



# 99 FIFTH AVENUE OTTAWA

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## **SUBMISSION**

Initial Zoning Bylaw Amendment Submission

November 29, 2017

## **CLIENT**

Minto Communities

200-180 Kent Street, Ottawa, ON K1P 0B6

## **CONSULTANT TEAM**

Architecture	
TACT Architecture Inc.	660R College Street [rear lane], Toronto, On M6G 1B8
Landscape Architecture	
f.d. fountain Landscape Architecture & Urban Design	1735 Courtwood Crescent, Ottawa, ON K2C 3J2
Transportation	
IBI Group	333 Preston Street, Suite 400, Ottawa, ON K1S 5N4
Civil Engineering	
IBI Group	333 Preston Street, Suite 400, Ottawa, ON K1S 5N4
Planning	
Fotenn Consultants	223 McLeod Street, Ottawa, ON K2P 0Z8
Acoustics / Wind	
Gradient Wind Engineering Inc.	127 Walgreen Road, Ottawa, ON K0A 1L0
Survey	
Annis O'Sullivan Vollebakk Ltd.,	14 Concourse Gate, Suite 500, Ottawa, ON K2E 7S4
Heritage	
MTBA Associates Inc.	112 Nelson Street, Studio 102, Ottawa, ON K1N 7R5
Environmental	
Paterson Group	154 Colonnade Road South, Ottawa, ON K2E 7J5



Revision:

No.	Date	Revision
01	29.11.2017	INITIAL ZBA



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file: 819 Bank v13\_Option N- 171123 [server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Views**

drawn by  
**AS/AK**

checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**

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Municipal Address **99 Fifth Avenue**

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**No. Date Revision**  
 01 29.11.2017 INITIAL ZBA

<b>SITE</b>	Site Area		<b>3,696.8 sm</b>	39,792 sf
	Frontage	Fourth Ave. ±	54.2 m	177.8 f
		Bank St. ±	63.5 m	208.3 f
		Fifth Ave. ±	63.5 m	208.3 f
<b>BUILDING HEIGHT</b>	Established Grade		tbd	
	Height	±	25.95 m	* Excluding Mech penthouse
<b>GROSS FLOOR AREA</b>	Residential GFA		10,256 sm	110,390 sf
	Existing Commercial to Remain GFA		1,486 sm	16,000 sf
	<b>Total GFA</b>		<b>11,742 sm</b>	<b>126,390 sf</b>
<b>FLOOR SPACE INDEX</b>	Residential FSI		2.77	
	Retail FSI		0.40	
	<b>Total FSI</b>		<b>3.18</b>	
<b>UNIT COUNT</b>		unit count	% of total	
	Studio	6	5%	
	1BD	49	40%	
	2BD	69	56%	
	<b>Total Unit Count</b>	<b>124</b>	<b>100%</b>	
<b>AMENITY SPACE</b>		<b>required</b>	<b>provided</b>	
	Indoor Communal Amenity		250 sm	2,696 sf
	Outdoor Communal Amenity		398 sm	4,279 sf
	<b>Total Communal Amenity</b>	<b>372</b>	<b>648 sm</b>	6,975 sf
	Outdoor Private Amenity (terraces/balconies)	372	1,195 sm	12,868 sf
<b>Total Amenity Space</b>	<b>744 sm</b>	<b>1,843 sm</b>		
<b>PARKING COUNT</b>	Resident Stalls	56	111	
	Visitor Stalls	11	5	
	Commercial Stalls		6	
	<b>Total Parking Count</b>	<b>67</b>	<b>122</b>	
	Barrier-free spaces <i>included in total</i>		4	
<b>BICYCLE PARKING</b>	At Grade		46	
	Below Grade		37	
	<b>Total Residential Bicycle Spaces</b>	<b>62</b>	<b>83</b>	

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client  
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**Site Statistics**

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**Monday, November 29, 2017**

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**PART 1** Plan of  
**LOTS 18 to 21 (EAST BANK STREET) AND**  
**LOTS 36 AND 37 (NORTH FIFTH AVENUE)**  
**REGISTERED PLAN 34756 AND**  
**LOTS 36 AND 37 (SOUTH FOURTH AVENUE)**  
**REGISTERED PLAN 35085**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



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

**Surveyor's Certificate**

- The survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Tax Act and the regulations made under them.
- The survey was completed on the 15th day of August, 2017.

Date: 15/08/2017  
 Signature: [Handwritten Signature]  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEYOR'S REPORT DATED: September 7, 2017

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
 Minto Properties Inc. (The Client) the irrevocable,  
 non-transferable, and other related terms, permission to use, reprint, spread, and  
 copy of the Surveyor's Real Property Report in connection with the Client.

**Notes & Legend**

Symbol	Description
—	Survey Monument Placed
■	Survey Monument Found
▣	Standard Iron Bar
▢	Short Standard Iron Bar
⊕	Iron Bar
⊗	C.U. Cross
⊙	Concrete Pin
⊚	Round Iron Bar
⊛	Short Standard Iron Bar
⊜	Iron Bar
⊝	Witness
⊞	Measurement
⊟	Arms, O'Sullivan, Vollebek Ltd.
⊠	Registered Plan 35085
⊡	Registered Plan 34756
⊢	IAOQ Plan dated October 20, 1986
⊣	IAOQ Plan dated November 10, 1987
⊤	IBS Plan dated August 22, 2003
⊥	IAOQ Plan dated June 17, 1997
⊦	IAOQ Plan dated November 22, 2001
⊧	(1319) Plan dated September 17, 1993
⊨	RR-14518
⊩	Deciduous Tree
⊪	Catch Basin
⊫	Gas Meter
⊬	Traffic Signal Post
⊭	Bo'ard
⊮	Parking Meter
⊯	Board Fence
⊰	Metal Fence
⊱	Bike Rack
⊲	Light Fixture
⊳	Concrete Curb with Metal Fence
⊴	Utility Pole
⊵	Anchor
⊶	Art (Landmarker)
⊷	Diagram
⊸	Location of Elevation
⊹	Top of Concrete Curb Elevation
⊺	Sub Surface Elevations
⊻	Overhead Wires
⊼	Property Line

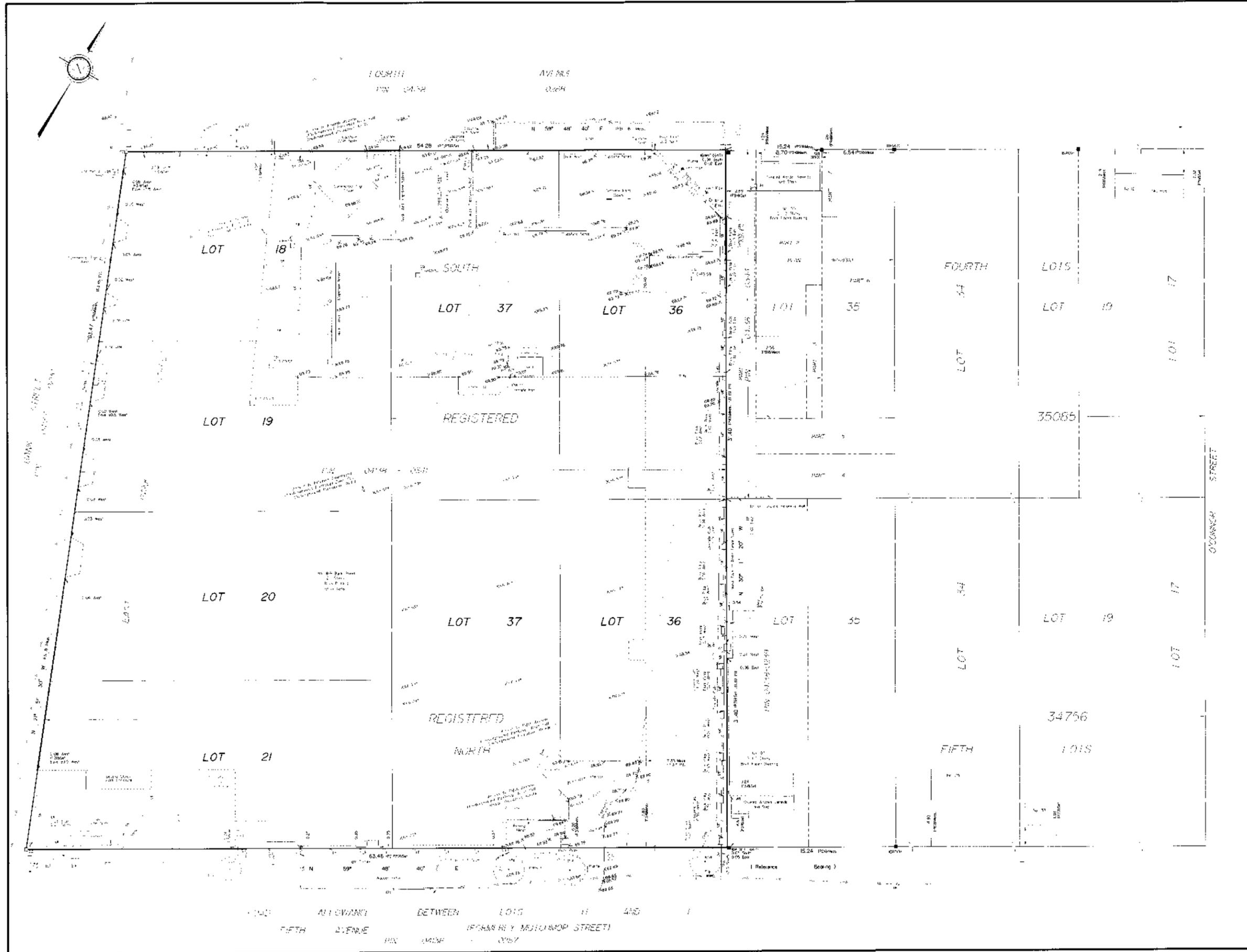


Bearings are azimuths measured from the northern limit of 4th Avenue  
 shown to have a bearing of 109° 46' 42" on the east side of 4th Ave.

- ELEVATION NOTES**
- Elevations shown are geoidetic and are related to the CGVD28 geoidetic datum.
  - It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

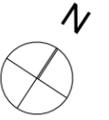
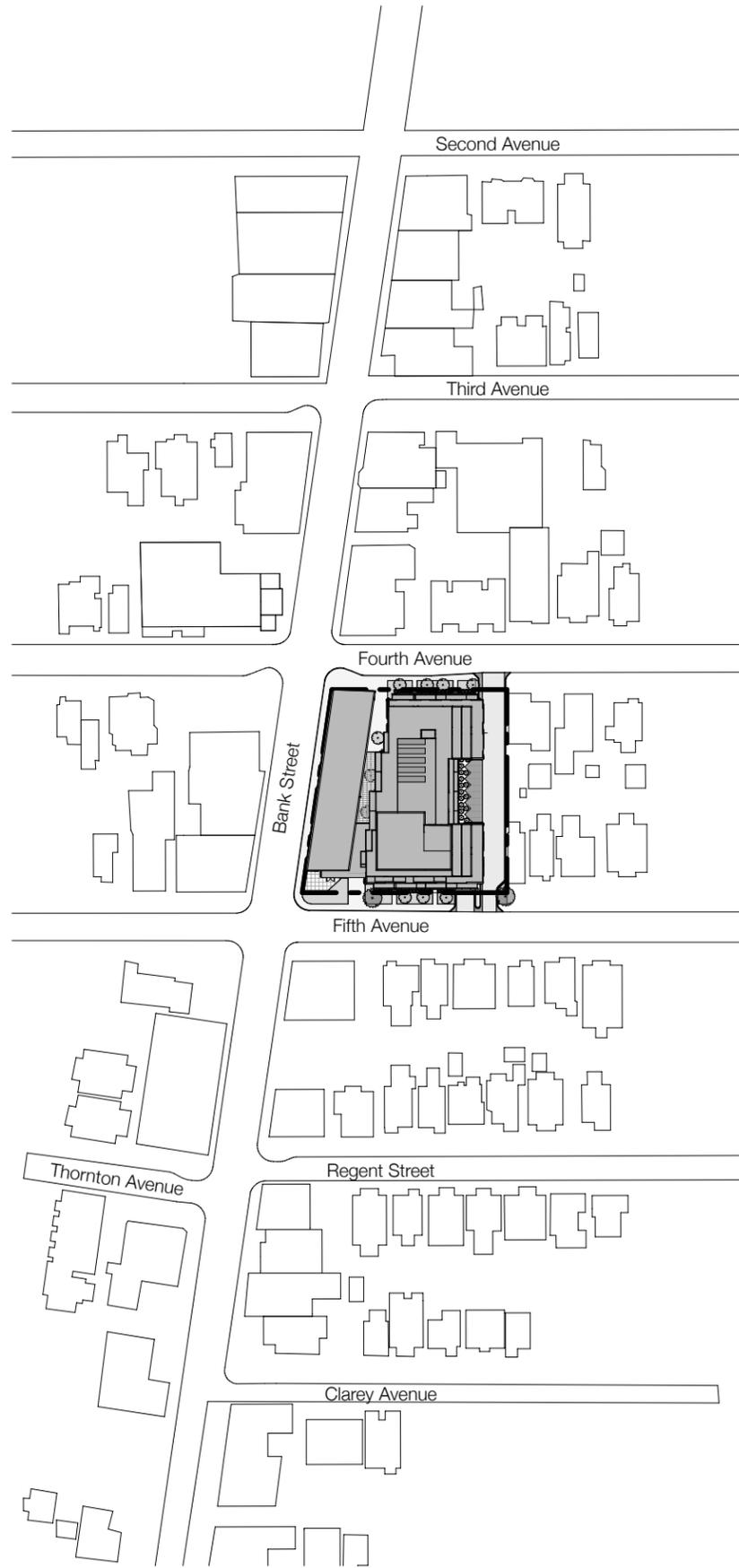
- UTILITY NOTES**
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
  - Only visible surface utilities were located.
  - A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 14 Concourse Gate, Suite 300  
 Ottawa, Ont. K2P 7R8  
 Phone: (613) 721-6666 / Fax: (613) 727-1078  
 Website: www.annis-sullivan.com  
 License No. 6672 / Reg. No. 28817 / Reg. No. 28817 / Reg. No. 28817



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**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Context Plan**

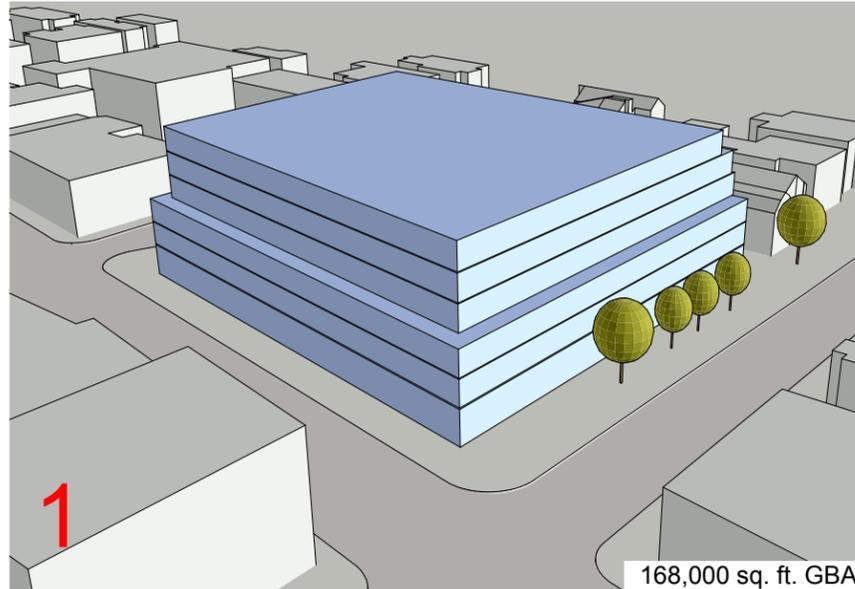
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issue date  
**Monday, November 29, 2017**

scale  
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job number  
**1716**

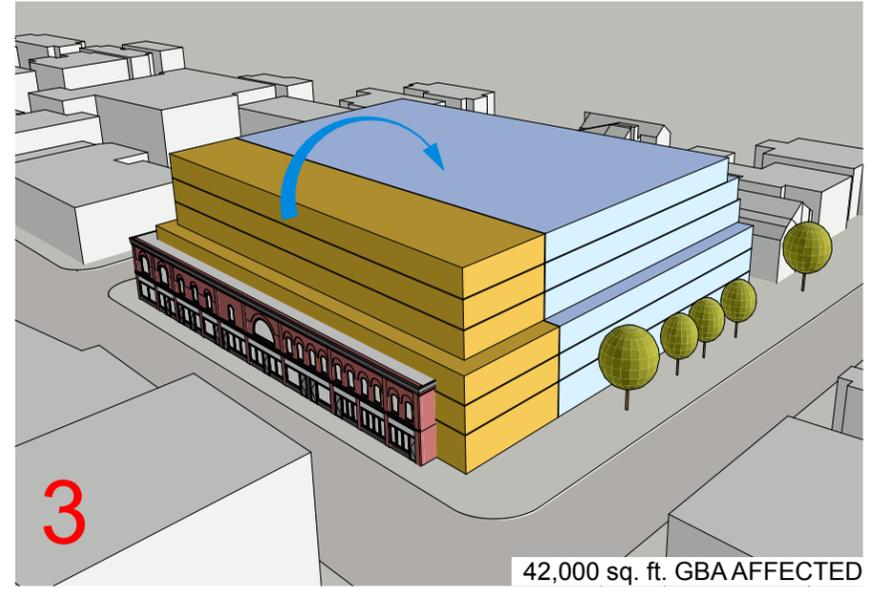
FULL REMOVAL OPTION - 6 STOREY POLICY AS OF RIGHT



CONSIDERATION OF HISTORIC BANK STREET BUILDINGS

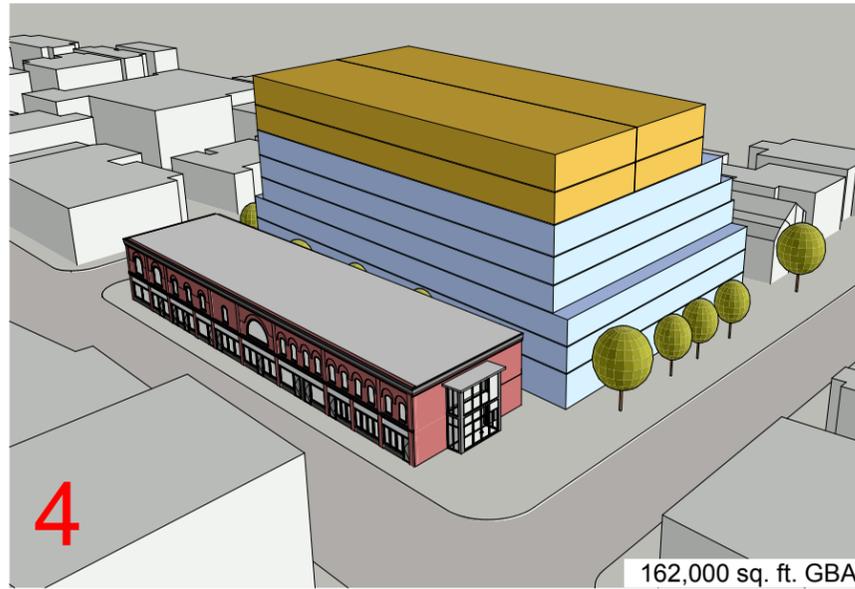


SHIFTING OF VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS



MASSING DESIGN ITERATION PROCESS

REDISTRIBUTE LOST VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS



ARTICULATE VOLUME ON PROPOSED 8 STOREY BUILDING



MASSING DESIGN ITERATION PROCESS

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**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

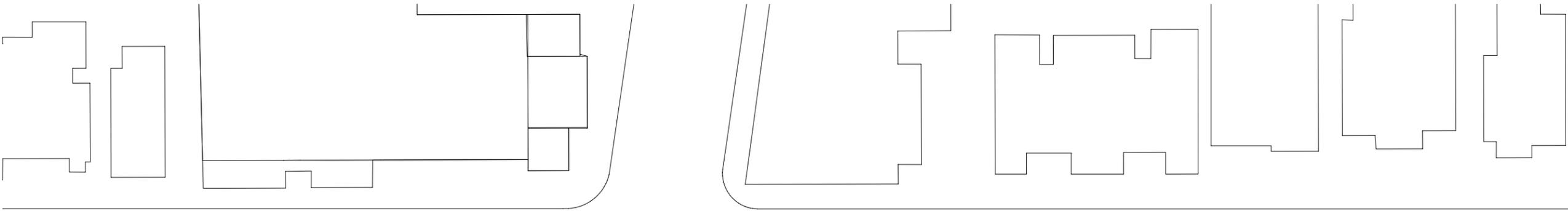
sheet title  
**Massing Diagram**

drawn by  
**AS/AK** checked by  
**PJ**

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**Monday, November 29, 2017**

scale

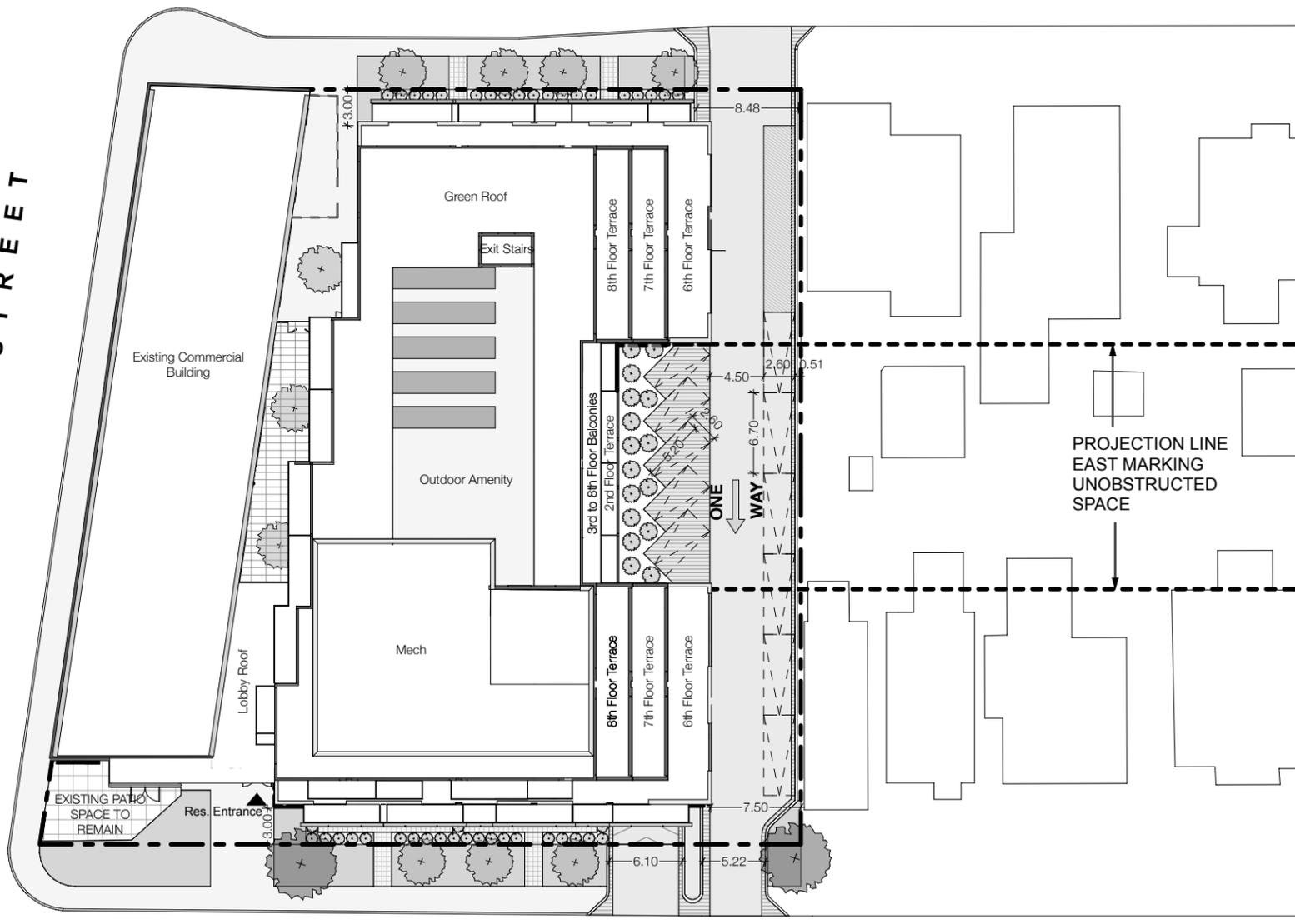
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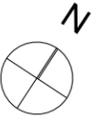
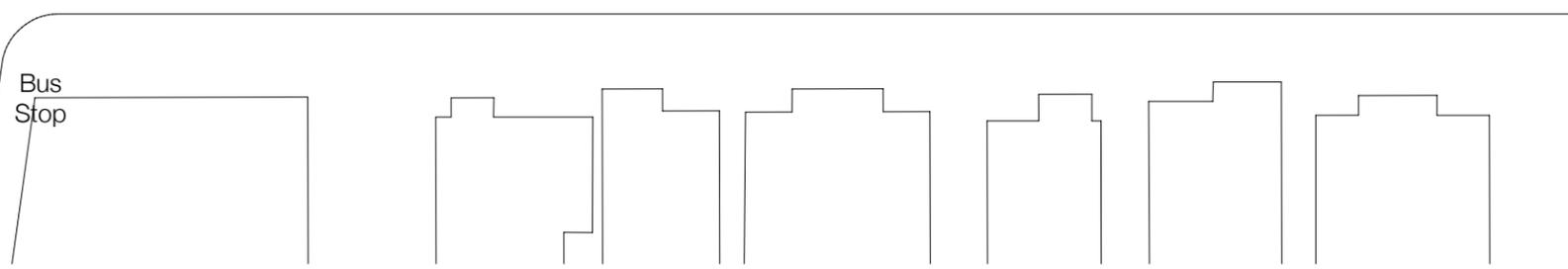
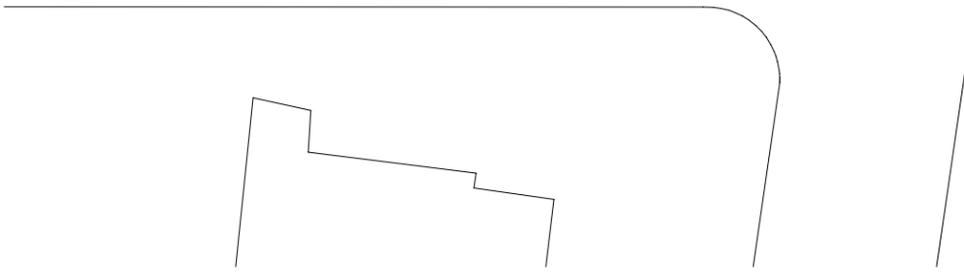
**F O U R T H   A V E N U E**



**B A N K   S T R E E T**



**F I F T H   A V E N U E**



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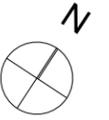
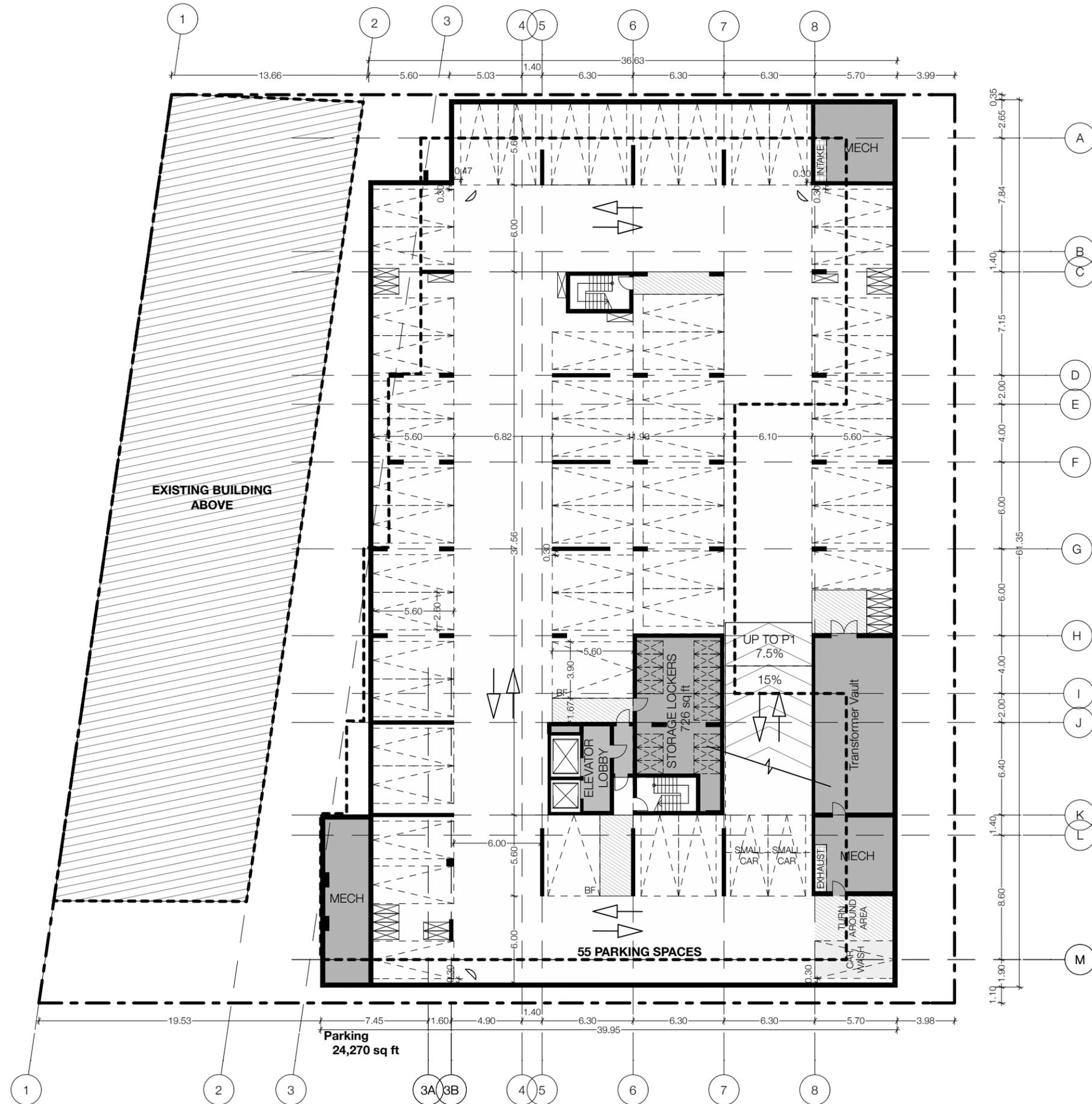
sheet title  
**Site Plan**

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issue date  
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scale  
**1:500**

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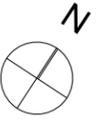
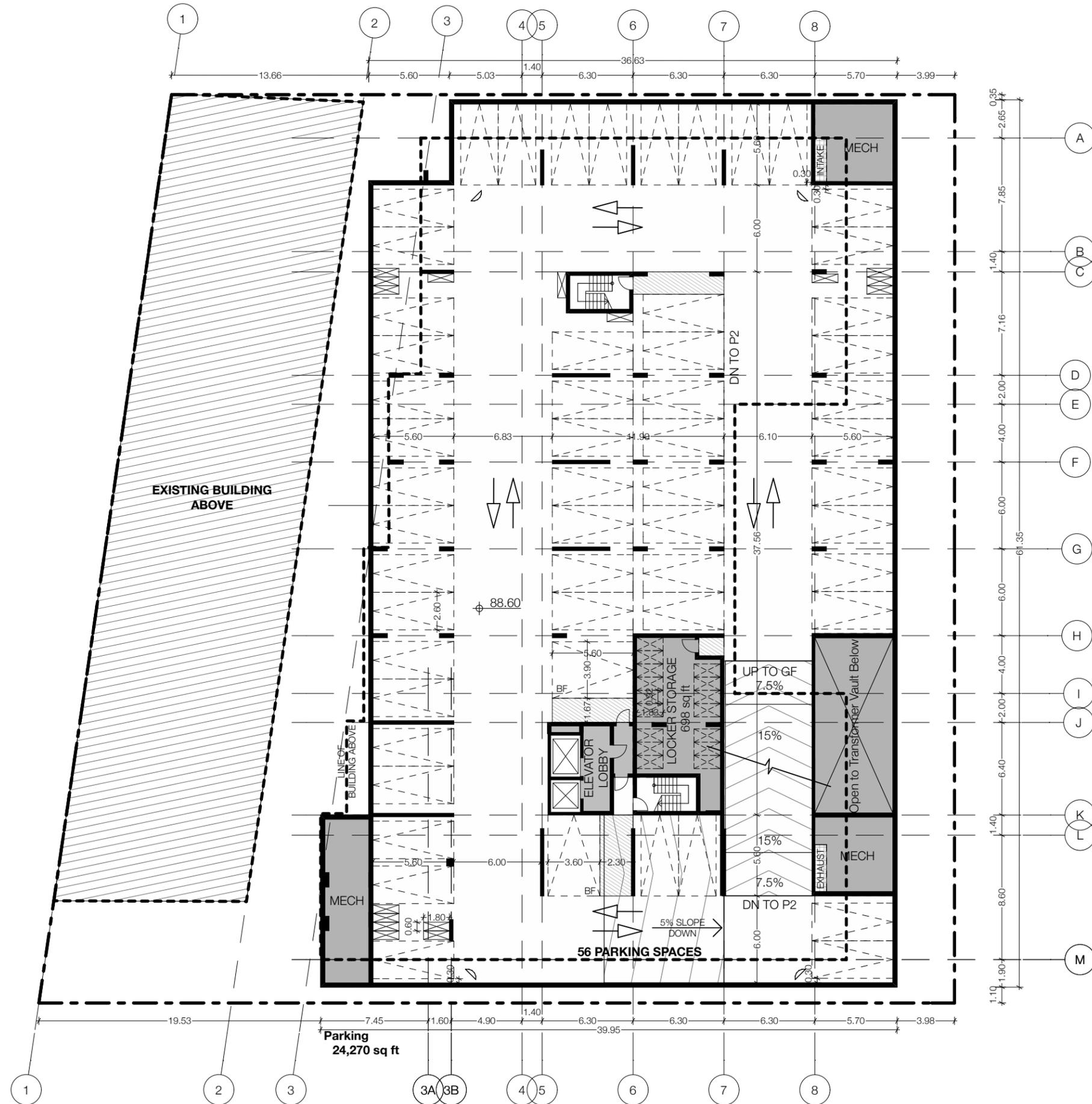
sheet title  
**P2 Plan**

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scale  
**1:300**

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**P1 Plan**

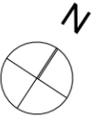
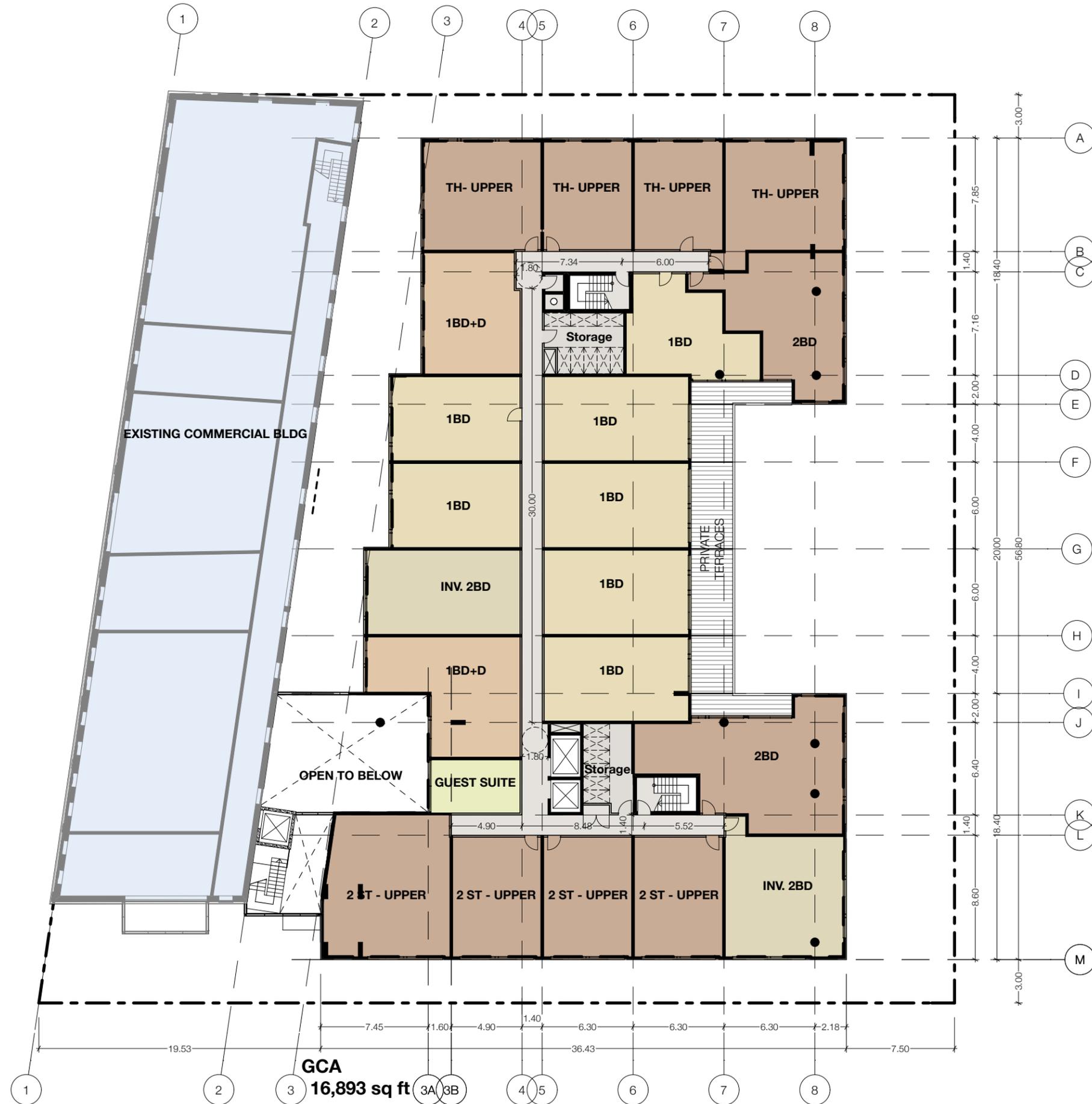
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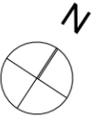
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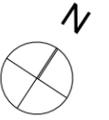
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**3F**

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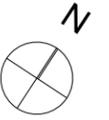
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**4F**

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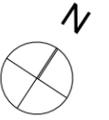
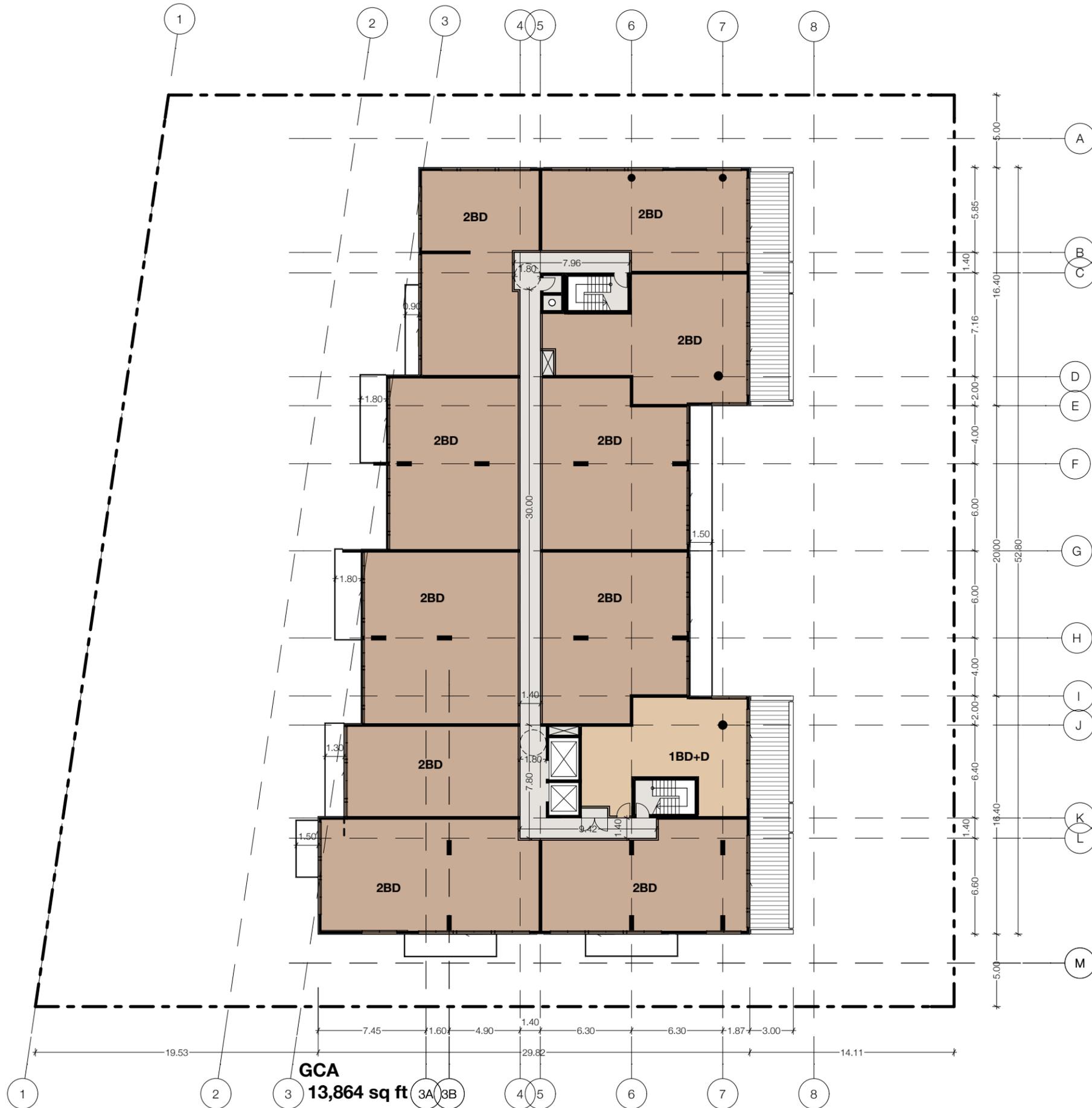
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job number  
**1716**





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file: 819\_Bank\_v13\_Option N- 171123 [server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

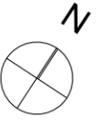
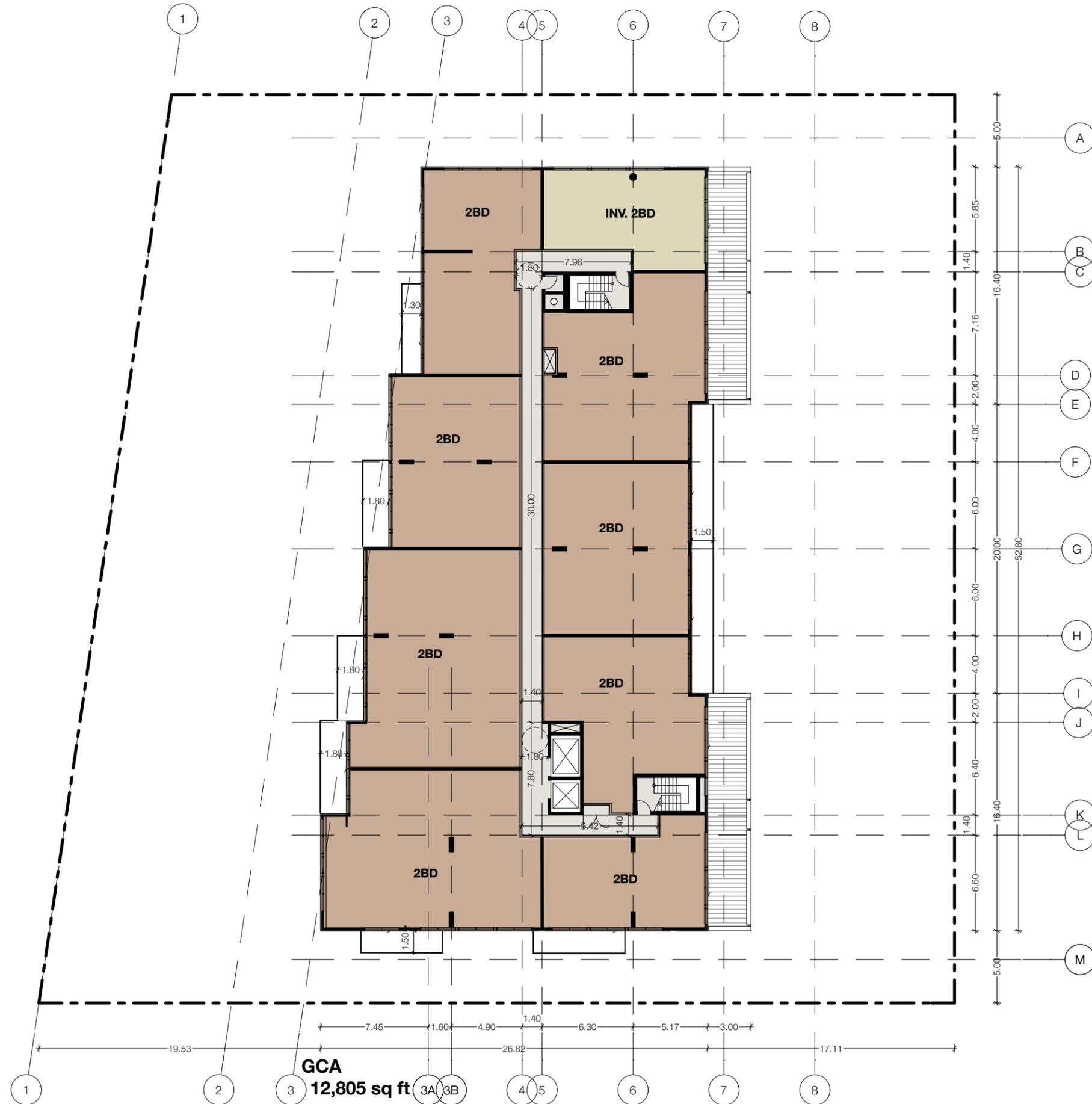
sheet title  
**7F**

drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:300**

job number  
**1716**



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file: 819\_Bank\_v13\_Option N- 171123 [server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

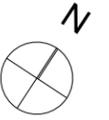
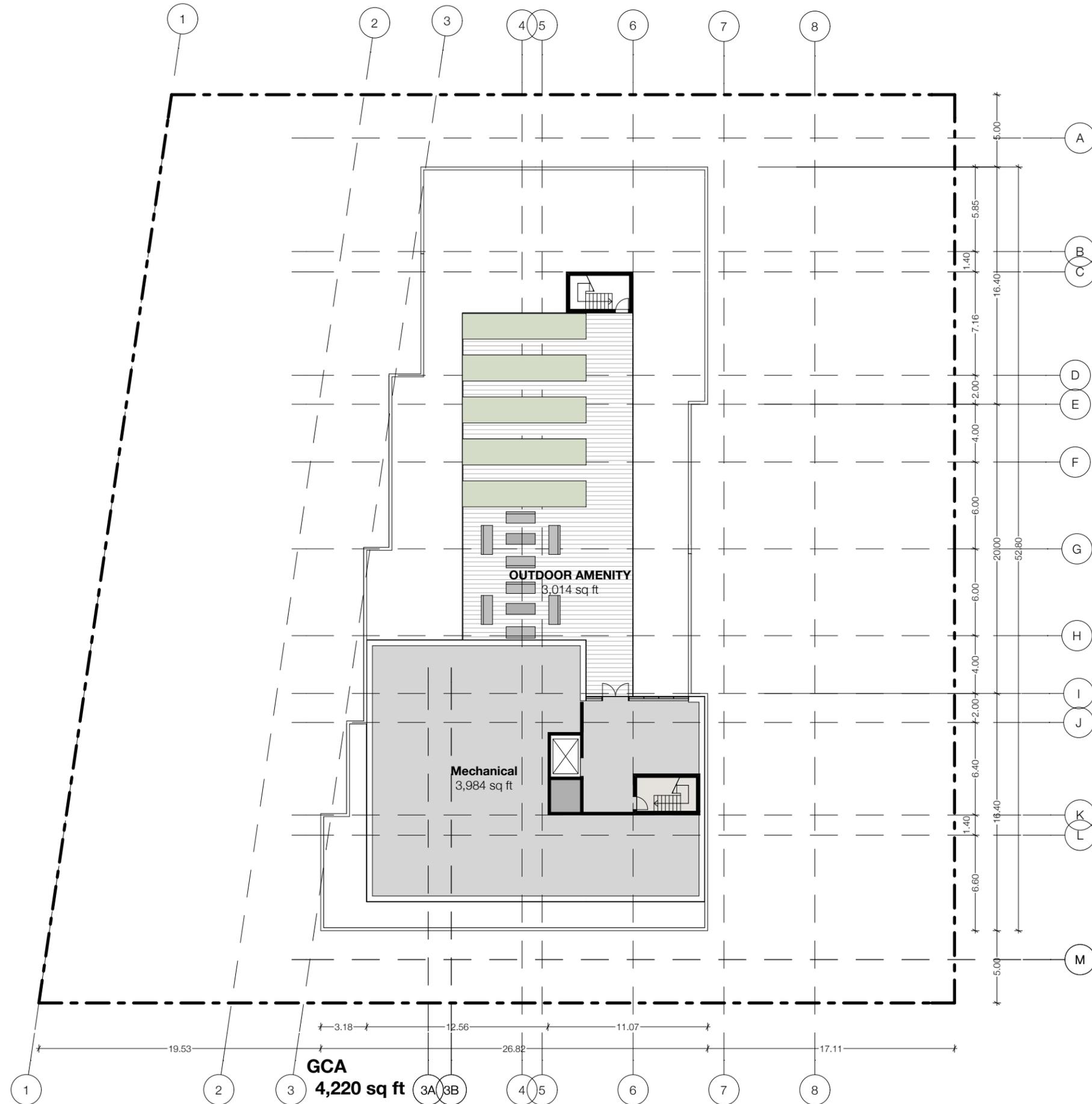
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drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:300**

job number  
**1716**



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

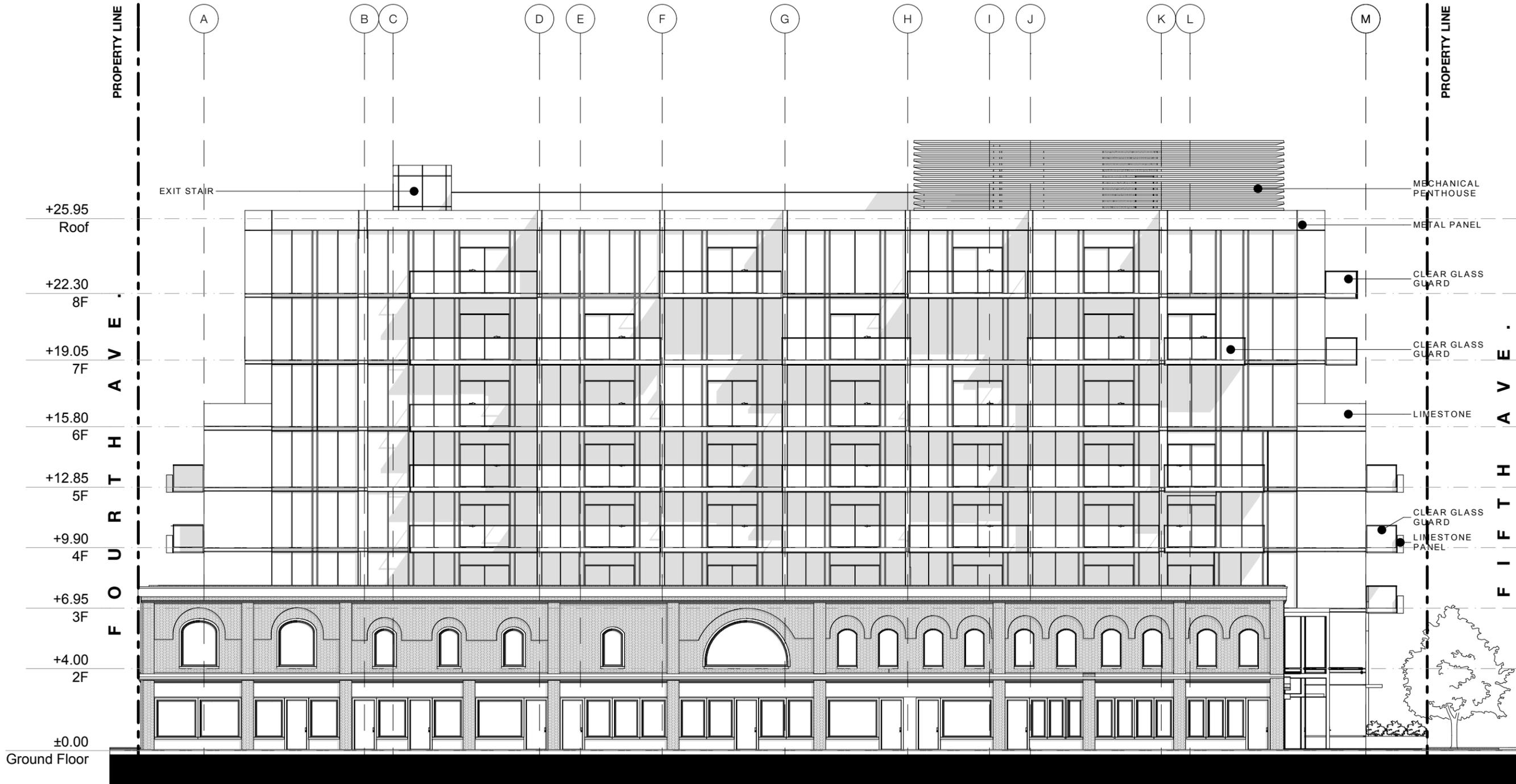
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**Roof Plan**

drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:300**

job number  
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**99 Fifth Avenue Ottawa**

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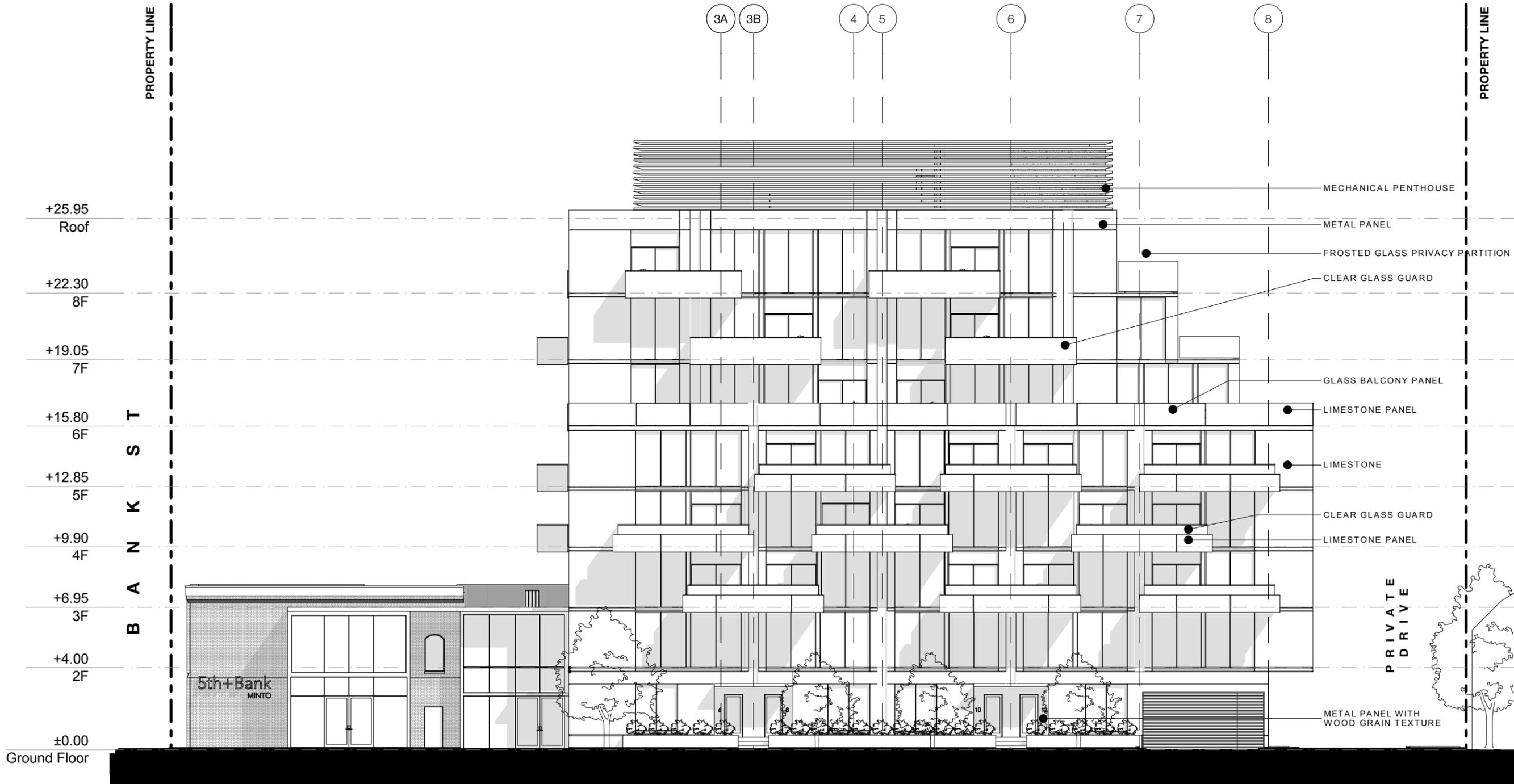
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**West Elevation**

drawn by  
**AS/AK** checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:200**

job number  
**1716**



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file: 819\_Bank\_v13\_Option N- 171123 [server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

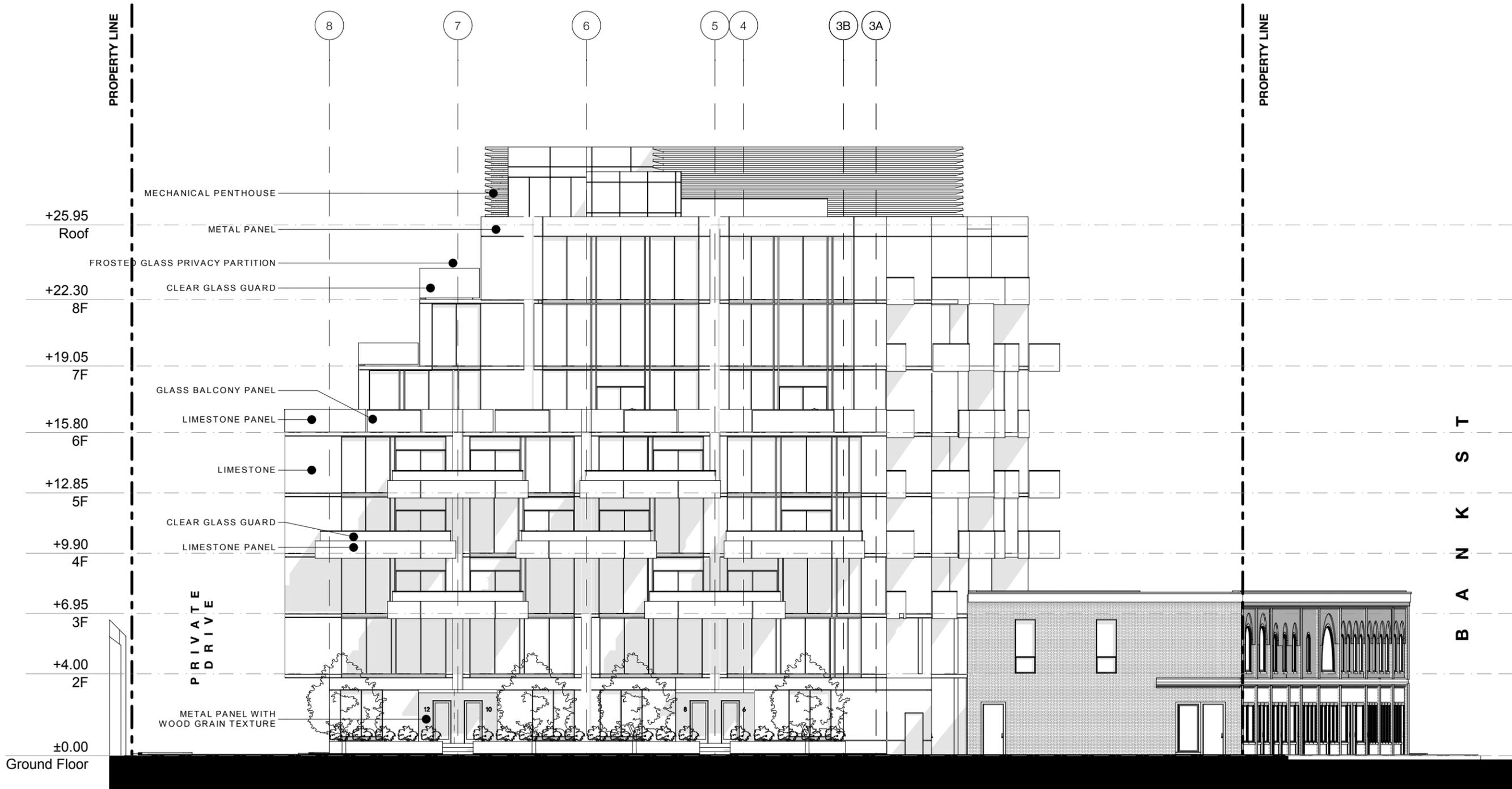
sheet title  
**South Elevation**

drawn by  
**AS/AK** checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:200**

job number  
**1716**



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**North Elevation**

drawn by  
**AS/AK** checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:200**

job number  
**1716**



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**East Elevation**

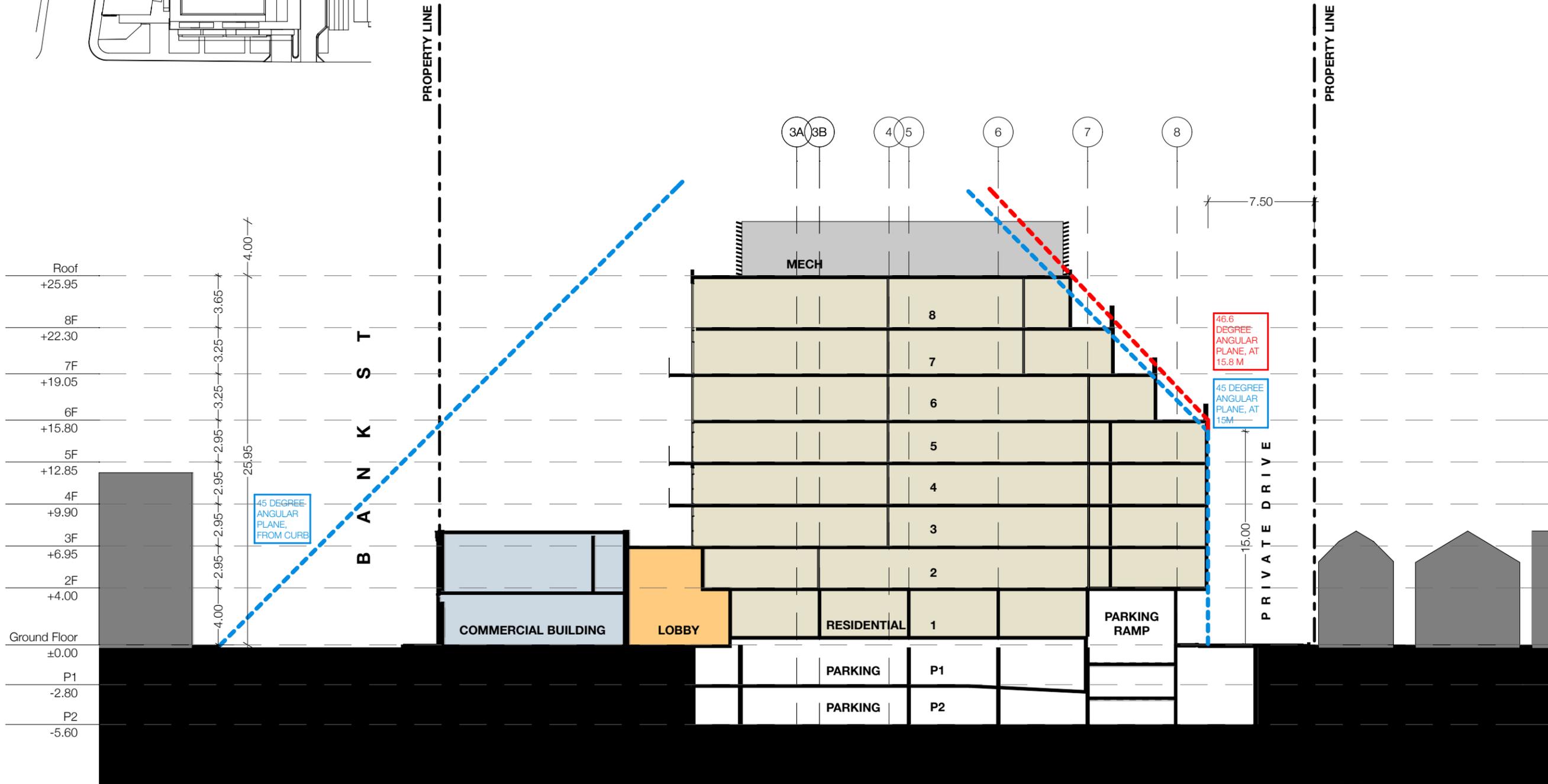
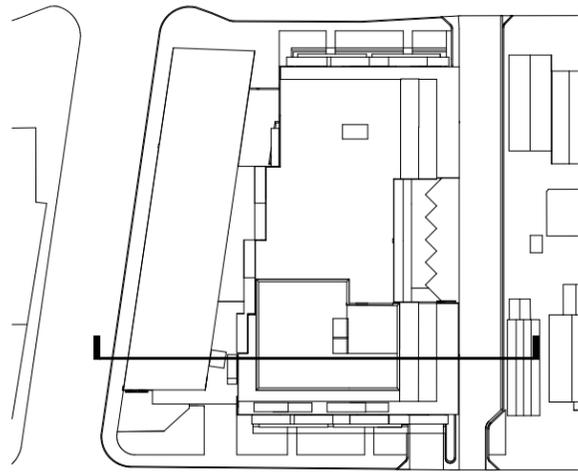
drawn by  
**AS/AK** checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale  
**1:200**

job number  
**1716**

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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Section A-1**

drawn by **AS/AK** checked by **PJ**

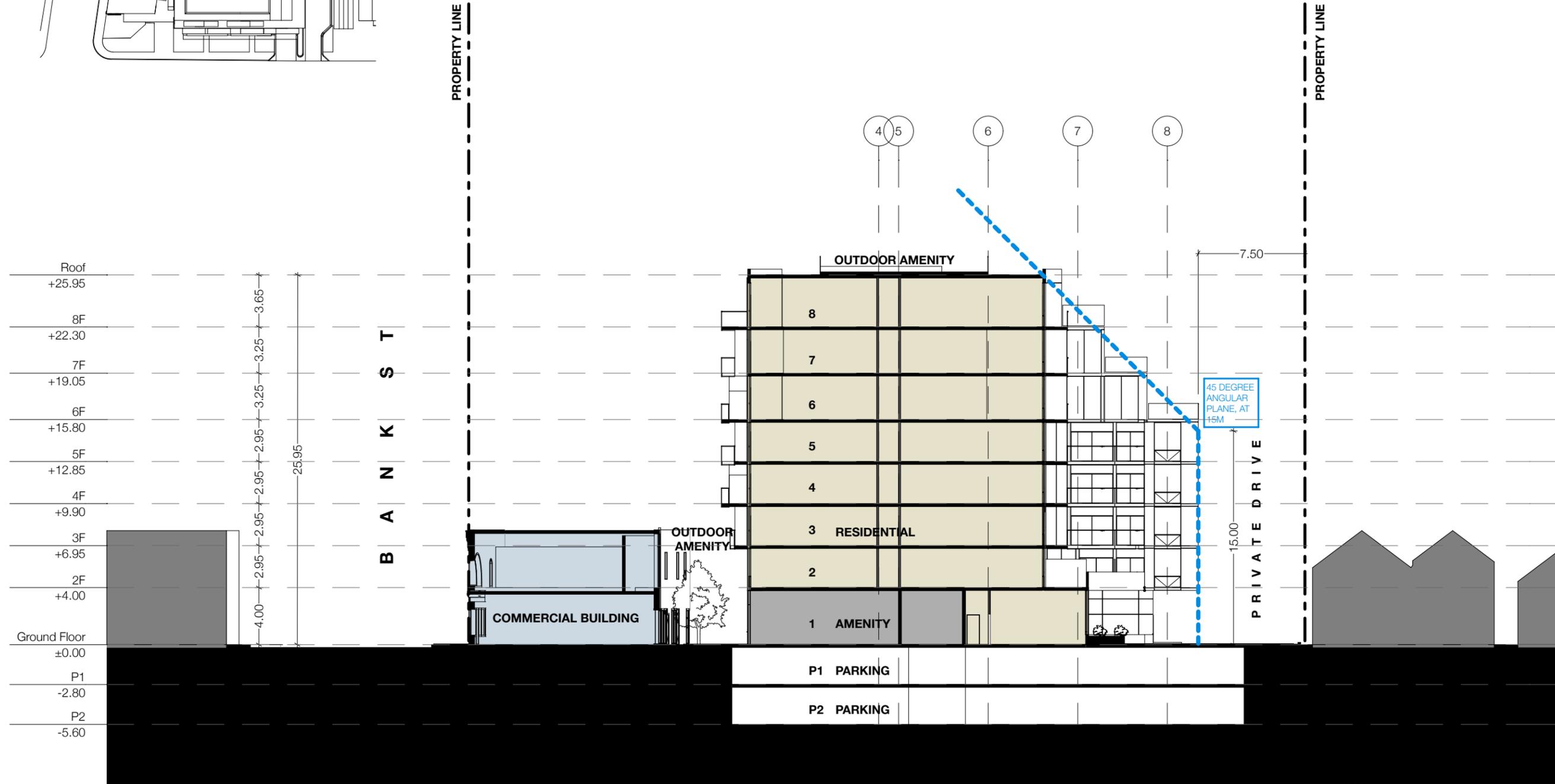
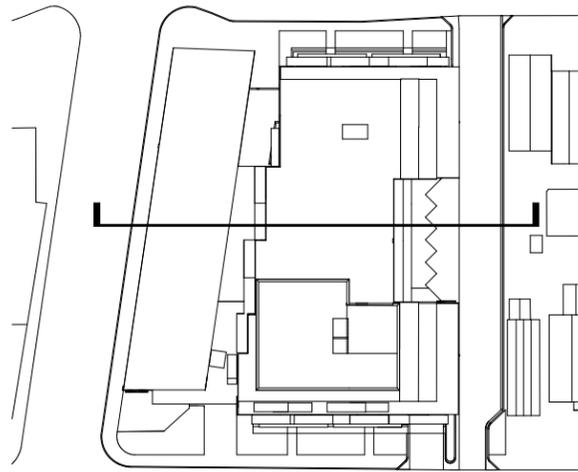
issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**

1 Section A-1  
 A4.1 1:300

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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Section A-2**

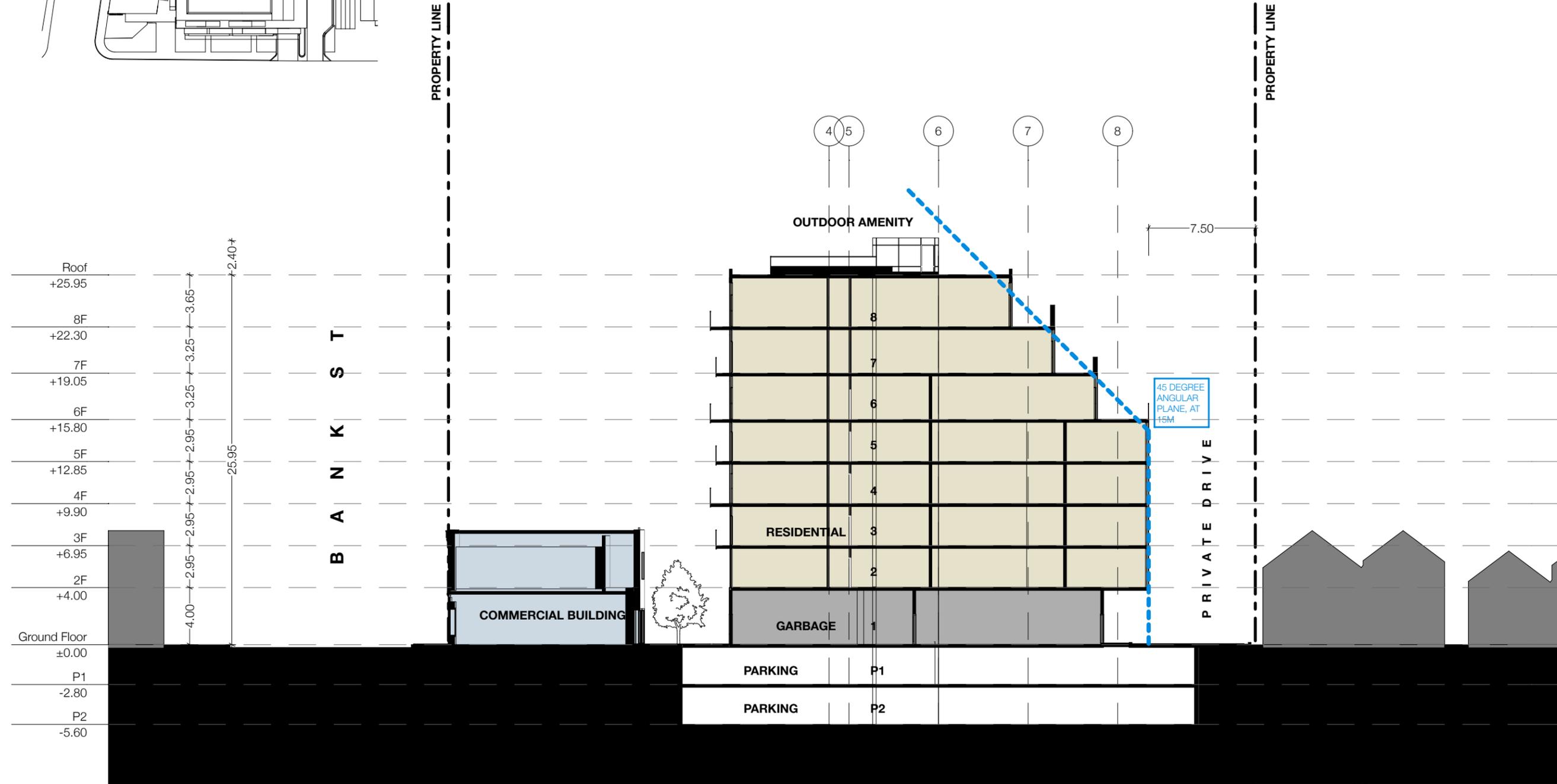
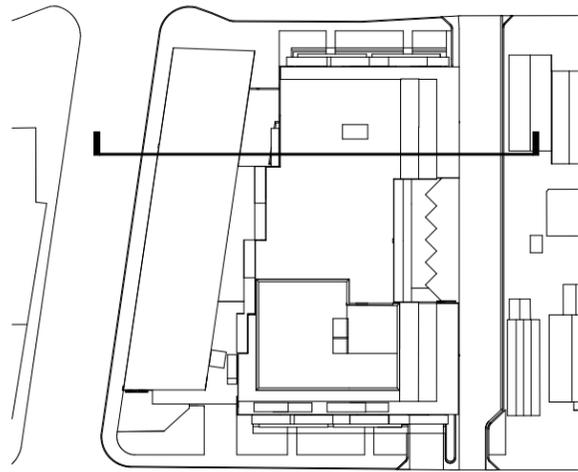
drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**

1 Section A-2  
 A4.2 1:300



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Section A-3**

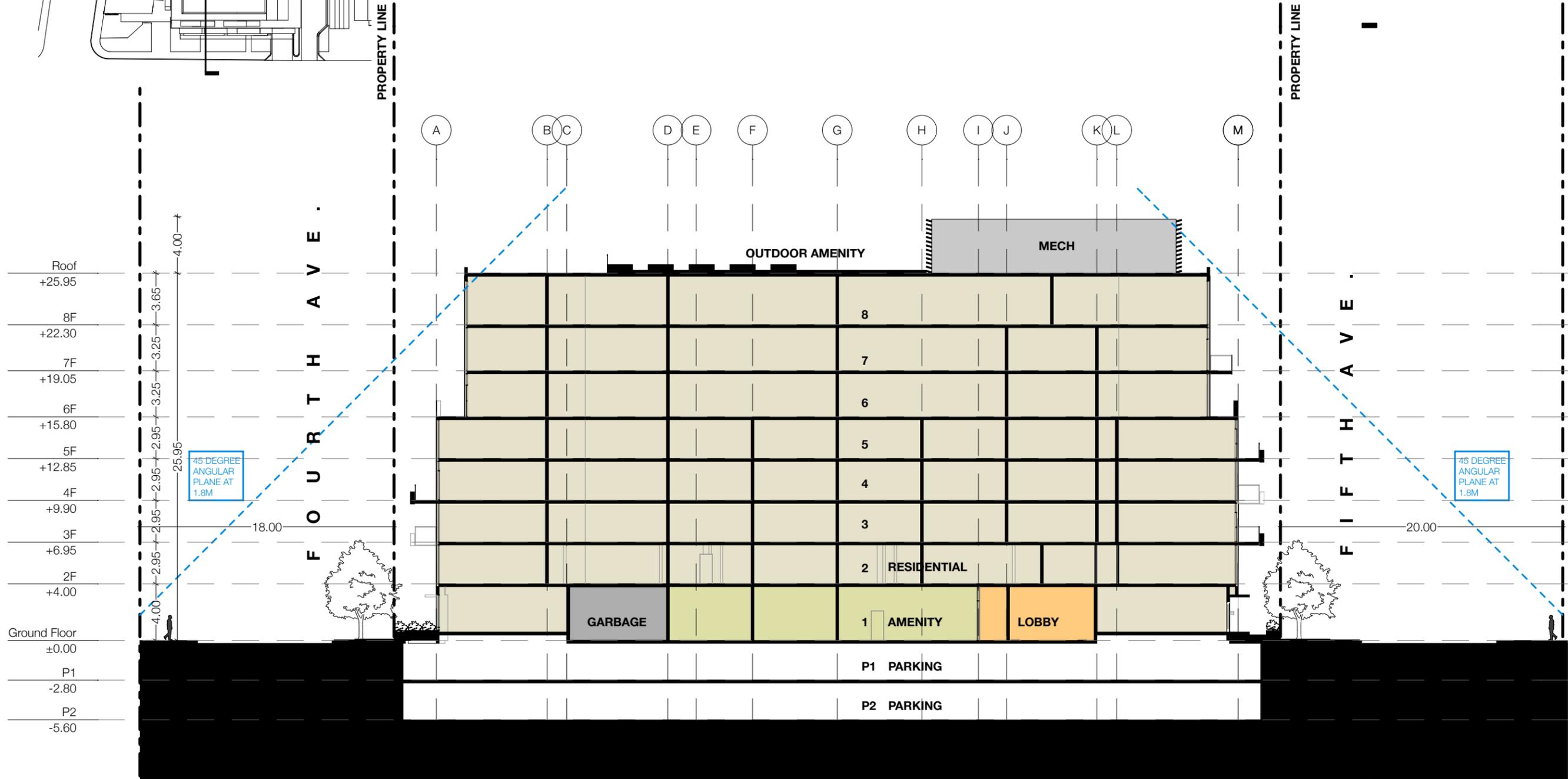
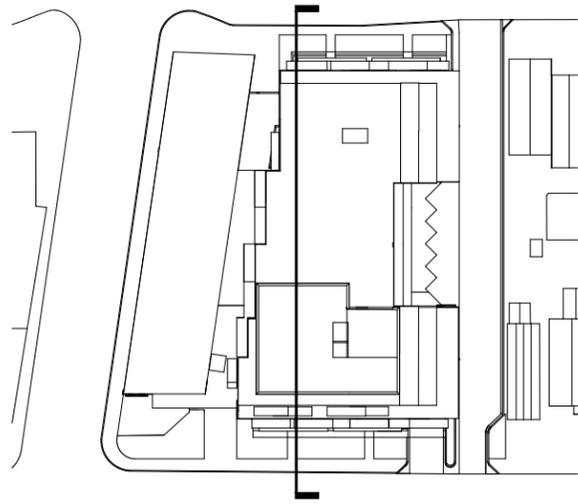
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issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**

1 Section A-3  
 A4.3 1:300



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job title  
**99 Fifth Avenue Ottawa**

client  
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sheet title  
**Section A-4**

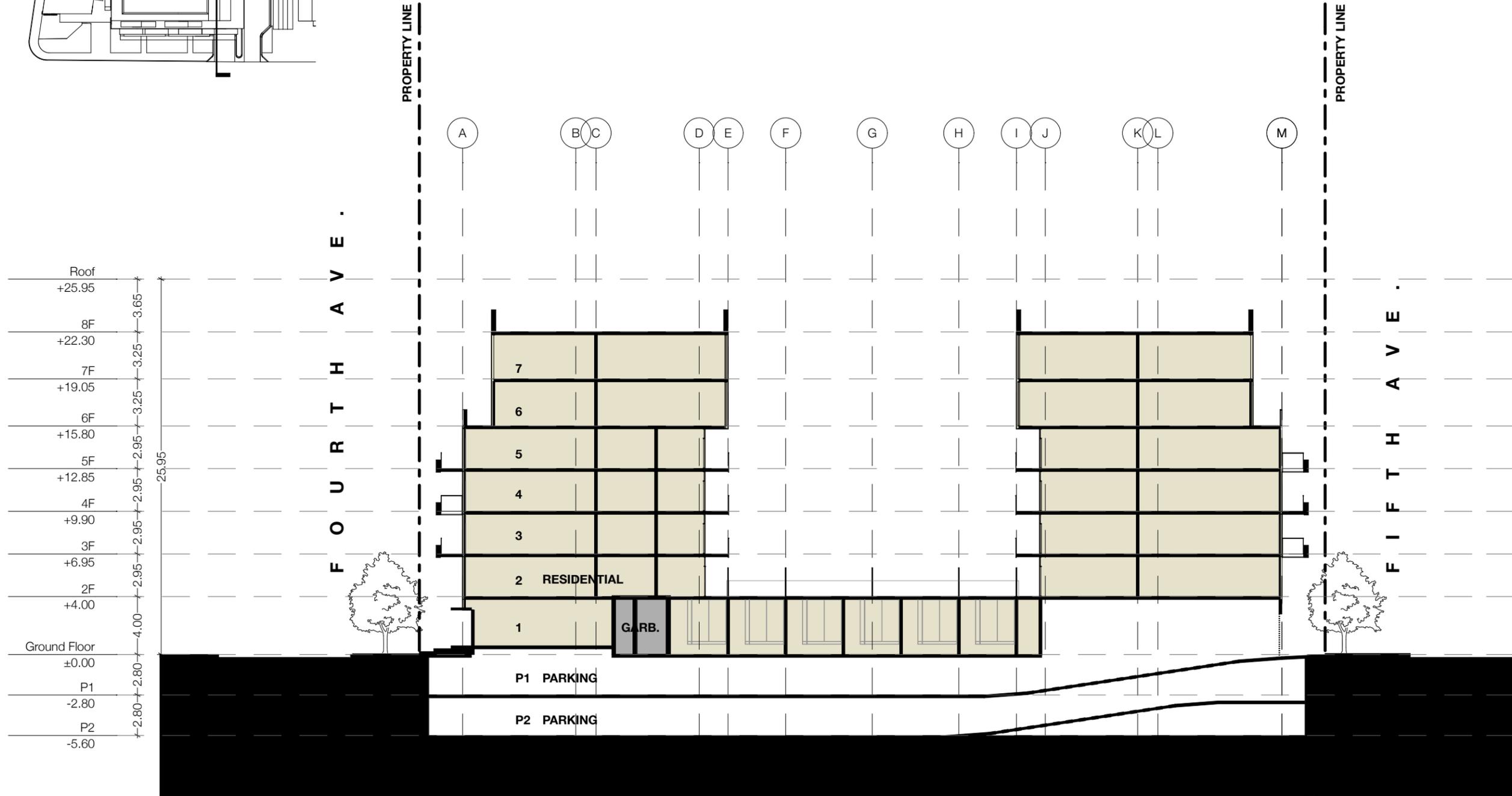
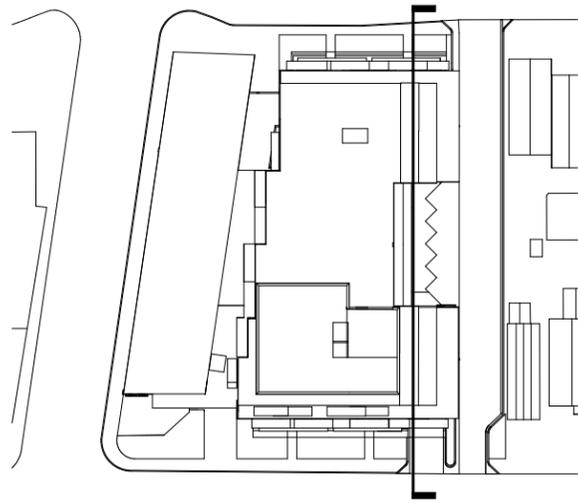
drawn by checked by  
**AS/AK PJ**

issue date  
**Monday, November 29, 2017**

scale

1 Section A-4  
 A4.4 1:300

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job title  
**99 Fifth Avenue Ottawa**

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sheet title  
**Section A-5**

drawn by  
**AS/AK** checked by  
**PJ**

issue date  
**Monday, November 29, 2017**

scale

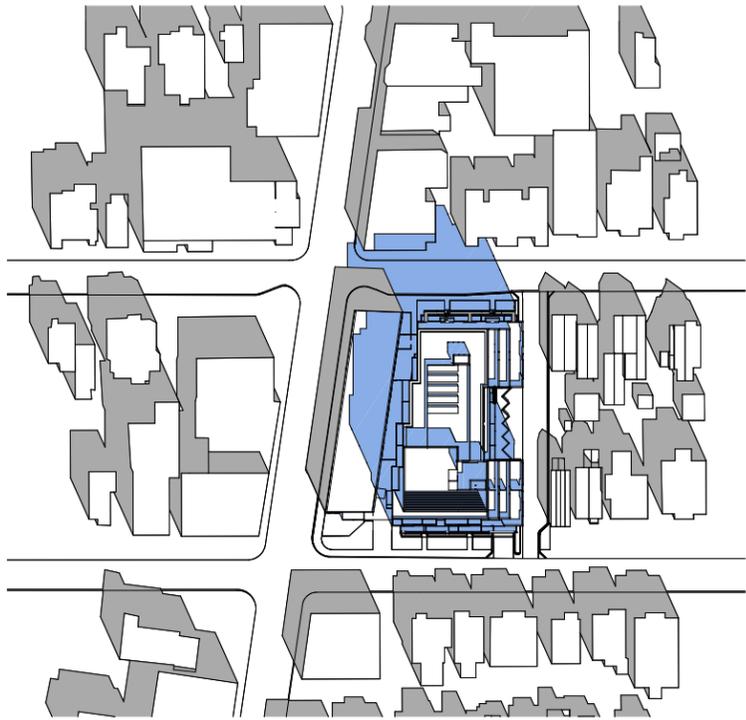
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1 Section A-5  
 A4.5 1:300

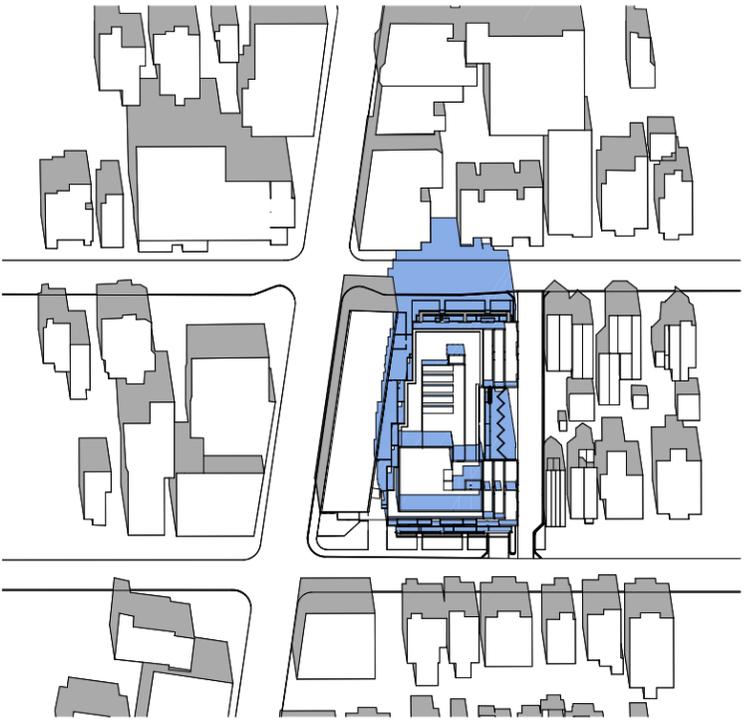
Revision No.	Date	Revision
01	29.11.2017	INITIAL ZBA



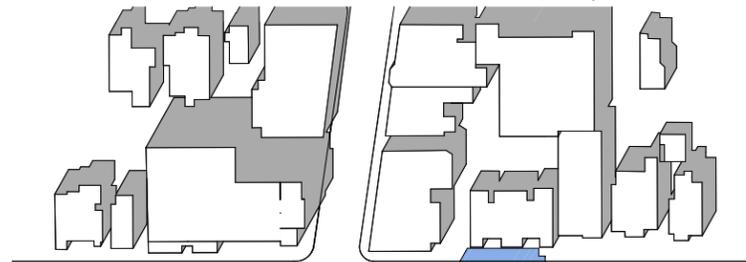
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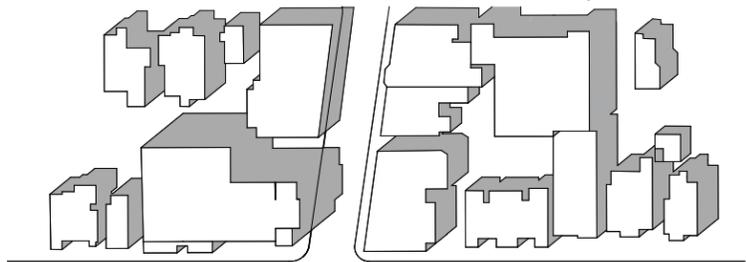
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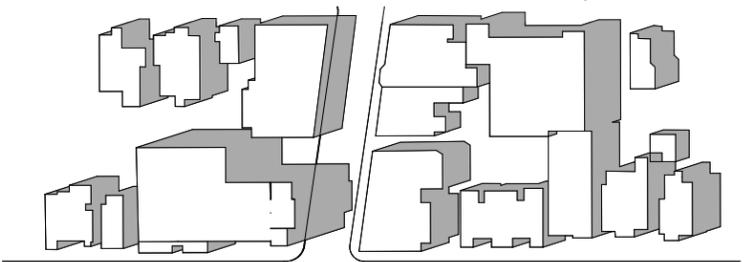
September 11:18



September 12:18

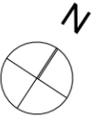


September 13:18



September 14:18

proposed  
 existing



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Sept 21**

drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale

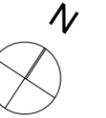
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**1716**

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01	29.11.2017	INITIAL ZBA



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job title  
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client  
**Minto Communities**

sheet title  
**Sept 21**

drawn by  
**AS/AK**

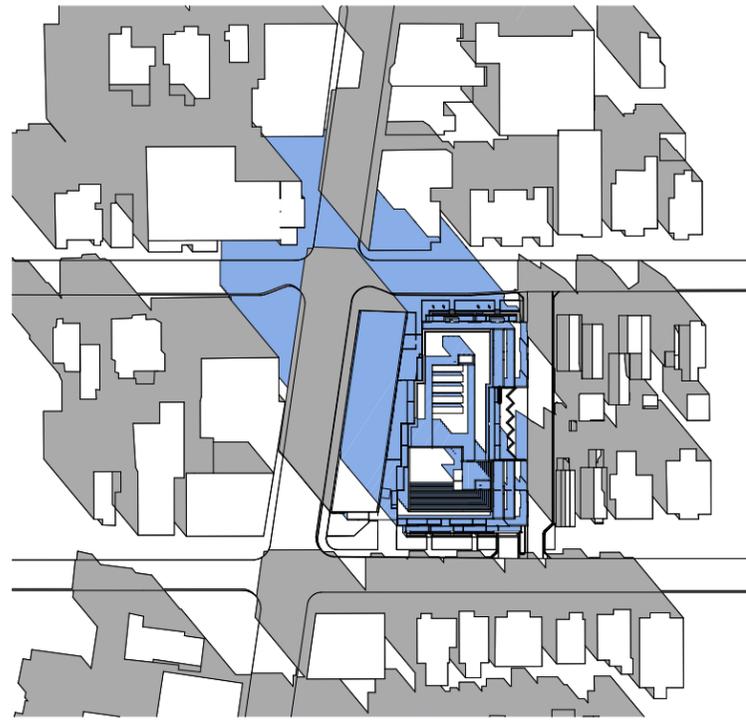
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**Monday, November 29, 2017**

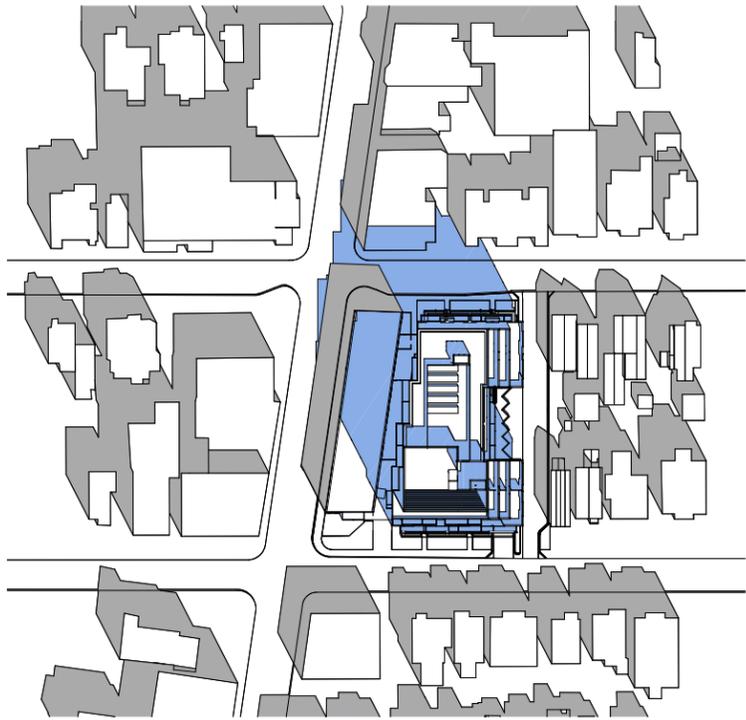
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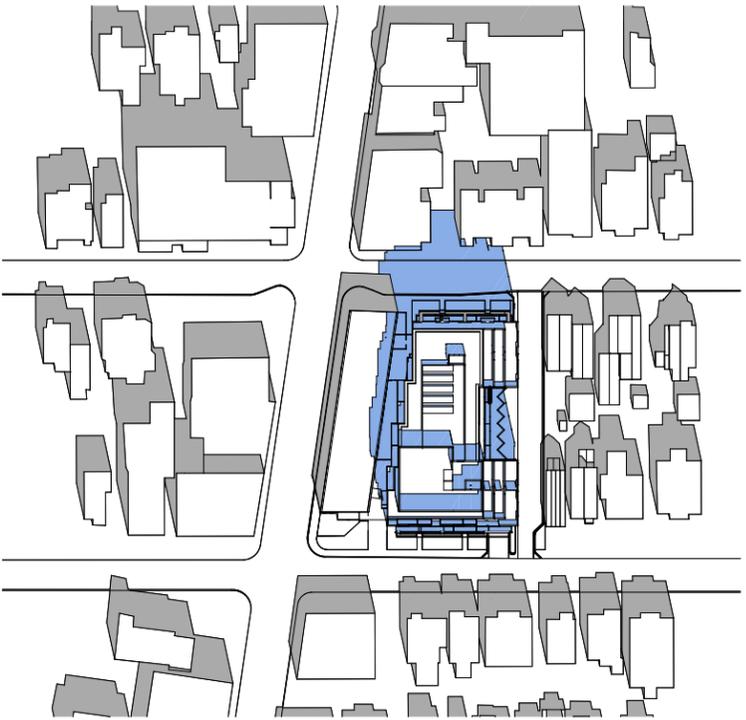
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No.	Date	Revision
01	29.11.2017	INITIAL ZBA



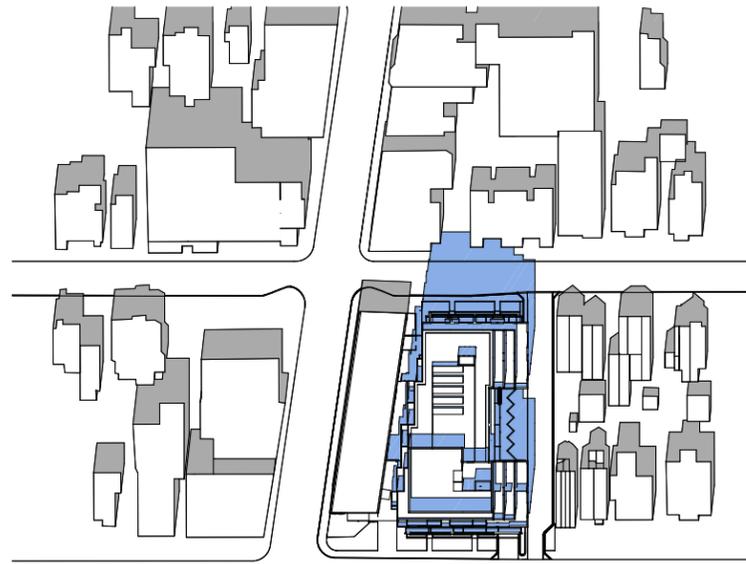
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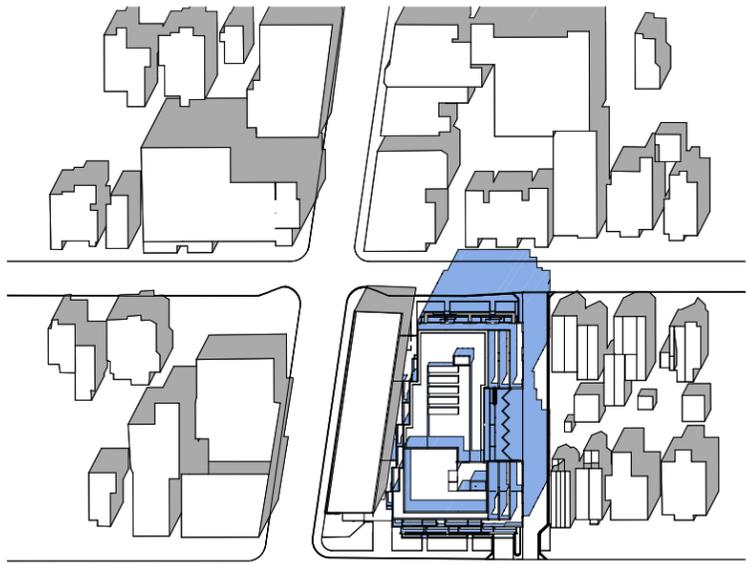
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March 11:18



March 12:18

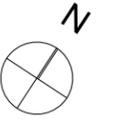


March 13:18



March 14:18

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 existing



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**March 21**

drawn by **AS/AK** checked by **PJ**

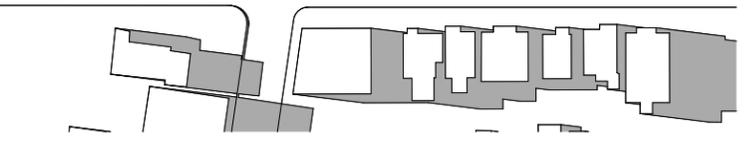
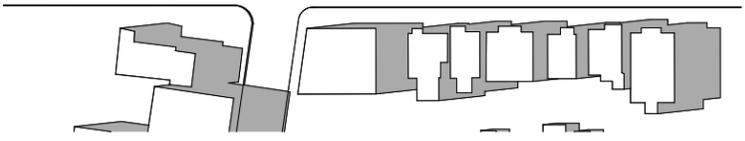
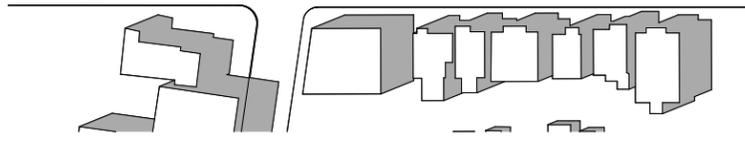
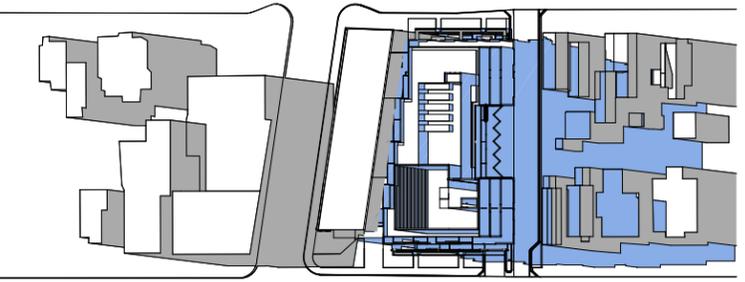
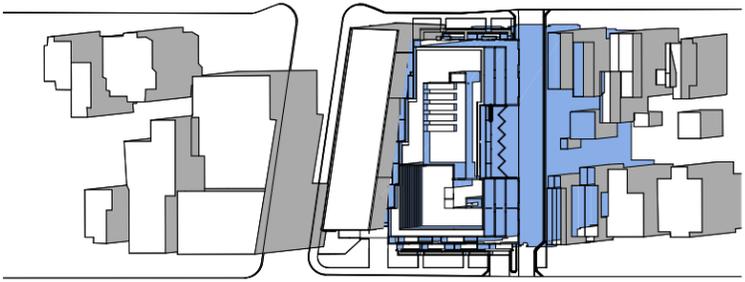
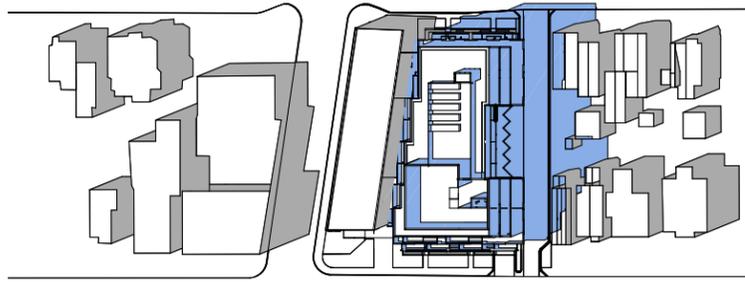
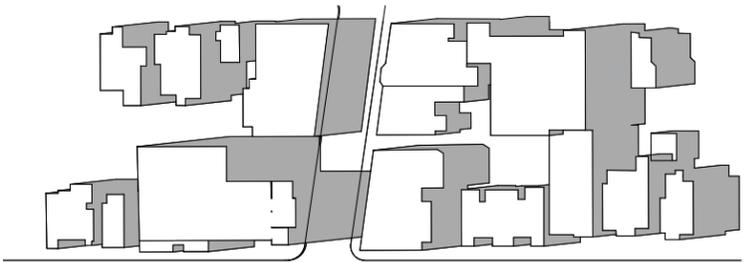
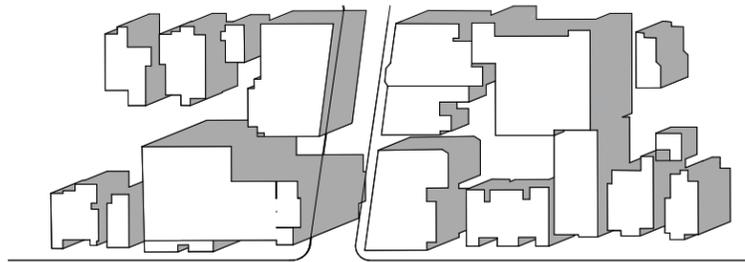
issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**

Revision:

No.	Date	Revision
01	29.11.2017	INITIAL ZBA



March 15:18

March 16:18

March 17:18

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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**March 21**

drawn by  
**AS/AK**

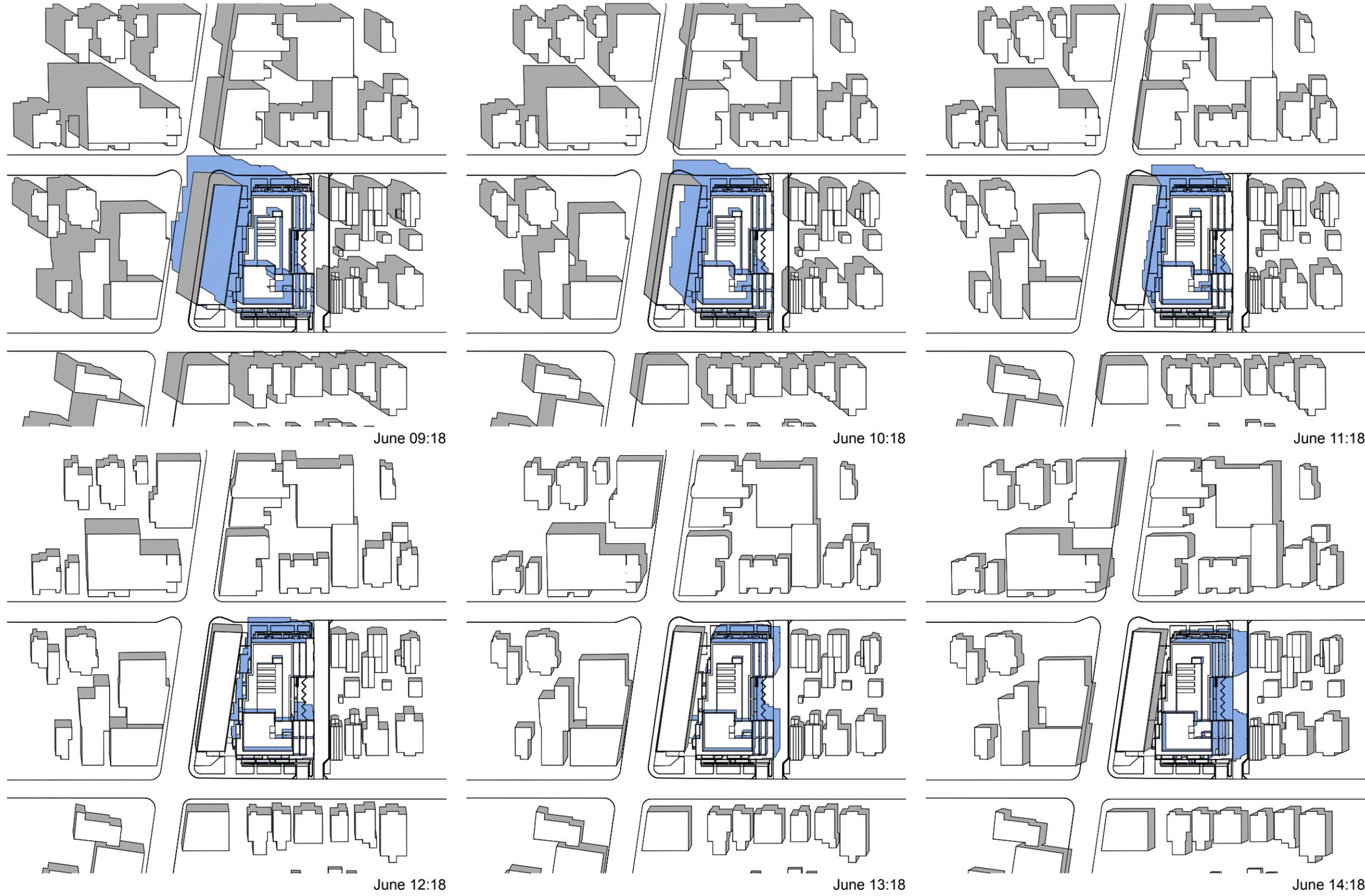
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**PJ**

issue date  
**Monday, November 29, 2017**

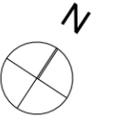
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job number  
**1716**

Revision:		
No.	Date	Revision
01	29.11.2017	INITIAL ZBA



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job title  
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client  
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sheet title  
**June 21**

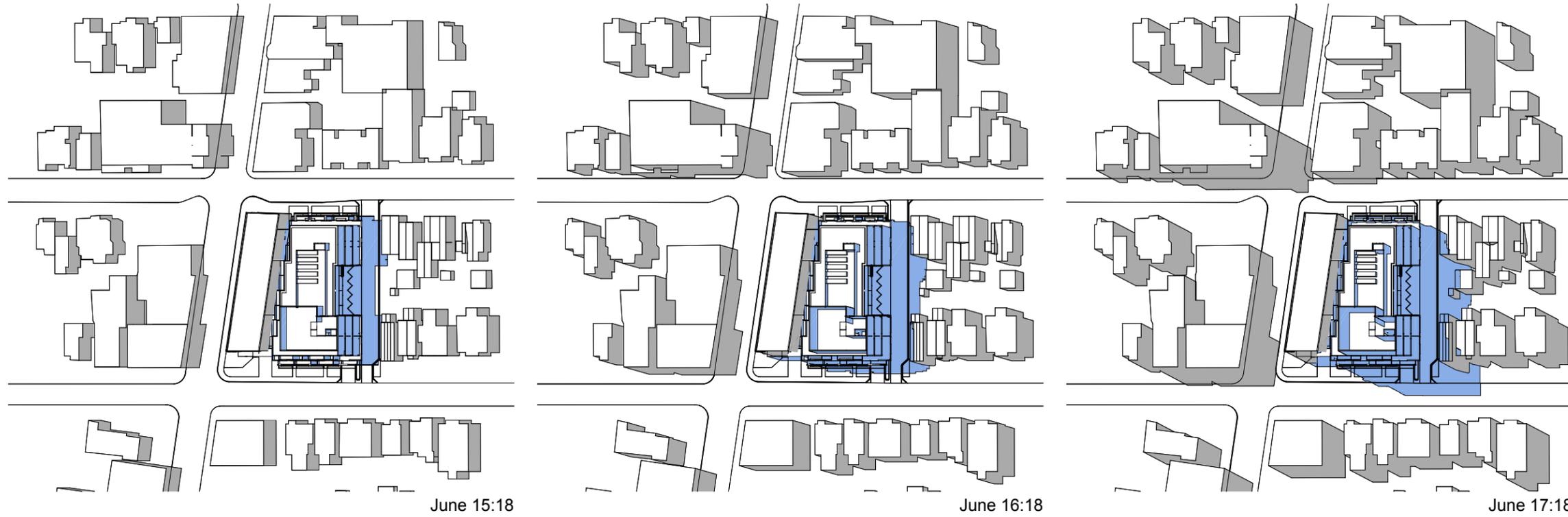
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**Monday, November 29, 2017**

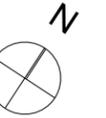
scale

job number  
**1716**

Revision:		
No.	Date	Revision
01	29.11.2017	INITIAL ZBA



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**June 21**

drawn by **AS/AK** checked by **PJ**

issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**