



**DCA**

A GROUP OF ARCHITECTS

**FORMAL CONSULATION**  
URBAN DESIGN REVIEW PANEL

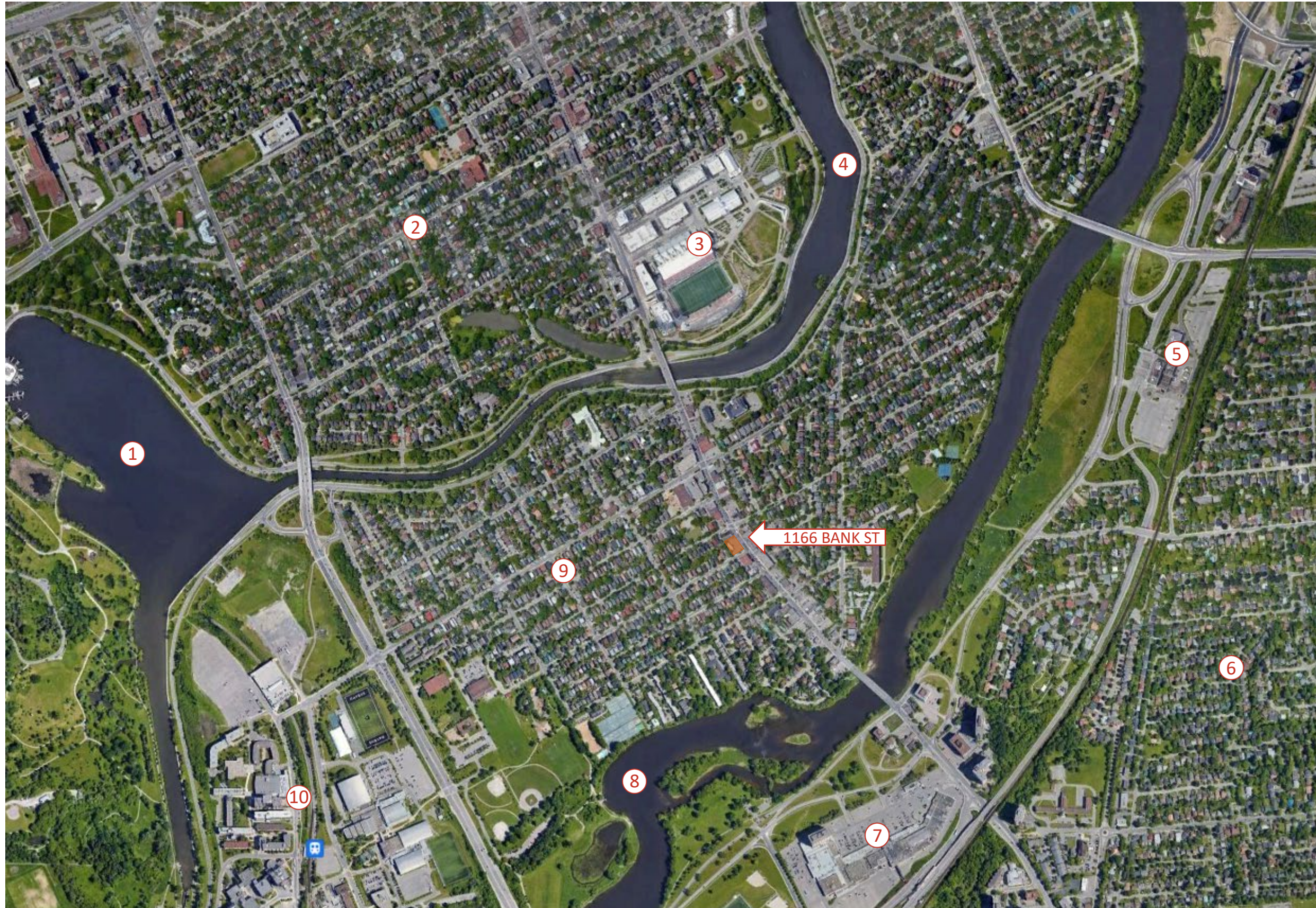
OLD OTTAWA SOUTH – 1166 BANK ST.

**PROPOSED MIXED USE DEVELOPMENT**



# NEIGHBOURHOOD

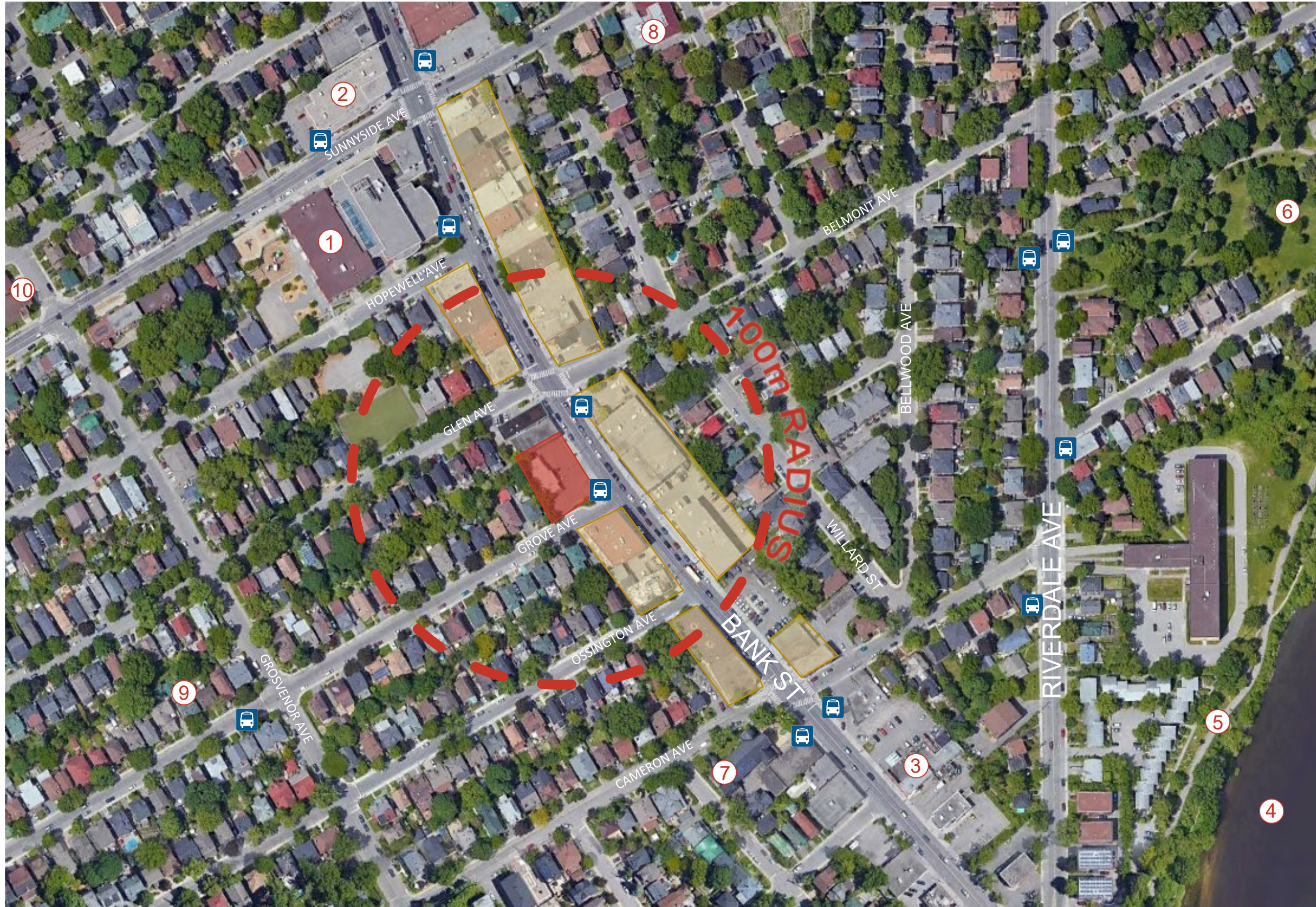
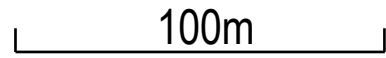
200m



- 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



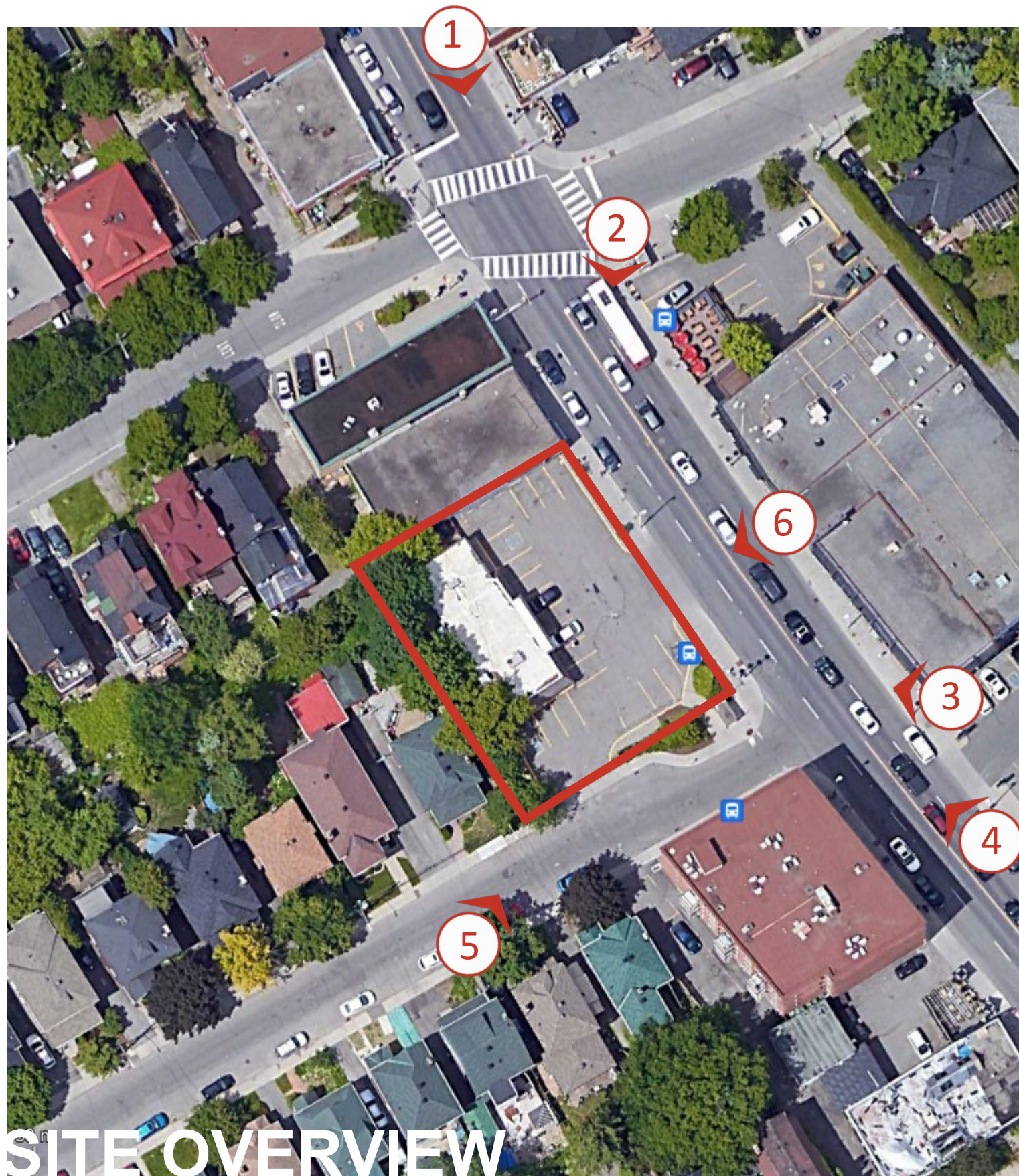
- ① HOPEWELL AVE. PUBLIC SCHOOL
- ② SHOPPER'S DRUG MART
- ③ CEDARS & CO FOOD MARKET
- ④ RIDEAU RIVER
- ⑤ RIVERSIDE PATH
- ⑥ WINDSOR PARK
- ⑦ TRINITY ANGLICAN CHURCH
- ⑧ OLD OTTAWA SOUTH COMMUNITY CENTRE
- ⑨ OLD OTTAWA SOUTH
- ⑩ SUNNYSIDE WESLEYAN CHURCH

 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

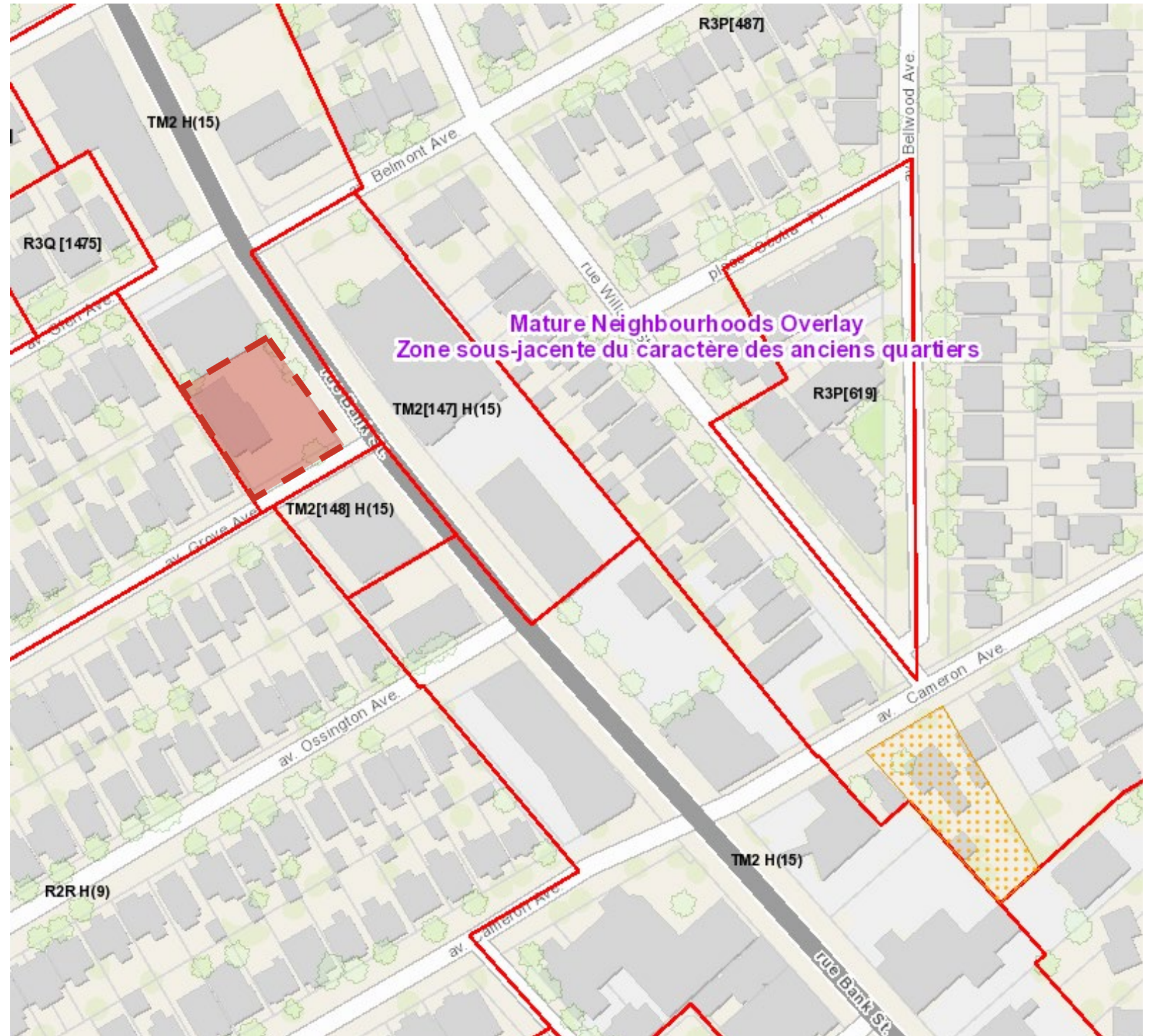
OFFICE, RESIDENTIAL, PERSONAL SERVICES, RETAIL

## 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 600m<sup>2</sup>







BROCK COMMONS, UNIVERSITY OF BRITISH COLUMBIA



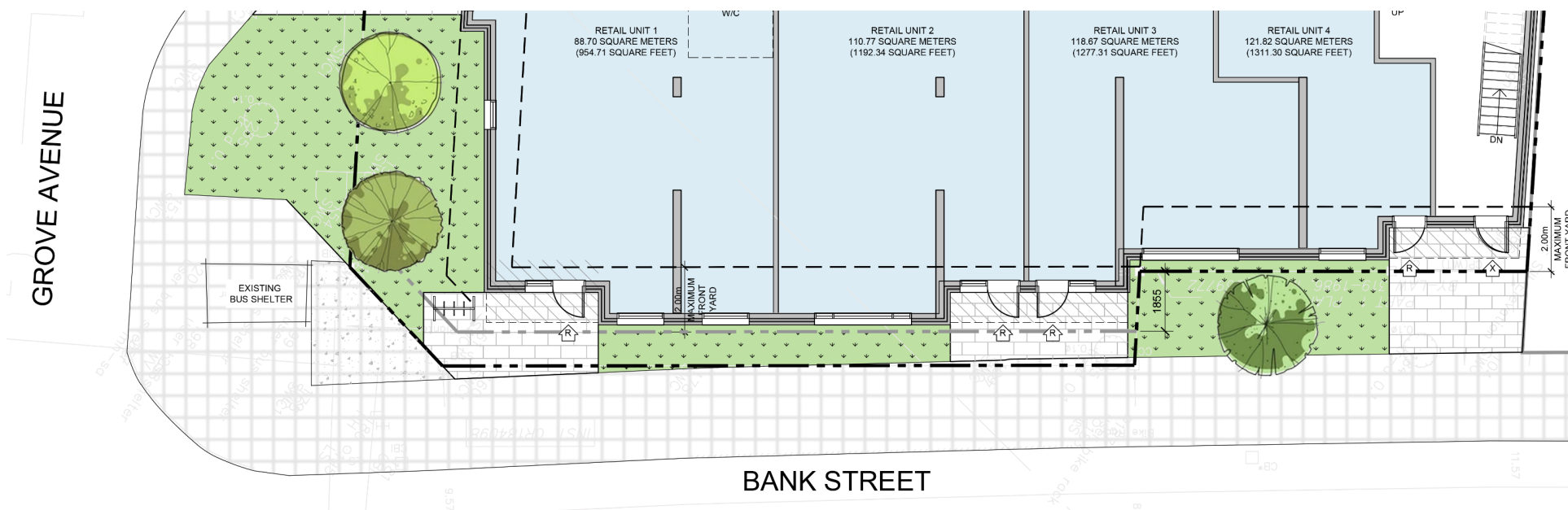
PHOTO: MARCUS KAUFFMAN

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 4<sup>TH</sup> STOREY. ZONING 15m MAXIMUM HEIGHT

TOTAL FLOORS: 4

1 COMMERCIAL/3 RESIDENTIAL



PREFERRED PROJECT DESIGN

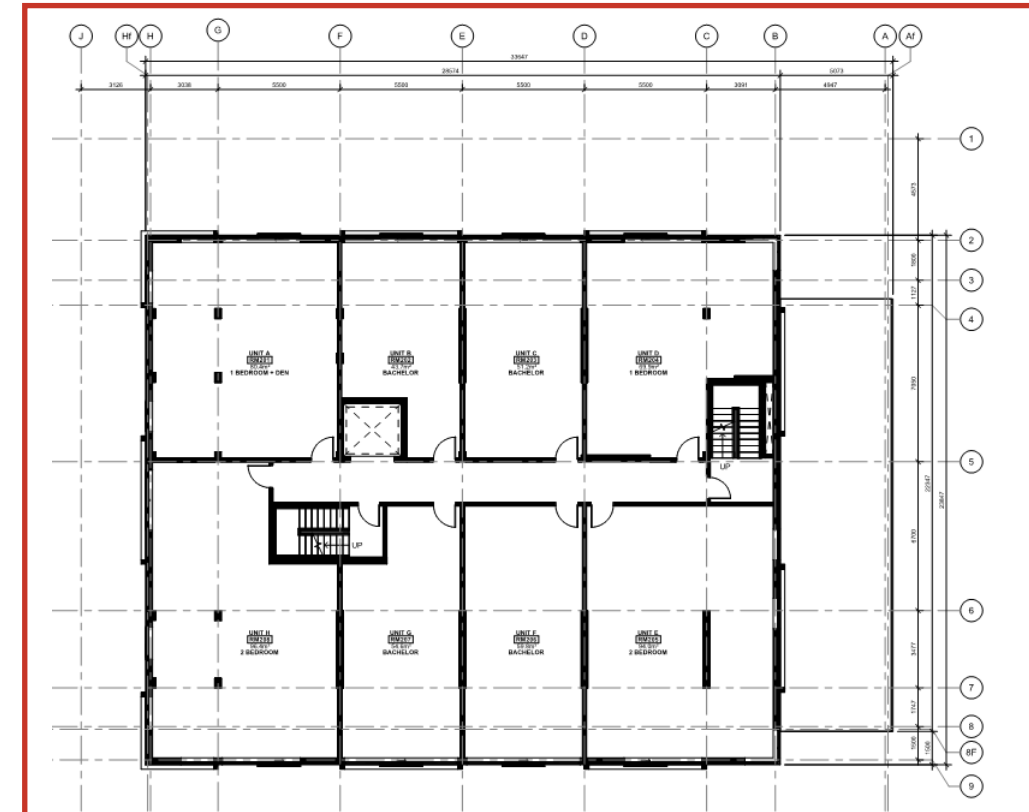
TOTAL FLOORS: 6

4 LEVEL PODIUM + 2 SETBACK PENTHOUSE LEVELS

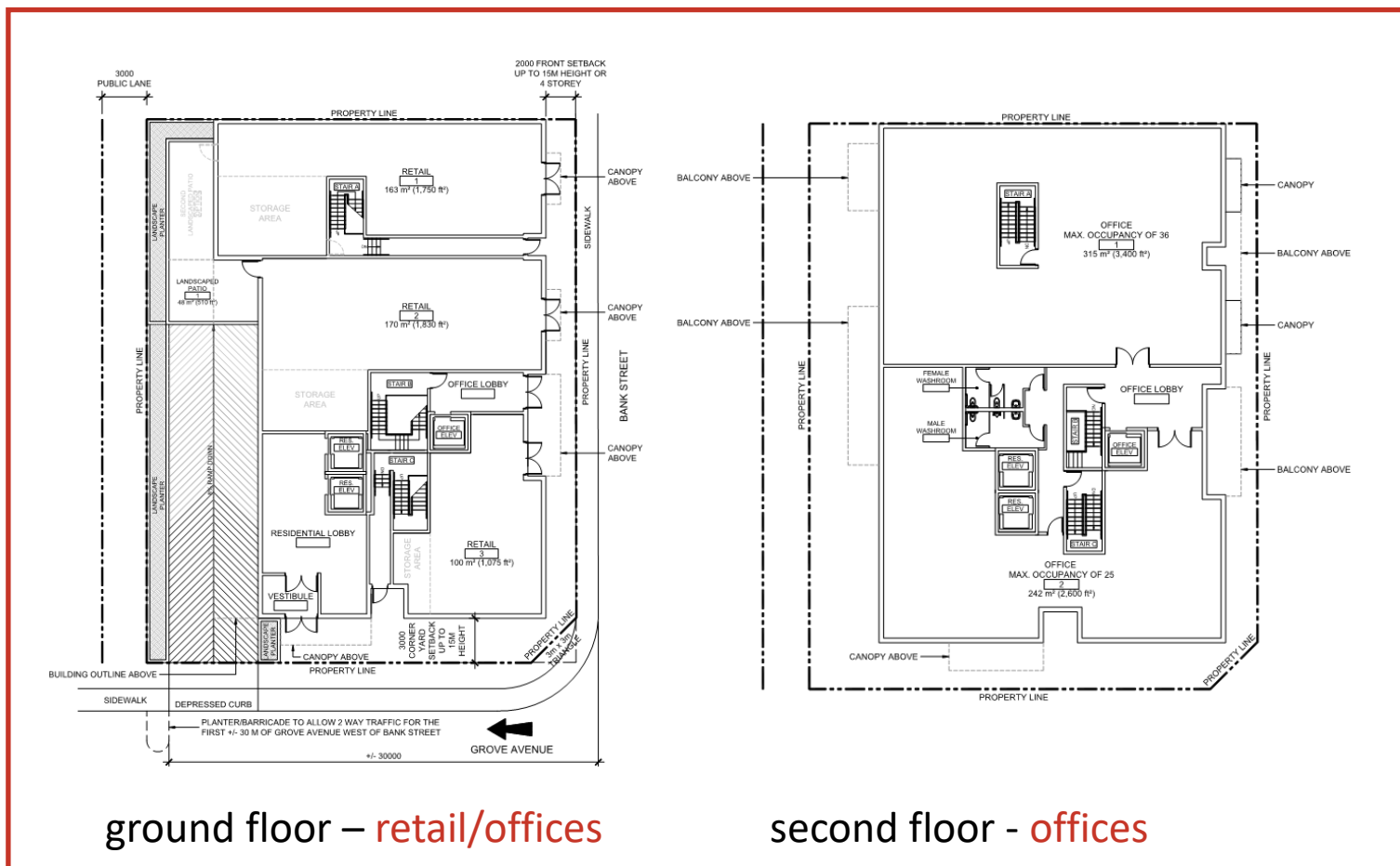




EARLY CONCEPTS

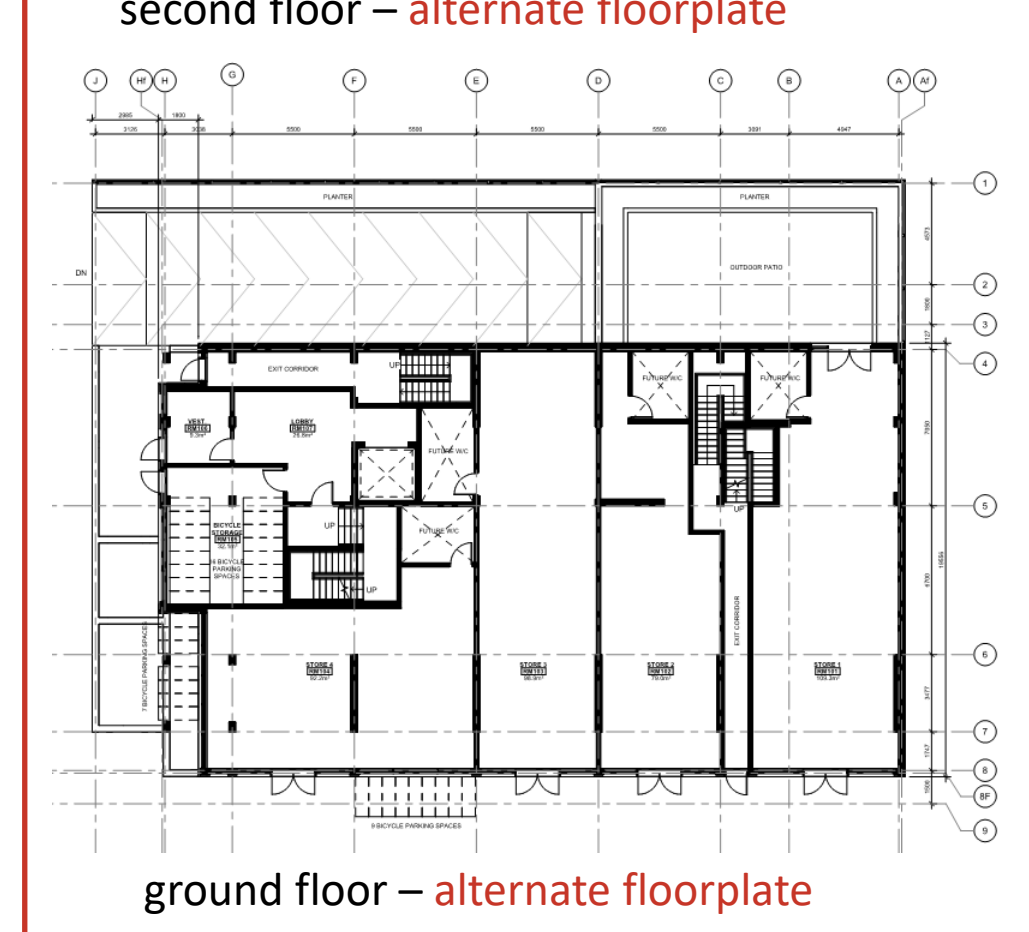


second floor – alternate floorplate



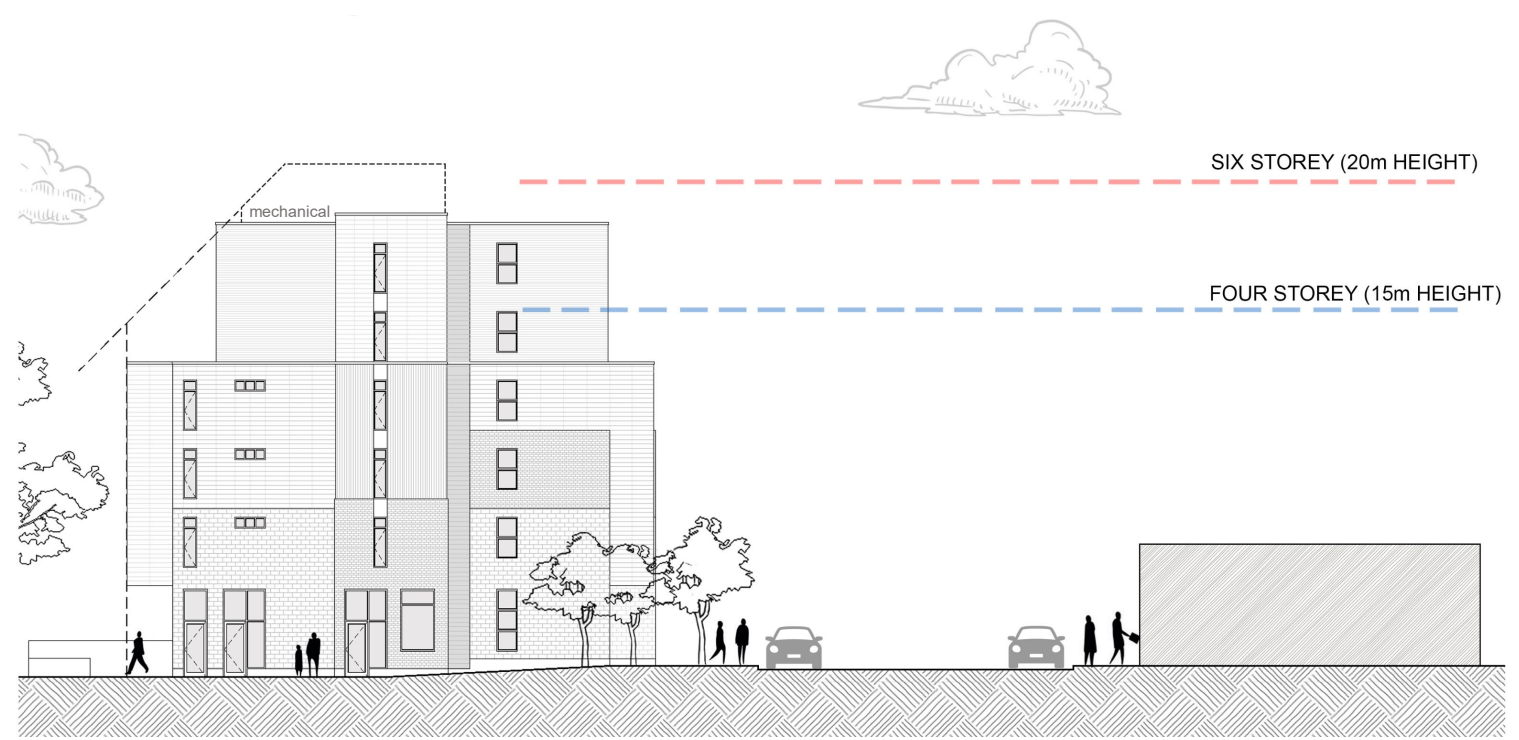
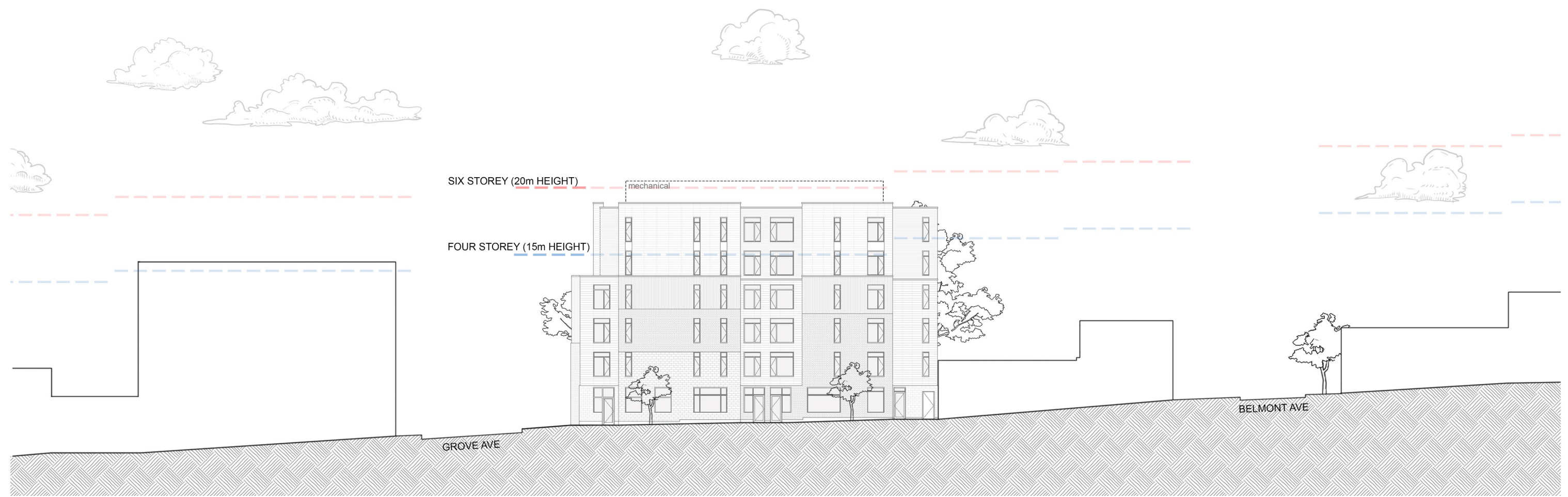
ground floor – retail/offices

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

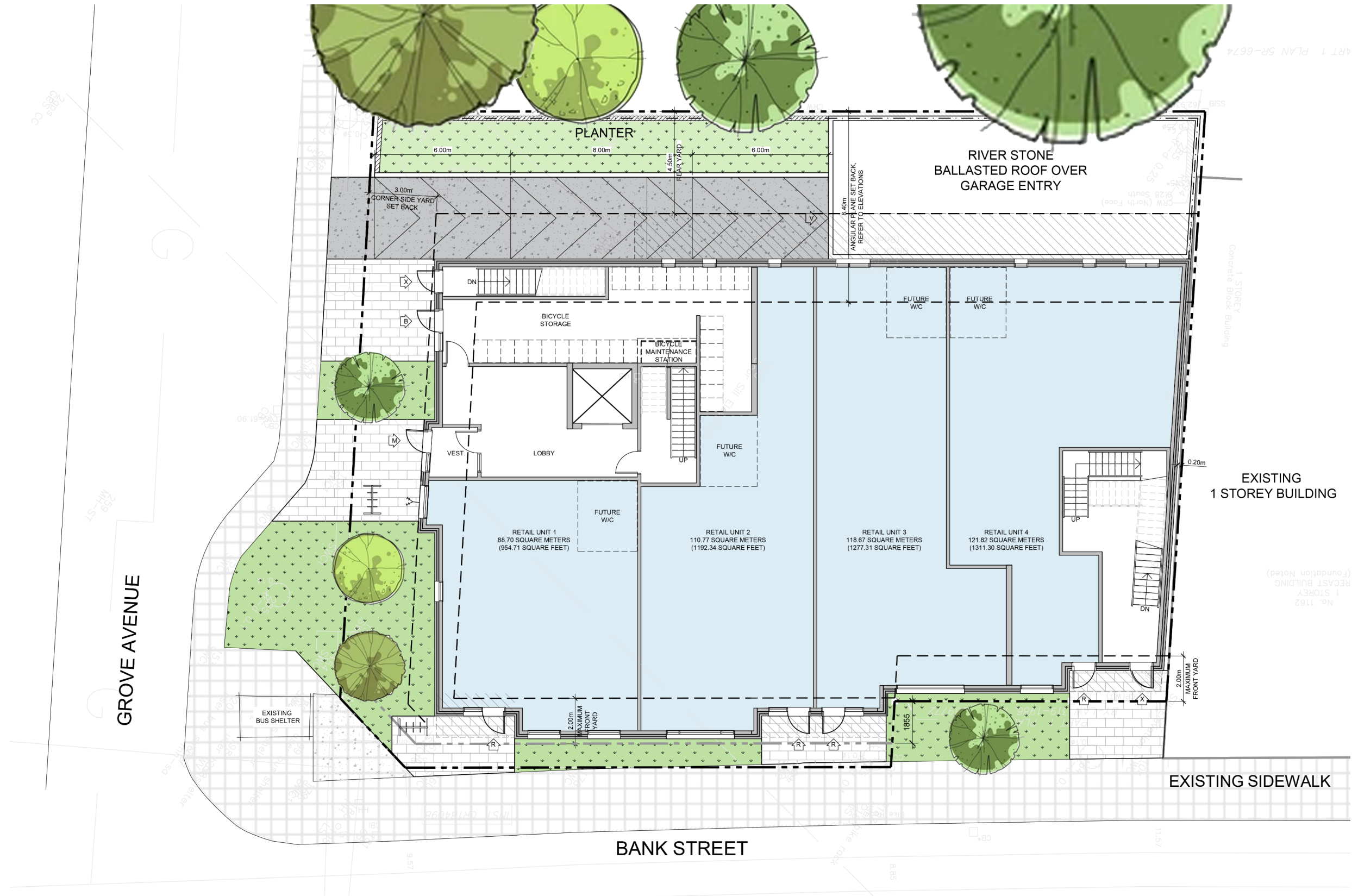
RED BRICK BELDEN BELCREST 500

ALUMINUM STOREFRONT C/W CLEAR GLASS

CORRUGATED METAL SIDING








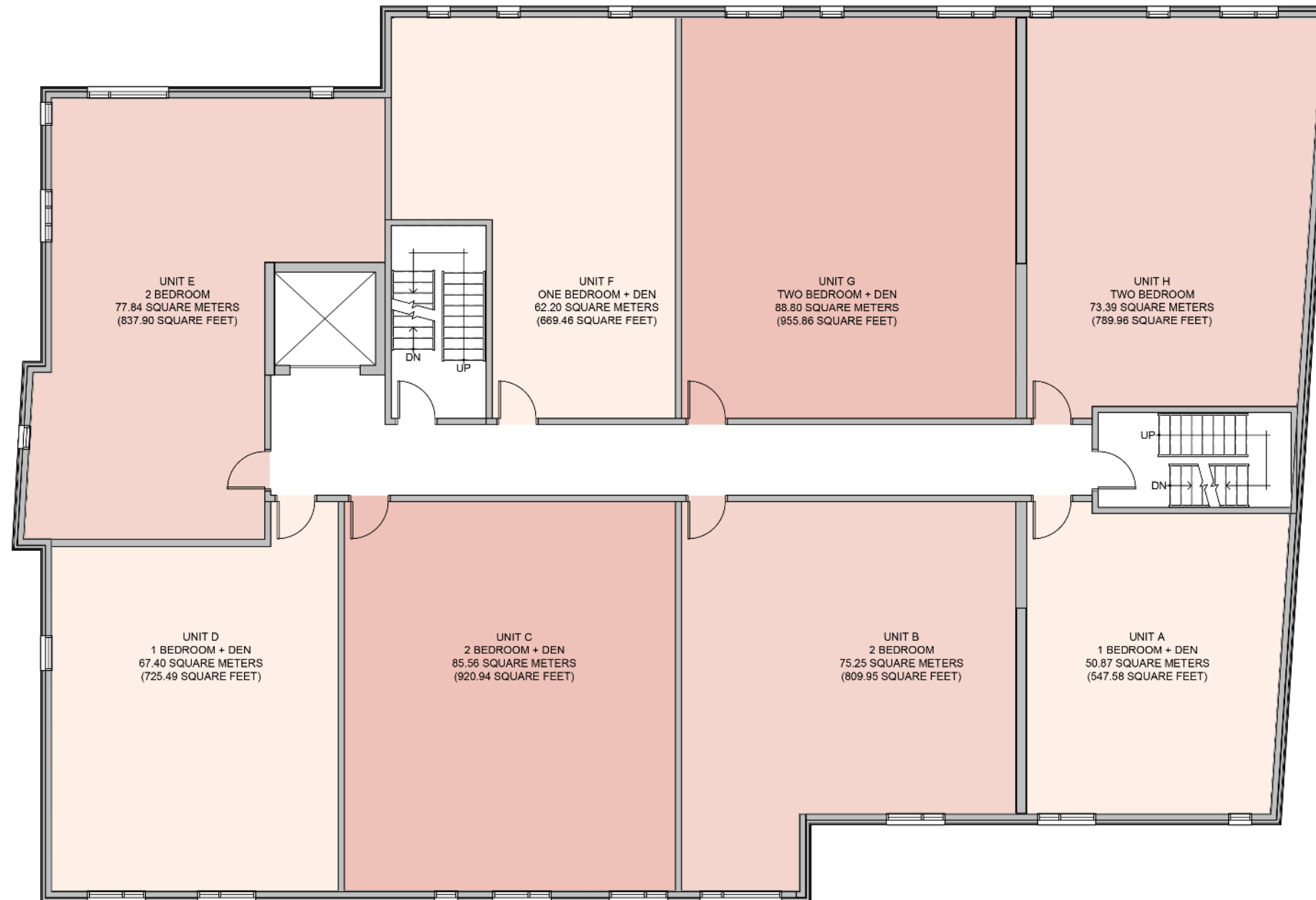
# PROJECT DEVELOPMENT GROUND FLOOR RETAIL PLAN





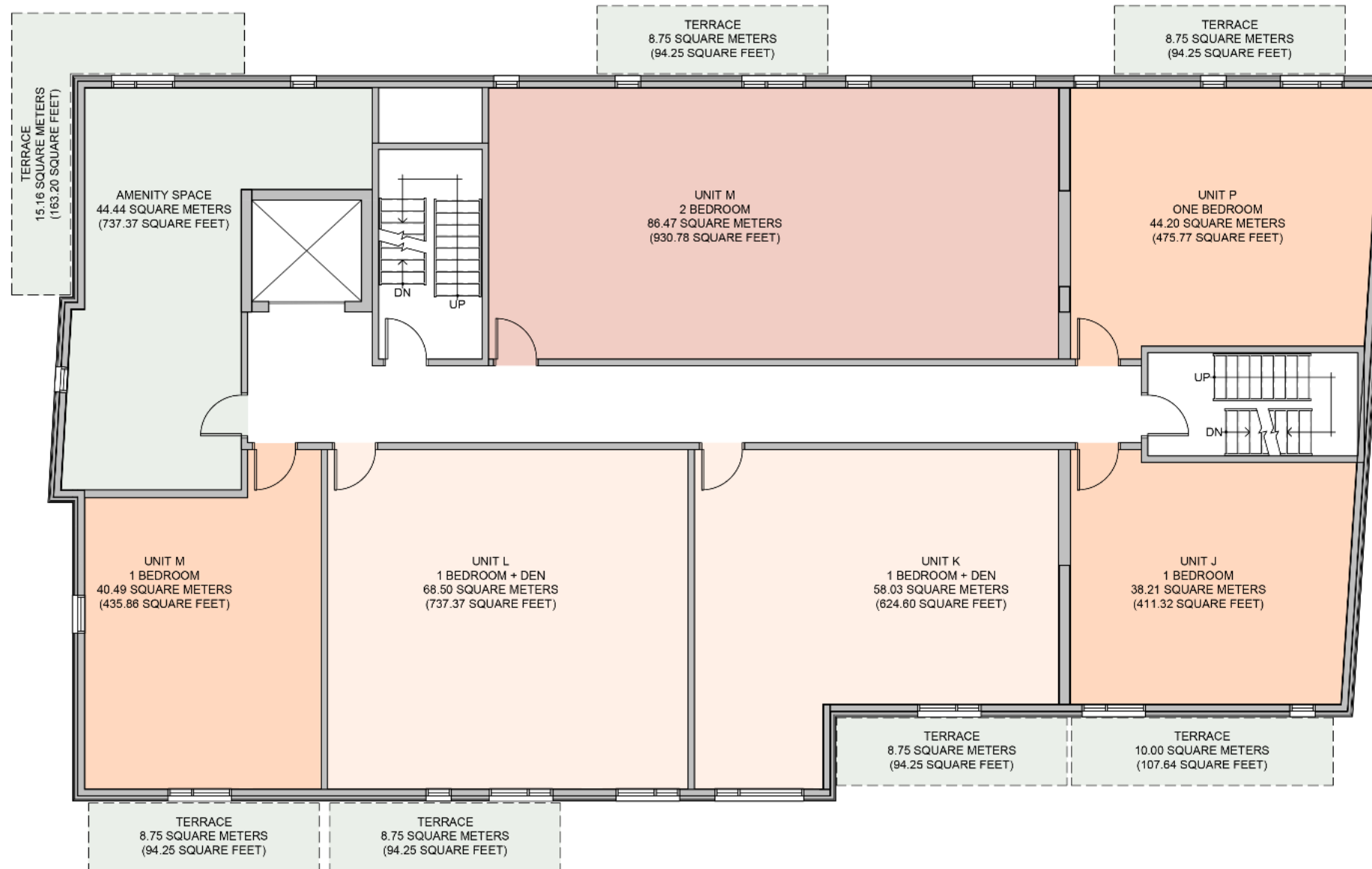
**PROJECT DEVELOPMENT**  
**SECOND – FOURTH FLOOR RESIDENTIAL**

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



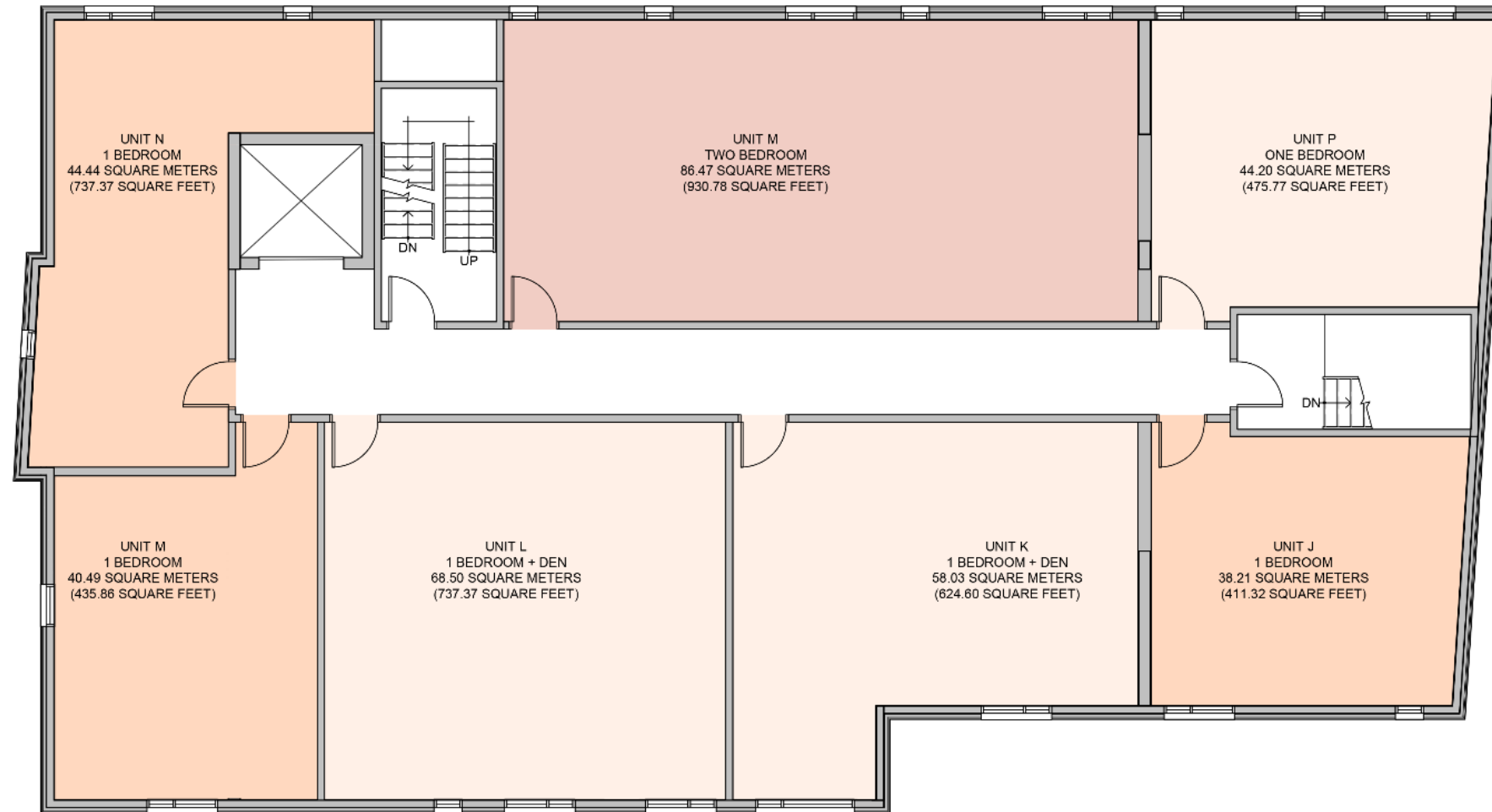


- 2 BED + DEN
- 2 BED
- 1 BED + DEN
- 1 BED
- AMENITY





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







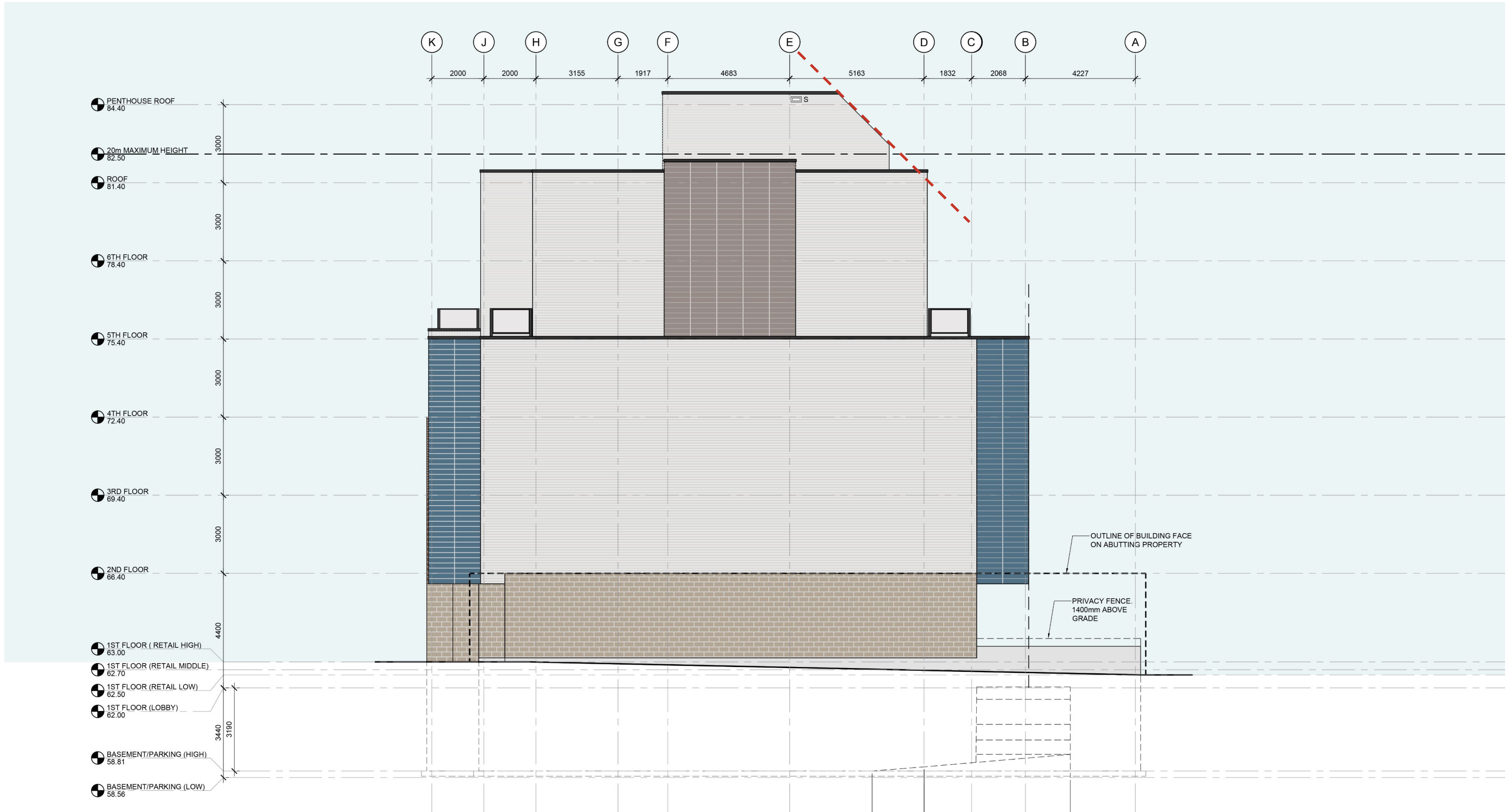






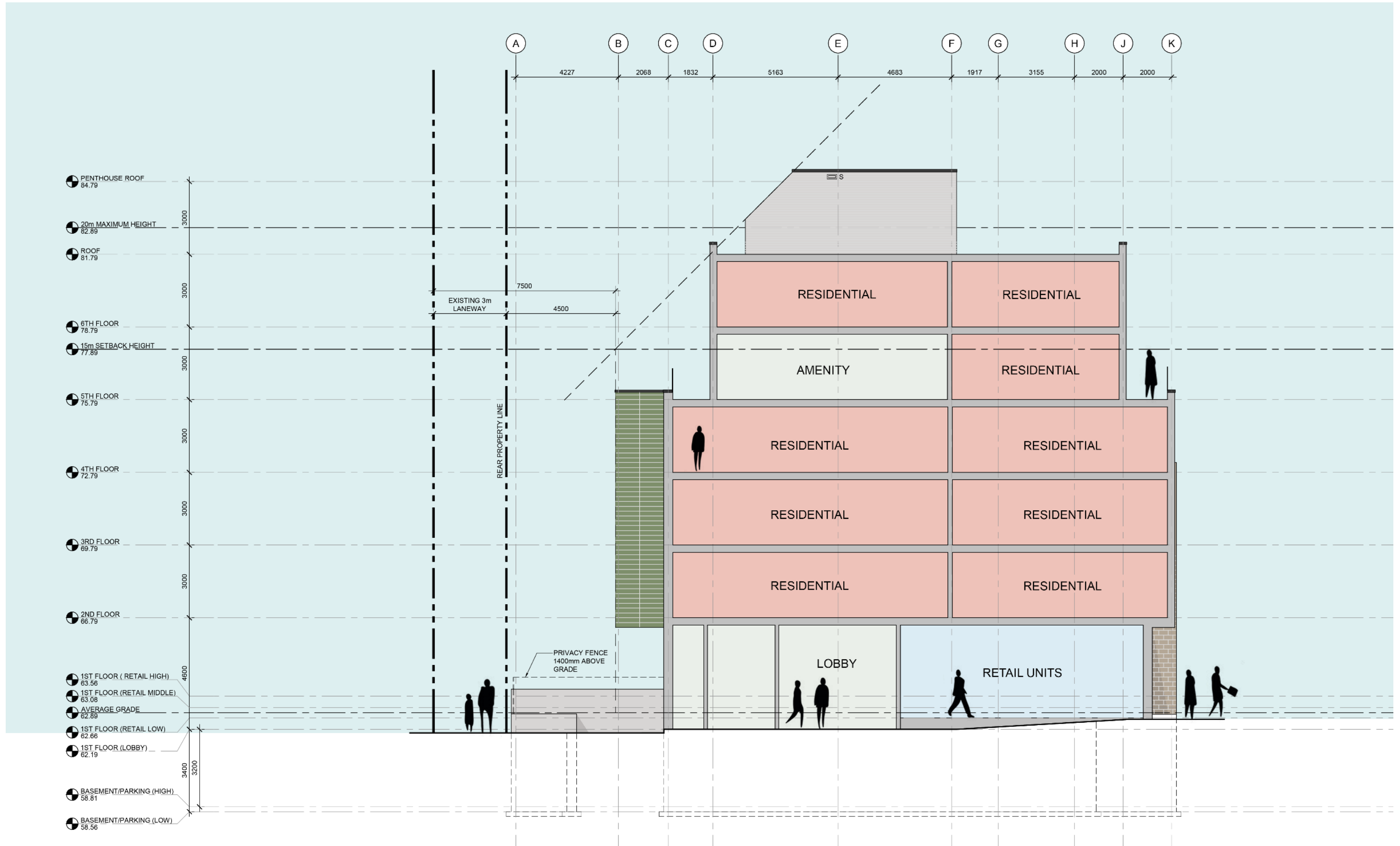




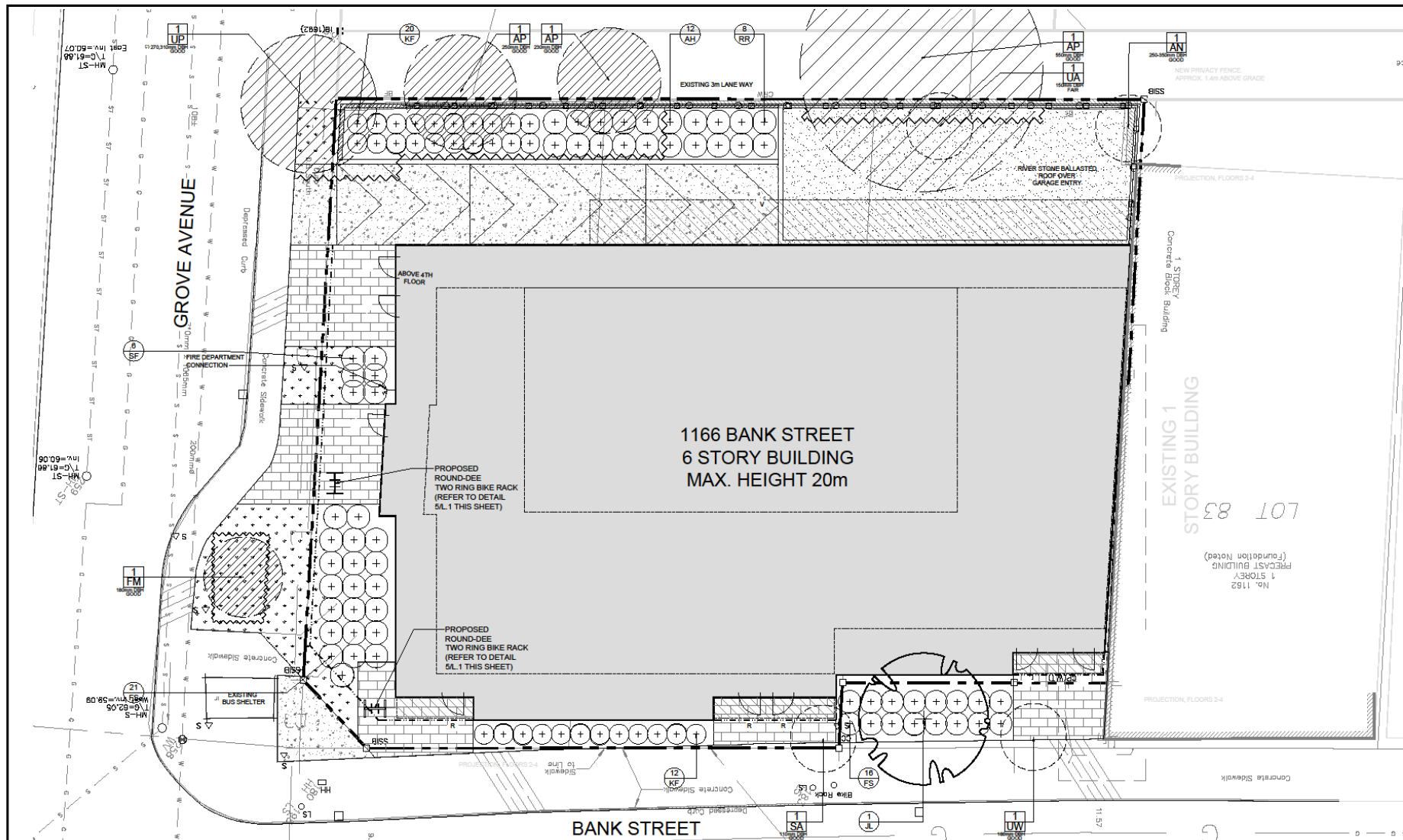




# PROJECT DEVELOPMENT SECTION







- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
  - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
  - The contractor is to restate all areas and items damaged as a result of construction activity.
  - The contractor is to comply with all pertinent codes and by-laws.
  - The contractor is to maintain a positive surface run-off throughout the entire construction period.
  - The Landscape Architect is not responsible for subsurface conditions.
  - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
  - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
  - Minimum distances for selected trees are as follows:
    - Building Foundations 7.0m
    - Sidewalks 1.5m
    - Public Streets 2.0m
    - Underground Infrastructure 2.0m
    - Watermain 2.0m
  - All trees within 1m of underground utility trenches are to be excavated by hand.
  - Remove all protective wrapping from tree trunks after installation.
  - Staking of trees shall only be performed if necessary.
  - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.
  - The current City of Ottawa standard and specifications have been used for this drawing.

CLIENT:  
**AMBASSADOR REALTY INC.**  
 185 SOMERSET ST. W., OTTAWA, ONTARIO  
 TEL: 613-233-1104

CONSULTANTS ARCHITECTS:  
  
**DCA**  
 A GROUP OF ARCHITECTS  
 201-1331 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8  
 WWW.ARCHITECTDCA.COM 613.725.2294

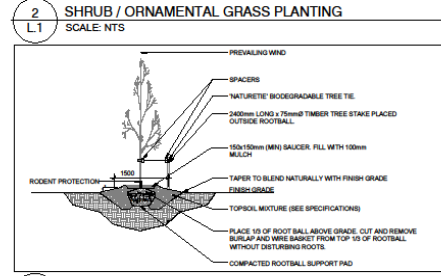
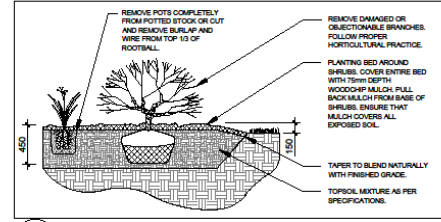
SURVEYORS:  
  
**ANNIS, O'SULLIVAN, VOLLEBECK LTD.**  
 14 Concordia Ave., Suite 800  
 Ottawa, Ont. K2E 7Y9  
 Phone: (613) 727-0857 / Fax: (613) 727-0270  
 Email: info@annos.com

CIVIL ENGINEERS:  
**EXP SERVICES INC.**  
 2650 Queenstreet Drive, Ottawa ON K2B 6Y6  
 Tel: (613) 688-1899

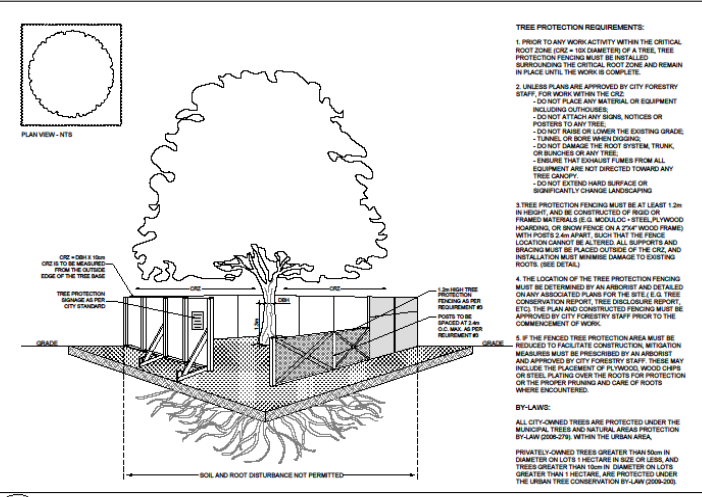
**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SOGGED GRASS AREA
- PROPOSED RIVERSTONE BALLAST
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- PROPOSED TREE PROTECTION FENCE
- PROPOSED TWO (2) RING BIKE RACK
- NEW PRIVACY FENCE APPROX. 1.4m HT. ABOVE GRADE (REFER TO ARCH DWG)

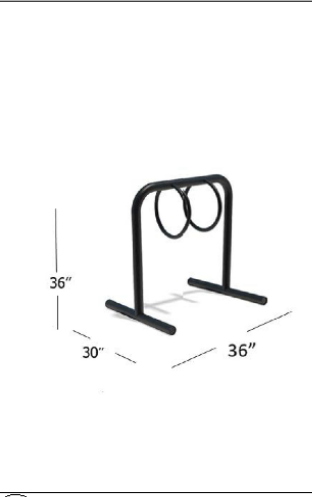
**1 TREE CONSERVATION REPORT & LANDSCAPE PLAN**  
 SCALE: 1:100



**3 DECIDUOUS TREE PLANTING**  
 SCALE: NTS



**4 TREE PROTECTION FENCE**  
 SCALE: NTS



**5 ROUND-DEE TWO RING BIKE RACK**  
 SCALE: NTS

**EXISTING TREE LIST**

KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
AN	1	<i>Acer negundo</i>	Manitoba Maple	250-300mm DBH	GOOD	To be removed	1166 Bank Street
AP	3	<i>Acer platanoides</i>	Norway Maple	230-500mm DBH	GOOD	To remain	5 Grove Avenue
FM	1	<i>Acer x freemanii</i>	Freeman's Maple	180mm DBH	GOOD	To remain	City of Ottawa
SH	1	<i>Sorbus x hybrida</i>	Quebec Mountain Ash	110mm DBH	GOOD	To be removed	City of Ottawa
UL	1	<i>Ulmus americana</i>	American Elm	150mm DBH	GOOD	To be removed	1166 Bank Street
UP	1	<i>Ulmus pumila</i>	Siberian Elm	270-310mm DBH	GOOD	To remain	City of Ottawa
UW	1	<i>Ulmus wilsoniana</i>	Prospector Elm	180mm DBH	GOOD	To be removed	City of Ottawa

**PROPOSED PLANT LIST**

KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
JL	1	<i>Syringa reticulata</i>	Japanese Tree Lilac	60mm CAL.	B&B	Single leader
<b>SHRUBS</b>						
AH	12	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gallon pot	Potted	1000mm o.c.
FS	37	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	800mm ht.	Potted	1000mm o.c.
RR	8	<i>Rosa rugosa</i>	Rugosa Rose	800mm ht.	Potted	1000mm o.c.
SF	6	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	800mm ht.	Potted	1000mm o.c.
<b>ORNAMENTAL GRASSES</b>						
KF	32	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Grass	250mm pot	Potted	800mm o.c.

3 REVISED PER NEW SITE PLAN 02/01/2023 M. J.

2 REVISED PER NEW SITE PLAN 12/12/2022 M. J.

1 ISSUED FOR DISCUSSION AND REVIEW 11/24/2022 M. J.

No. Issue Date DR CK

**JAMES B. LENNOX & ASSOCIATES INC.**  
**LANDSCAPE ARCHITECTS**  
 332 CARLING AVE. OTTAWA, ONTARIO K2B 1A6  
 Tel: (613) 722-5188 Fax: (613) 343-3942

PROJECT:  
 PROPOSED SIX STOREY BUILDING  
 1166 BANK STREET, OTTAWA ON

DRAWING:  
 TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP:

SCALE:  
 AS SHOWN

START DATE:  
 NOVEMBER 2022

PROJECT NO.:

PROJECT NORTH

DRAWING NO.:

**L.1**

PLOT SIZE ARCH-D