



	Title Page
A0.1	Views
A0.2	Views
A0.3	Views
A0.4	Views
A0.5	Views
A0.6	Site Statistics
A1.1	Survey
A1.2	Context Plan
A1.3	Massing Diagram
A1.4	Site Plan
A2.1	P2 Plan
A2.2	P1 Plan
A2.3	Ground Floor Plan
A2.4	2F
A2.5	3F
A2.6	4F
A2.7	5F
A2.8	6F
A2.9	7F
A2.10	8F
A2.11	Roof Plan
A3.1	West Elevation
A3.2	South Elevation
A3.3	North Elevation
A3.4	East Elevation
A4.1	Section A-1
A4.2	Section A-2
A4.3	Section A-3
A4.4	Section A-4
A4.5	Section A-5
A5.1	Sept 21
A5.2	Sept 21
A5.3	March 21
A5.4	March 21
A5.5	June 21
A5.6	June 21

# 99 FIFTH AVENUE OTTAWA

**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 Vollebekk 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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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Views**

drawn by  
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**PJ**

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

scale

job number  
**1716**





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Municipal Address		99 Fifth Avenue		
SITE	Site Area	3,696.8 sm		39,792 sf
	Frontage	Fourth Ave.	±	54.2 m
		Bank St.	±	63.5 m
		Fifth Ave.	±	63.5 m
				208.3 f
BUILDING HEIGHT	Established Grade	tbd		
	Height	±	25.95 m	* Excluding Mech penthouse
GROSS FLOOR AREA	Residential GFA	10,256 sm		110,390 sf
	Existing Commercial to Remain GFA	1,486 sm		16,000 sf
	Total GFA	11,742 sm		126,390 sf
FLOOR SPACE INDEX	Residential FSI	2.77		
	Retail FSI	0.40		
	Total FSI	3.18		
UNIT COUNT		unit count	% of total	
	Studio	6	5%	
	1BD	49	40%	
	2BD	69	56%	
	Total Unit Count	124	100%	
AMENITY SPACE		required	provided	
	Indoor Communal Amenity		250 sm	2,696 sf
	Outdoor Communal Amenity		398 sm	4,279 sf
	Total Communal Amenity	372	648 sm	6,975 sf
	Outdoor Private Amenity (terraces/balconies)	372	1,195 sm	12,868 sf
	Total Amenity Space	744 sm	1,843 sm	
PARKING COUNT	Resident Stalls	56	111	
	Visitor Stalls	11	5	
	Commercial Stalls		6	
	Total Parking Count	67	122	
	Barrier-free spaces <i>included in total</i>		4	
BICYCLE PARKING	At Grade	46		
	Below Grade	37		
	Total Residential Bicycle Spaces	62	83	

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[server.local]

job title  
99 Fifth Avenue Ottawa

client  
Minto Communities

sheet title  
Site Statistics

drawn by checked by  
AS/AK PJ

issue date  
Monday, November 29, 2017

scale

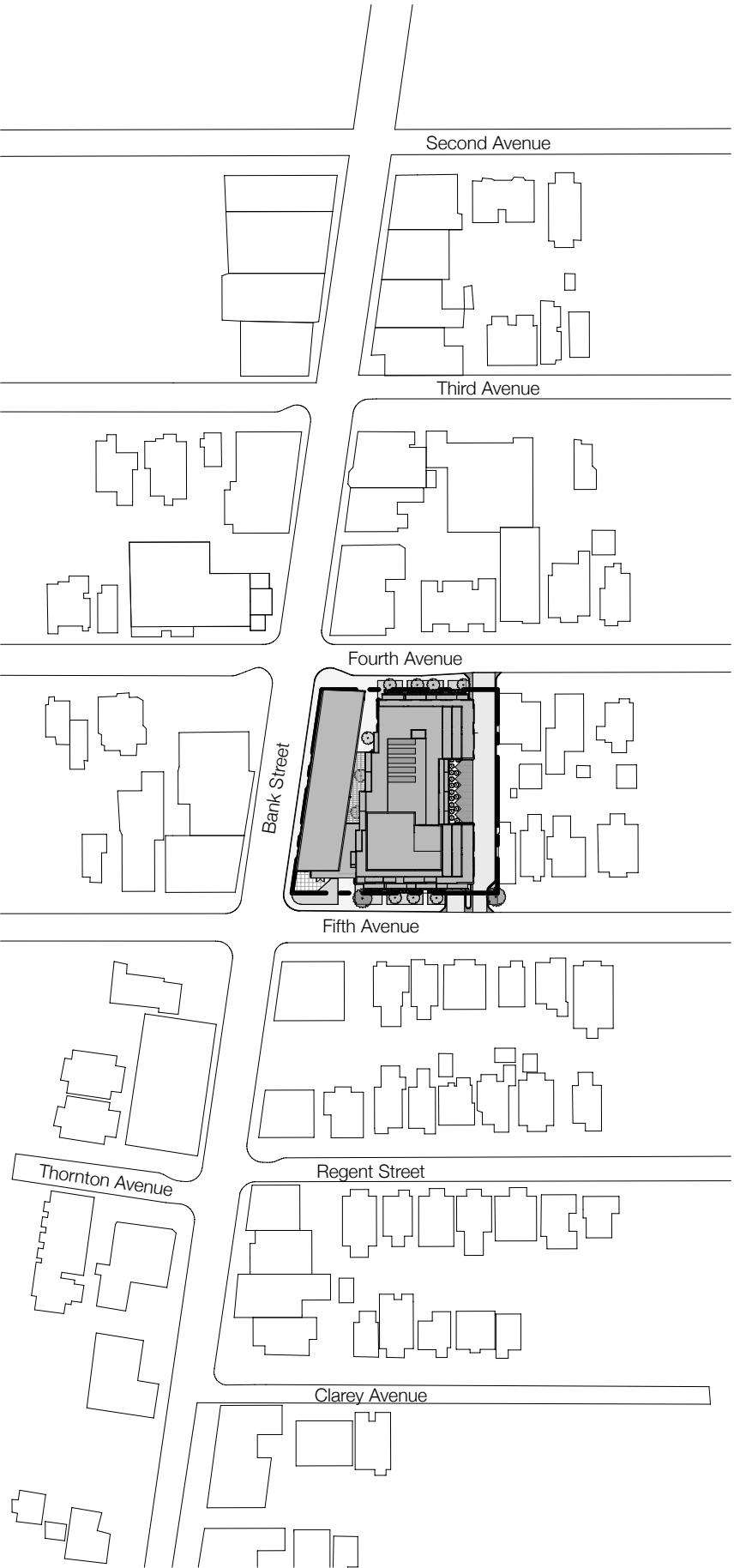
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[server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Context Plan**

drawn by  
**AS/AK**

checked by  
**PJ**

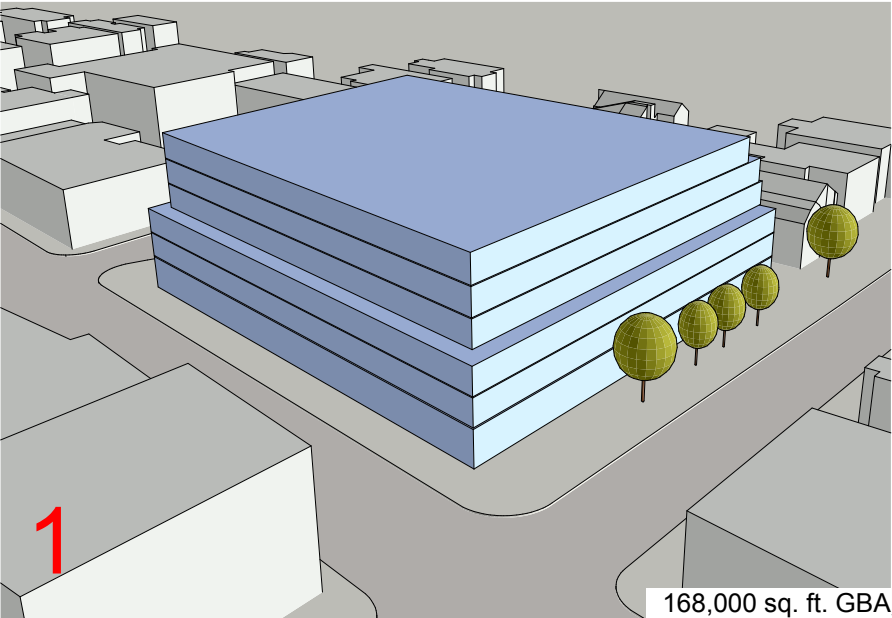
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**Monday, November 29, 2017**

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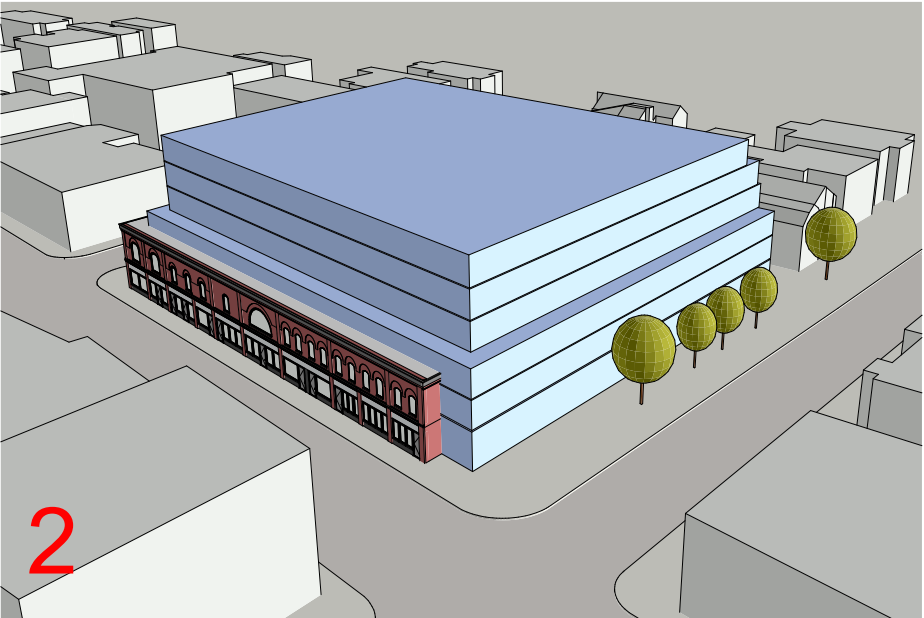
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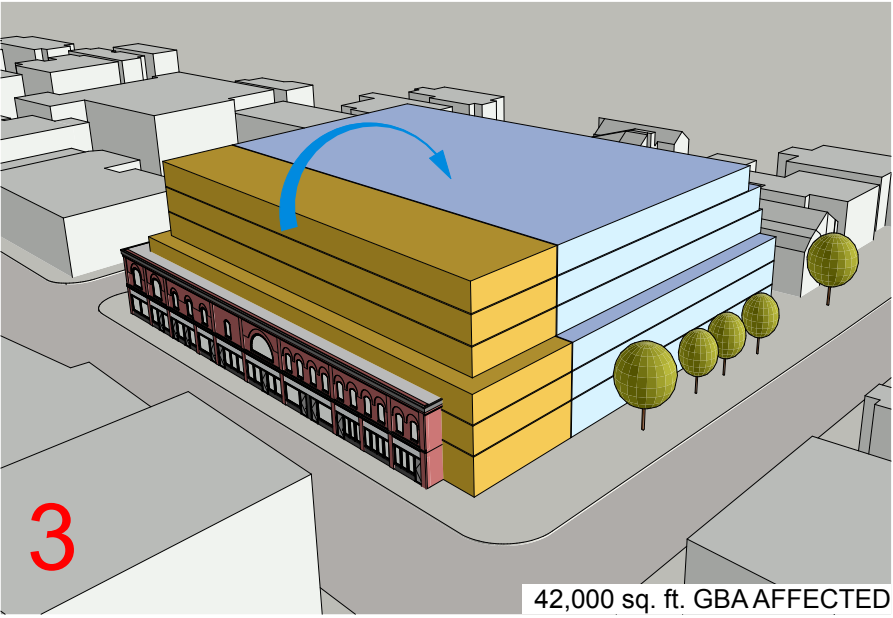
FULL REMOVAL OPTION - 6 STOREY POLICY AS OF RIGHT



CONSIDERATION OF HISTORIC BANK STREET BUILDINGS

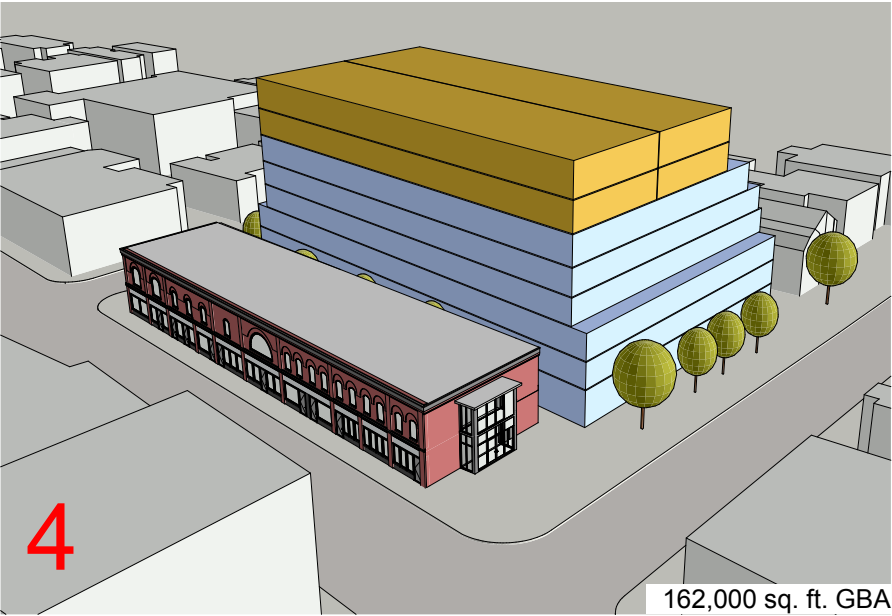


SHIFTING OF VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS

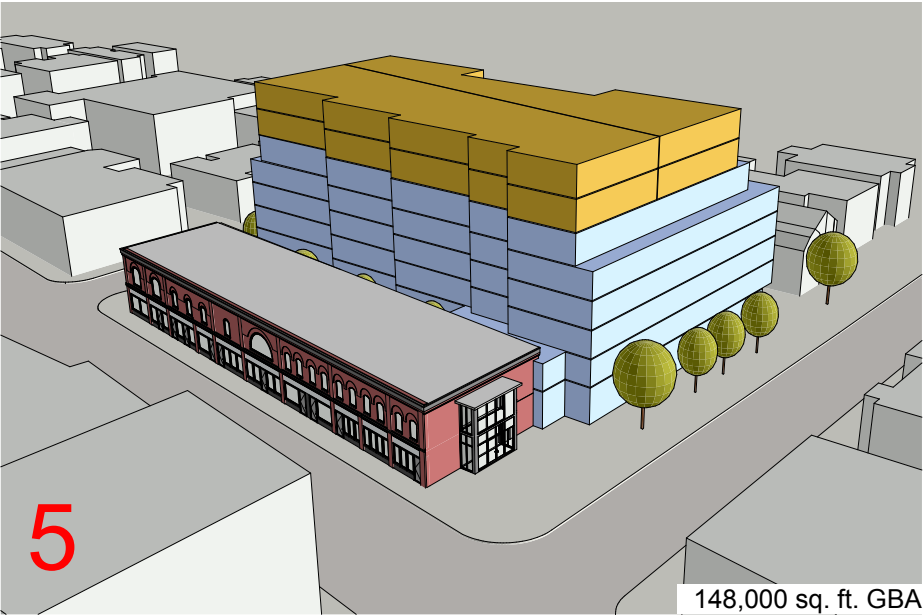


MASSING DESIGN ITERATION PROCESS

REDISTRIBUTE LOST VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS



ARTICULATE VOLUME ON PROPOSED 8 STOREY BUILDING



MASSING DESIGN ITERATION PROCESS

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[server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Massing Diagram**

drawn by  
**AS/AK**

checked by  
**PJ**

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

scale

job number  
**1716**



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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
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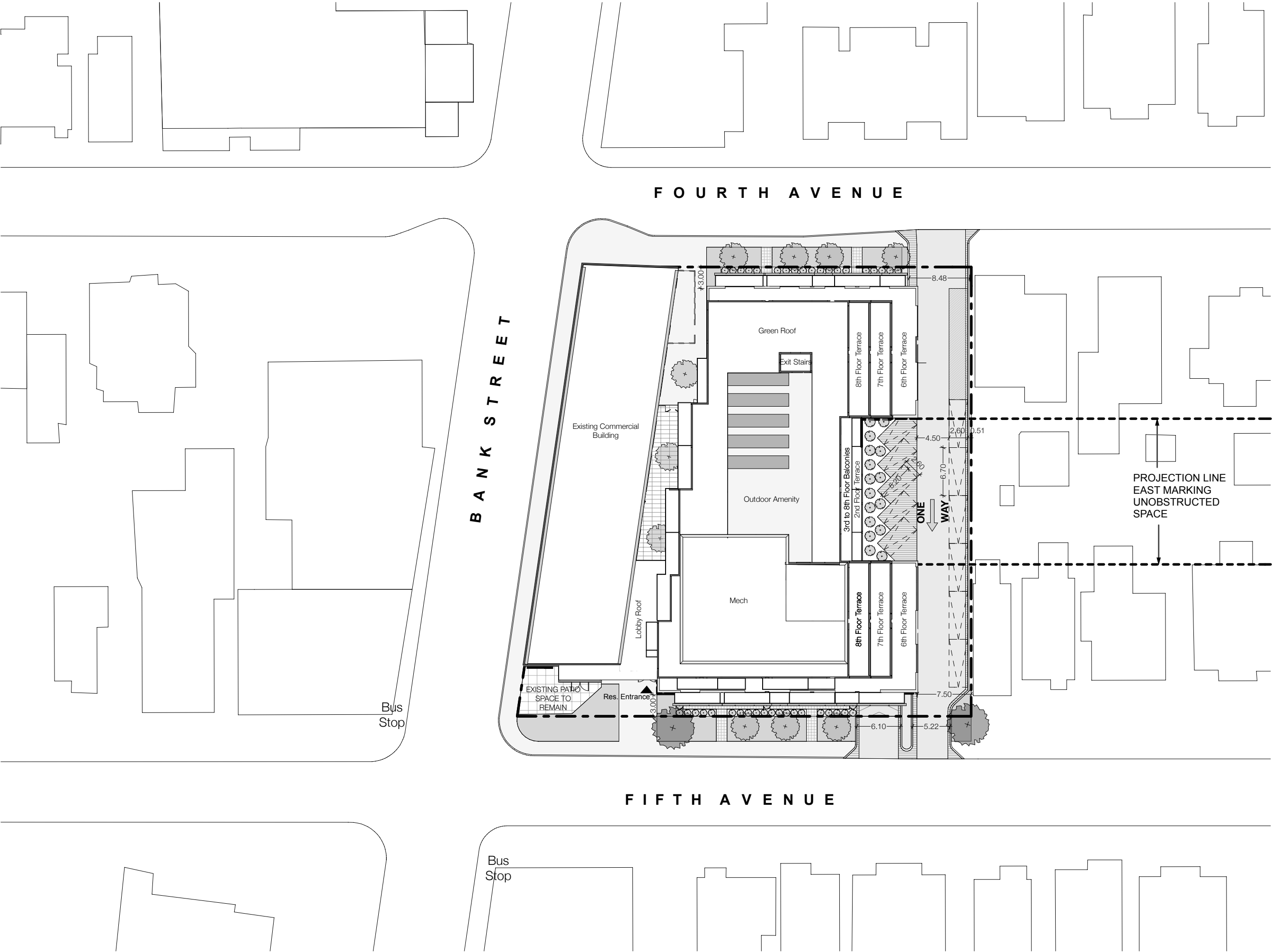
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**AS/AK**

checked by  
**PJ**

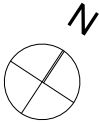
issue date  
**Monday, November 29, 2017**

scale  
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job number  
**1716**







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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**P2 Plan**

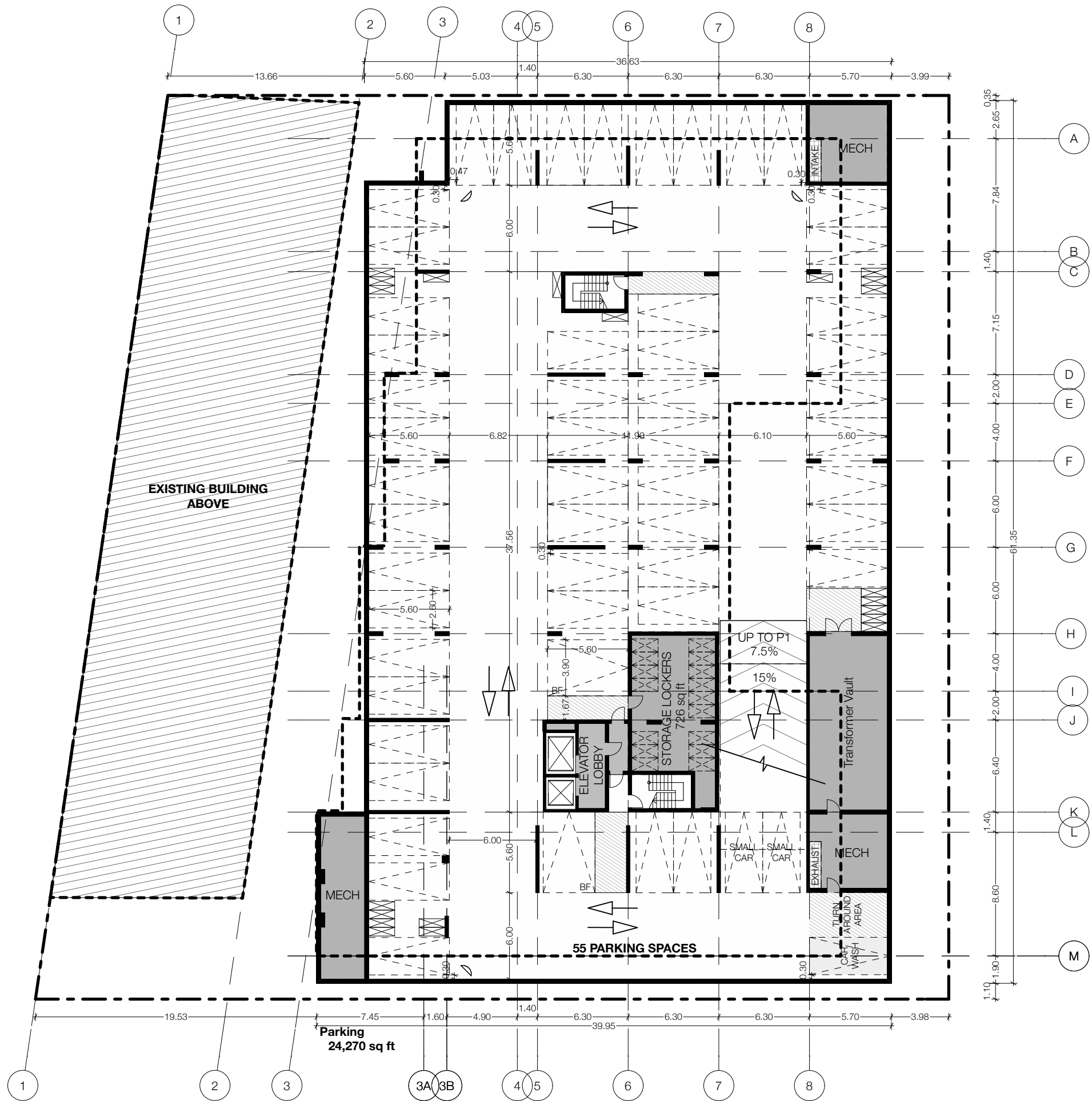
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checked by  
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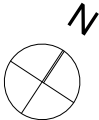
issue date  
**Monday, November 29, 2017**

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**

sheet title  
**P1 Plan**

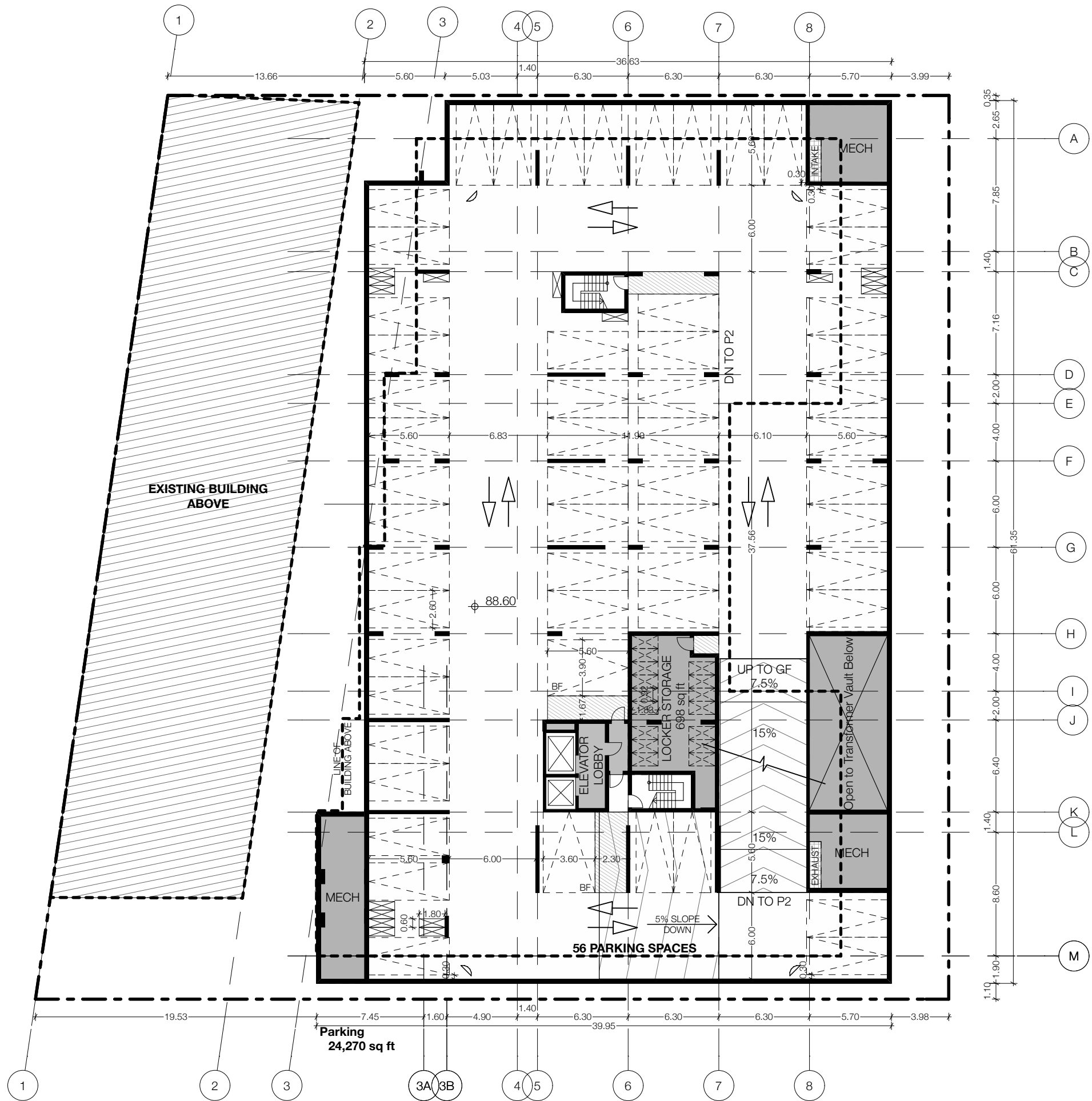
drawn by  
**AS/AK**

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**

sheet title

# Ground Floor Plan

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

issue date

**Monday, November 29, 2017**

scale  
**1:300**

job number  
**1716**





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01 29.11.2017 INITIAL ZBA



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job title

**99 Fifth Avenue Ottawa**

client

**Minto Communities**

sheet title

**2F**

drawn by

**AS/AK**

checked by

**PJ**

issue date

**Monday, November 29, 2017**

scale

**1:300**

job number

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job title  
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client  
**Minto Communities**

sheet title  
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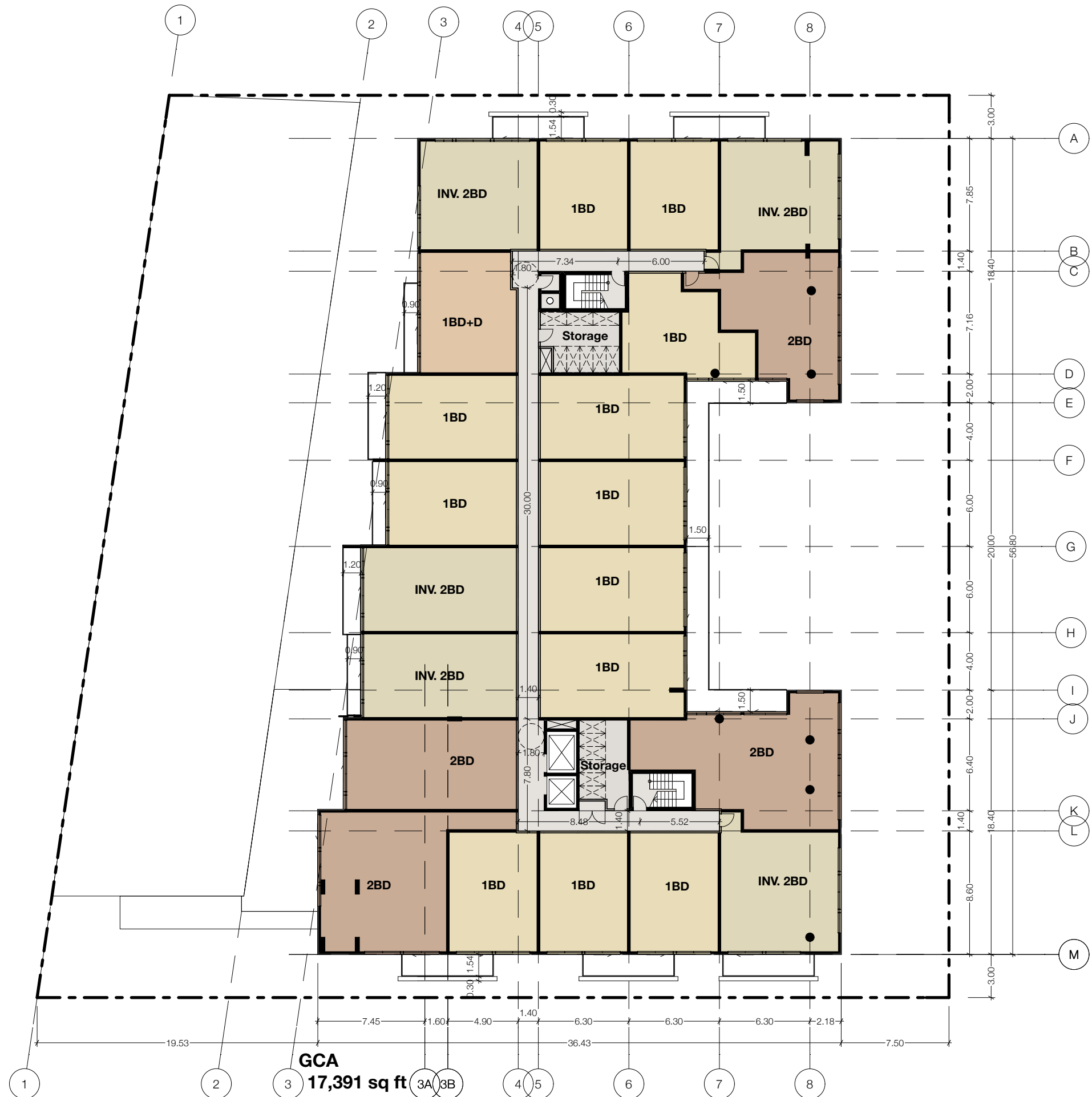
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issue date

**Monday, November 29, 2017**

scale  
**1:300**

job number  
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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**4F**

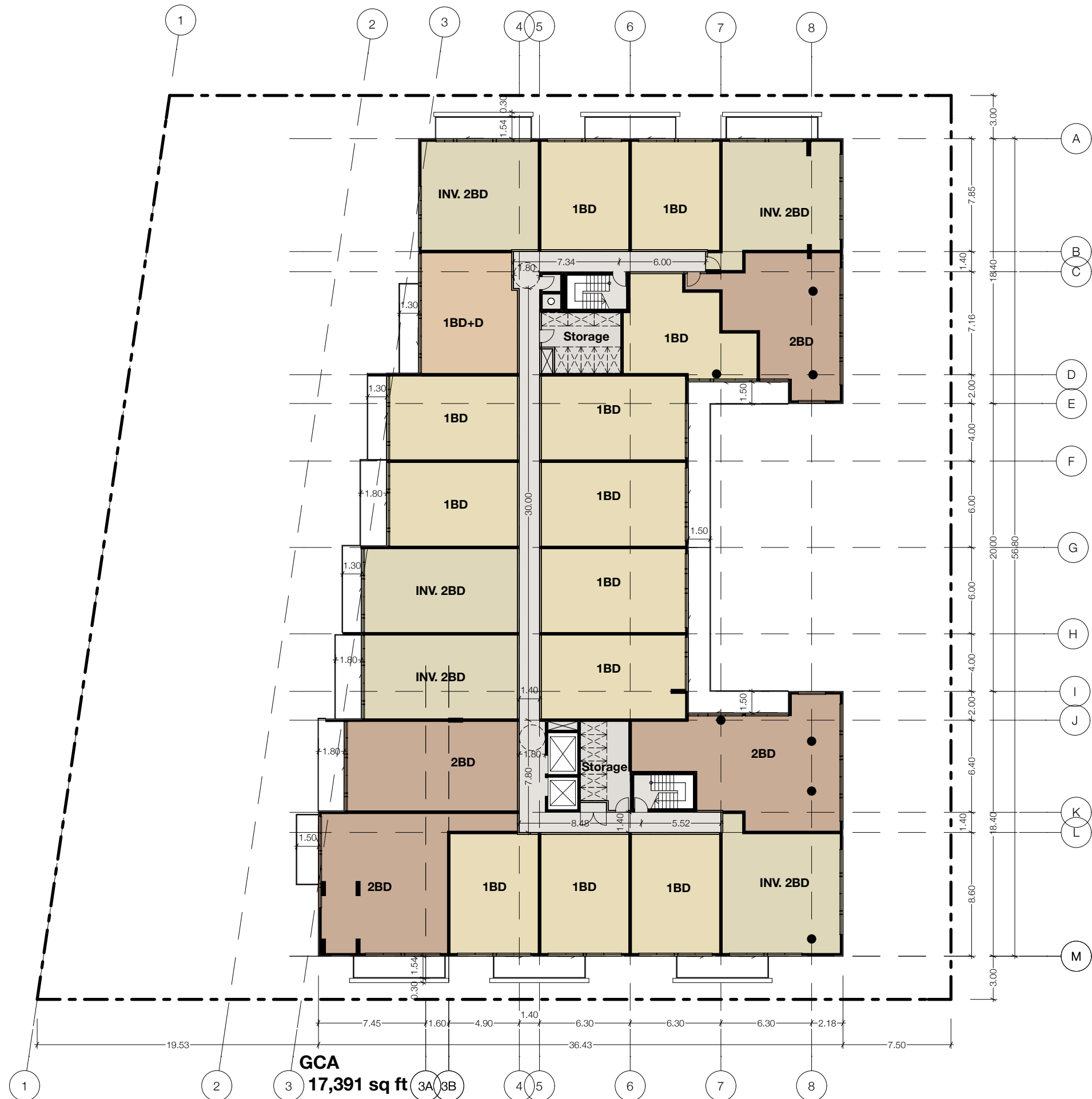
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scale  
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job number  
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job title  
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client  
**Minto Communities**

sheet title  
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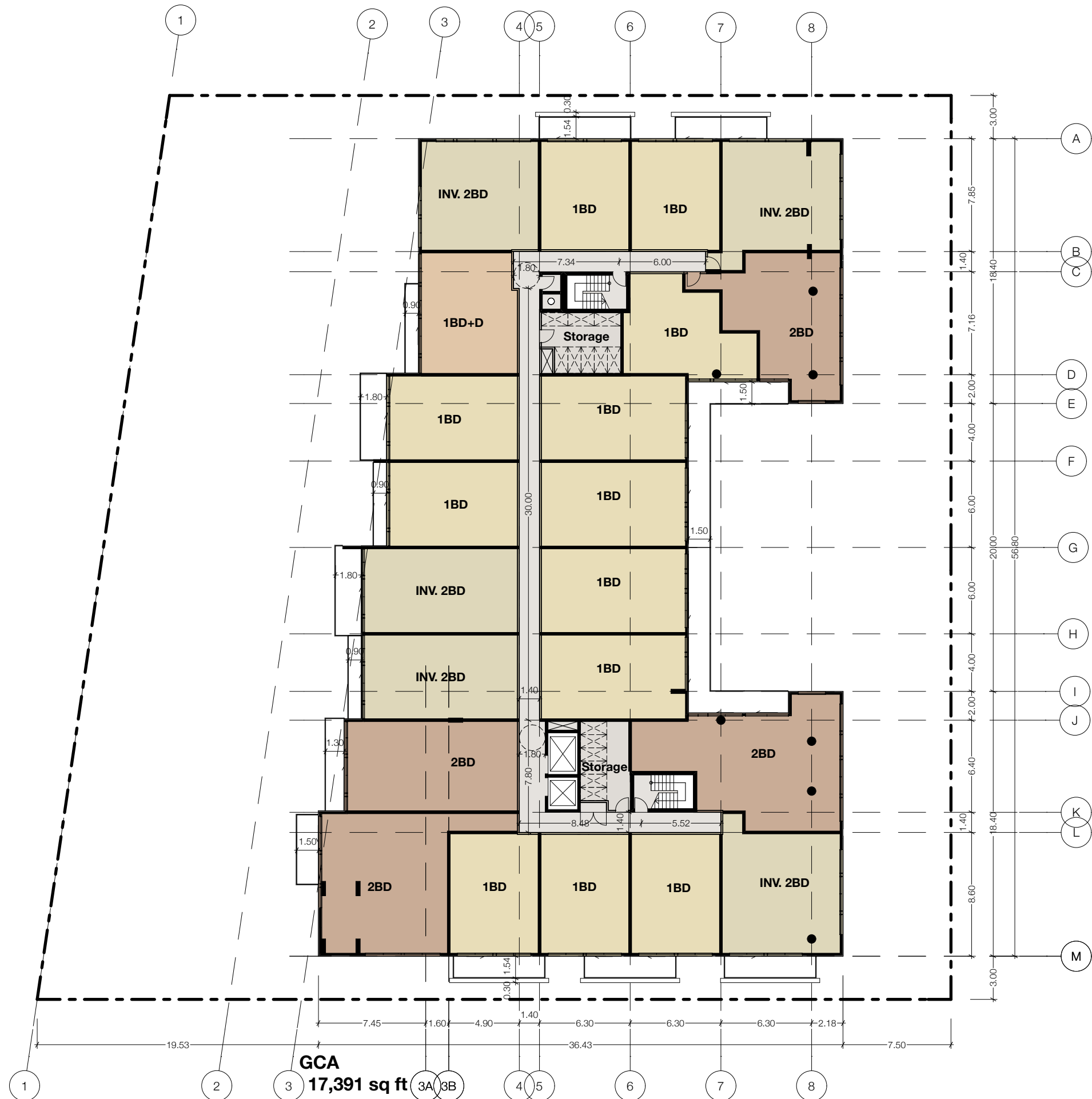
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**Monday, November 29, 2017**

scale  
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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**6F**

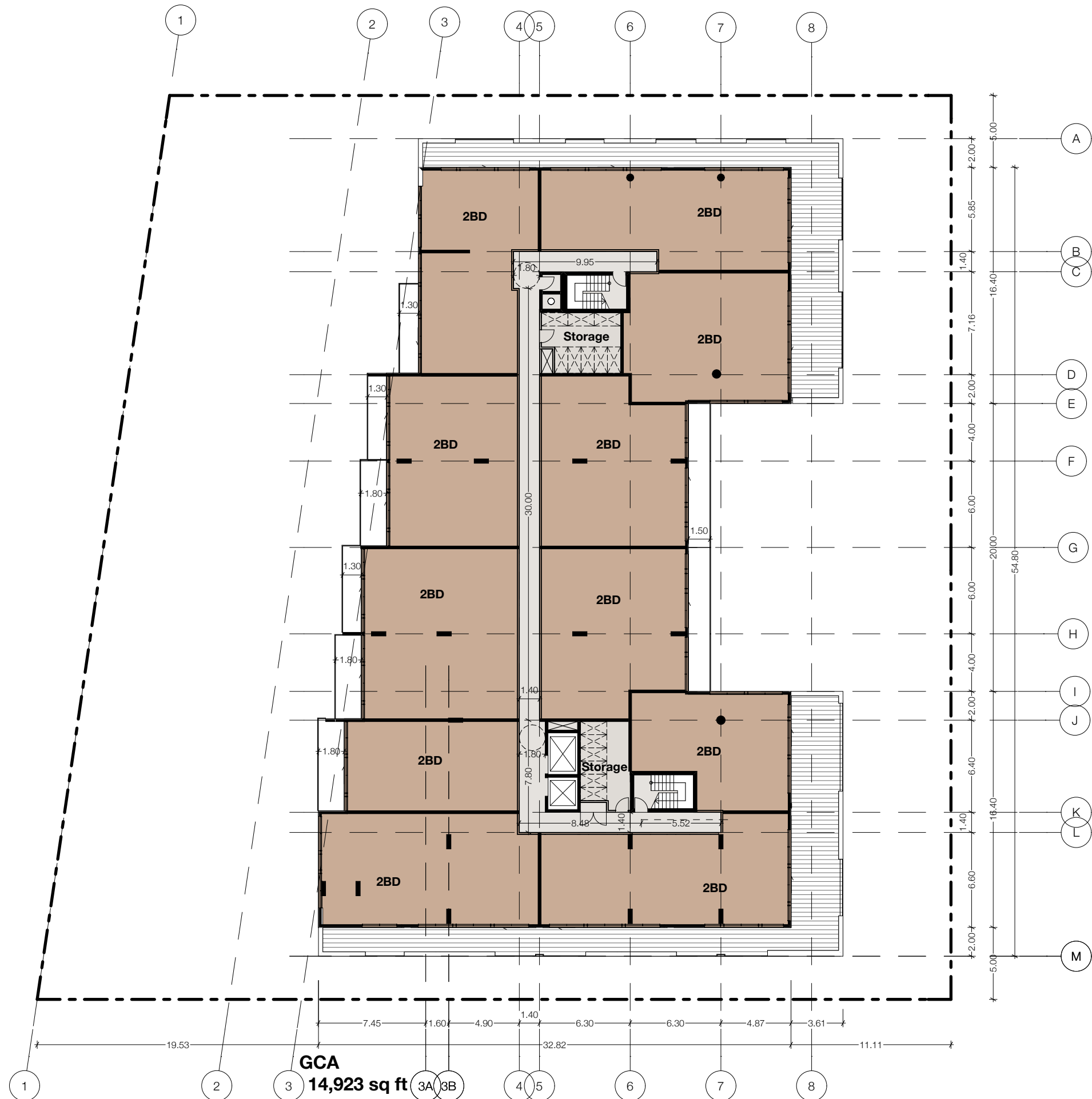
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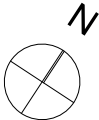
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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**7F**

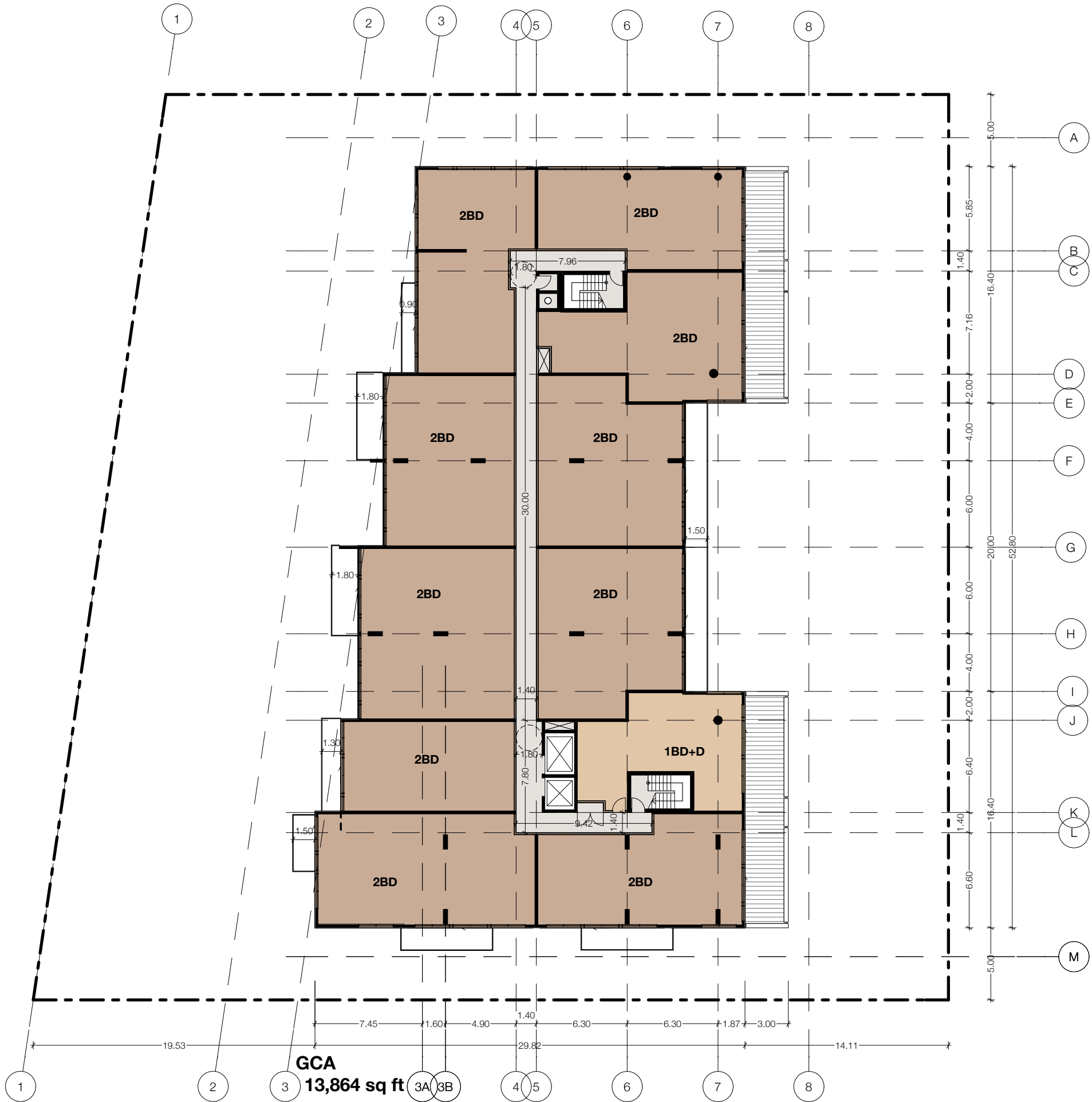
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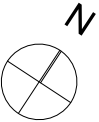
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job title

99 Fifth Avenue Ottawa

client

Minto Communities

sheet title

8F

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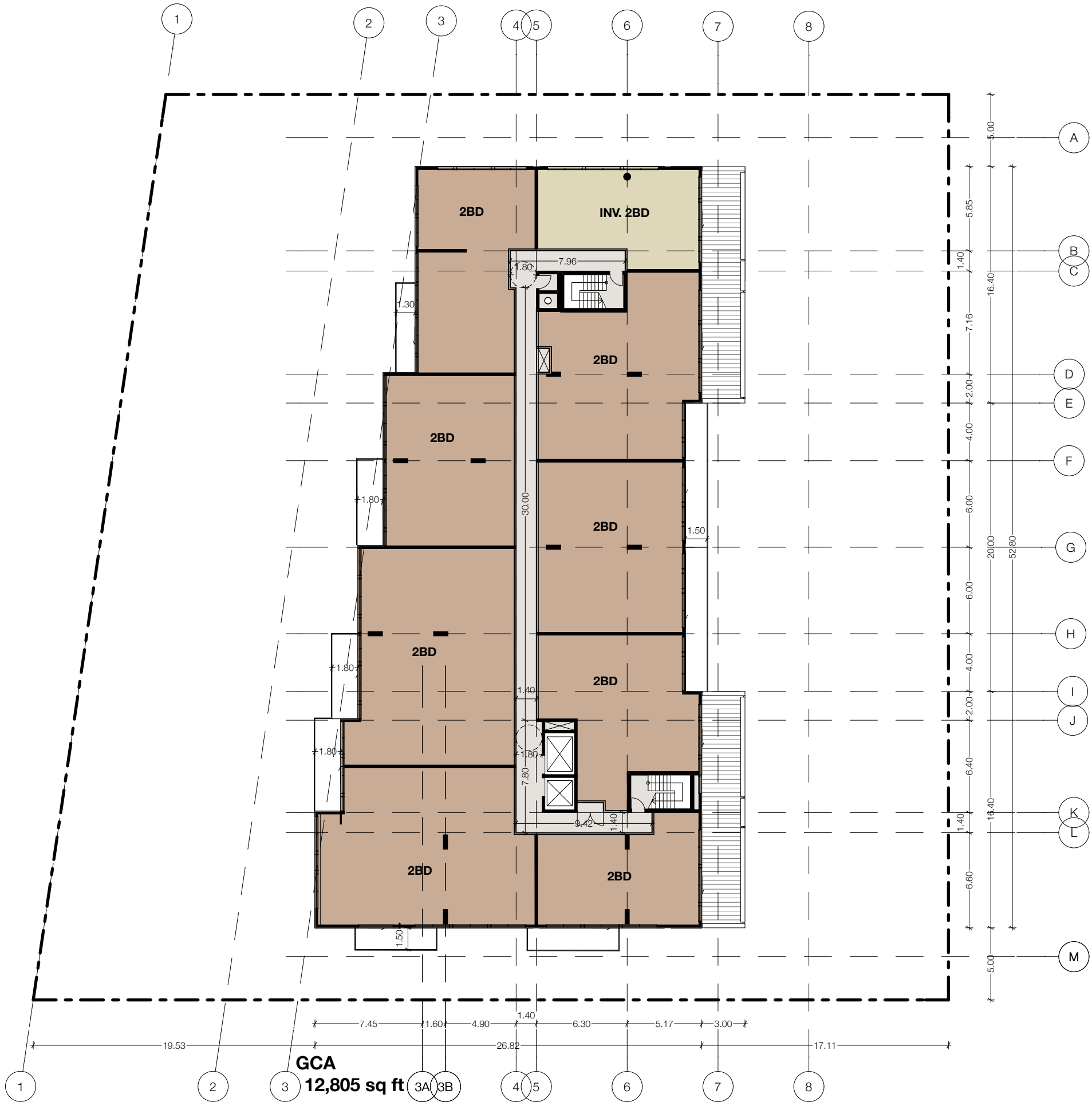
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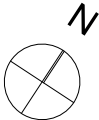
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file: 819\_Bank\_v13\_Option N- 171123  
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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**Roof Plan**

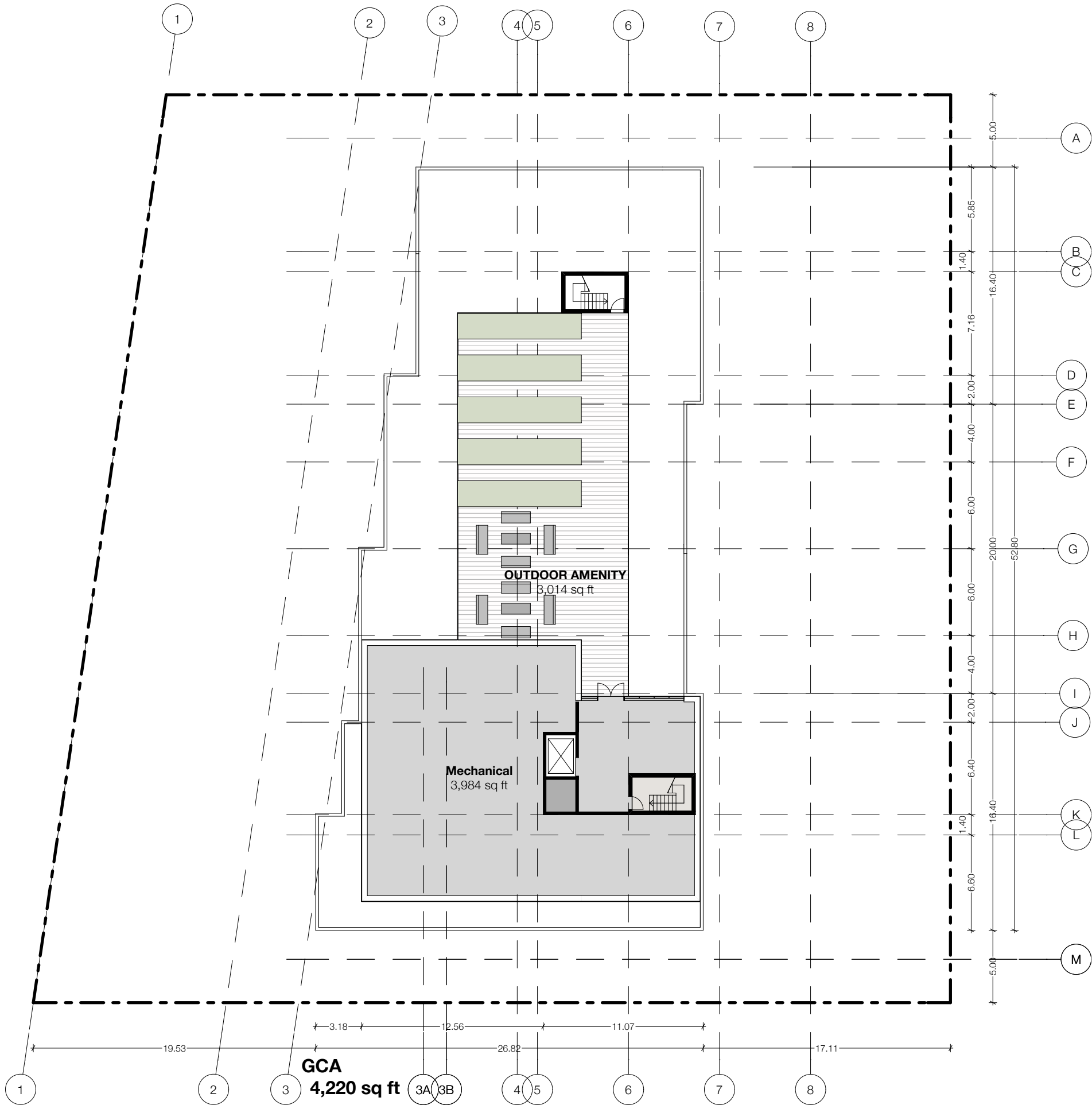
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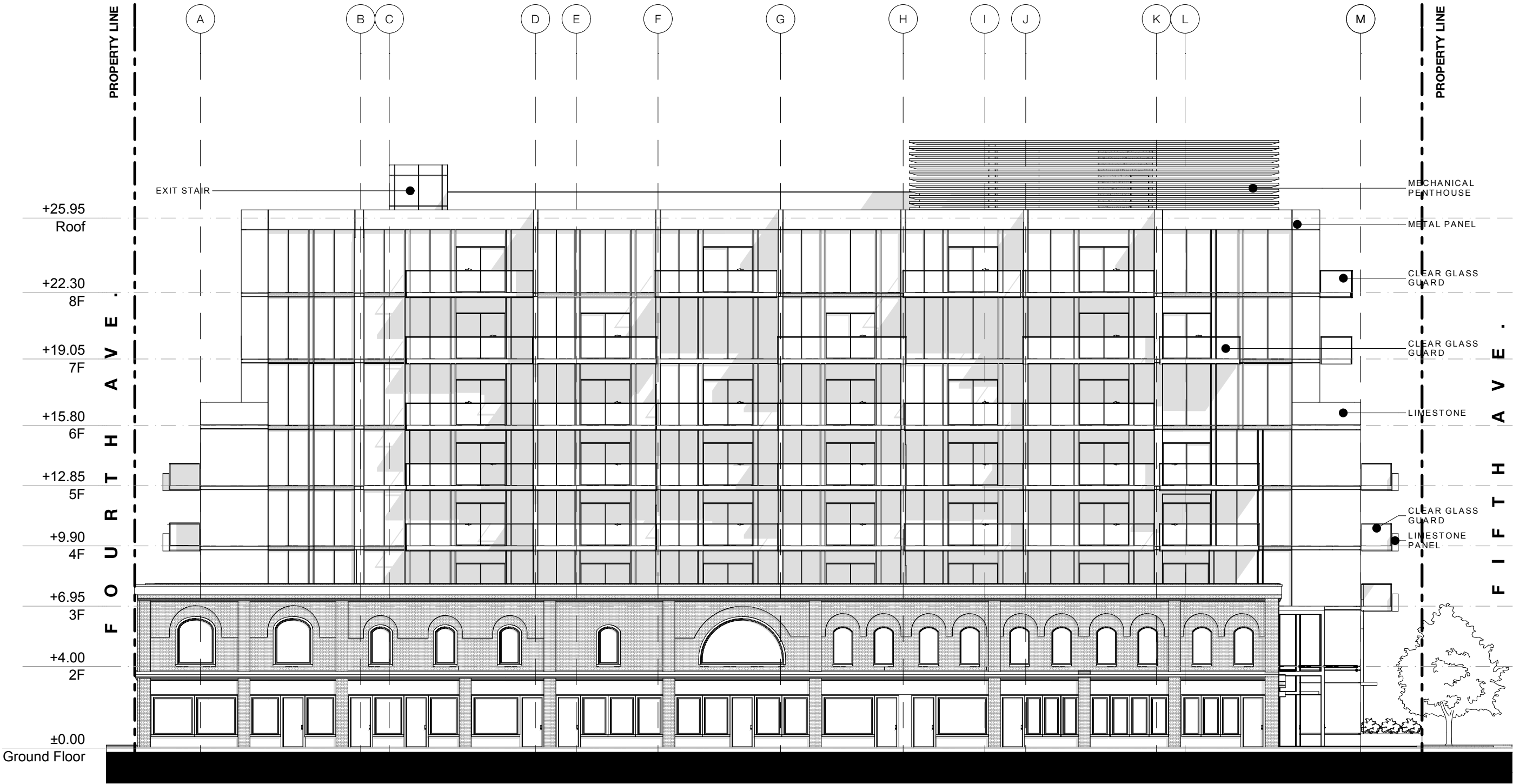
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file: 819\_Bank v13\_Option N- 171123 [server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**West Elevation**

drawn by  
**AS/AK**

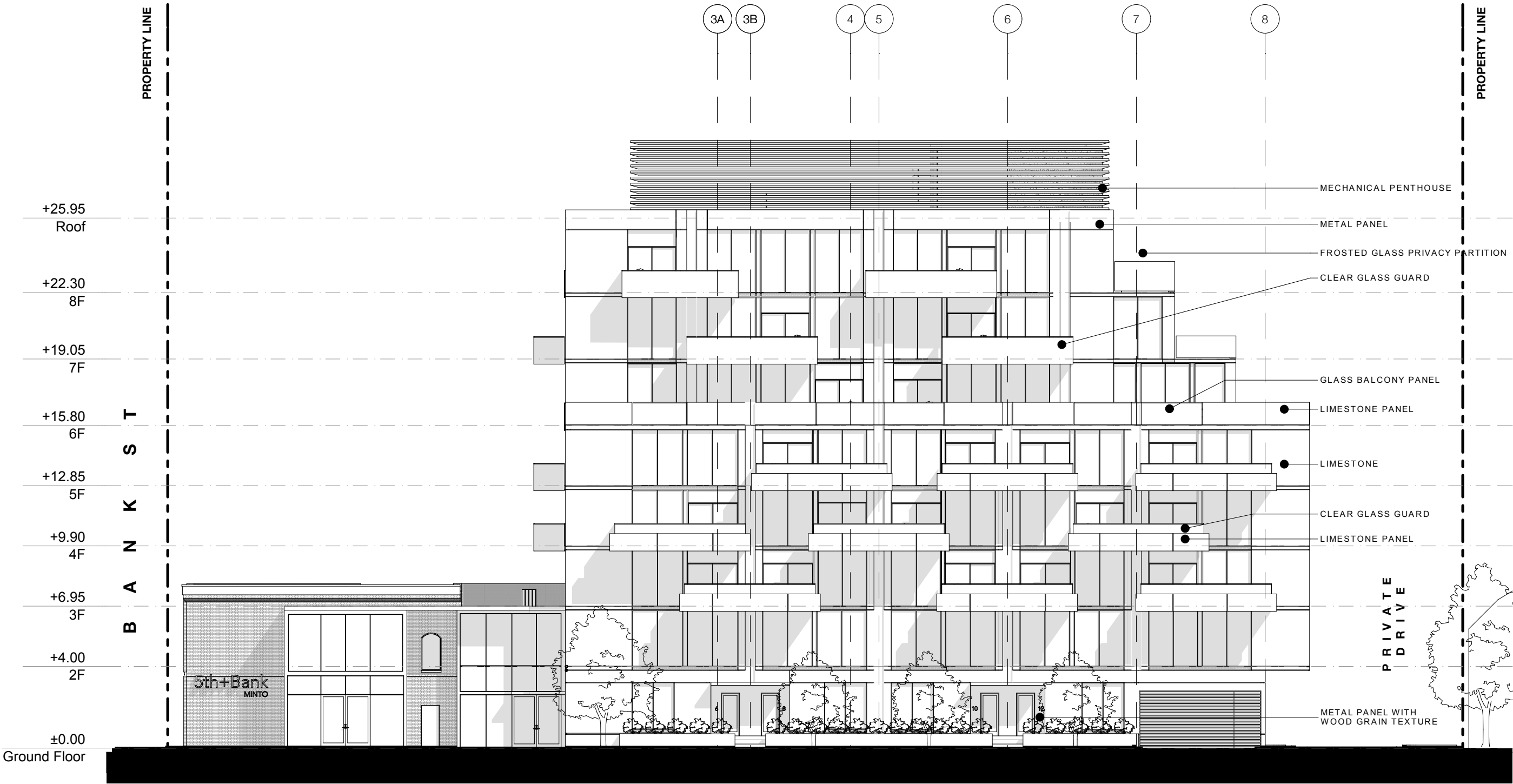
checked by  
**PJ**

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

scale  
**1:200**

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  
**South Elevation**

drawn by  
**AS/AK**

checked by  
**PJ**

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

scale  
**1:200**

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  
**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**

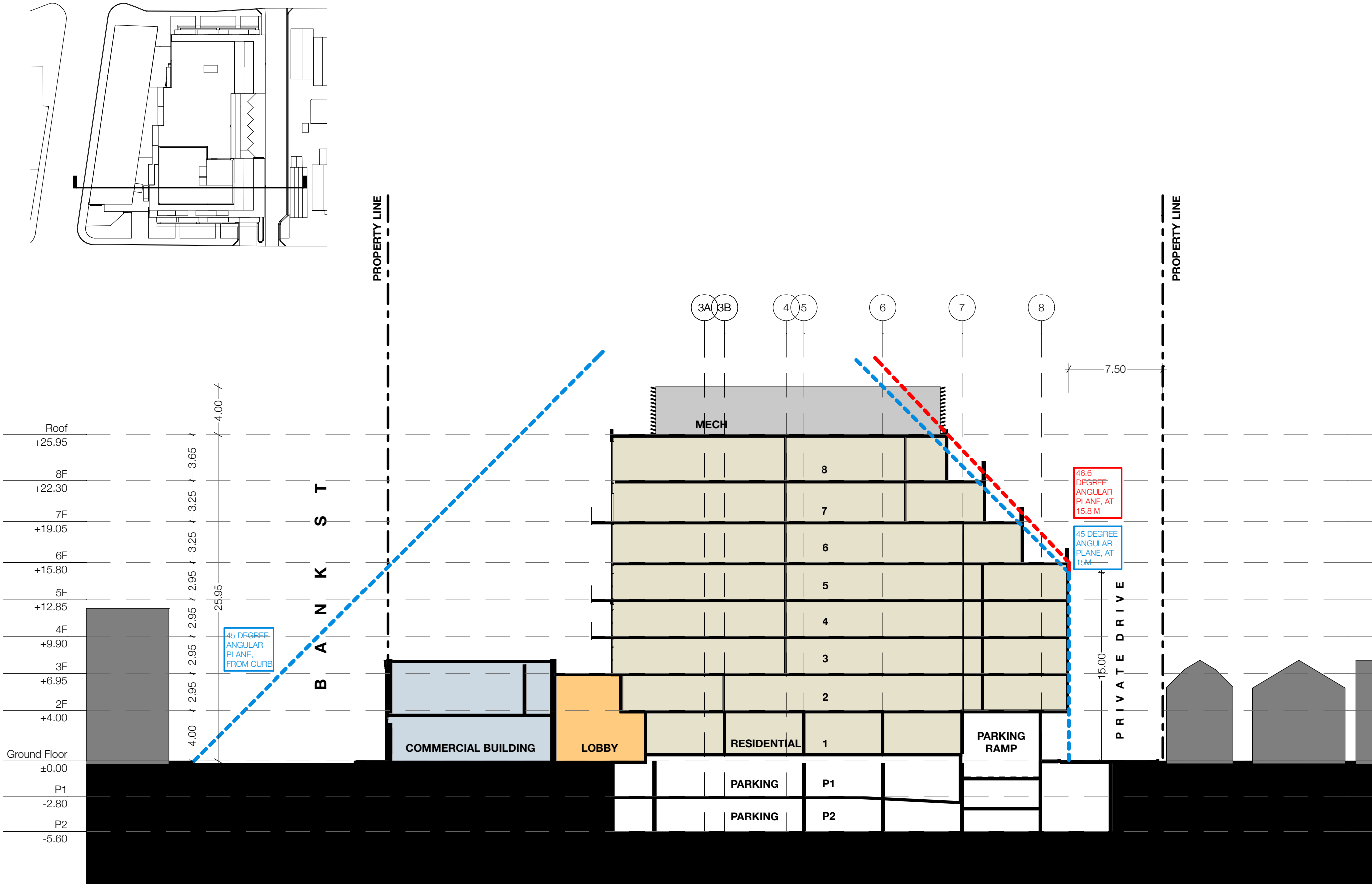
issue date  
**Monday, November 29, 2017**

scale  
**1:200**

job number  
**1716**



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No.	Date	Revision
01	29.11.2017	INITIAL ZBA



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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**

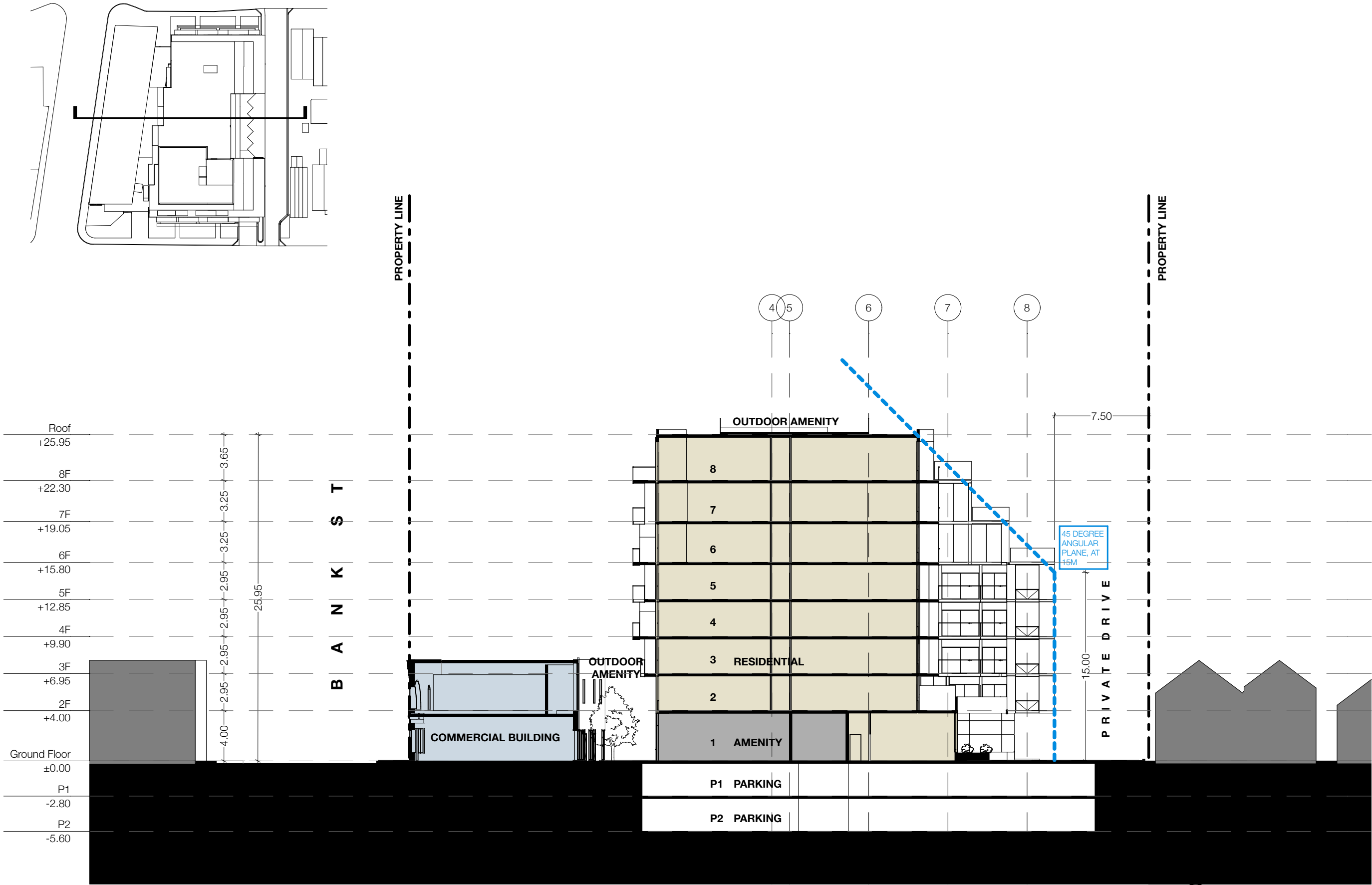
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job number  
**1716**

1  
A4.1

Section A-1  
1:300

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  
Section A-2

drawn by  
AS/AK

checked by  
PJ

issue date  
Monday, November 29, 2017

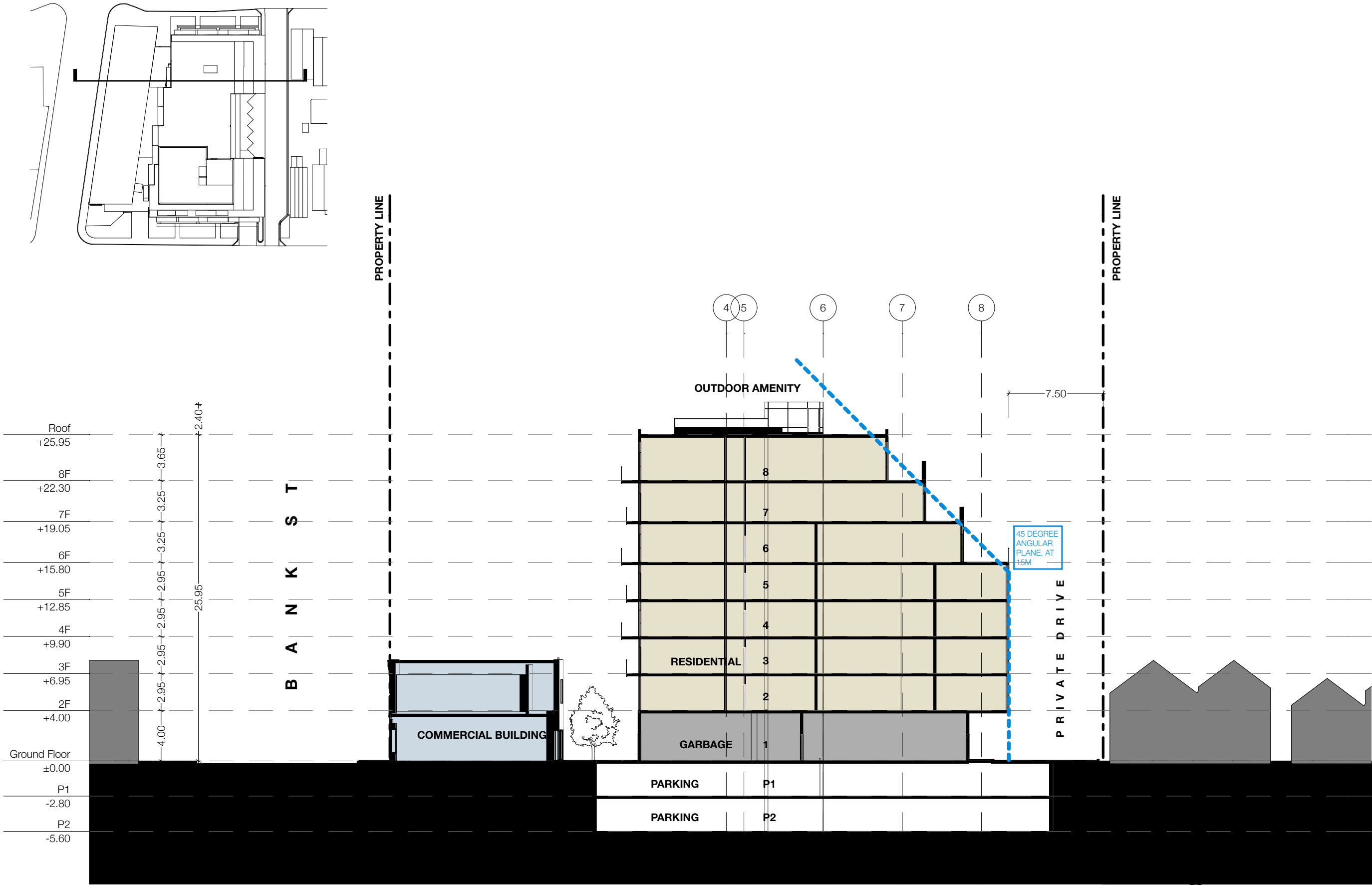
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job number  
1716

1  
A4.2  
Section A-2  
1:300



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No.	Date	Revision
01	29.11.2017	INITIAL ZBA



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job title  
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client  
Minto Communities

sheet title  
Section A-3

drawn by  
AS/AK

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PJ

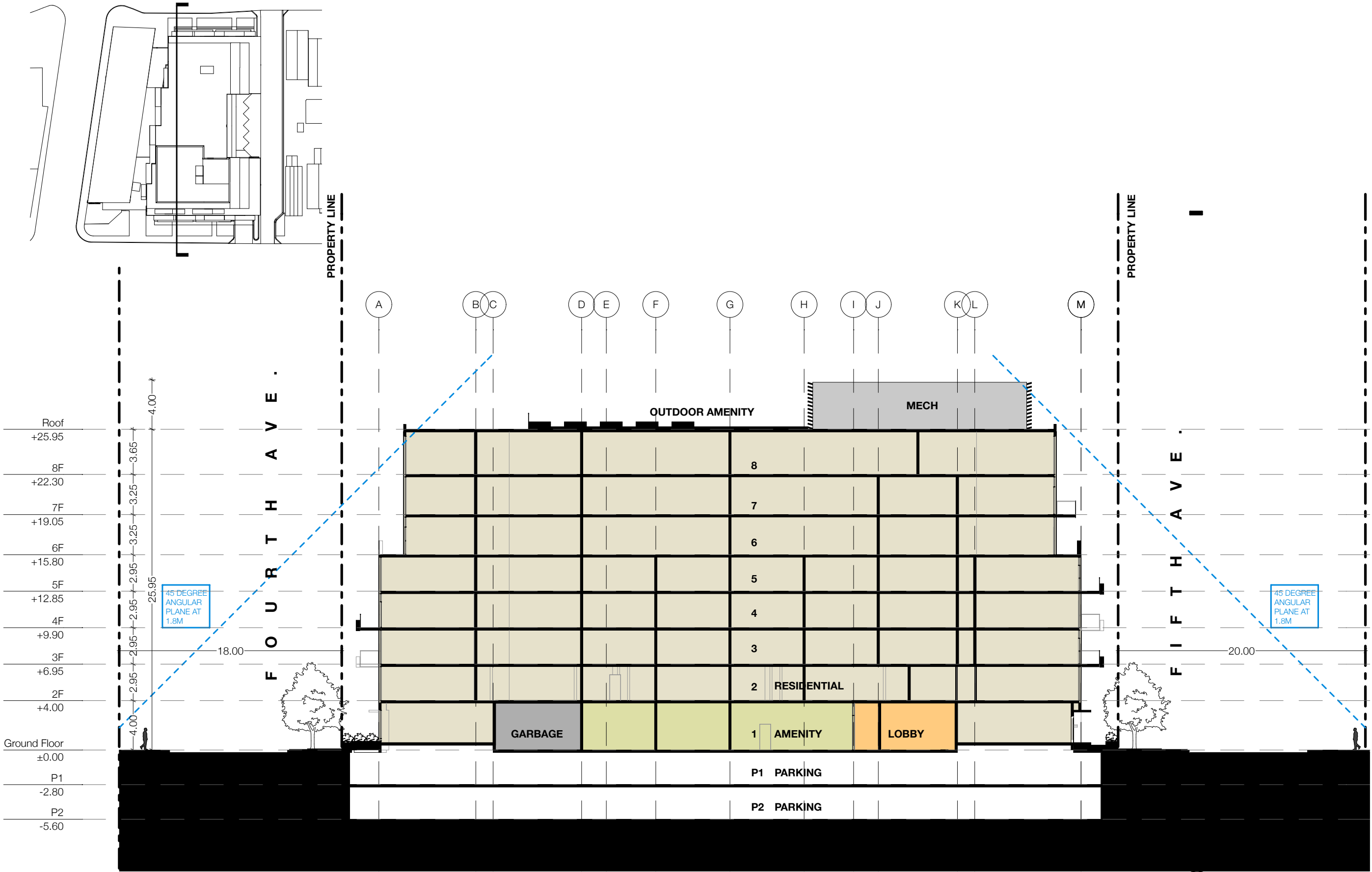
issue date  
Monday, November 29, 2017

scale

job number  
1716

1  
A4.3

Section A-3  
1:300



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job title  
99 Fifth Avenue Ottawa

client  
Minto Communities

sheet title  
Section A-4

drawn by  
AS/AK

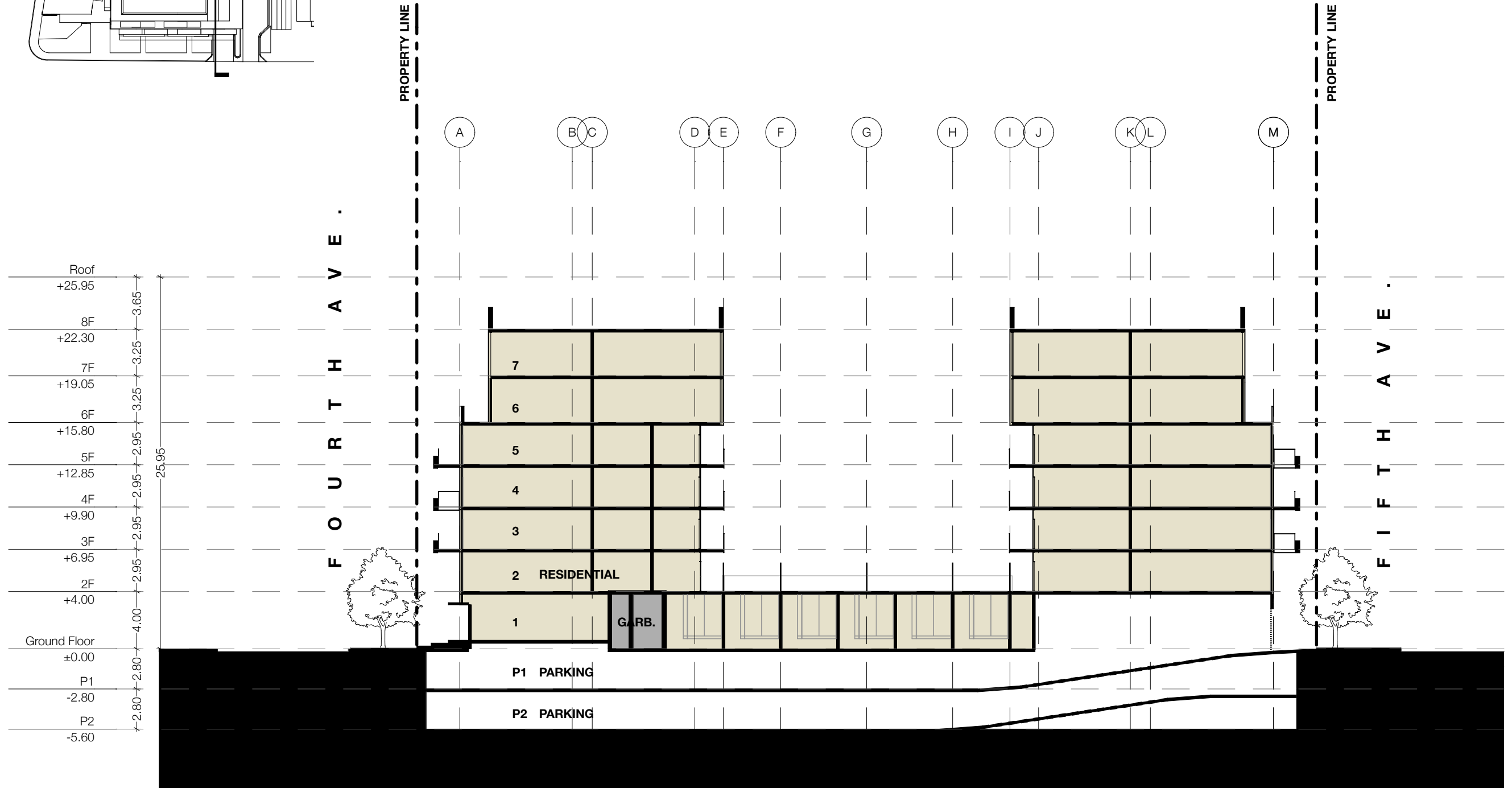
checked by  
PJ

issue date  
Monday, November 29, 2017

scale

job number  
1716

1  
A4.4  
Section A-4  
1:300



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file: 819 Bank v13_Option N- 171123
[server.local]
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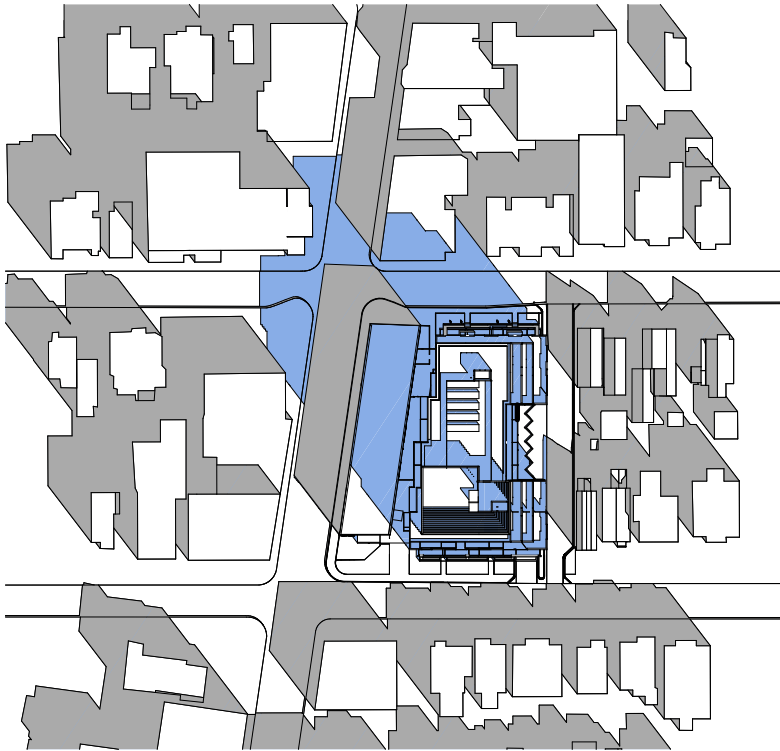
client  
**Minto Communities**

drawn by **AS/AK** checked by **PJ**  
 issue date **Monday, November 29, 2017**  
 scale

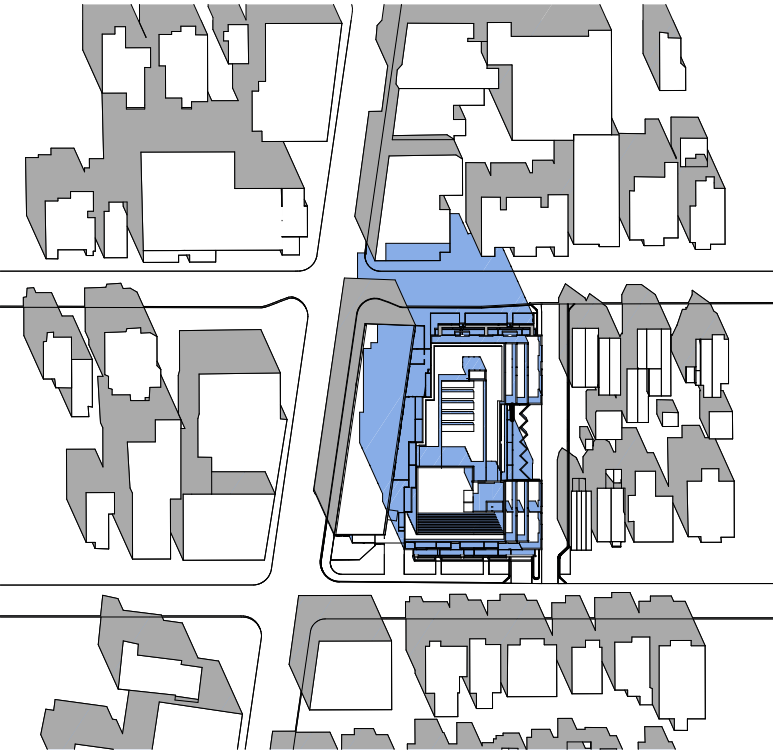
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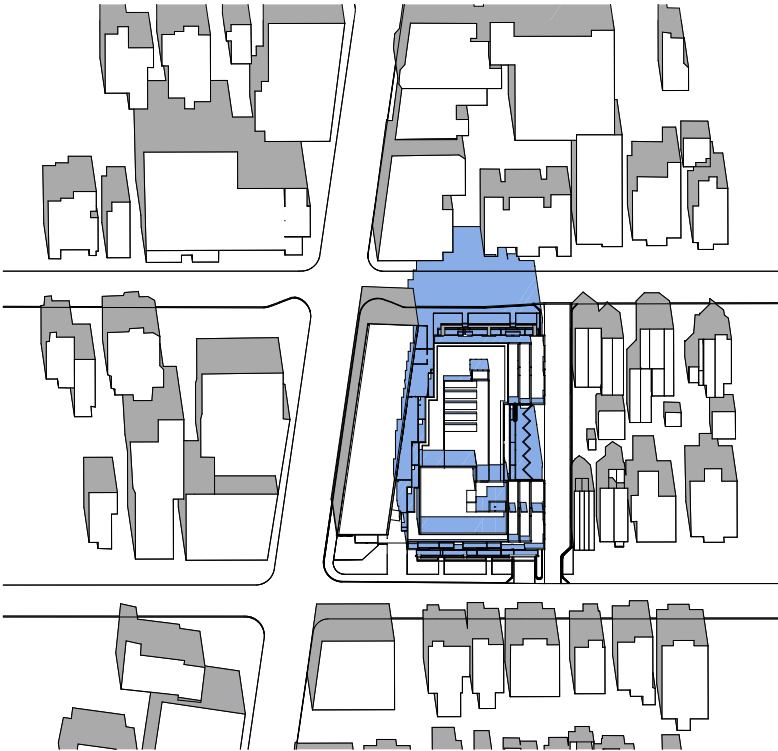
Revision:		
No.	Date	Revision
01	29.11.2017	INITIAL ZBA



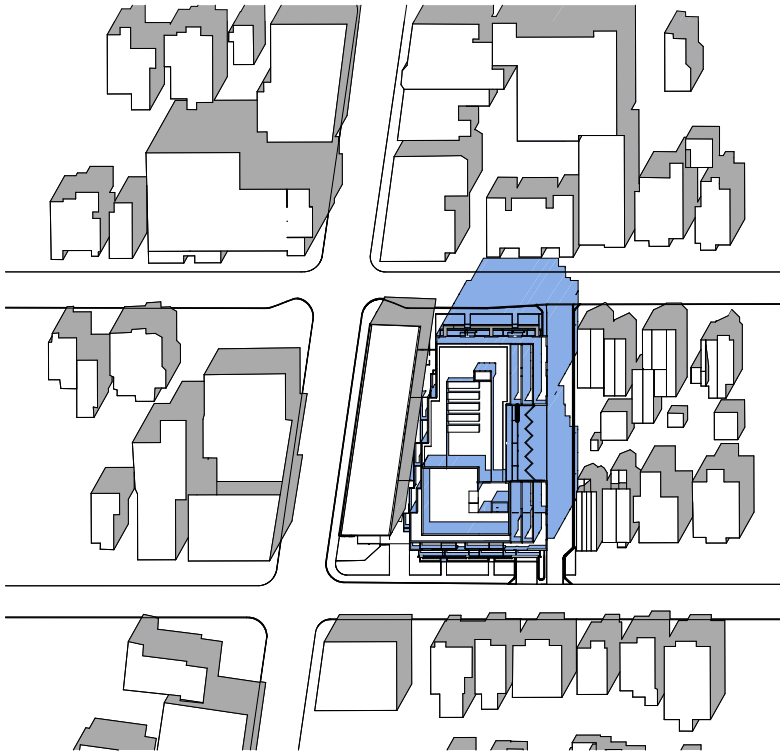
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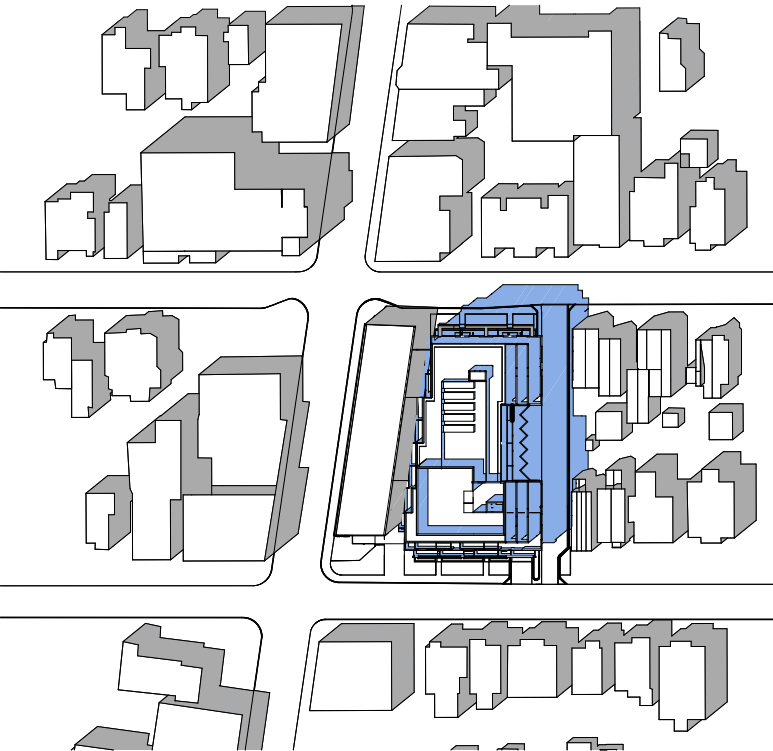
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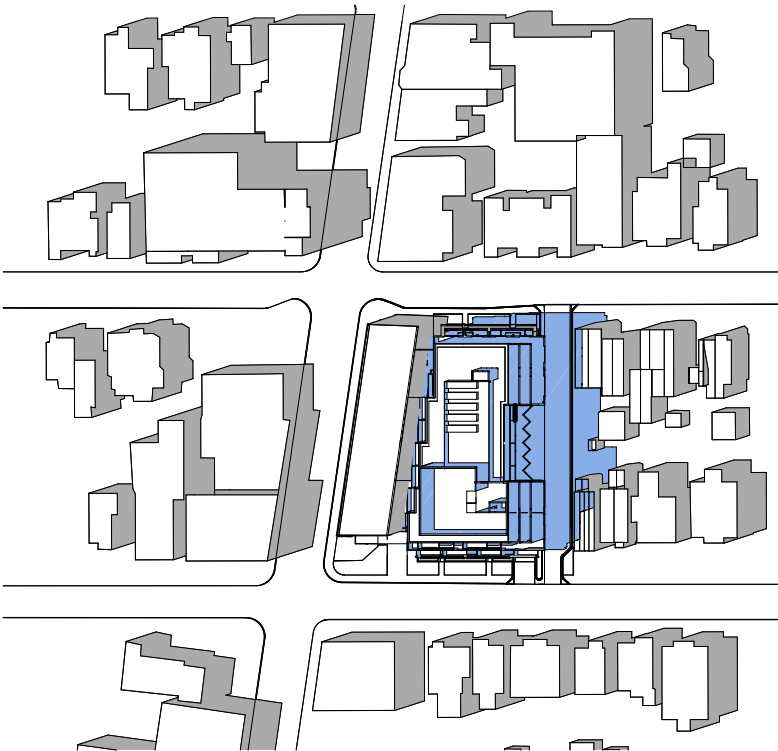
September 11:18



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**

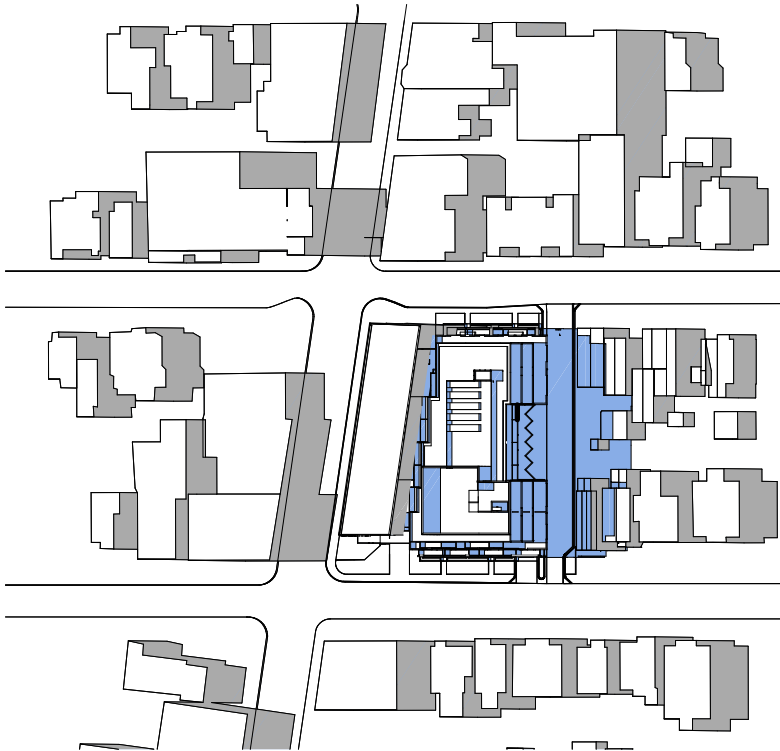
checked by  
**PJ**

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

scale

job number  
**1716**

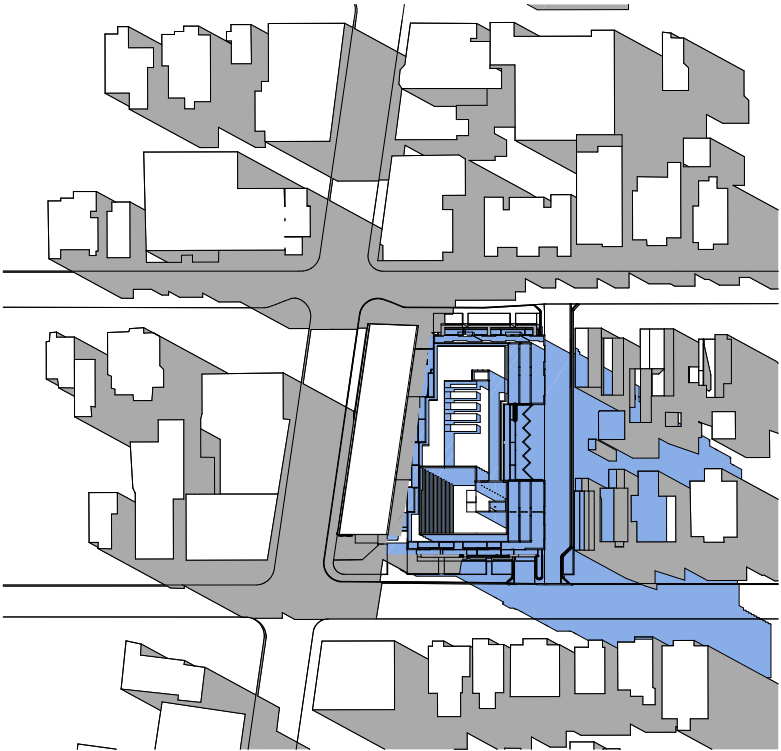
Revision:		
No.	Date	Revision
01	29.11.2017	INITIAL ZBA



September 15:18



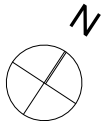
September 16:18



September 17:18

proposed

existing



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job title  
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client  
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sheet title  
**Sept 21**

drawn by  
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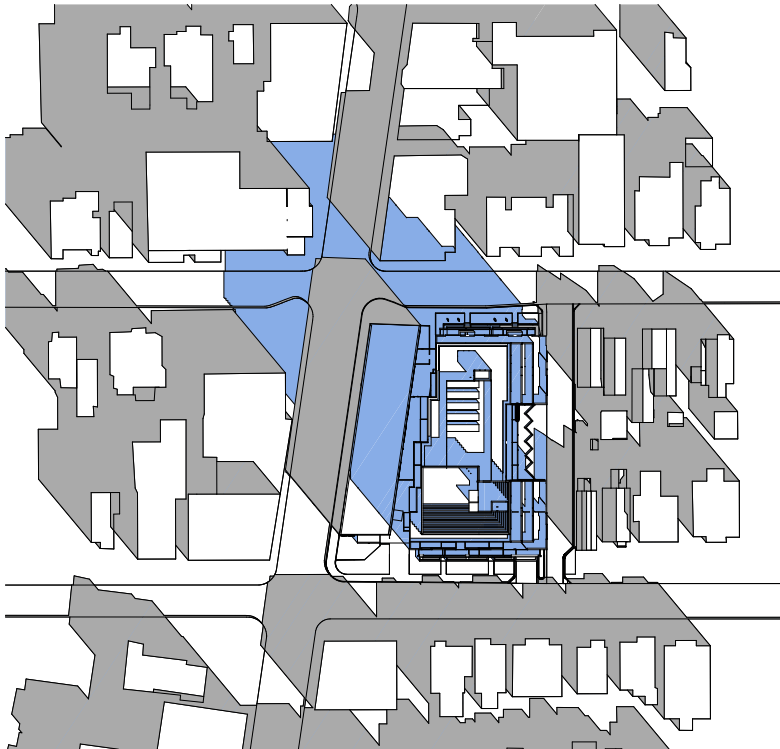
checked by  
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issue date  
**Monday, November 29, 2017**

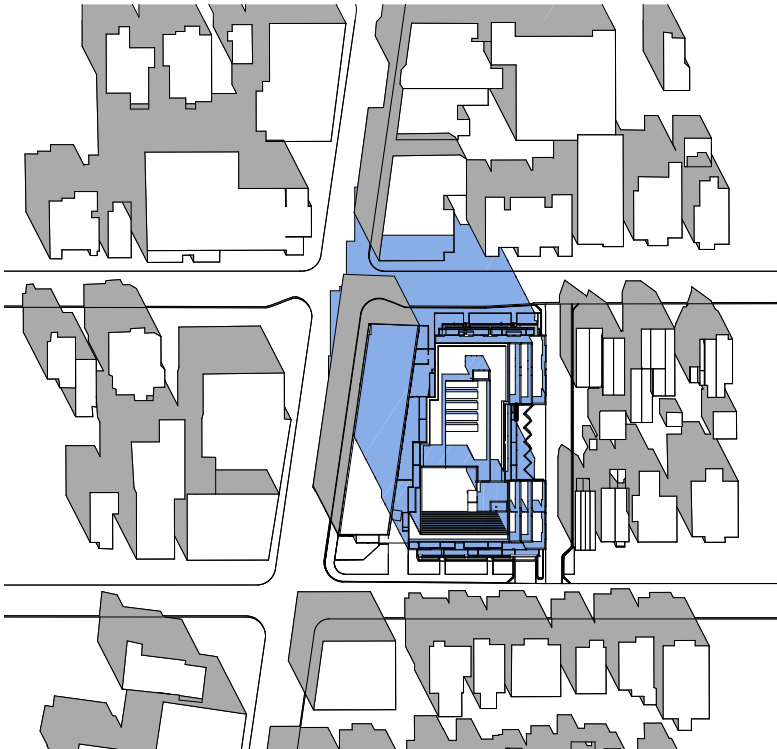
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job number  
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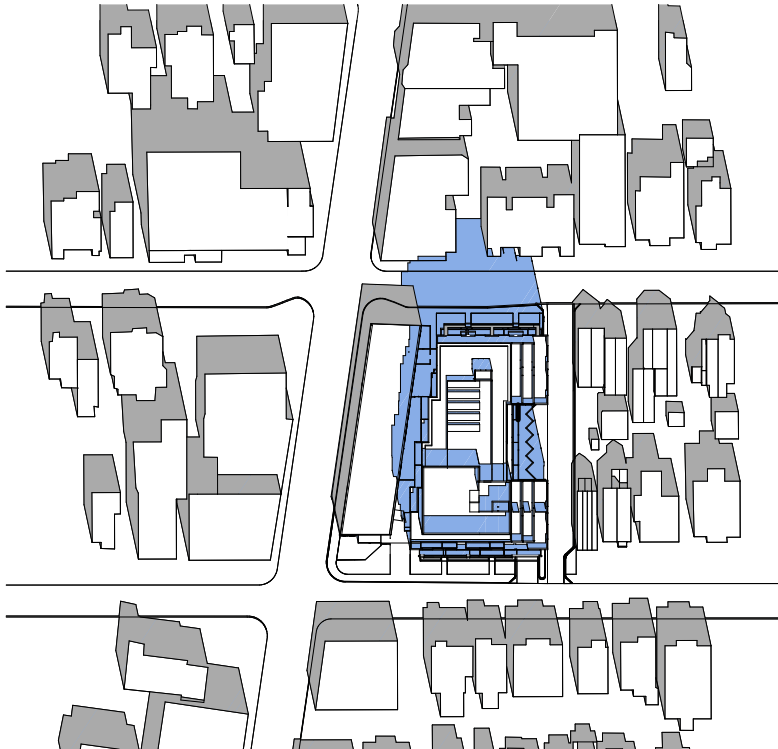
Revision:		
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01	29.11.2017	INITIAL ZBA



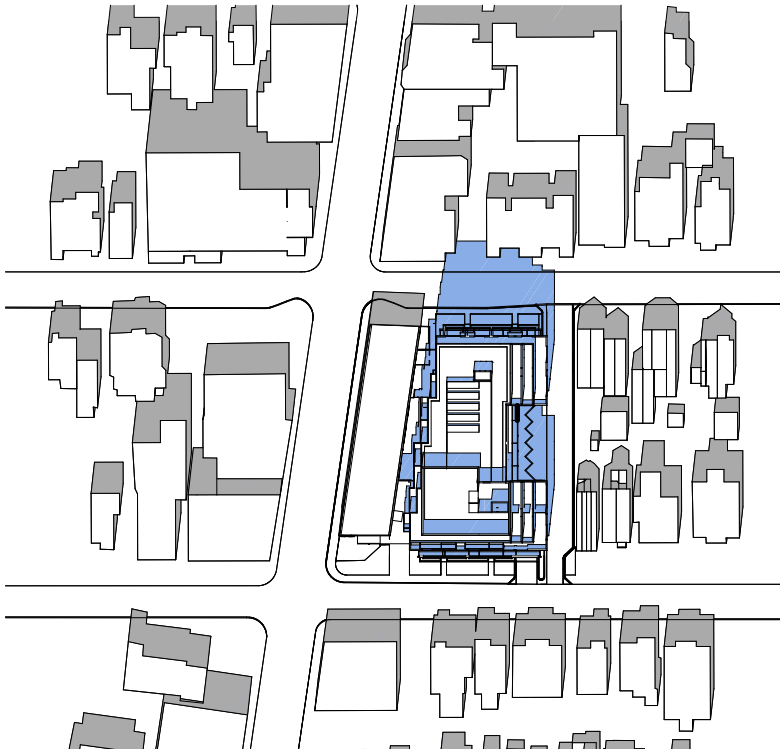
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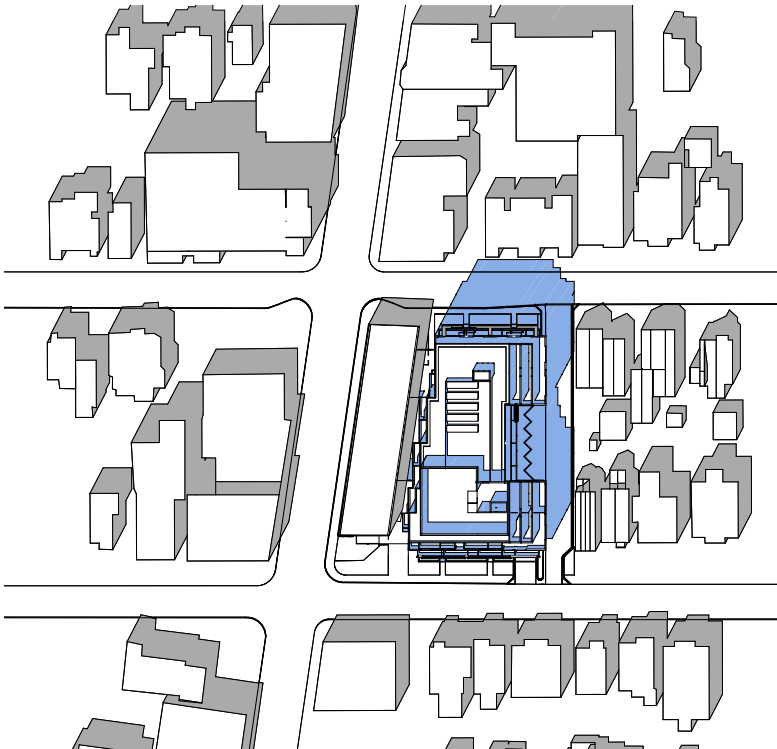
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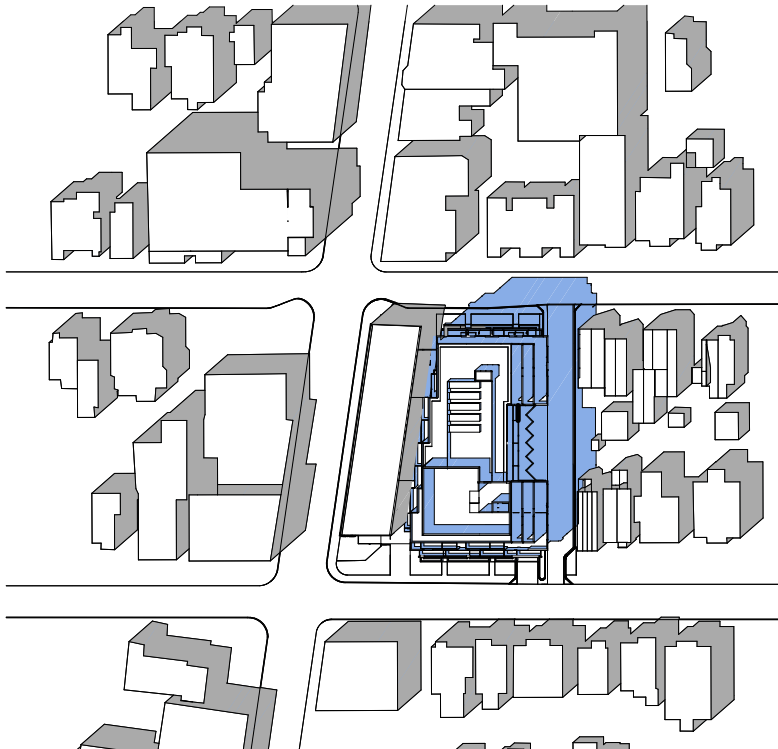
March 11:18



March 12:18



March 13:18



March 14:18

proposed

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**

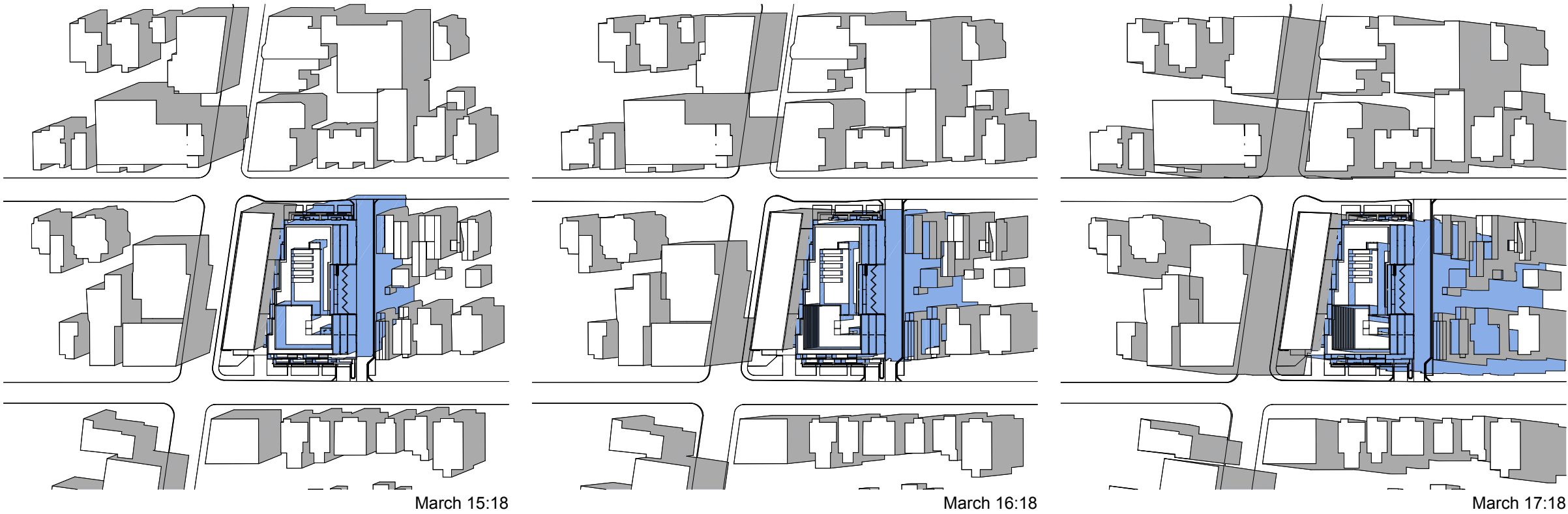
issue date  
**Monday, November 29, 2017**

scale

job number  
**1716**



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North Arrow

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[server.local]

job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**March 21**

drawn by  
**AS/AK**

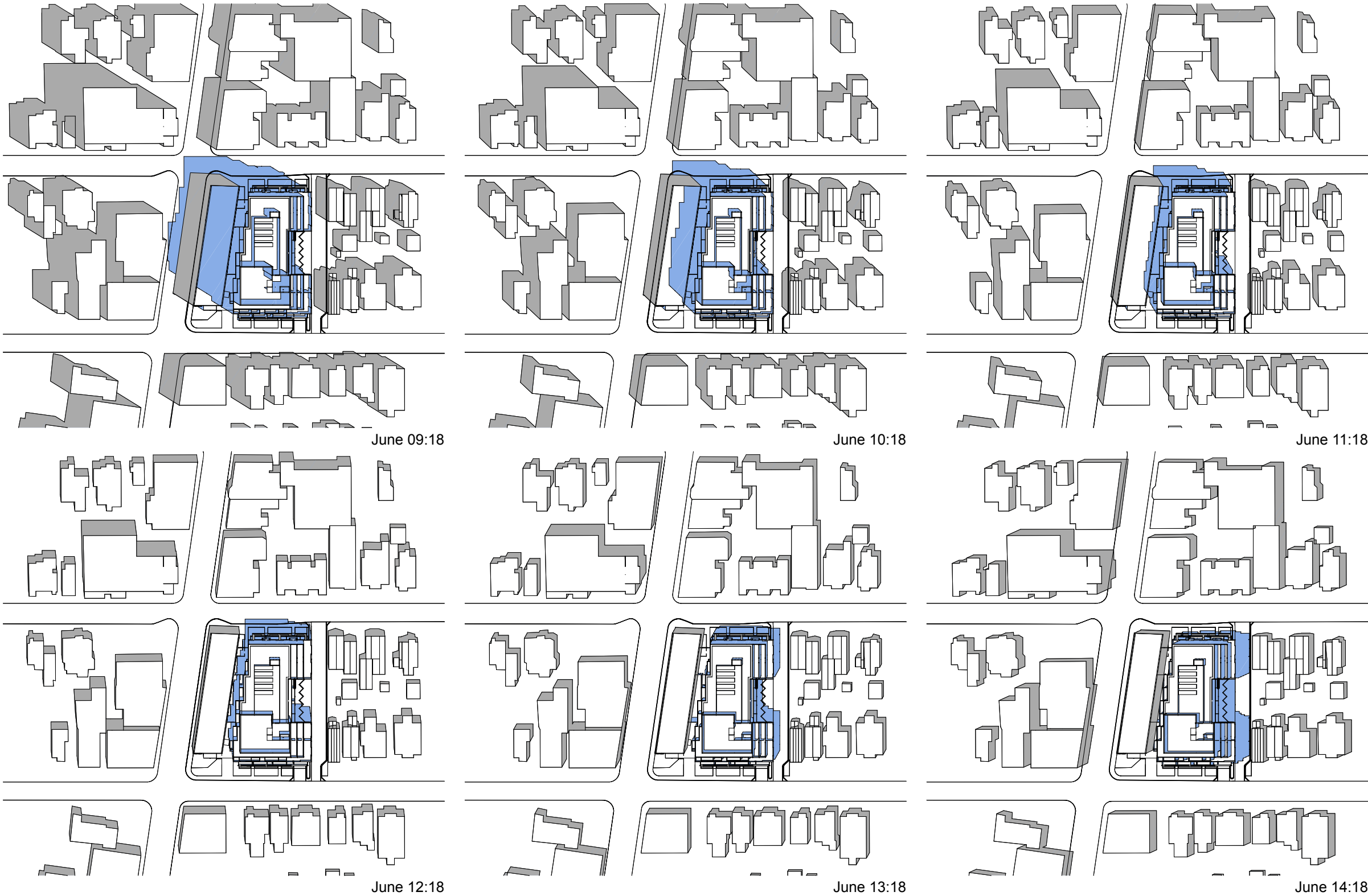
checked by  
**PJ**

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

scale

job number  
**1716**

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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Communities**

sheet title  
**June 21**

drawn by  
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checked by  
**PJ**

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

scale

job number  
**1716**

Revision:		
No.	Date	Revision
01	29.11.2017	INITIAL ZBA



June 15:18



June 16:18



June 17:18

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[server.local]

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**