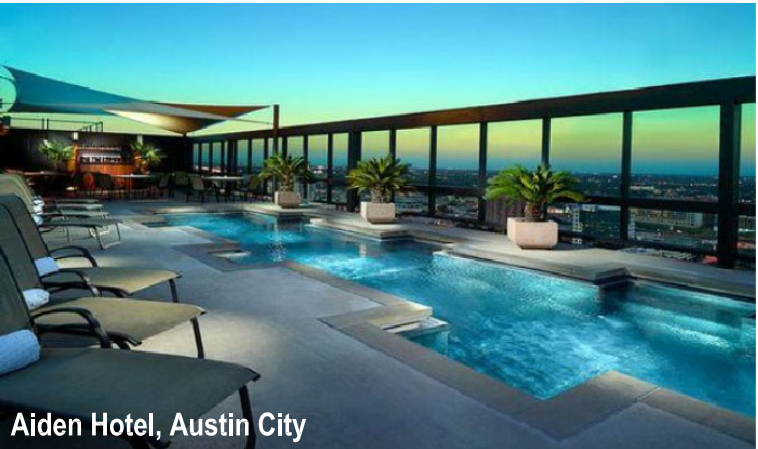
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ROOF AMENITY



Chelsea Creek, London



Aiden Hotel, Austin City



The Lanes, Long Island City



EVGB East Village

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