

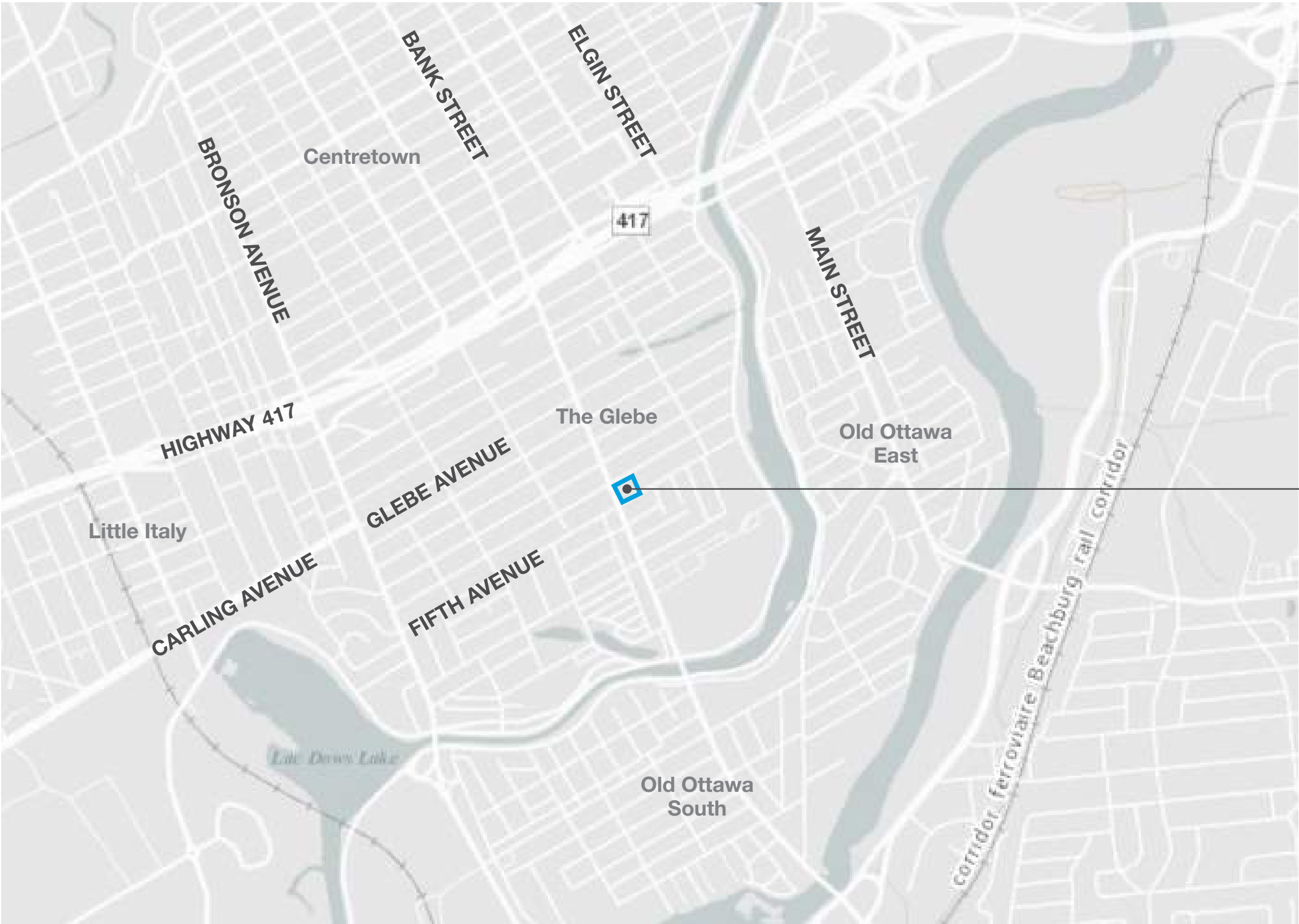
99 Fifth Avenue Ottawa Urban Design Review Panel Presentation
Formal Review

Thursday, January 11, 2018

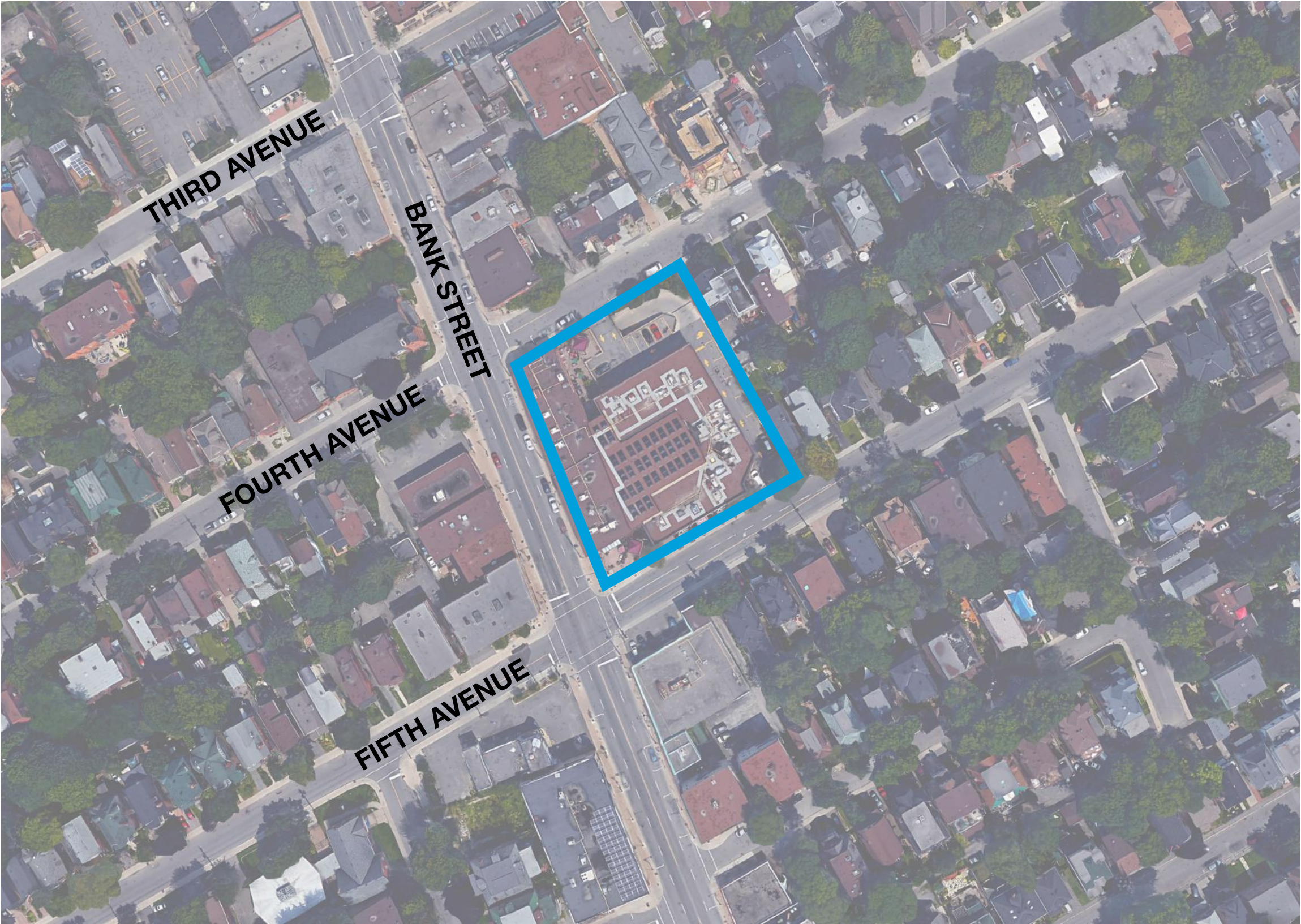
FOTENN

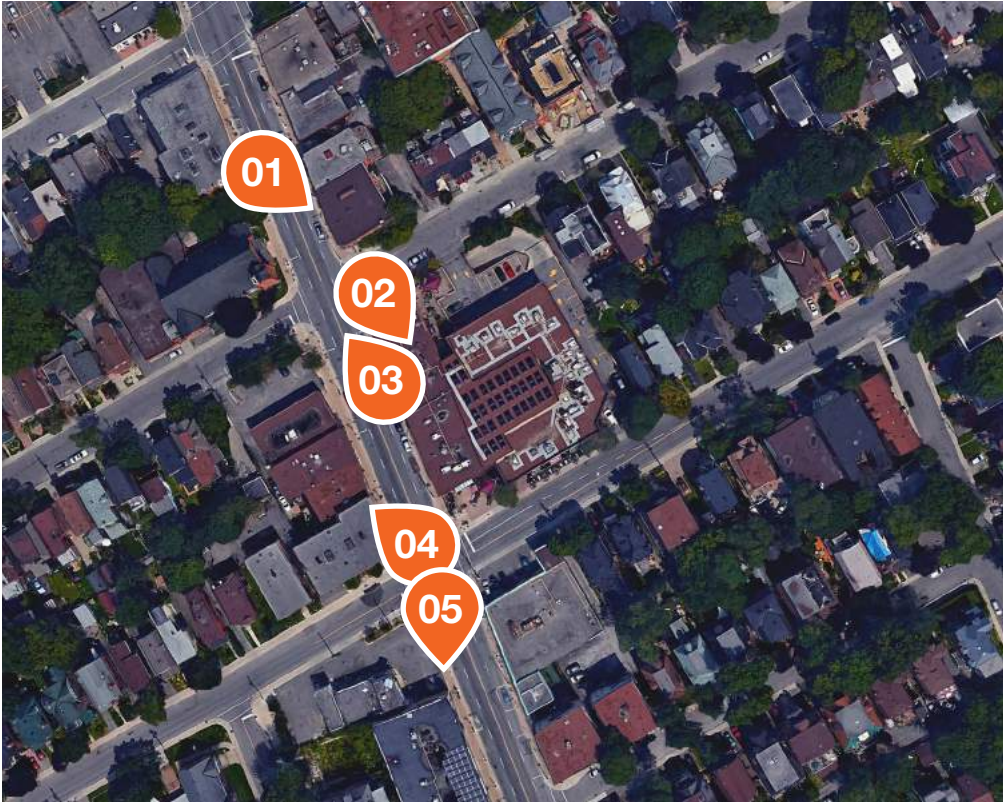


TACT
ARCHITECTURE



99 Fifth Avenue







Transit Network

The subject property is located adjacent to Bank Street - a designated Transit Priority Corridor in the City of Ottawa's Official Plan.

Route 7 runs along Bank Street between St. Laurent Shopping Centre and Carleton University. The route has 15 minute headways throughout the day.

Route 6 also runs along Bank Street between Greenboro Station and Rockcliffe Park. Route 6 also has 15 minute headways throughout the day.



Cycling Routes and Multi-Use Pathways

The site is located in proximity to existing cycling infrastructure including the new O'Connor bike lanes that access from Fifth Avenue and Lansdowne Park into the downtown core. Multi-use pathway connections along the Rideau Canal also provides access to the downtown core, and to Dow's Lake and further path systems to the southwest.

Major park space in proximity to the site includes Sylvia Holden Park and Lionel Britton Park at the east end of Fifth Avenue, and Lansdowne Park further south. These outdoor spaces provide a range of amenities including wading pools, play structures, baseball diamonds, basketball courts, skating rinks, a skateboard park and more.

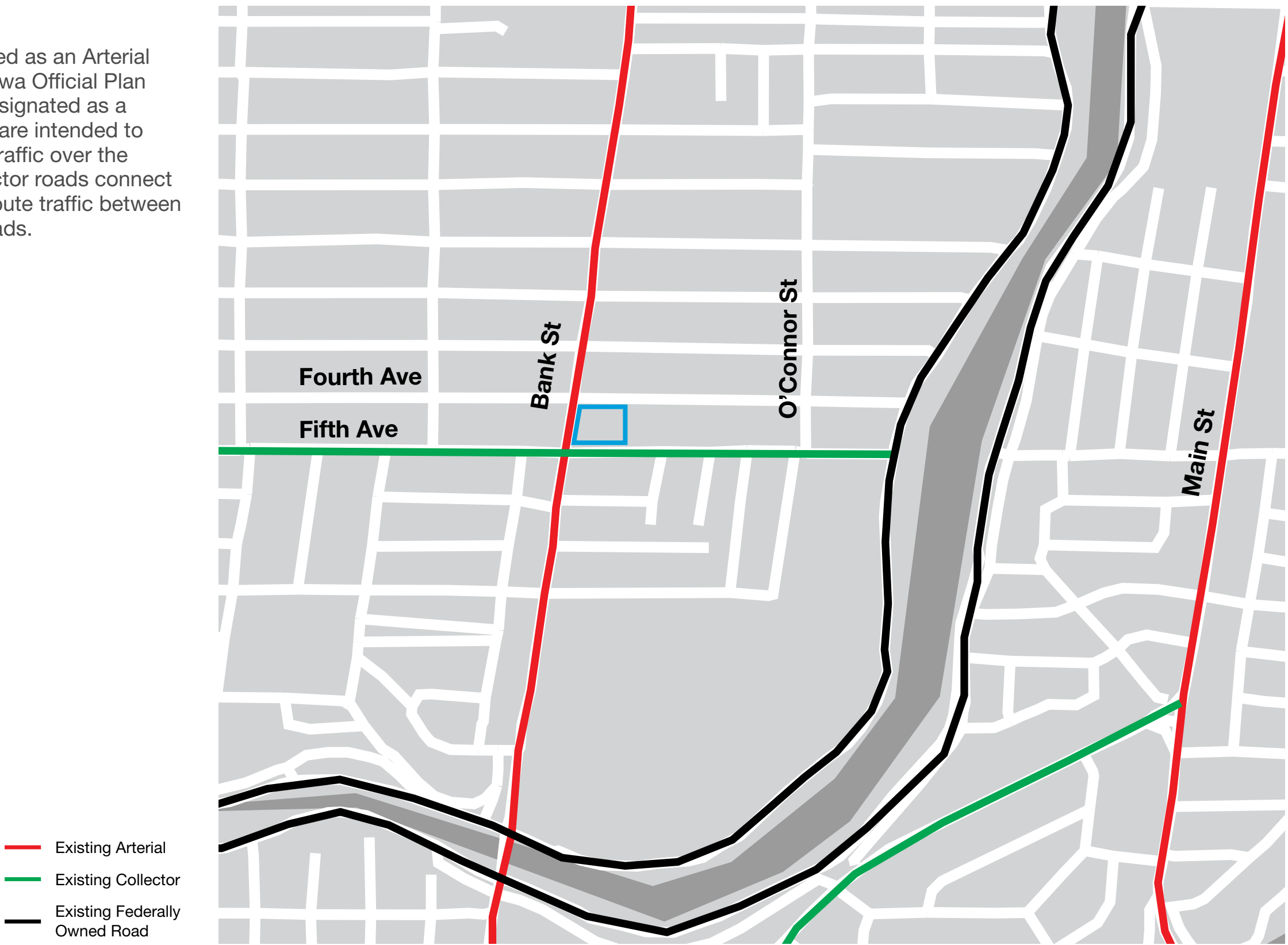
Construction has also recently begun on the Fifth Avenue pedestrian bridge across the canal, linking Fifth Avenue in the west with Clegg Street in the east. The crossing is scheduled for completion in August 2019.



- Multi-Use Pathway
- Cycle Lanes
- Park
- Future Rideau Canal Crossing

Road Network

Bank Street is designated as an Arterial Road in the City of Ottawa Official Plan while Fifth Avenue is designated as a collector. Arterial roads are intended to carry large volumes of traffic over the longest distance. Collector roads connect communities and distribute traffic between the arterial and local roads.



Official Plan

- / The subject property is designated “Traditional Mainstreet” on Schedule B of the City of Ottawa Official Plan. Mainstreets function as mixed-use corridors with the ability to provide a range of goods and services for neighbouring communities and beyond.
- / It is the intent of the Official Plan that intensification continue to focus on nodes and corridors (Mixed Use Centres and Mainstreets) to support the public transit system, to create an essential community focus, to allow for minimum travel, and to minimize disruption in existing stable neighbourhoods.
- / Mainstreets are identified in the Official Plan as target areas for intensification. Generally the OP supports building heights up to six (6) storeys on Traditional Mainstreets, but permits greater building height in specific cases, including when an appropriate building transition is provided.
- / The proposed development has a height of eight (8) storeys and provides an appropriate transition to the adjacent neighbourhood through: setbacks and stepbacks that reflect the surrounding context; the use of an angular plane; incremental changes in building height; the insertion of ground-oriented residential units along Fourth and Fifth Avenue; and, the design of the building and the materials used.

- / The proposed development satisfies the criteria for compatibility set out in Section 2.5.1 and 4.11 of the Official Plan.
- / The proposed development retains a existing retail building along Bank Street which assists in maintaining the character of the street and establishing a pedestrian scale.
- / The proposed Zoning By-law Amendment conforms to the Official Plan by intensifying a large, underutilized property along a Mainstreet. The OP targets intensification along Mainstreets and in proximity to Transit services. Further, the proposed development is compatible with the surrounding context in that it provides a suitable transition to adjacent uses and mitigates impacts on surrounding land uses.

Zoning By-law

- / The subject property is zoned “Traditional Mainstreet, Exception 93, Maximum Height 15 metres (TM[93] H(15))”.
- / The TM zone is intended to accommodate a broad range of uses, including retail and residential, in a compact, mixed-use, and pedestrian friendly environment.
- / The proposed Zoning By-law Amendment seeks to amend several zoning provisions to facilitate the proposed development. Many of the amendments are to recognize existing

conditions on the property while others are specific to the proposed development.

- / The proposed amendments impact setbacks, parking requirements, building height, and the required angular plane on Traditional Mainstreets.

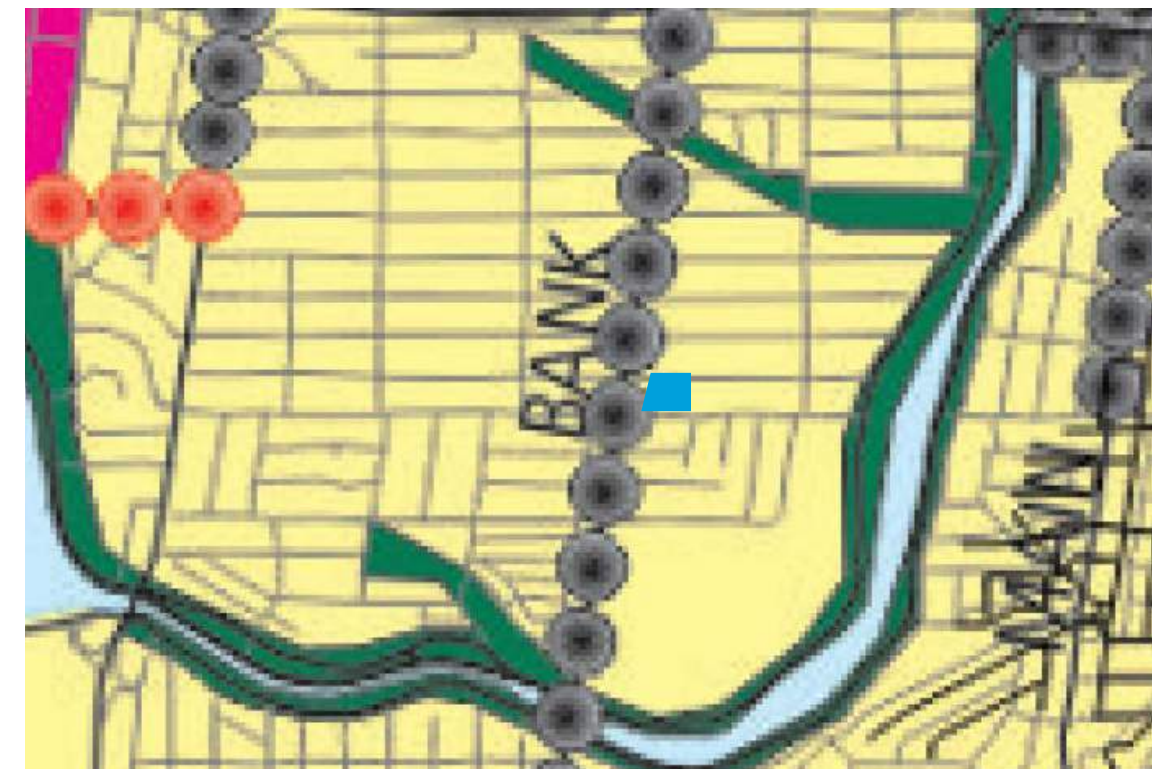
Urban Design Guidelines for Development Along Traditional Mainstreets

- / Encourages building orientation close to the street edge while maintaining a sidewalk along the street.
- / Pays careful attention to the residential properties to the rear with a compatible built form that is sensitive with regards

to maximizing light and minimizing overlook.

- / Retains the existing retail building along Bank Street to establish the pedestrian scale and active uses on the street;
- / Locates a mixed-use development at an identified node: Bank Street and Fifth Avenue.
- / The proposed development is consistent with the applicable guidelines.

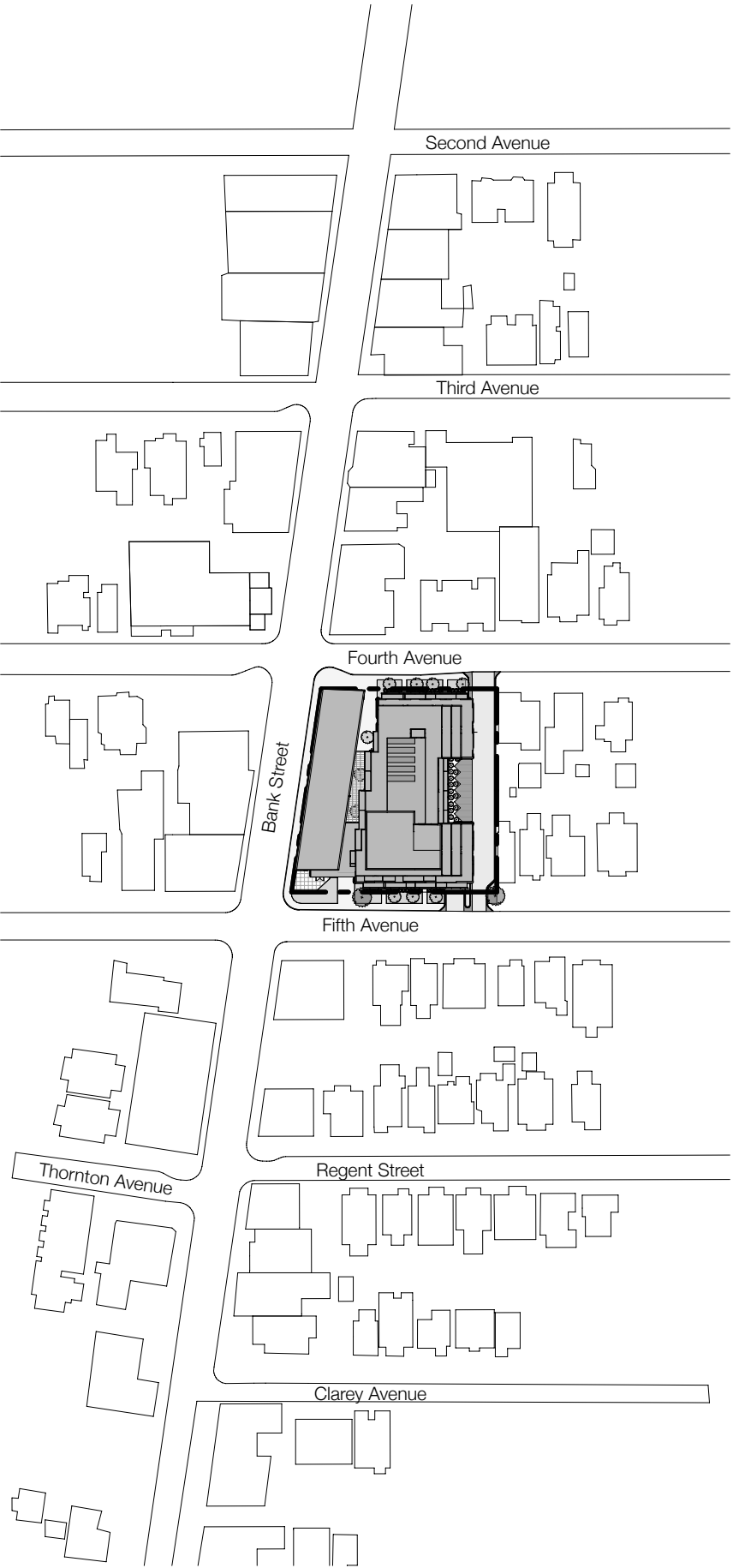
- General Urban Area
- Employment Area
- Major Open Space
- Urban Natural Features
- Mixed Use Centre
- Arterial Mainstreet
- Traditional Mainstreet
- Subject Property











TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

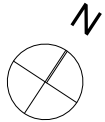
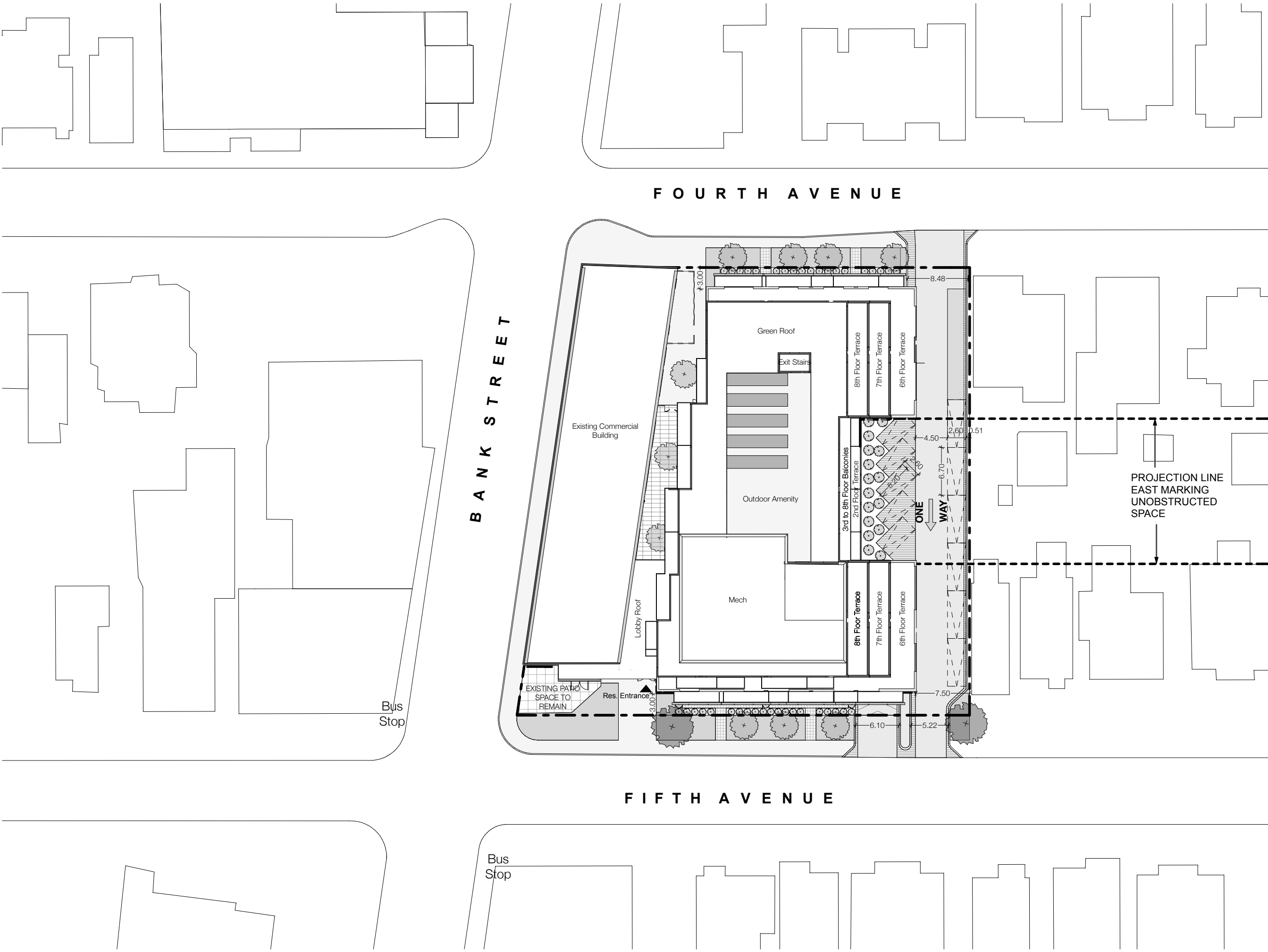
www.tactarchitecture.com

Context Plan

99 Fifth Avenue Ottawa

1:2000

Tuesday, January 2, 2018



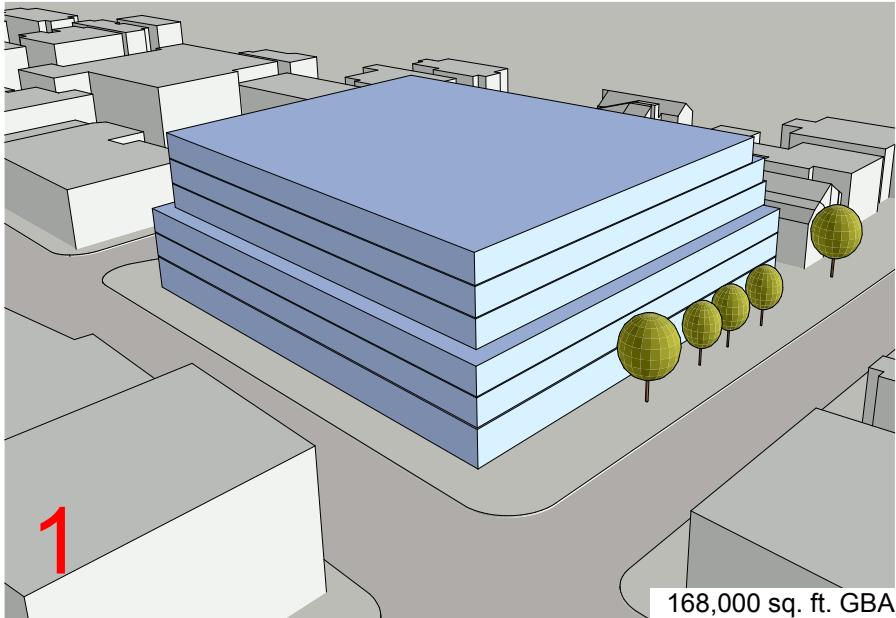
Site Plan

99 Fifth Avenue Ottawa

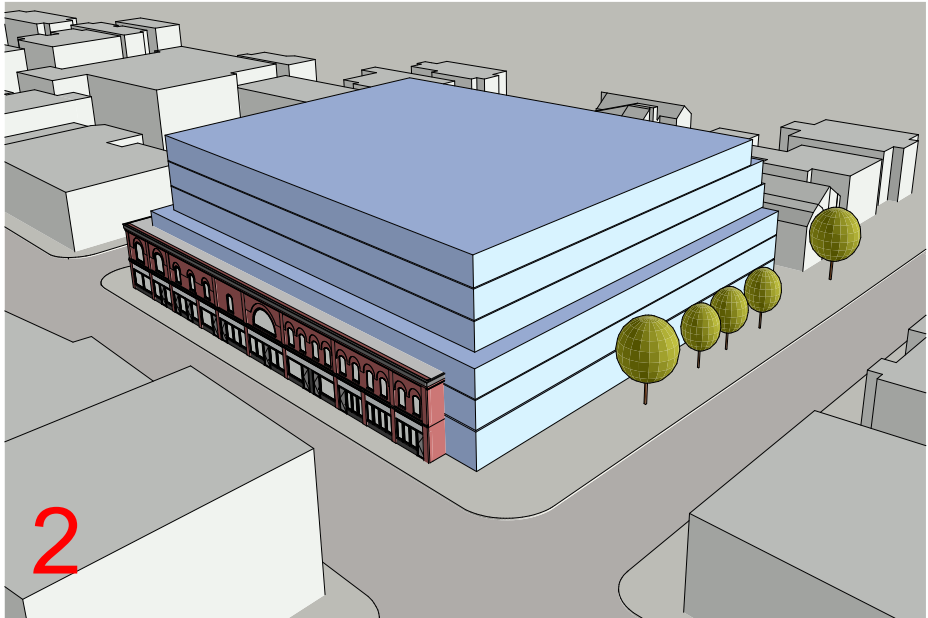
1:500

Tuesday, January 2, 2018

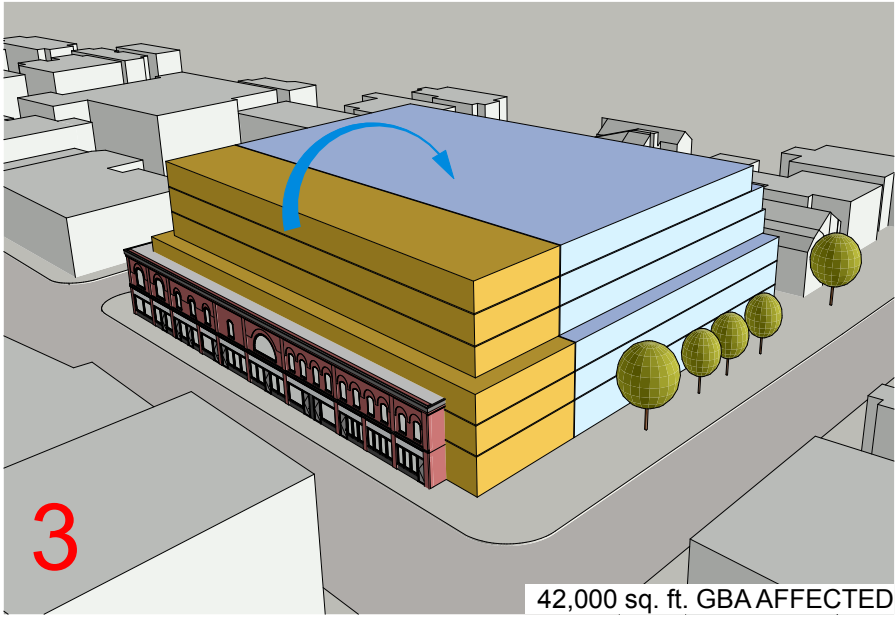
FULL REMOVAL OPTION - 6 STOREY POLICY AS OF RIGHT



CONSIDERATION OF HISTORIC BANK STREET BUILDINGS



SHIFTING OF VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS

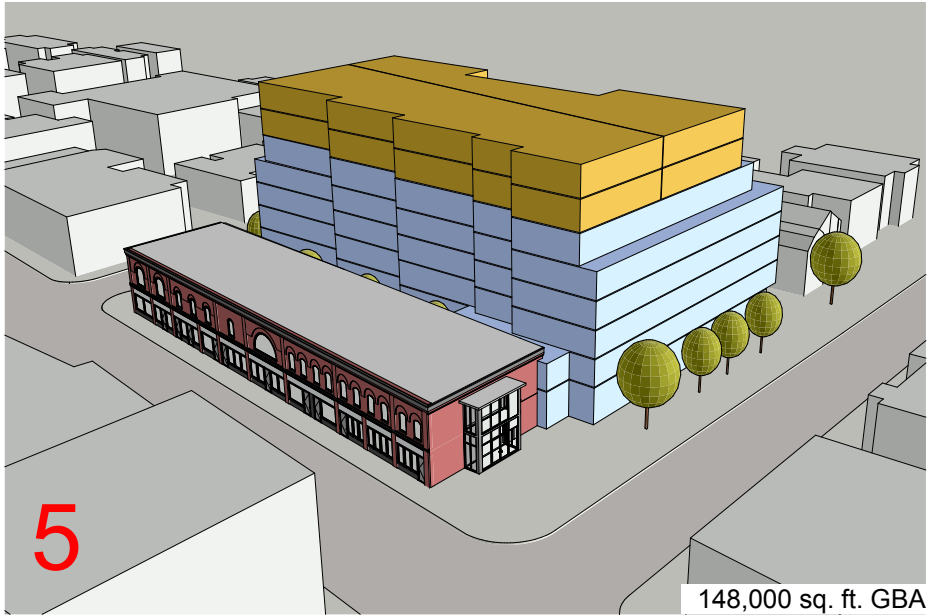


MASSING DESIGN ITERATION PROCESS

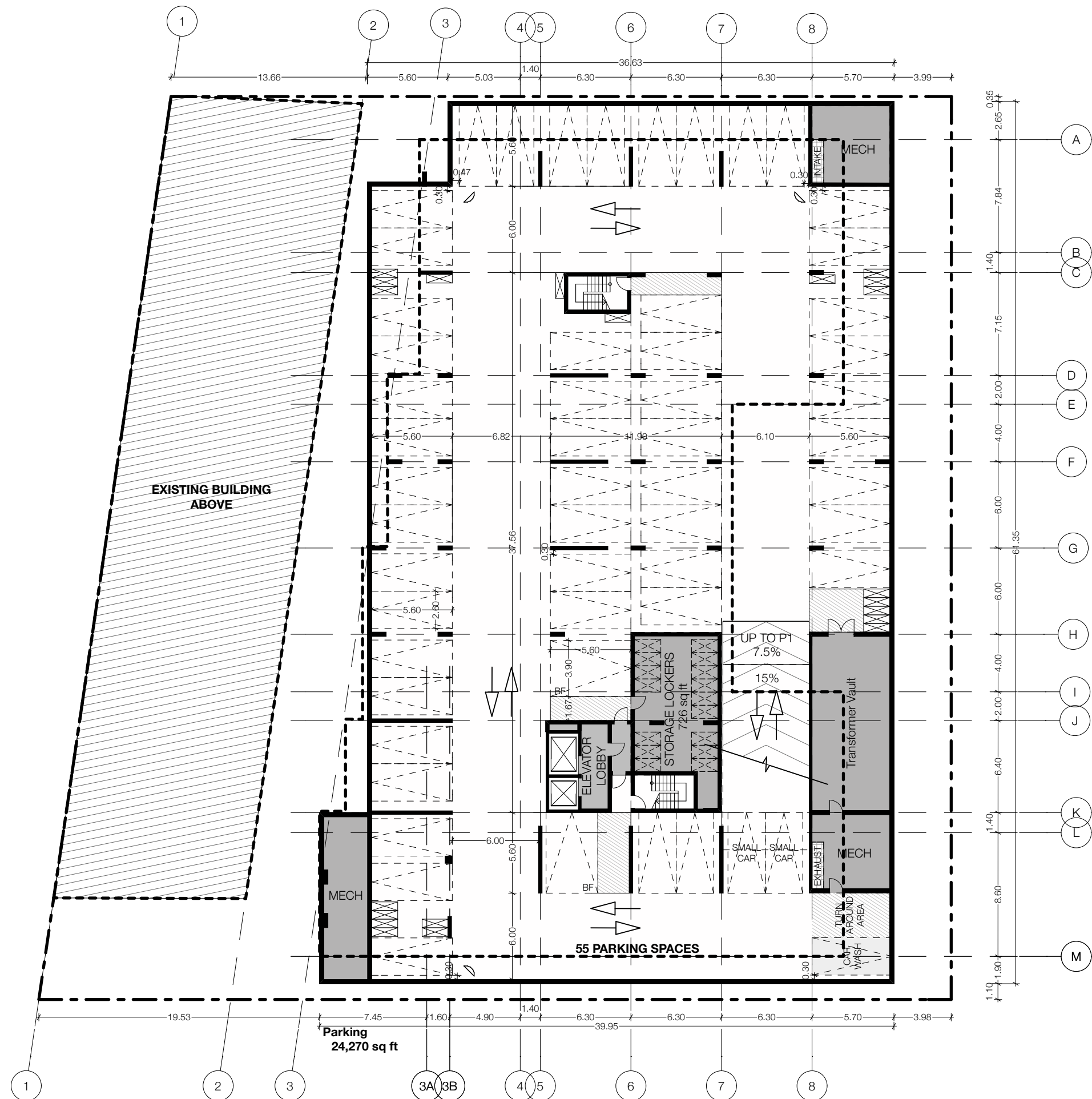
REDISTRIBUTE LOST VOLUME TO PRESERVE HISTORIC BANK STREET BUILDINGS

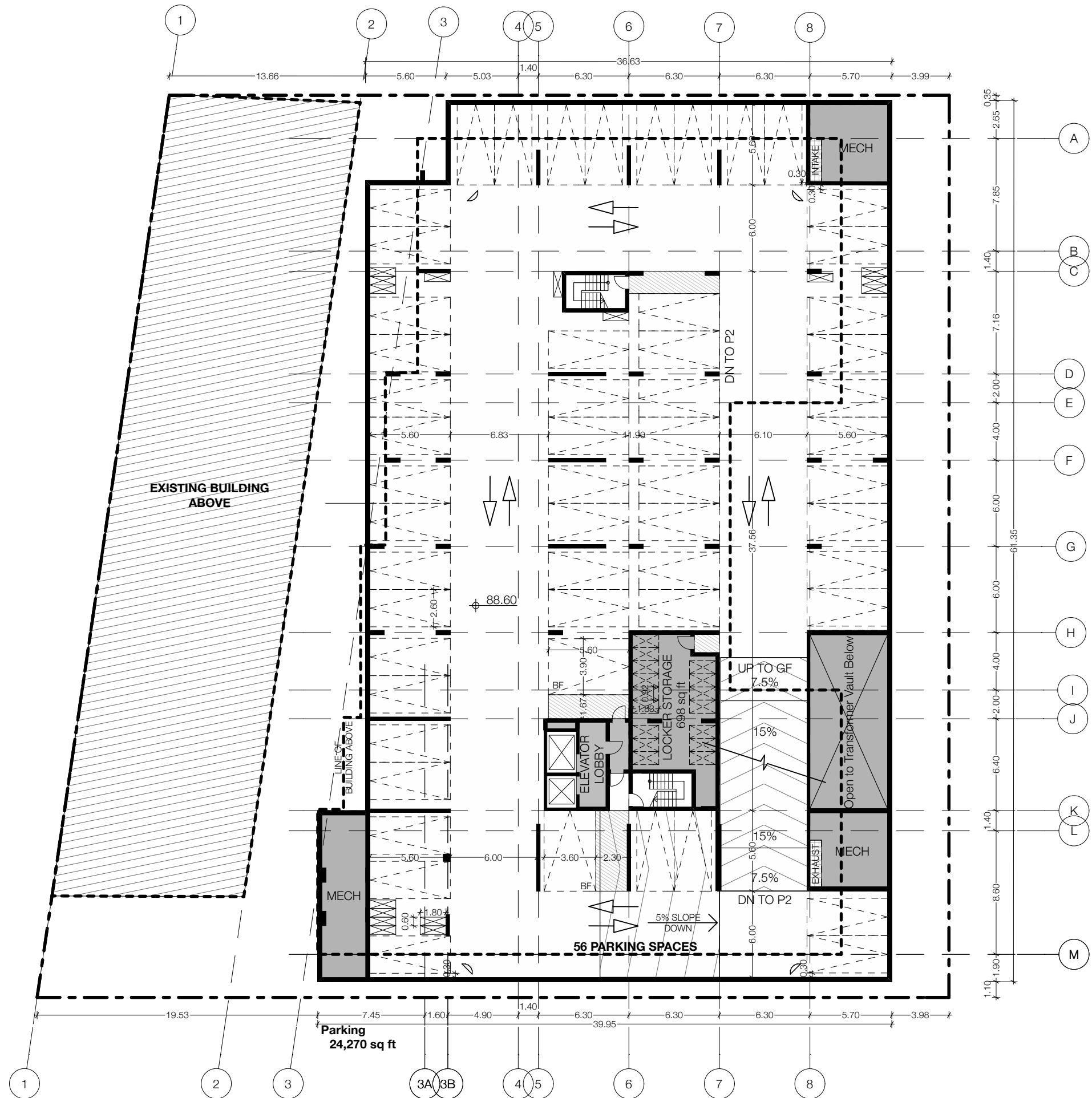


ARTICULATE VOLUME ON PROPOSED 8 STOREY BUILDING



MASSING DESIGN ITERATION PROCESS





P1 Plan

99 Fifth Avenue Ottawa

1:300

Tuesday, January 2, 2018



TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

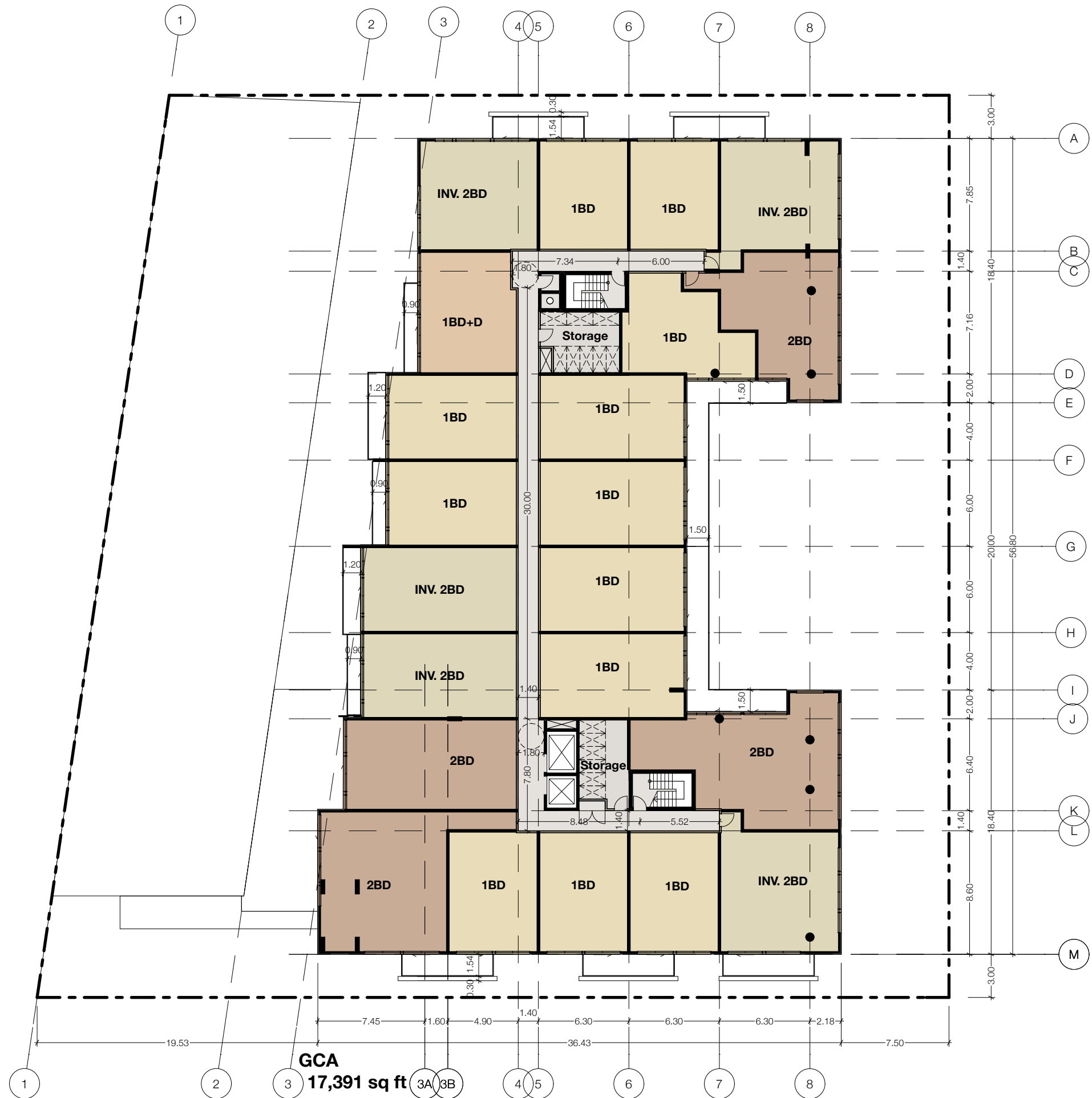
www.tactarchitecture.com

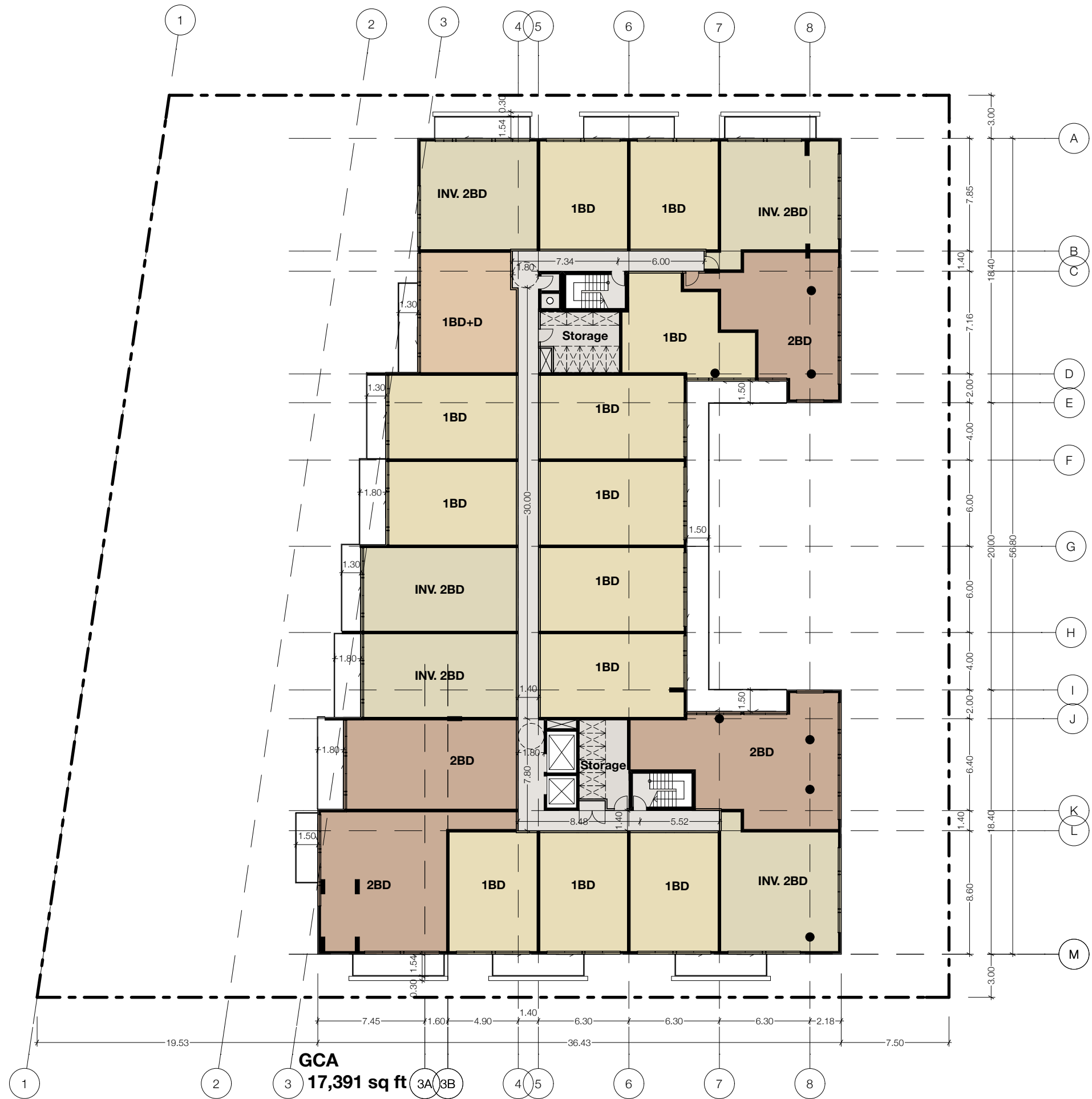
Ground Floor Plan

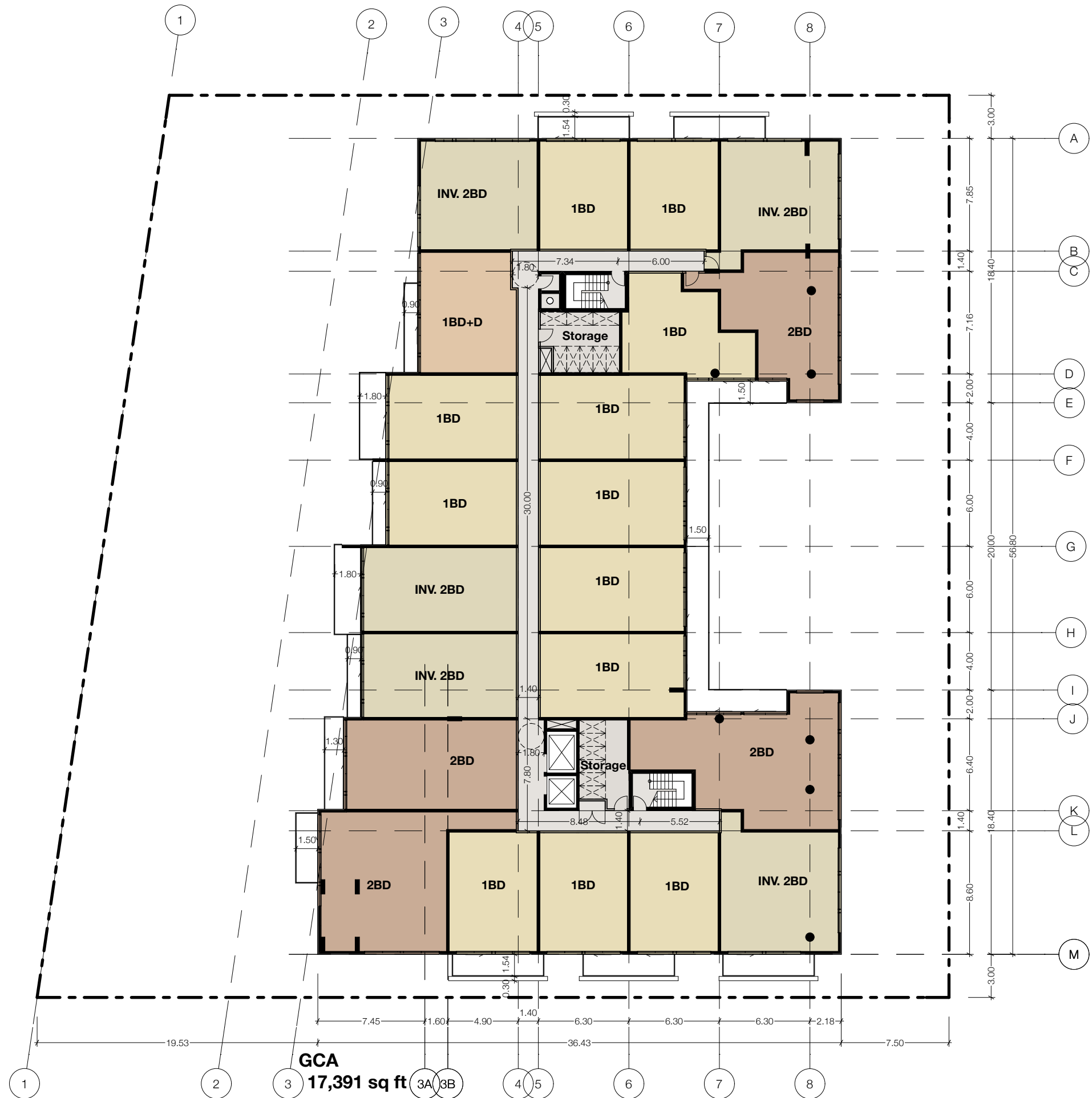
99 Fifth Avenue Ottawa

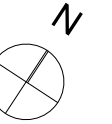
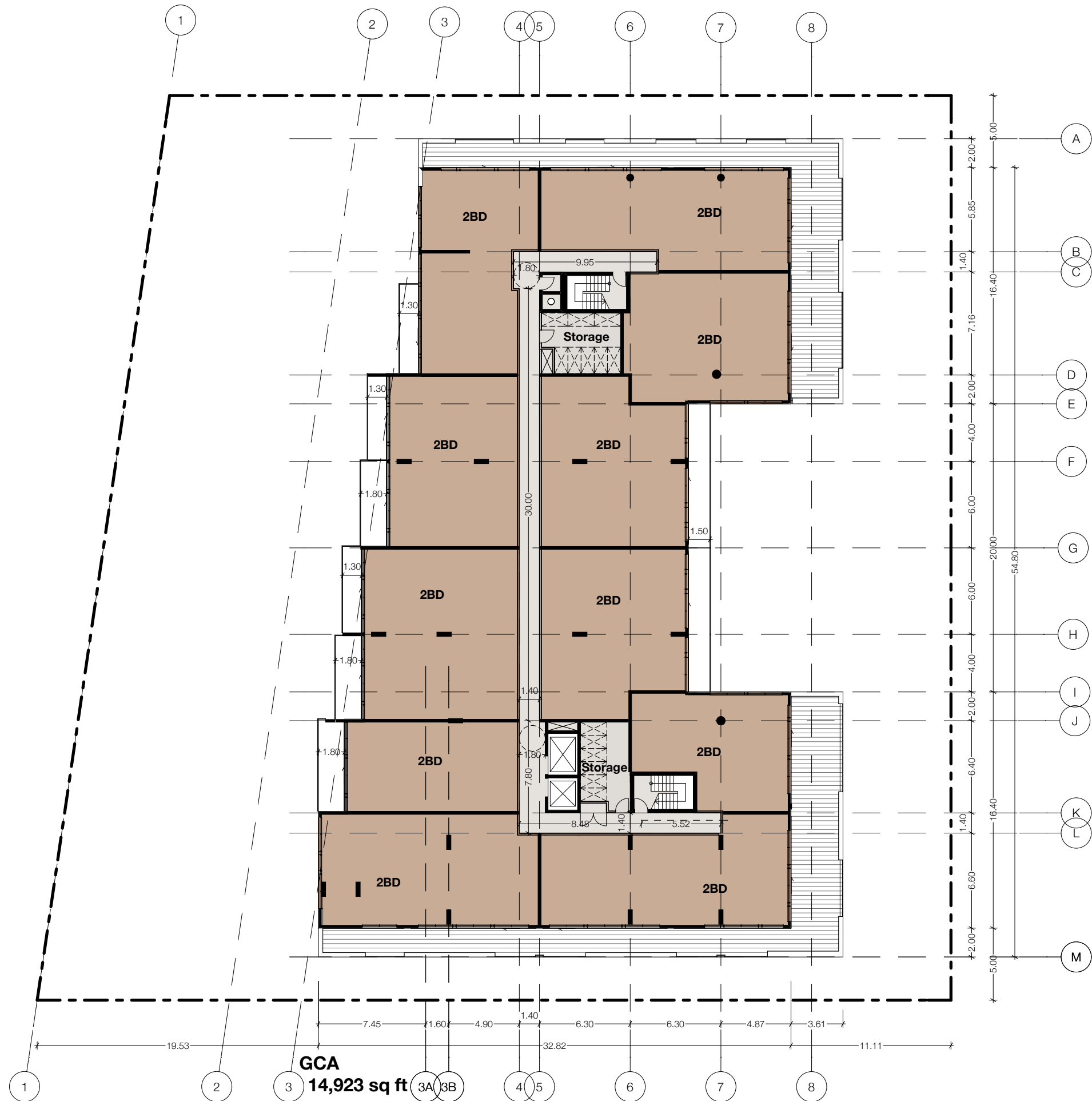
1:300

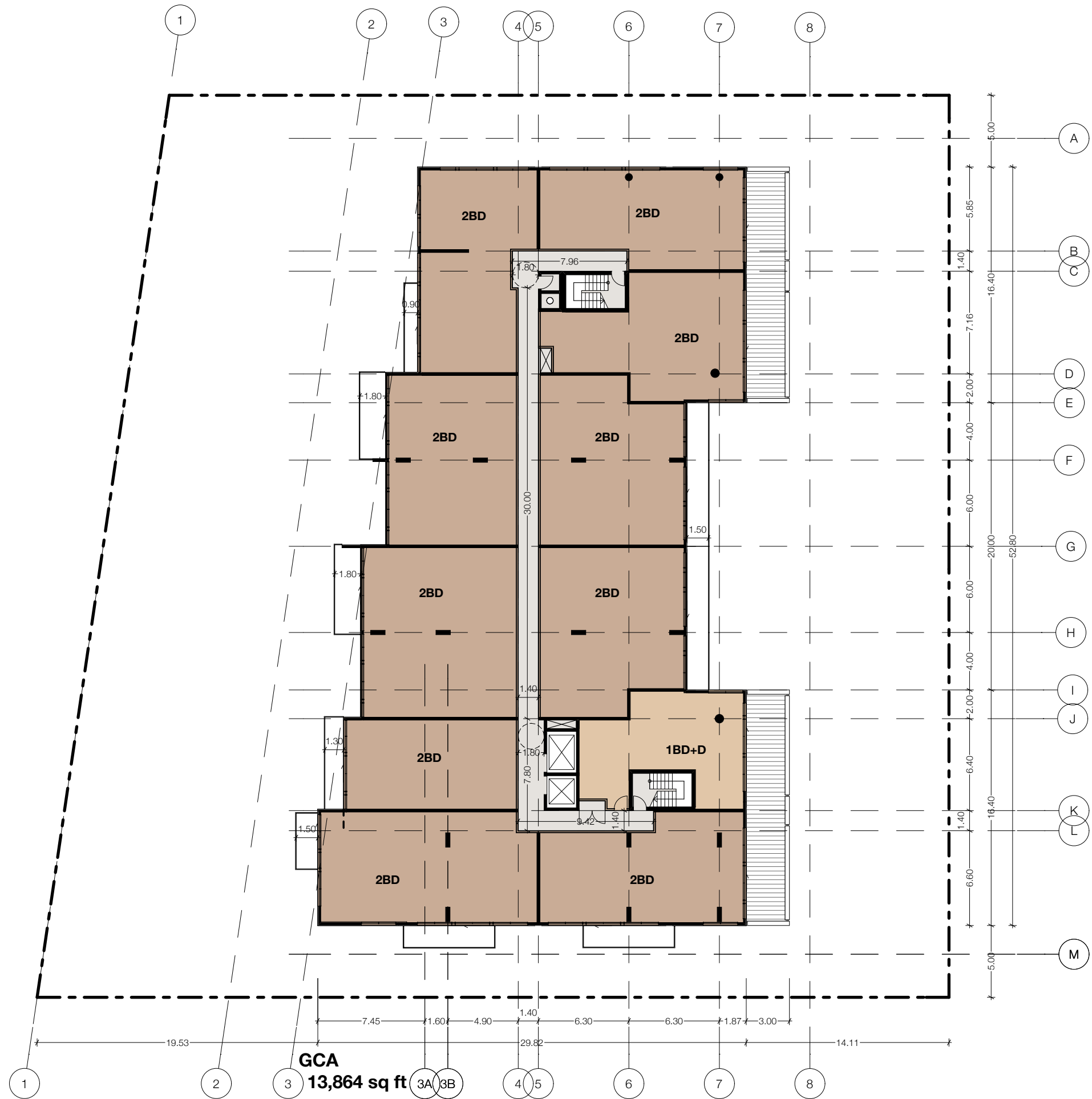
Tuesday, January 2, 2018

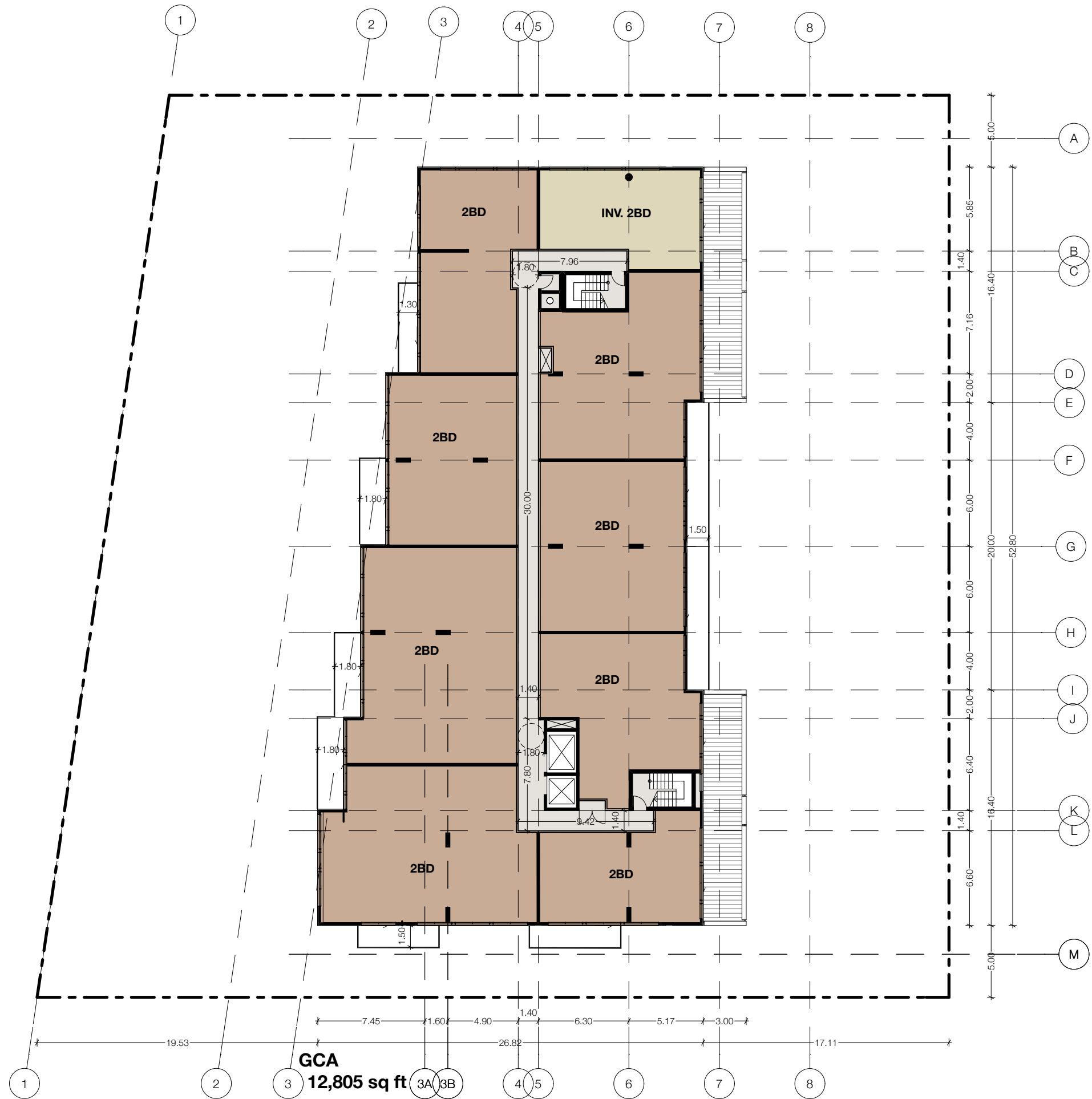


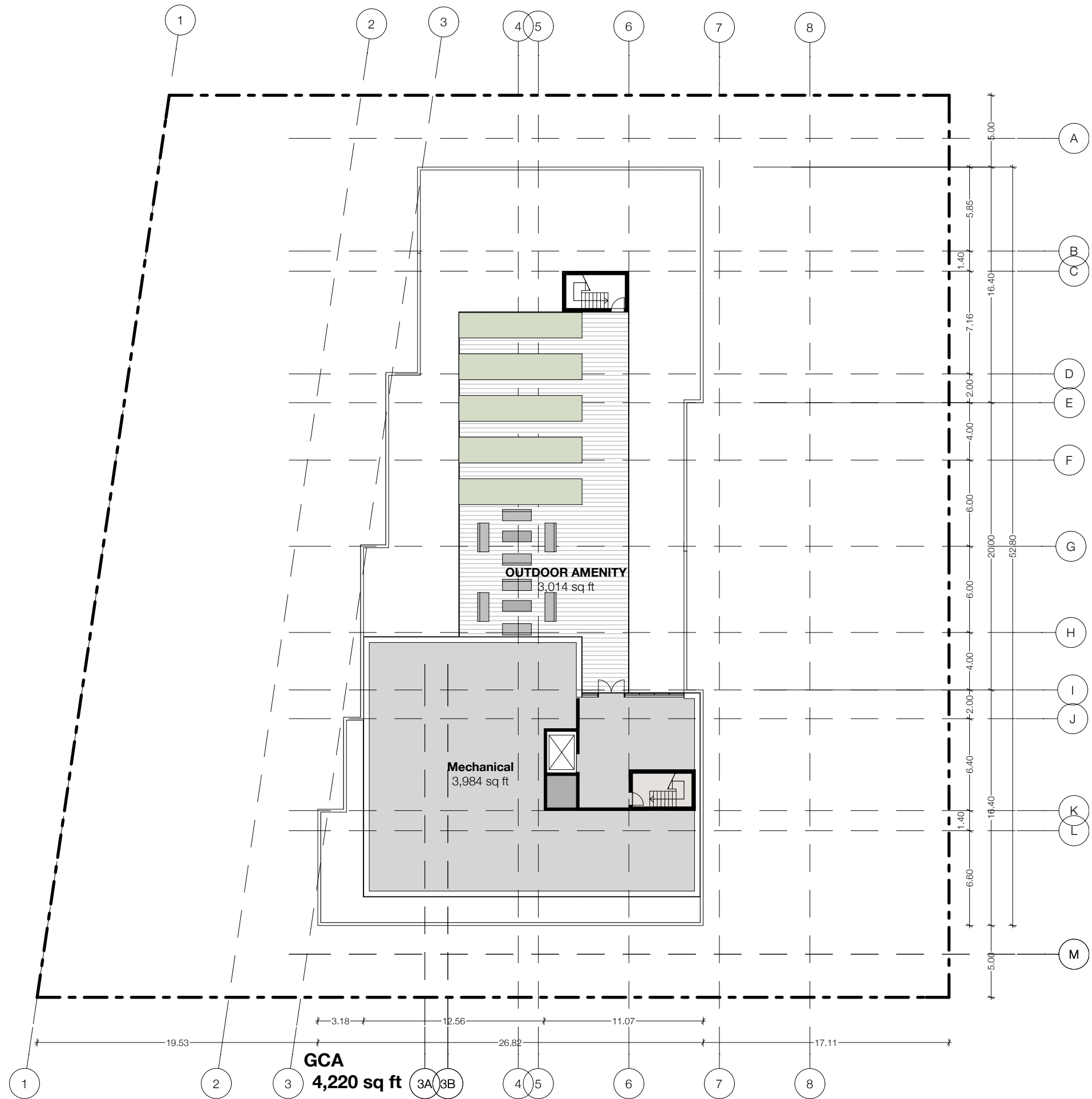












TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

Roof Plan

99 Fifth Avenue Ottawa

1:300

Tuesday, January 2, 2018



TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

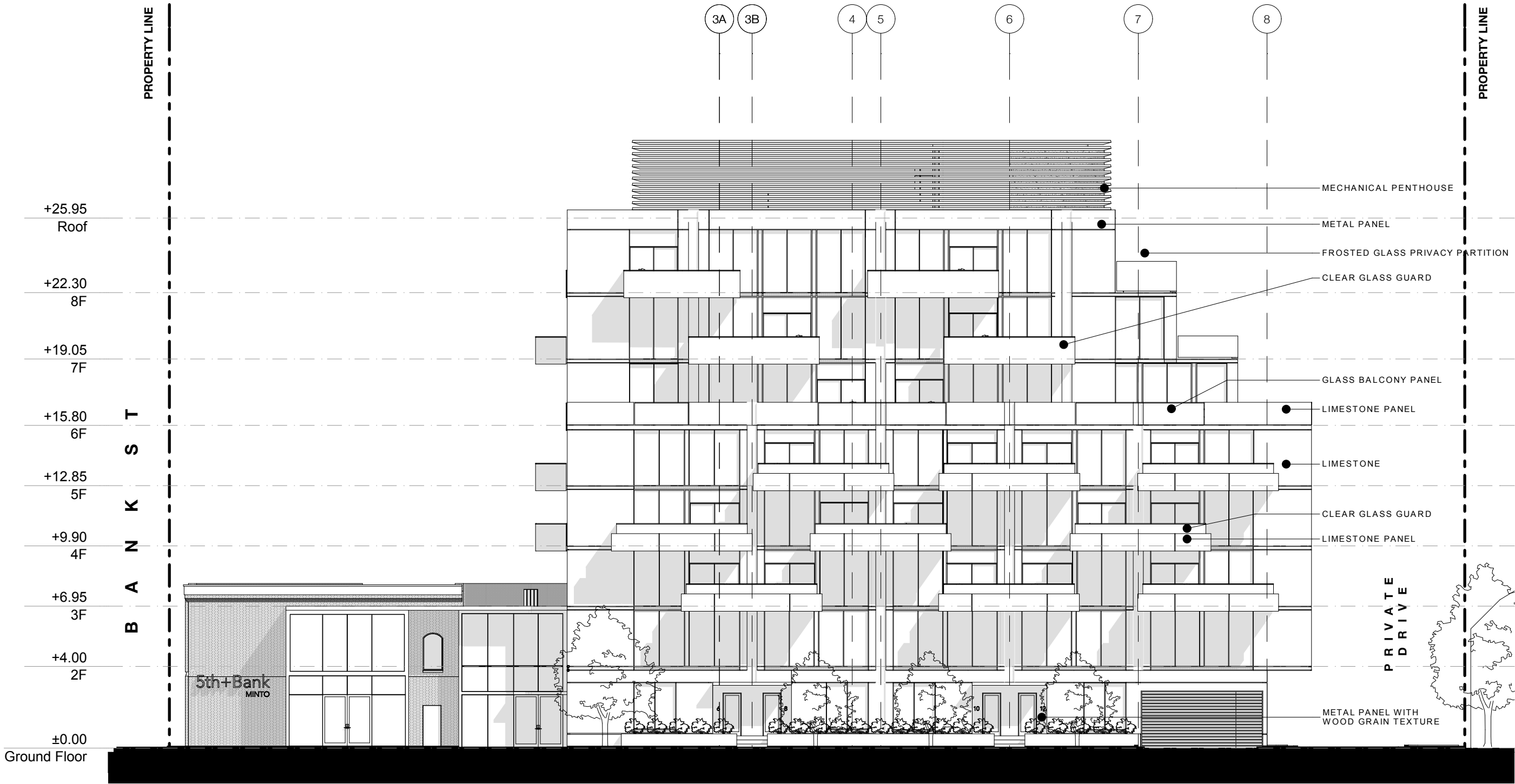
www.tactarchitecture.com

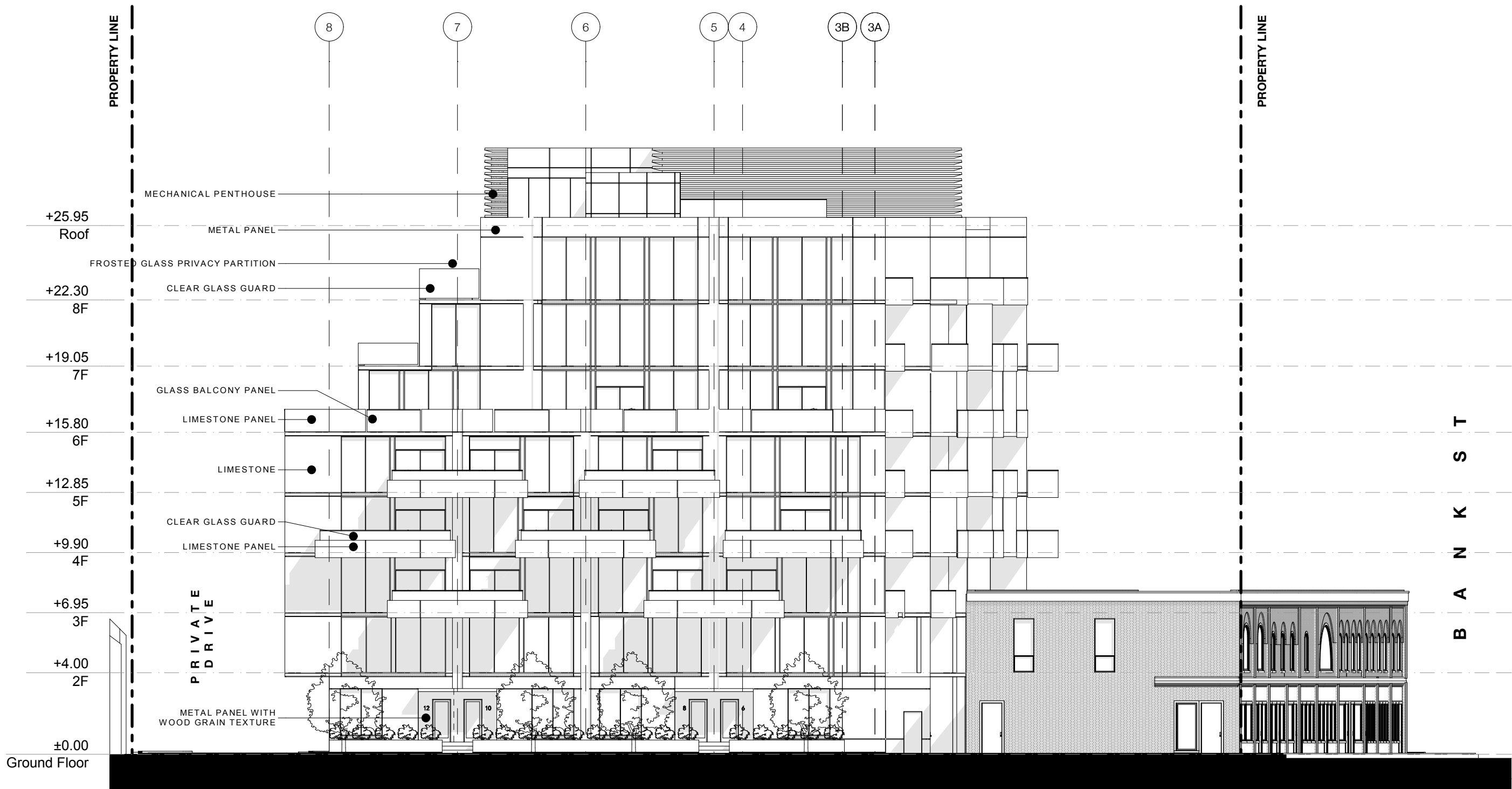
West Elevation

99 Fifth Avenue Ottawa

1:200

Tuesday, January 2, 2018





29

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

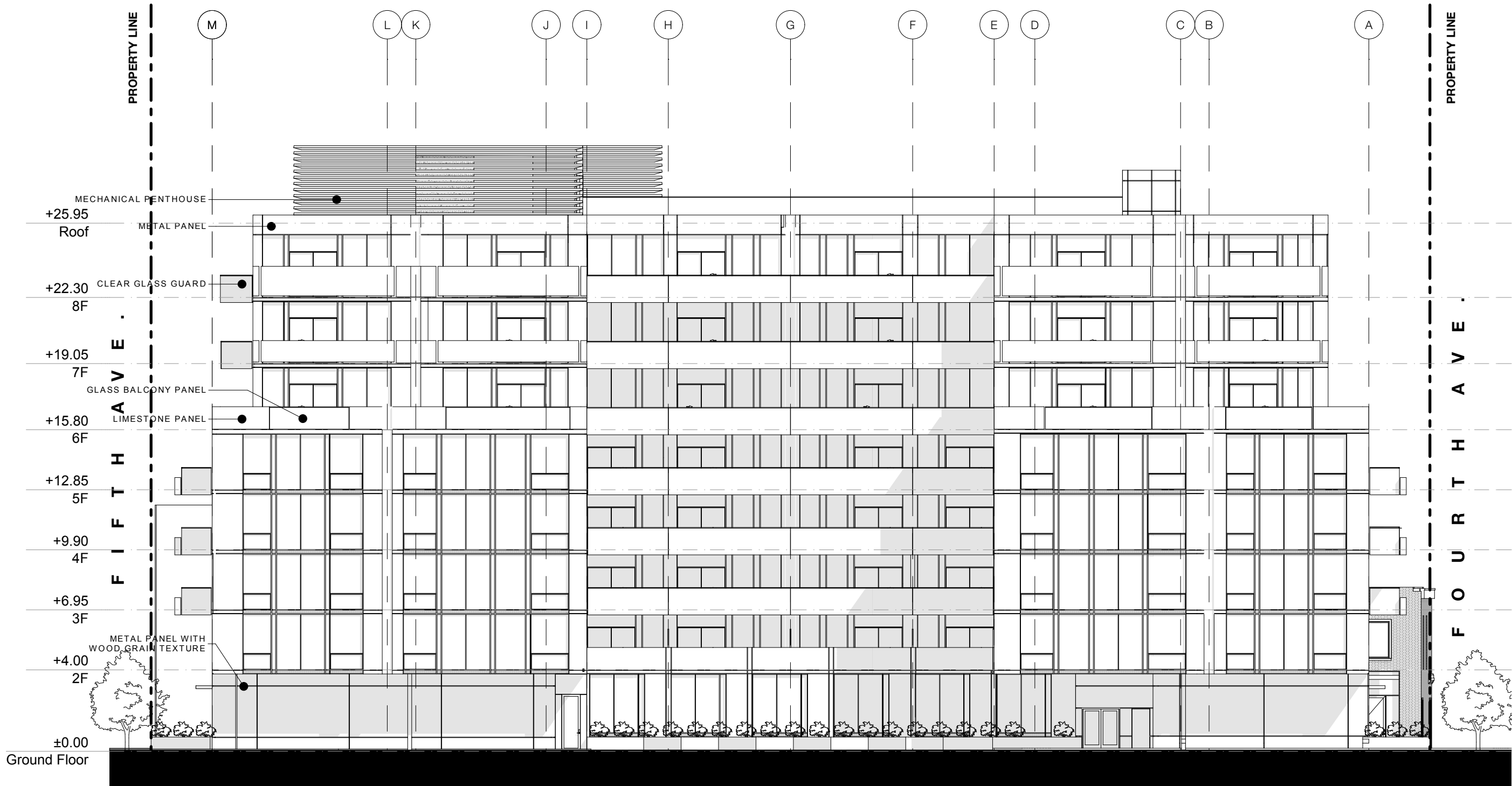
www.tactarchitecture.com

North Elevation

99 Fifth Avenue Ottawa

1:200

Tuesday, January 2, 2018



TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

East Elevation

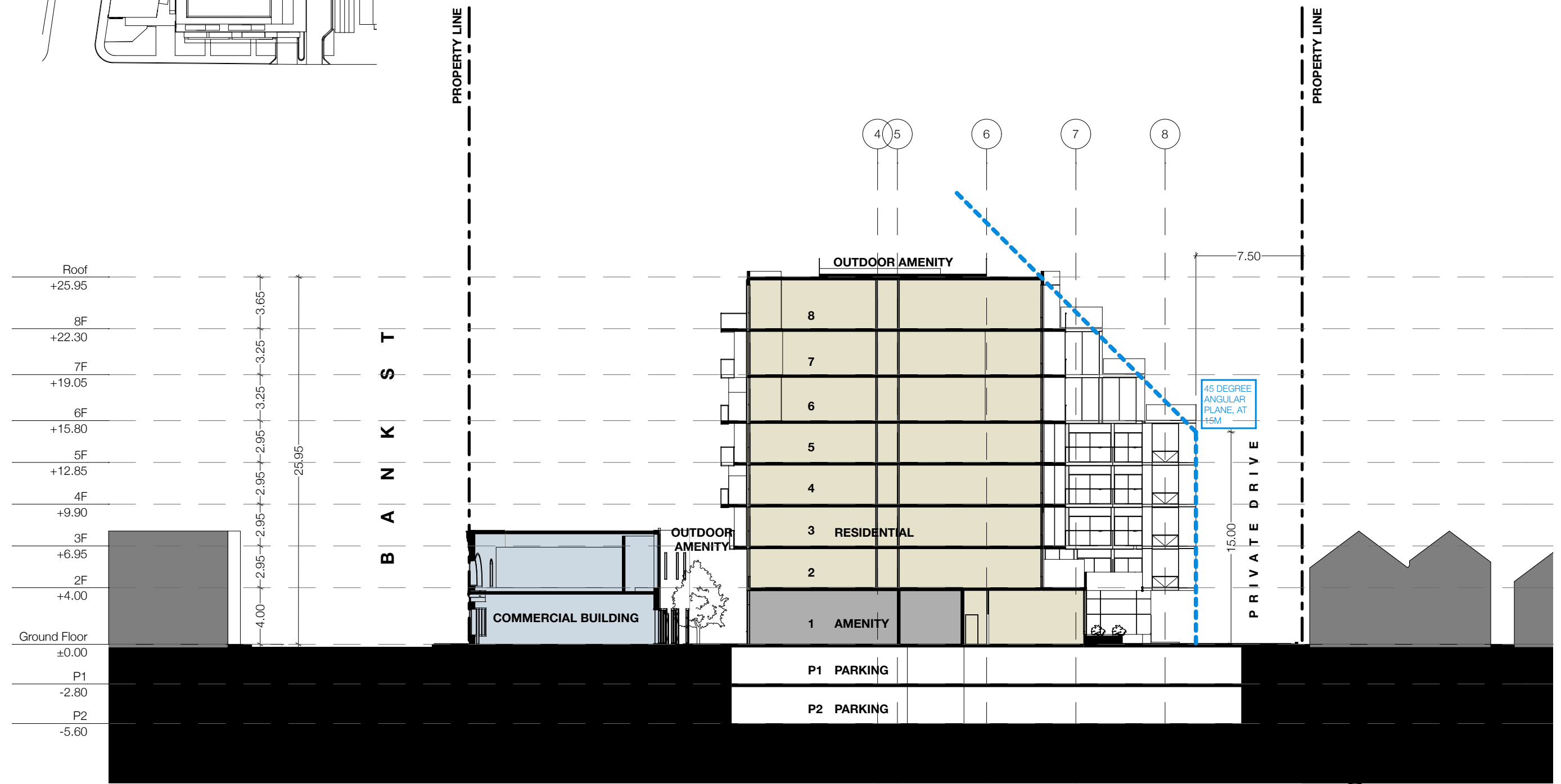
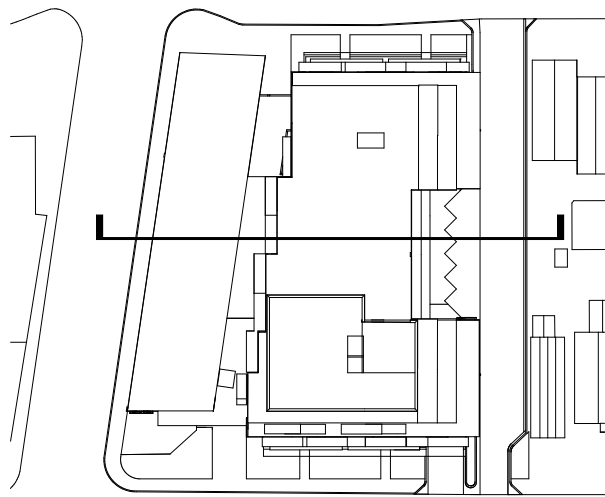
99 Fifth Avenue Ottawa

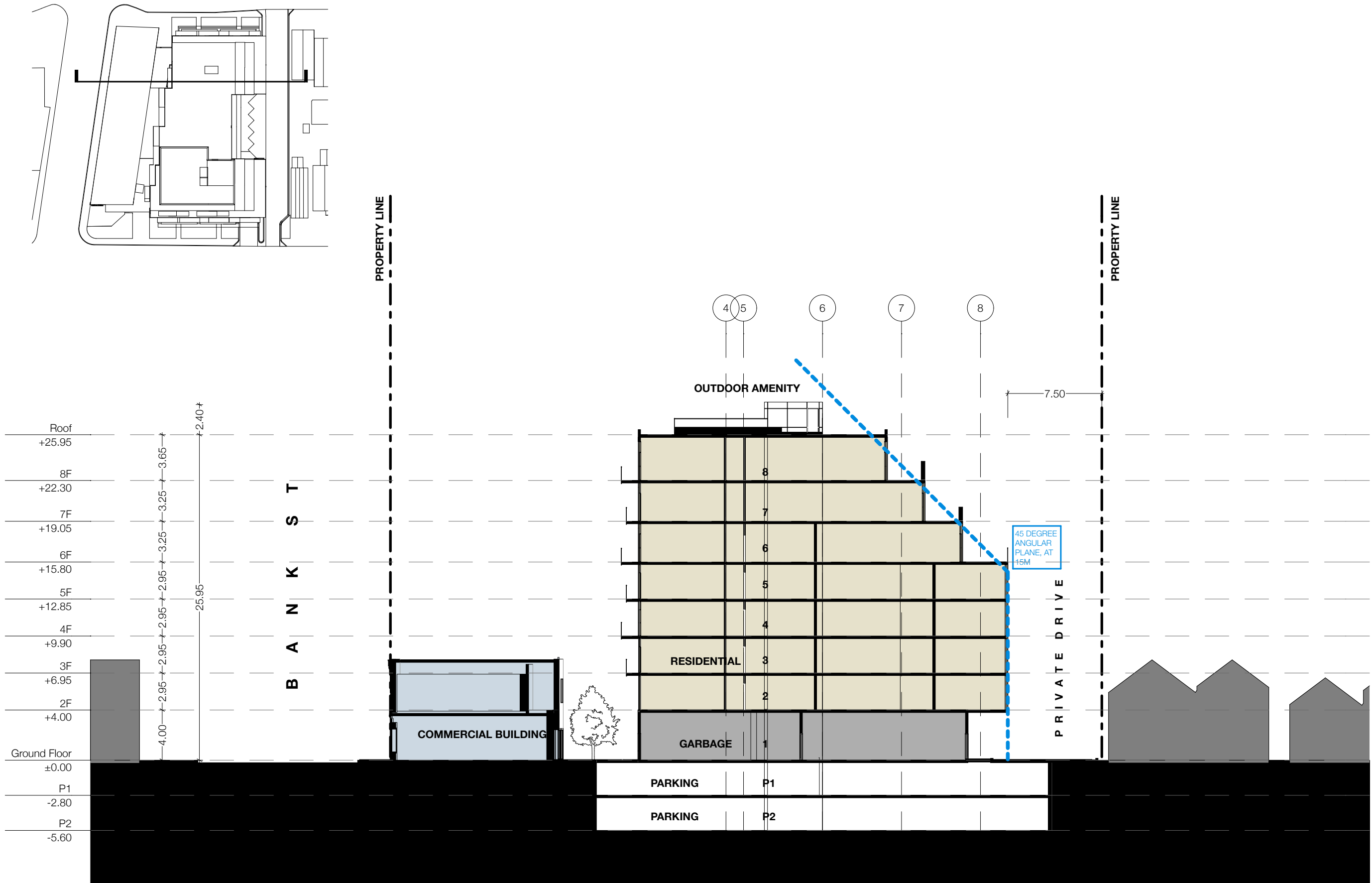
1:200

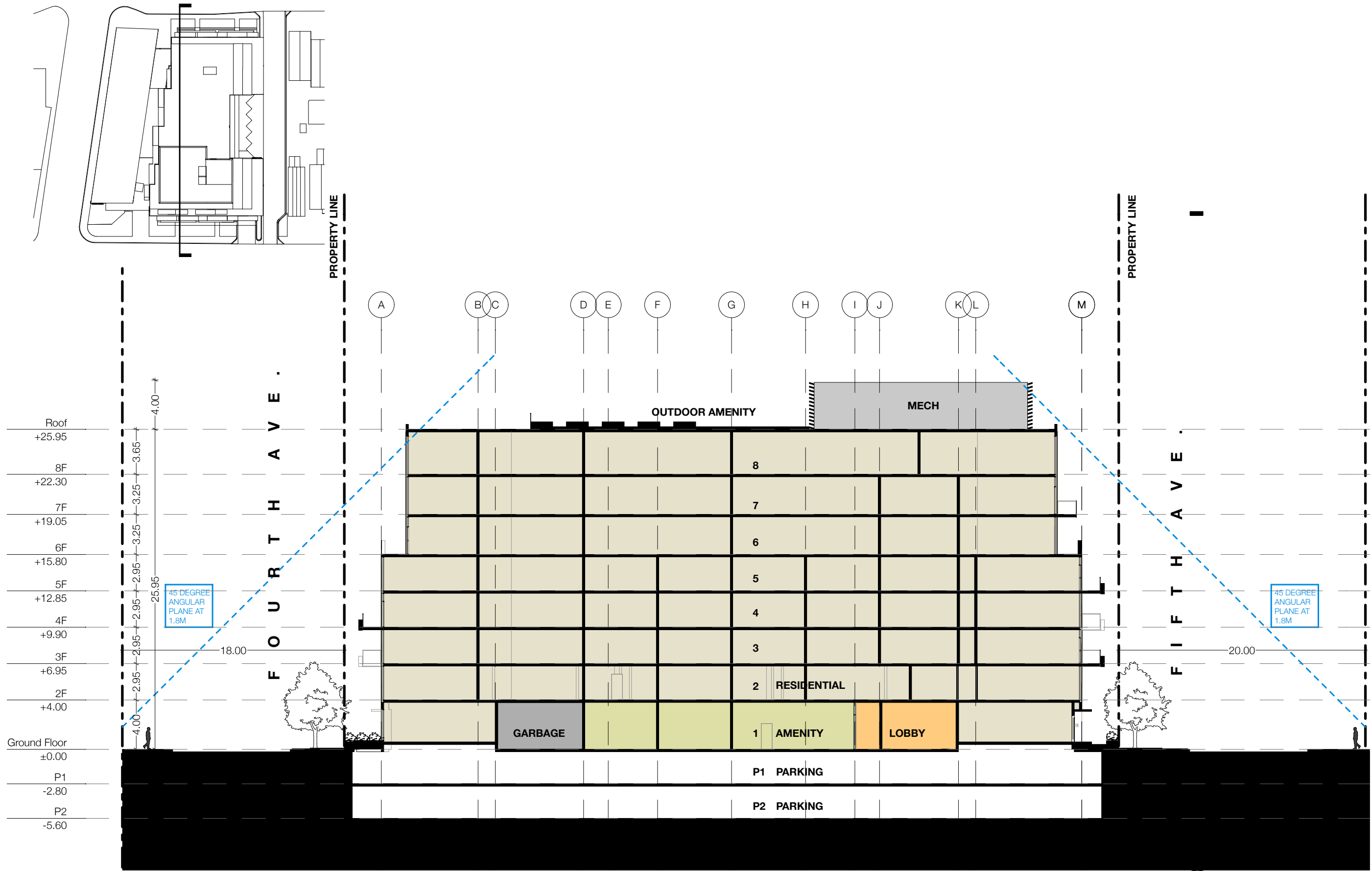
Tuesday, January 2, 2018



TACT
ARCHITECTURE







34

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8
www.tactarchitecture.com

Section A-4

99 Fifth Avenue Ottawa

1
06.6.4
Section A-4
1:300

Tuesday, January 2, 2018



The footer contains the logos for Minto and TACT Architecture. The Minto logo features a stylized tree icon above the word "minto" in blue lowercase letters. The TACT Architecture logo consists of the word "TACT" in large, bold, black uppercase letters, with "ARCHITECTURE" in smaller, black uppercase letters below it.



36

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

Southwest View

99 Fifth Avenue Ottawa

Tuesday, January 2, 2018



37

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

South View

99 Fifth Avenue Ottawa

Tuesday, January 2, 2018



38

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

**Southeast
View**

99 Fifth Avenue Ottawa

Tuesday, January 2, 2018



TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

**Northwest
View**

99 Fifth Avenue Ottawa

Tuesday, January 2, 2018



40

TACT Architecture Inc.
660R College St [Rear Lane]
Toronto ON M6G 1B8

www.tactarchitecture.com

North View

99 Fifth Avenue Ottawa

Tuesday, January 2, 2018

- 1 ALUCOIL - Exterior Cladding**
Type: Larson, Composite Panel
Colour: TBD.

- Upper floors (6 - 8)
- 2 ARRISCRAFT - Exterior Cladding**
Type: Limestone, Sepia - Adair Anchored
Dimension Stone

- Ground floor through 5th floor
- Balcony screens
- 3 Glass Window System - Exterior Cladding**
Type: TBD.
Colour: Clear
- 4 TRESPA - Exterior Cladding**
Type: Meteon
Colour: French Walnut

- Inset townhouse door alcoves
- Ground floor accent exterior cladding
- 5 Red brick - Exterior Commercial Cladding**
Type: Existing



99 Fifth Avenue Ottawa Urban Design Review Panel Presentation
Formal Review

T h u r s d a y , J a n u a r y 1 1 , 2 0 1 8

FOTENN



TACT
ARCHITECTURE

Thank you.