

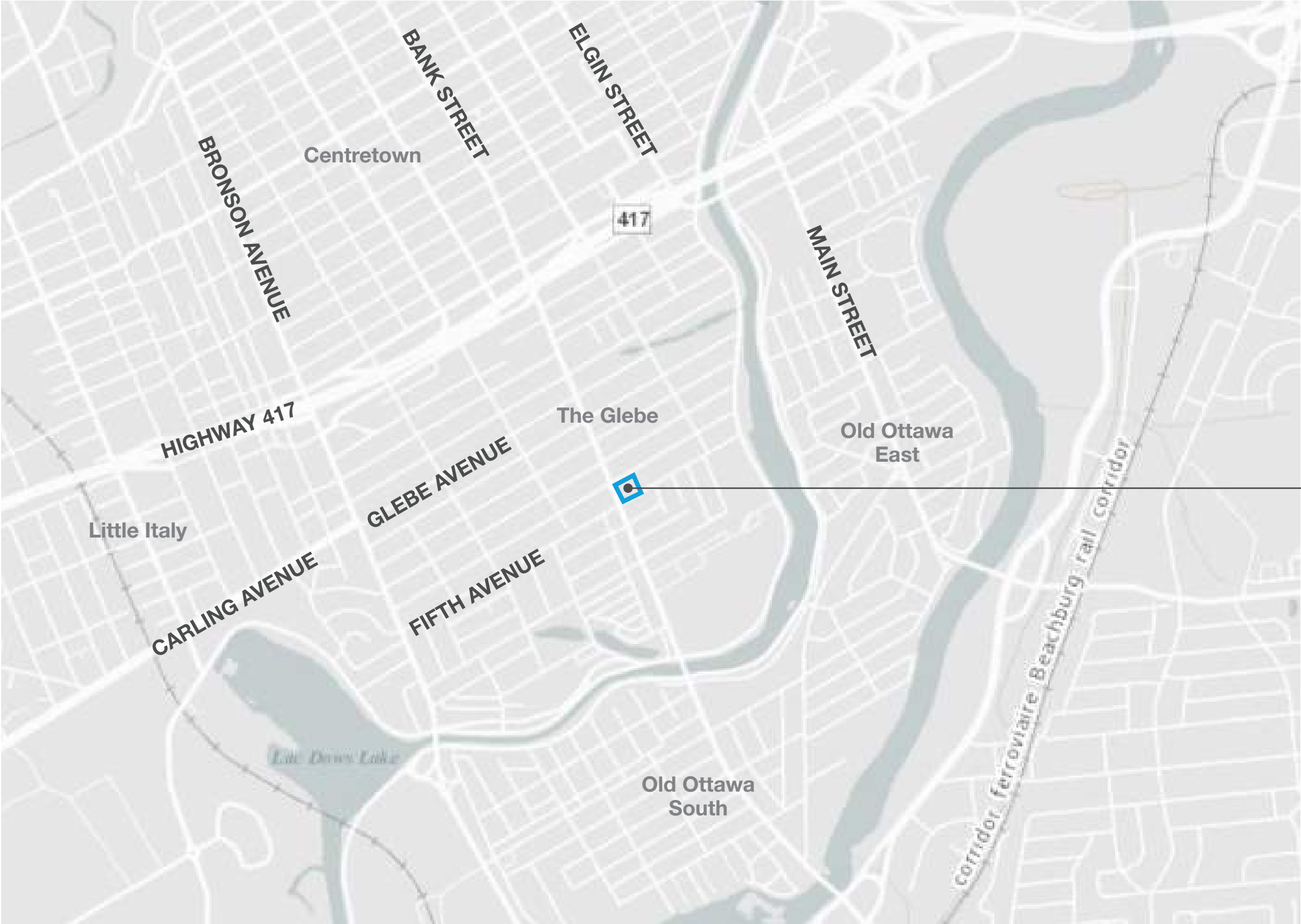
99 Fifth Avenue Ottawa Urban Design Review Panel Resubmission Presentation
Formal Review

T h u r s d a y , M a y 3 , 2 0 1 8

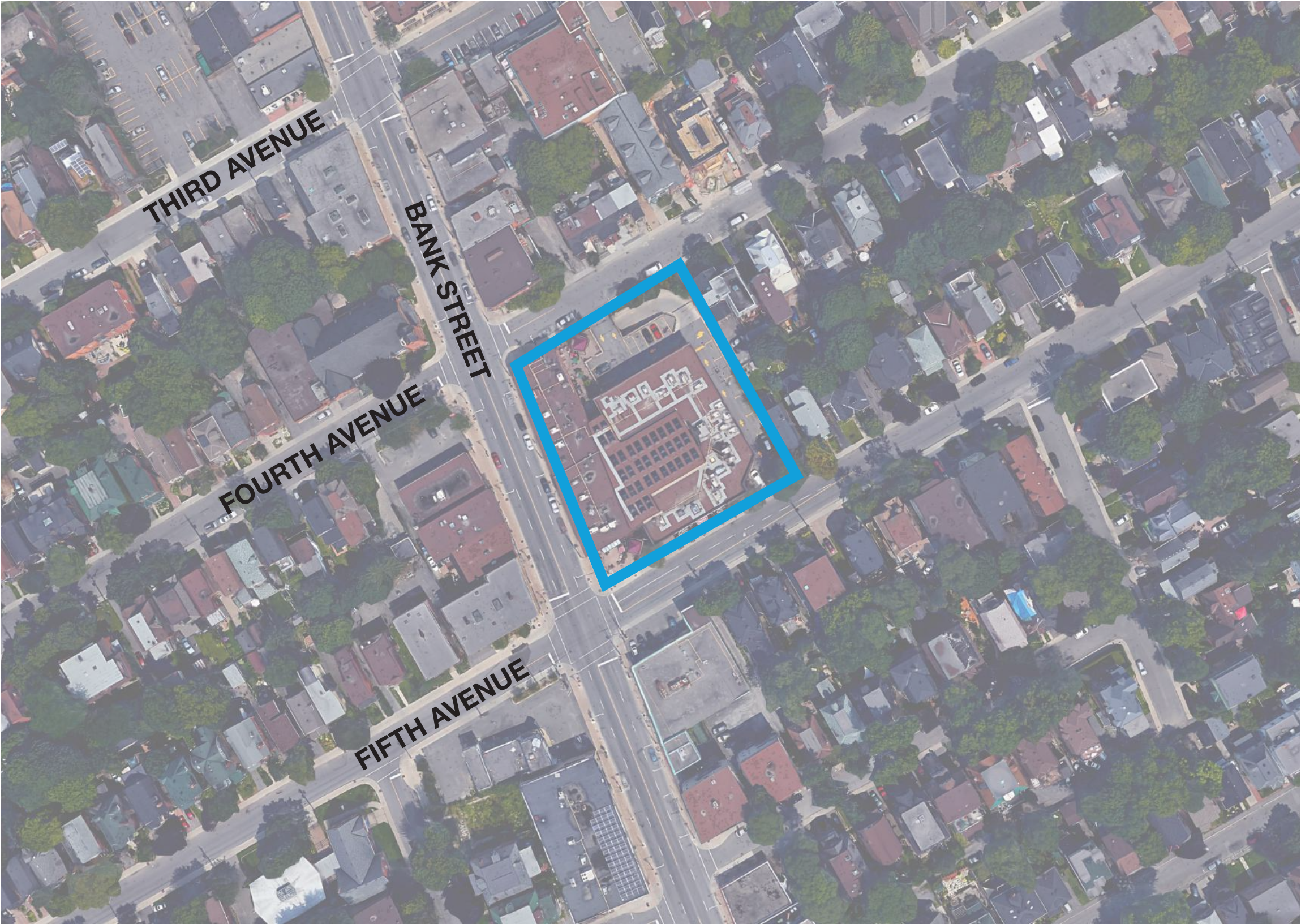
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ARCHITECTURE



99 Fifth Avenue







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 six (6) storeys with a partial seventh (7) storey and provides an appropriate transition to the adjacent neighbourhood through: setbacks and stepbacks that reflect the surrounding context; 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 (e.g. use of red brick on the base along the side streets).

- / 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 the 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.

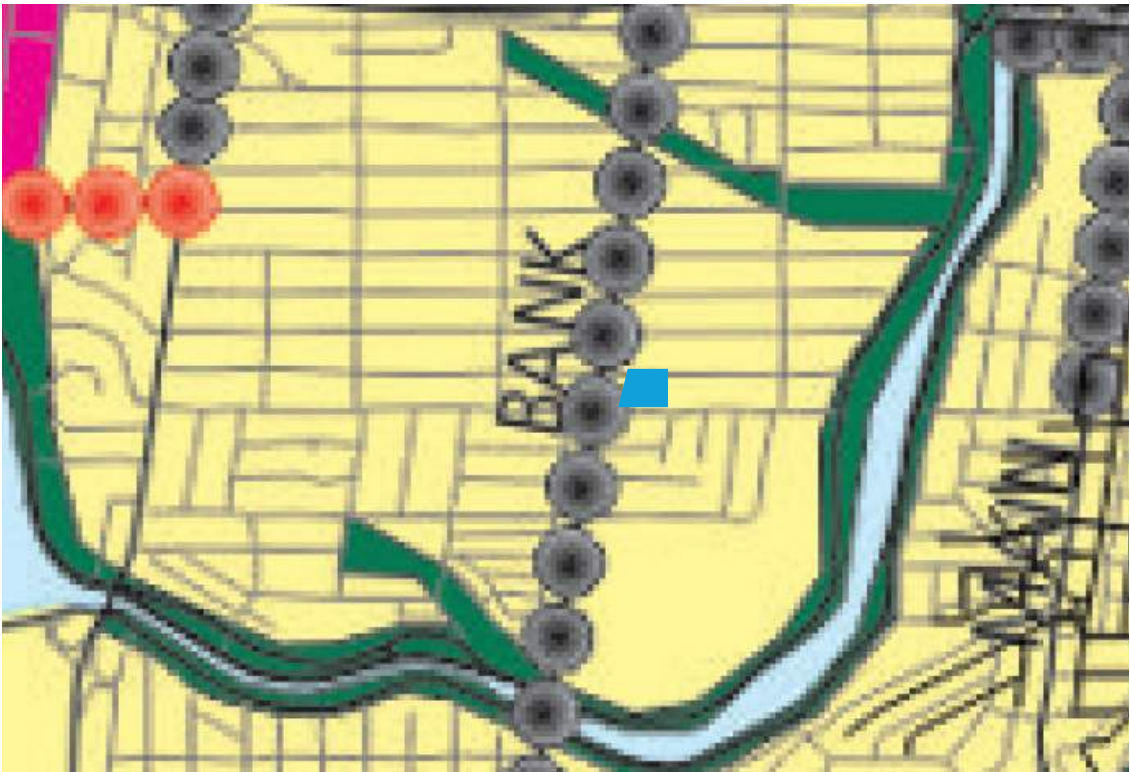
- / The proposed amendments impact setbacks, parking requirements, building height, and the required angular plane on Traditional Mainstreets.

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

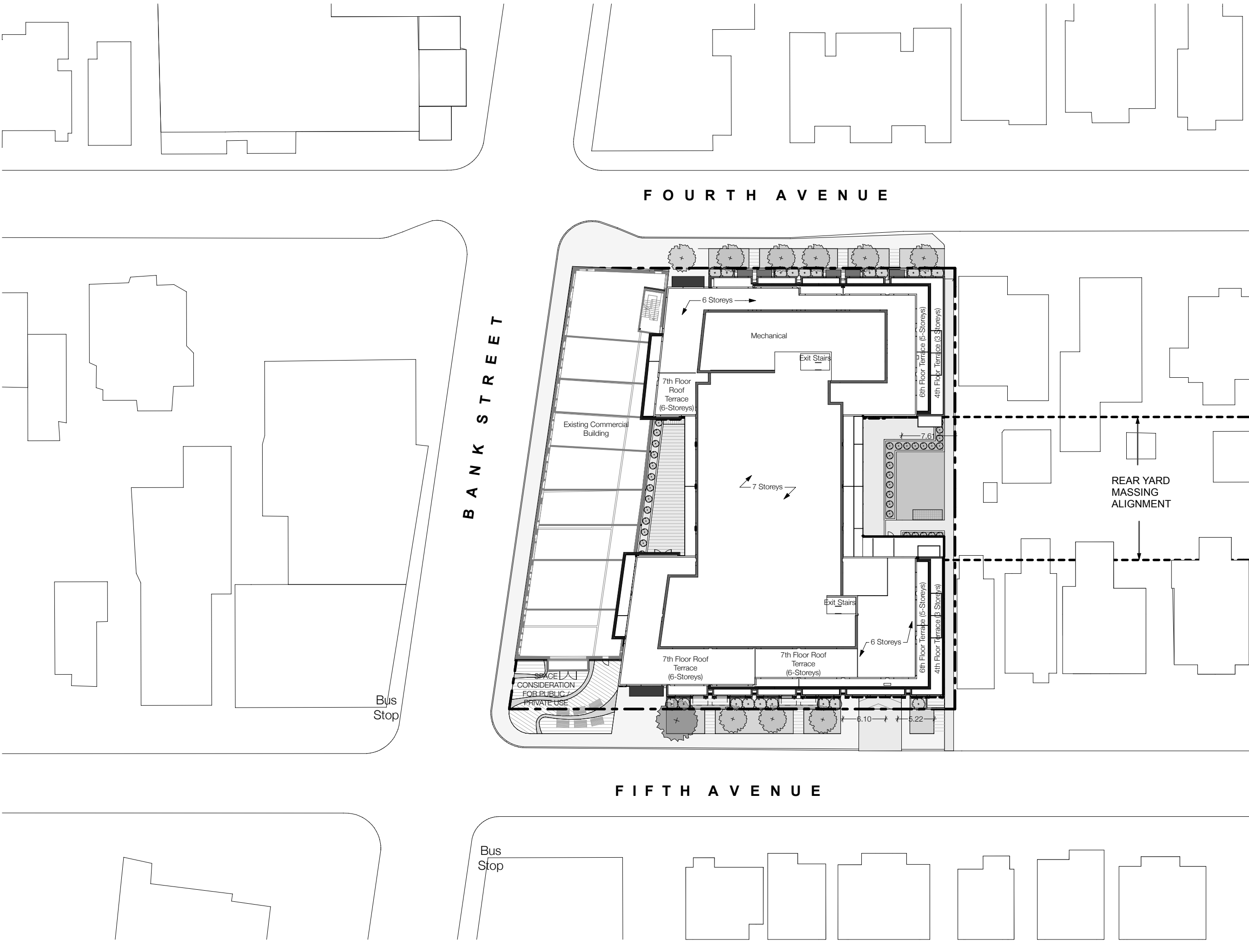
to maximizing light and minimizing overlook.

- / 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.



Urban Design Review Panel Recommendations, January 11, 2018

Panel Comment	Design Response
1 Believes that the critical objective of this development is its successful integration into Fouth and Fifth Avenues, as well as a design that is sensitive to the existing Bank Street commercial block.	The use of overlapping materials helps to successfully integrate the revised design into the existing neighbourhood. Along Fouth and Fifth Avenues, the east portion of the building reflects the residential neighbourhood, while west reflects the more urban scale of Bank Street.
2 Recommends using red brick along the first two levels of the building, along Fourth and Fifth Avenues.	Red brick has been used for the first two / three levels of the building, consistent with the houses in the surrounding neighbourhood.
3 Neutral colours and materials are important to maintain contextual cohension	We have utlized a red brick that compliments the existing neighbourhood, while metal paneling ties it into the urban Bank Street area. The limestone paneling brings the design together into a cohesive whole.
4 Establish a two storey datum line across both Fourth and Fifth Avenue facades that align with the houses in the existing area	A datum line was created and is consistent with the existing residential buildings. It is the average height of the houses along Fourth and Fifth Avenues. The floors above the second / third storeys are set back generally keeping with the fronts of the houses to the east.
5 Upper storeys above datum line should be recessed	The floors above the second / third storeys have been set back.
6 Concern with the contrast of the massing at the Northwest corner	A commercial lobby has been placed at the northwest corner of the building, creating an inset space breaking up the corner into smaller forms.
7 Balconies are distracting. Try and integrate them, making vertical bands more prominent, and establishing a simplified vertical alignment on north and south facades	All projecting balconies along Fourth and Fifth Avenues have been removed and integrated into the façade of the building. The massing along Bank Street has been simplified in keeping with the revised design.
8 Heritage building would be enhanced if residential lobby was pushed back beyond wall of existing building	The design has been revised so there is a clear distinction between the heritage building and the proposed. The entrance is now flush with the existing building, clad in a complementing material, maintaining the existing building's prominence at the corner.
9 Reconsider outdoor amenity to ensure it is useful to users of the space	Outdoor amenity space is now accessible from indoor amenity spaces, lobby and lounge on the ground floor. This helps to activate the amenity spaces and increases accessibility for residents.
10 Back laneway should be considered as a woonerf and diagonal parking should be reconsidered	The back laneway and vehicle parking has been removed and replaced with a landscaped area that is accessible to residents of the building. The parking has moved below grade and the parking entrance is now set away from the existing homes, creating a smooth transition from the new building to the existing neighbourhood.



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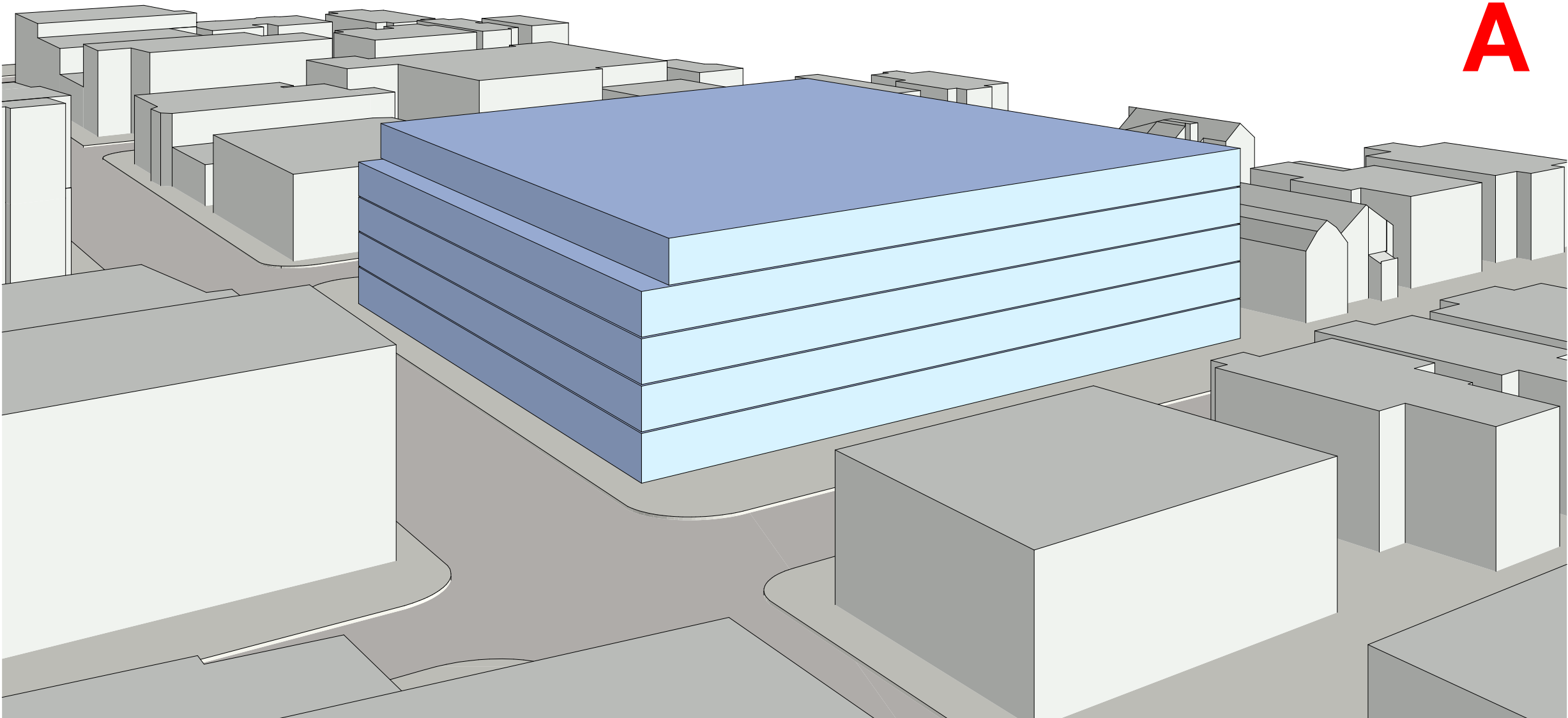
**Site Plan -
Revised
UDRP**

99 Fifth Avenue Ottawa

**As of Right Development Potential
(15m / 5 Stories)**

156 000 sq. ft. G B A

A



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**Massing
Diagram**

**Massing Study in Consideration of Historic Bank Street
Buildings - TM[93]H(15)**

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Thursday, May 3, 2018

**As of Right Development Potential
with Full Preservation (15m / 5 Stories)**

112 000 sq. ft. G B A

B



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**Massing
Diagram**

**Massing Study in Consideration of Historic Bank Street
Buildings - TM[93]H(15)**

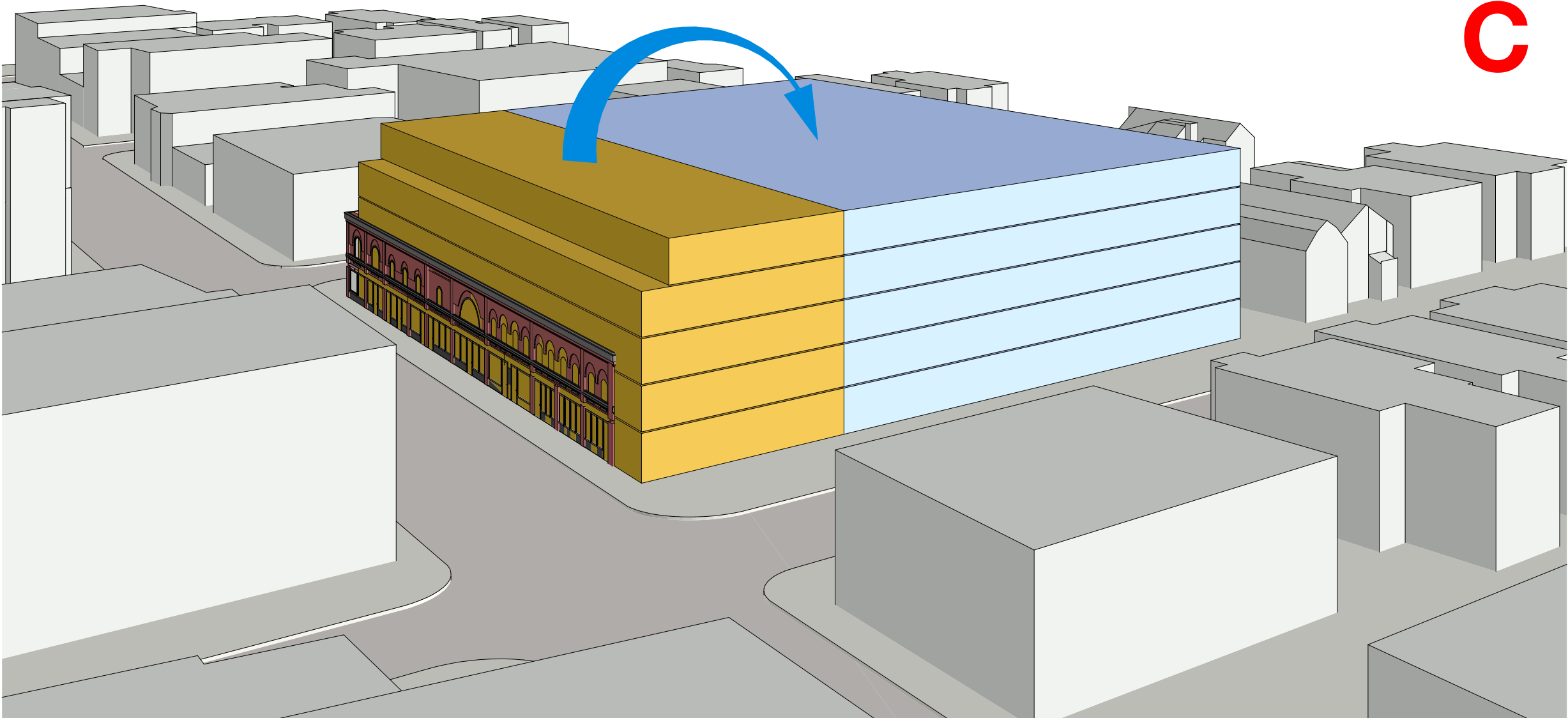
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Shifting of Remaining As of Right Development Potential
to Preserve Historic Bank Street Buildings

26 000 sq. ft. GBA AFFECTED

C



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Massing
Diagram

Massing Study in Consideration of Historic Bank Street
Buildings - TM[93]H(15)

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**Redistribution of Remaining
As of Right Development Potential**

137 820 sq. ft. G B A

D



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**Massing
Diagram**

**Massing Study in Consideration of Historic Bank Street
Buildings - TM[93]H(15)**

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Proposed Massing and Articulation of As of Right
and Redistribution Development Potential
(Partial 7 Stories)

137 550 sq. ft. G B A

E



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**Response to UDRP Comments - Articulation
Process from Original submission to Revised**

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**Massing
Diagram**

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8 Storey Original UDRP Submission



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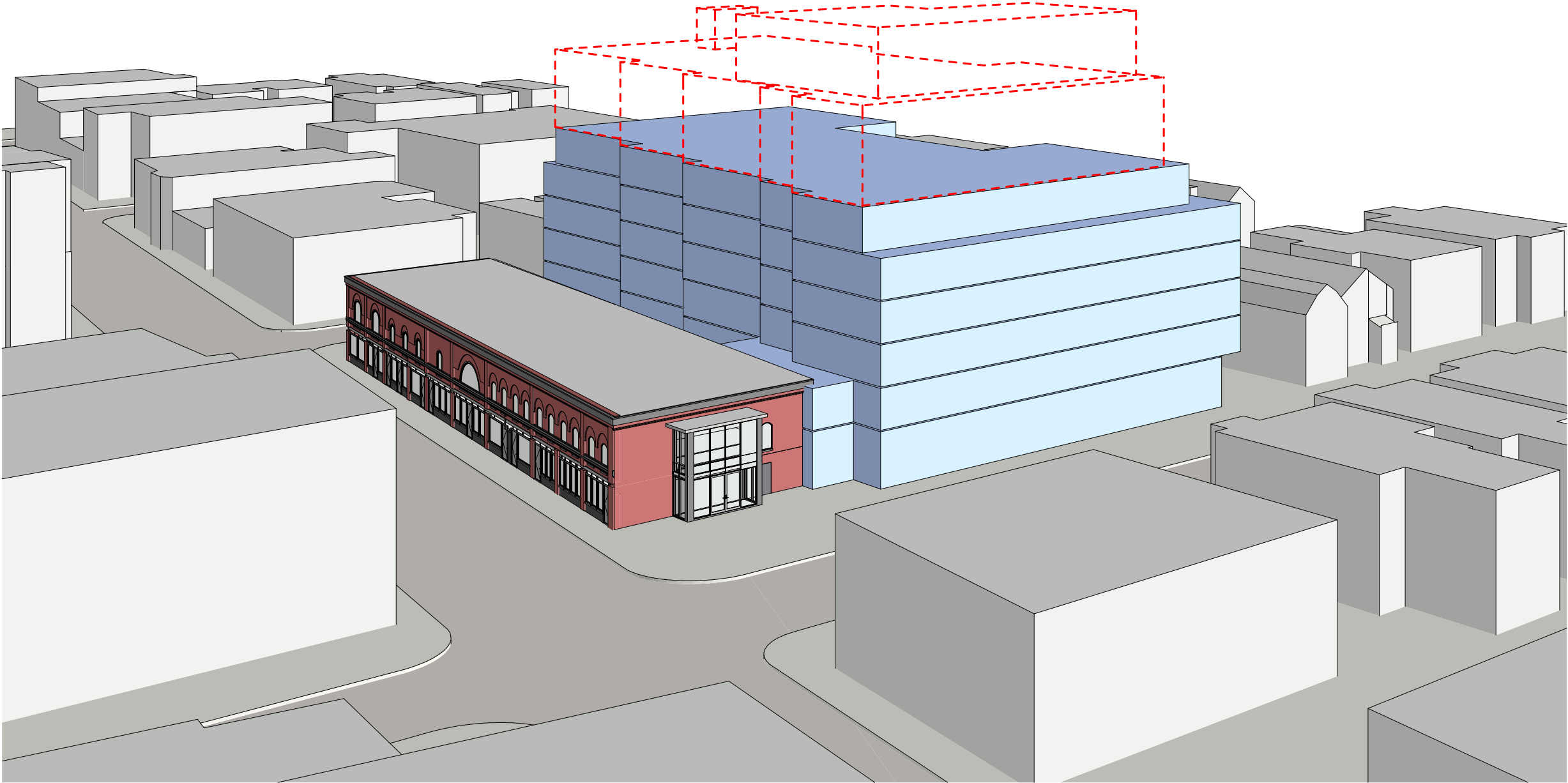
Massing Study
Articulation Process

Massing
Diagram

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Removal of Top Two Storeys



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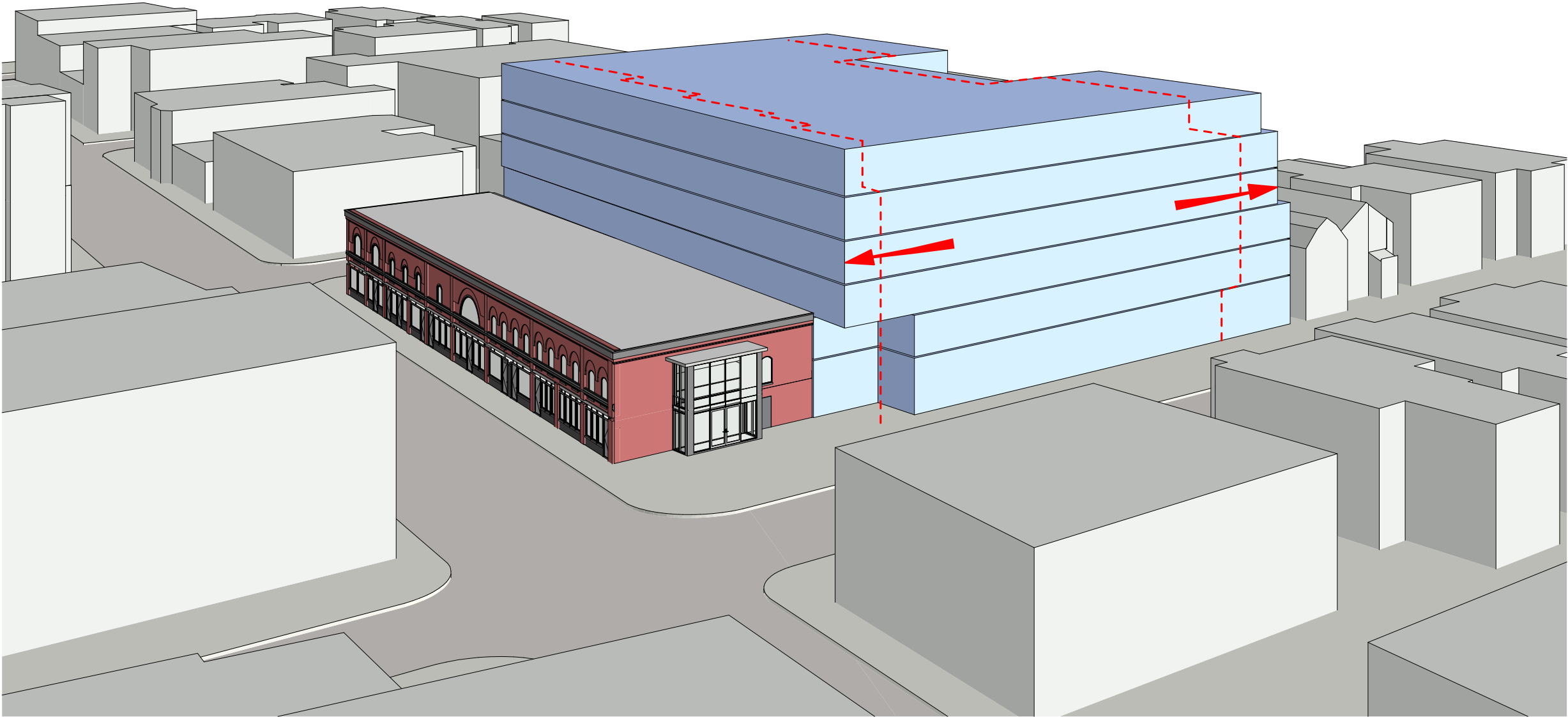
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Building Extends West and East



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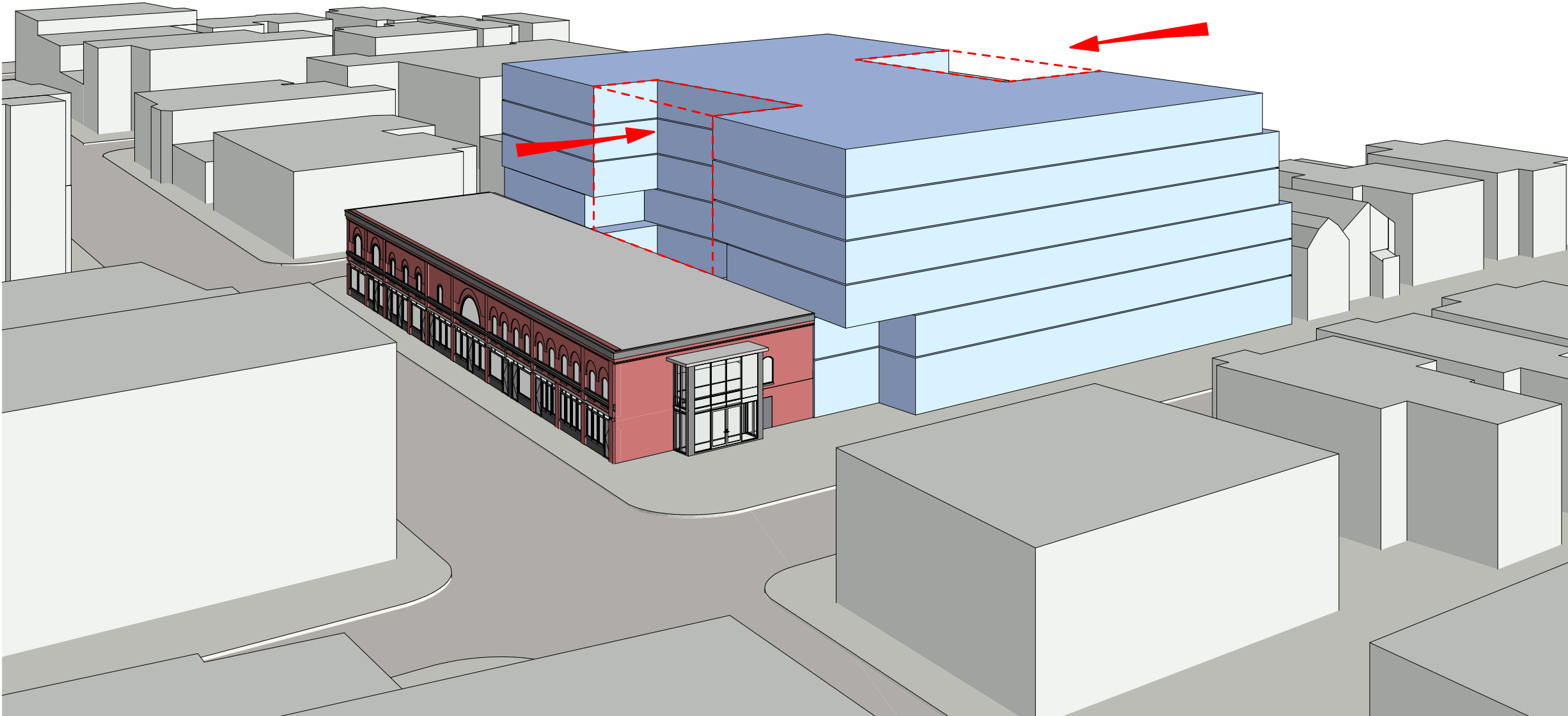
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West and East Elevations are Articulated



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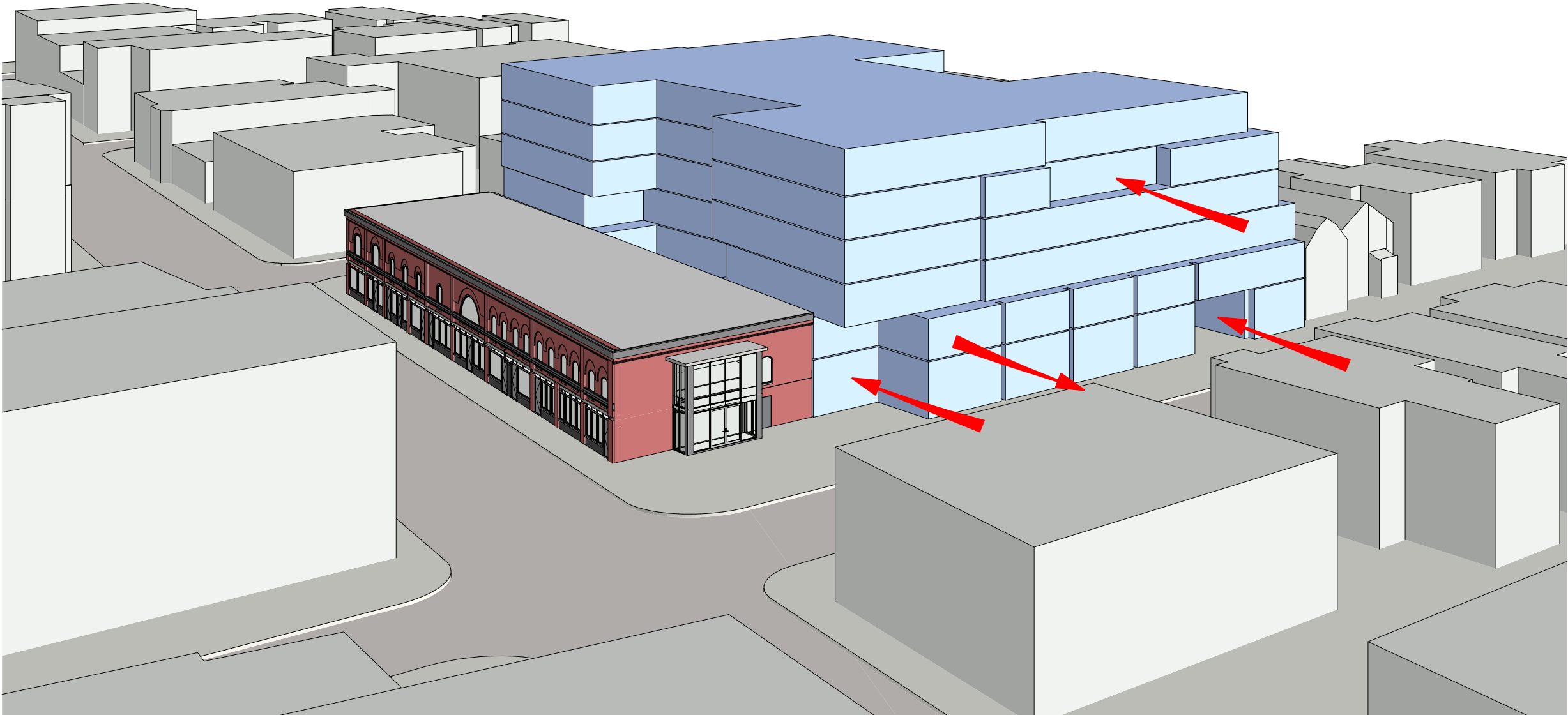
Massing
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Massing Study
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North and South Elevations are Articulated



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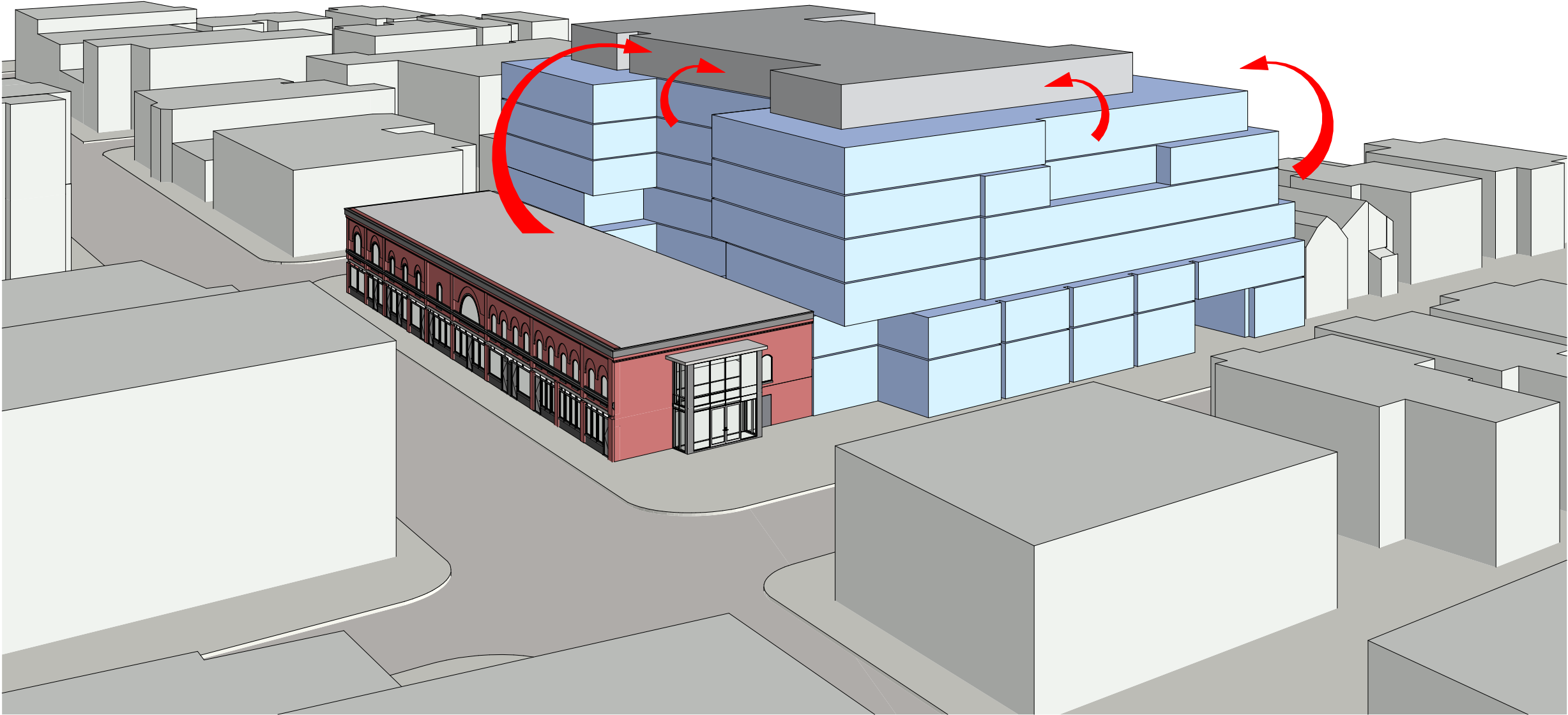
Massing Study
Articulation Process

Massing
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Redistribution of As of Right Development Potential



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Massing Study
Articulation Process

Massing
Diagram

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Revised UDRP Building Submission



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Massing Study
Articulation Process

Massing
Diagram

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**Northwest
Corner**

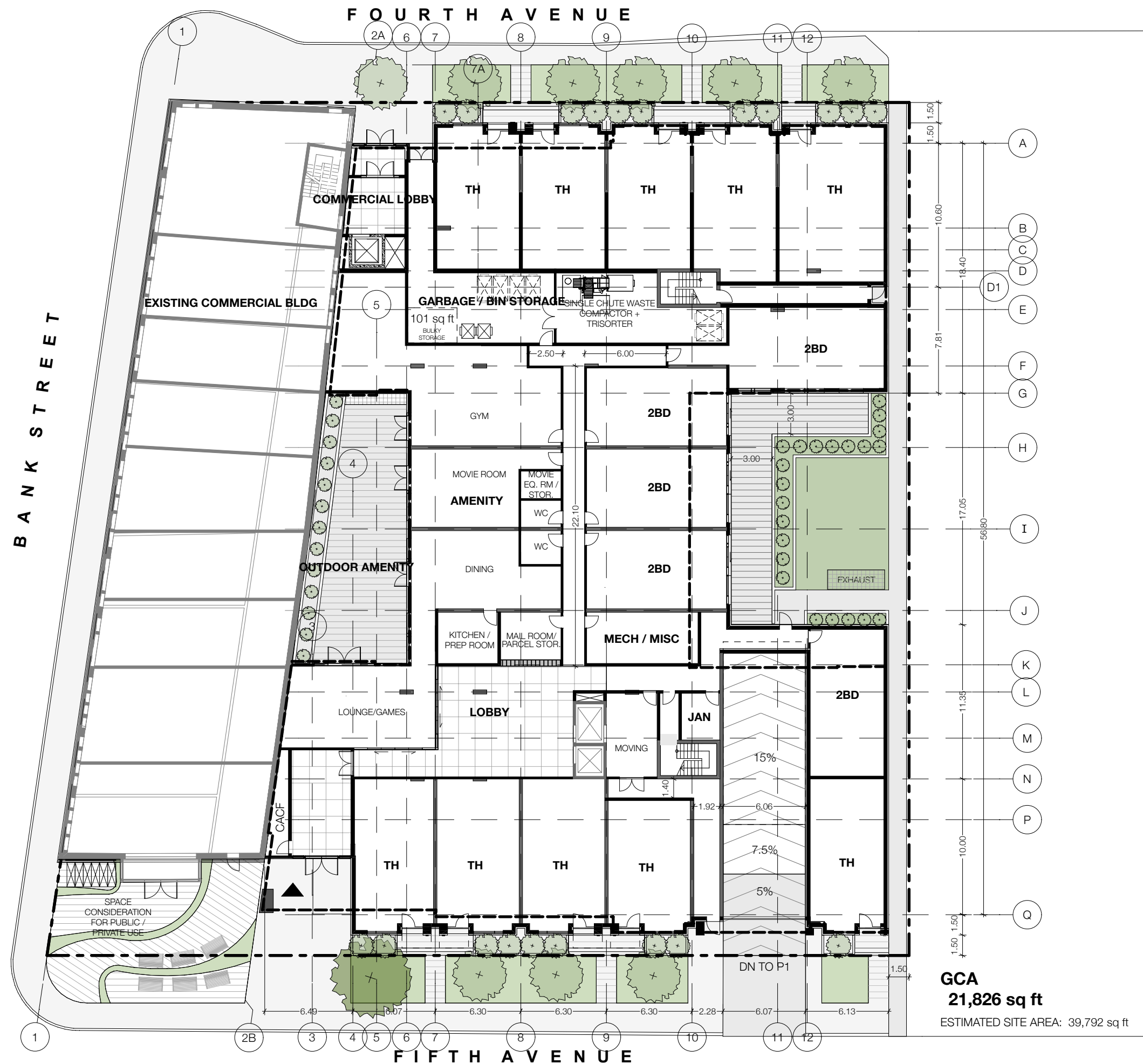
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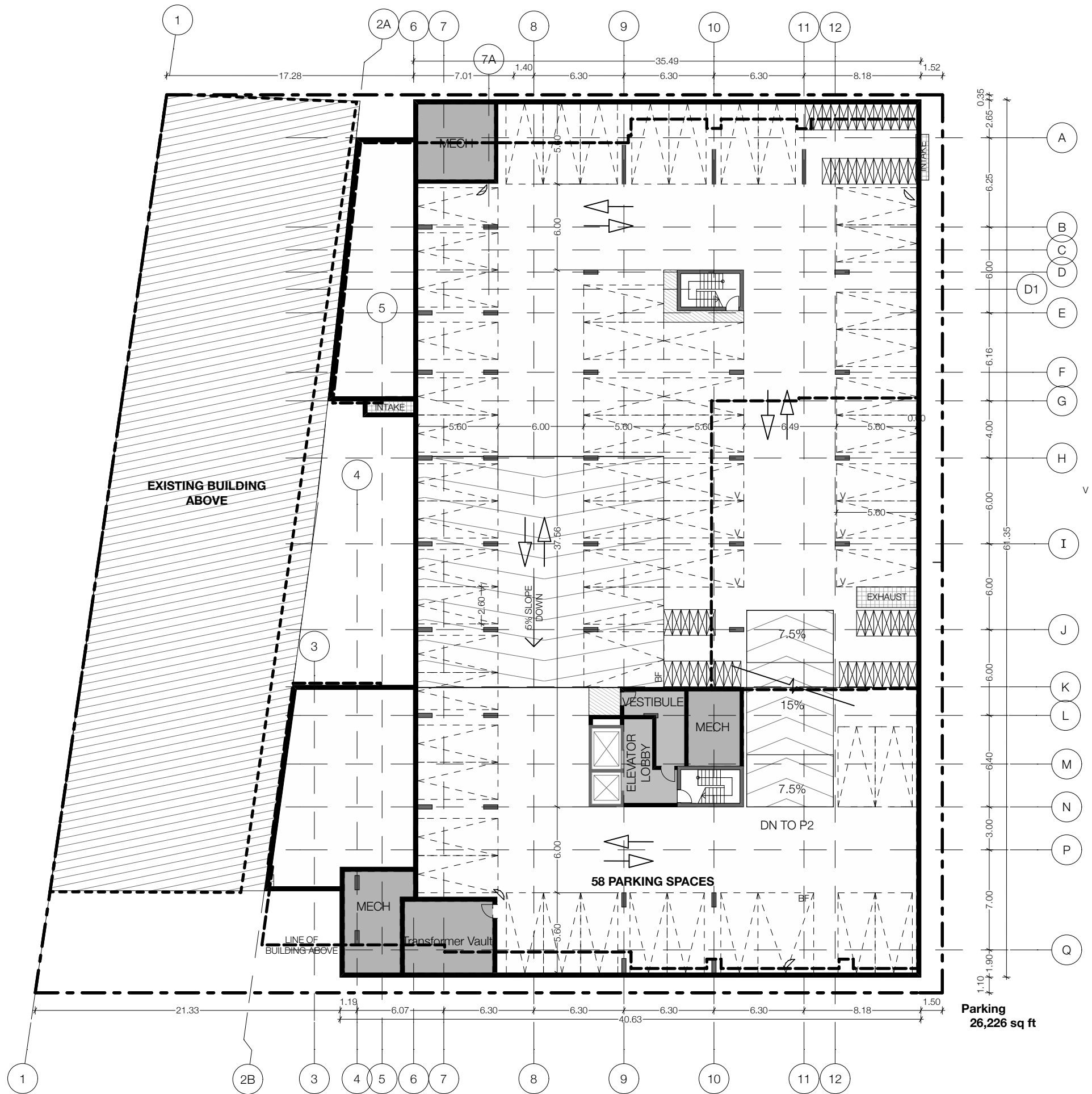
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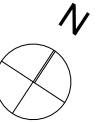


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P1 Plan

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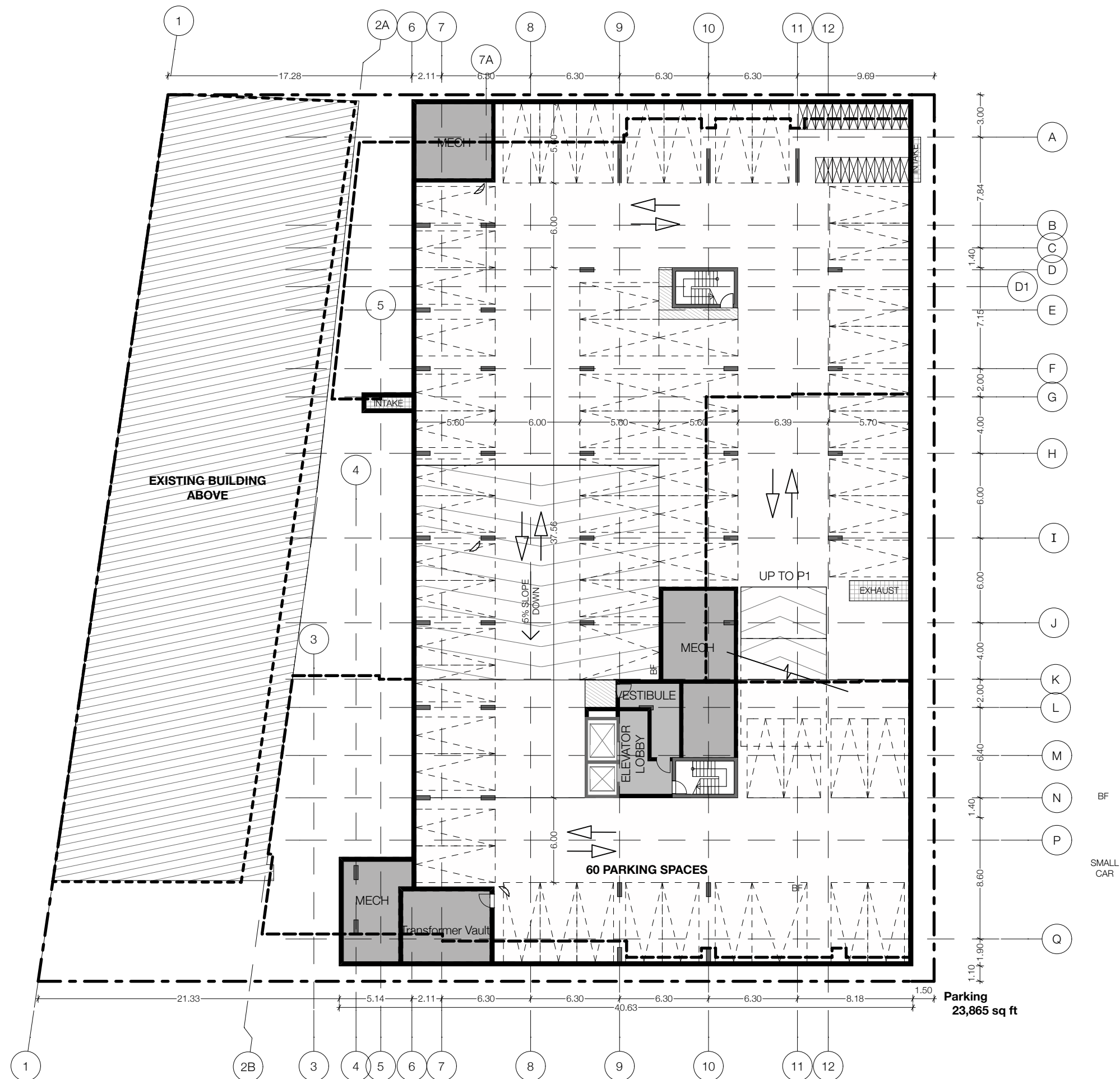


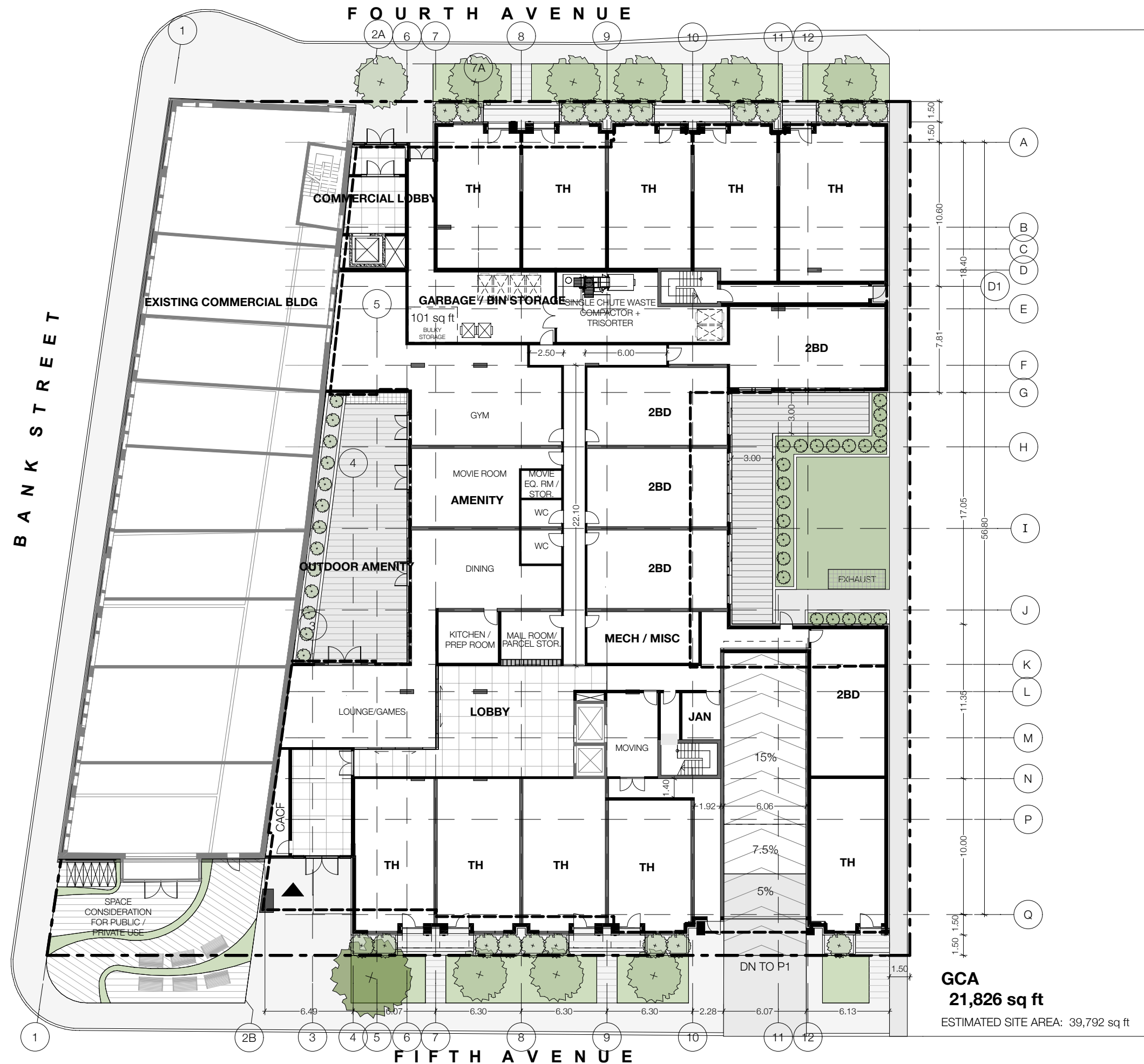
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P2 Plan

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Ground Floor Plan

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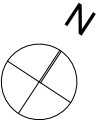


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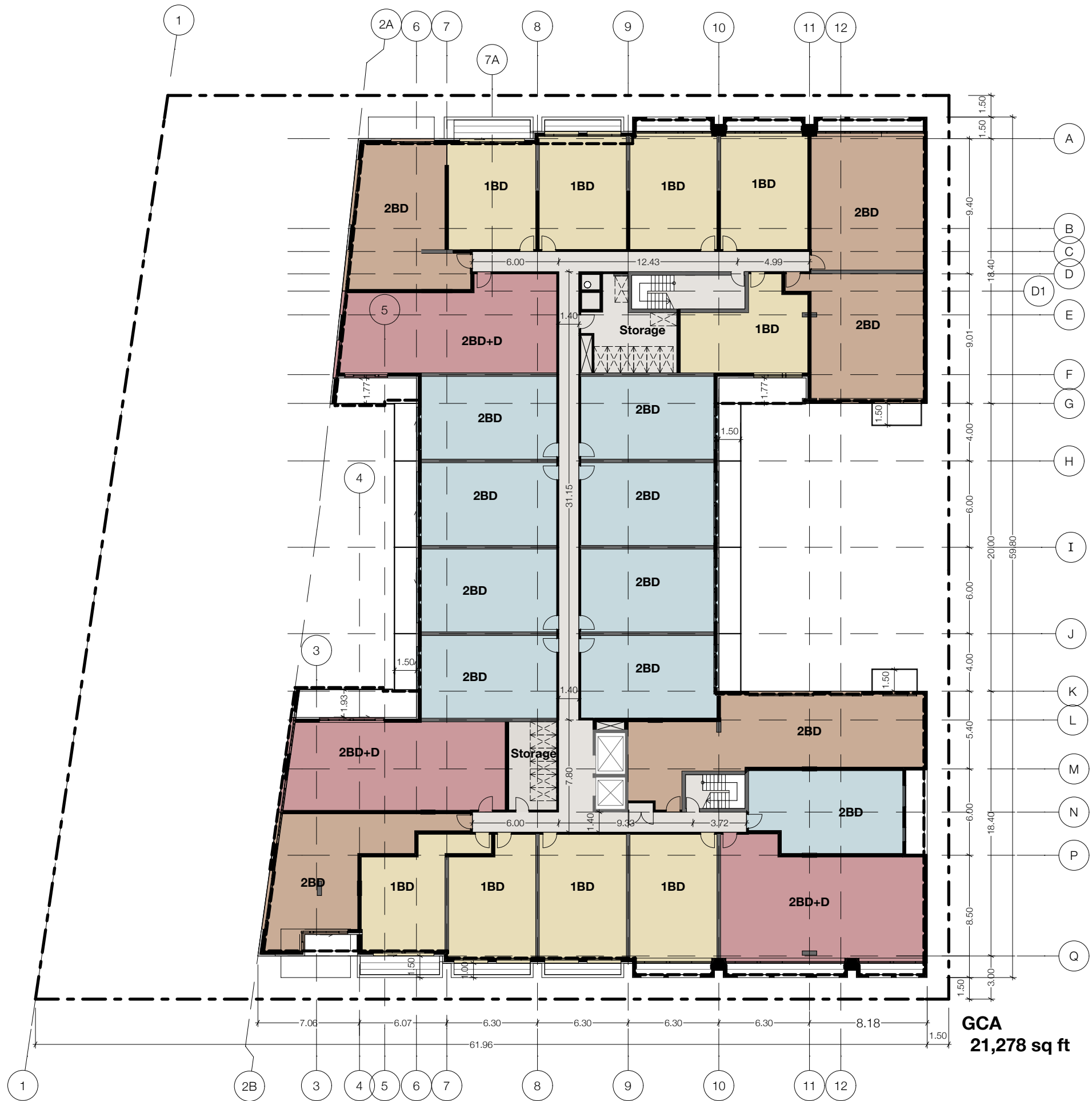


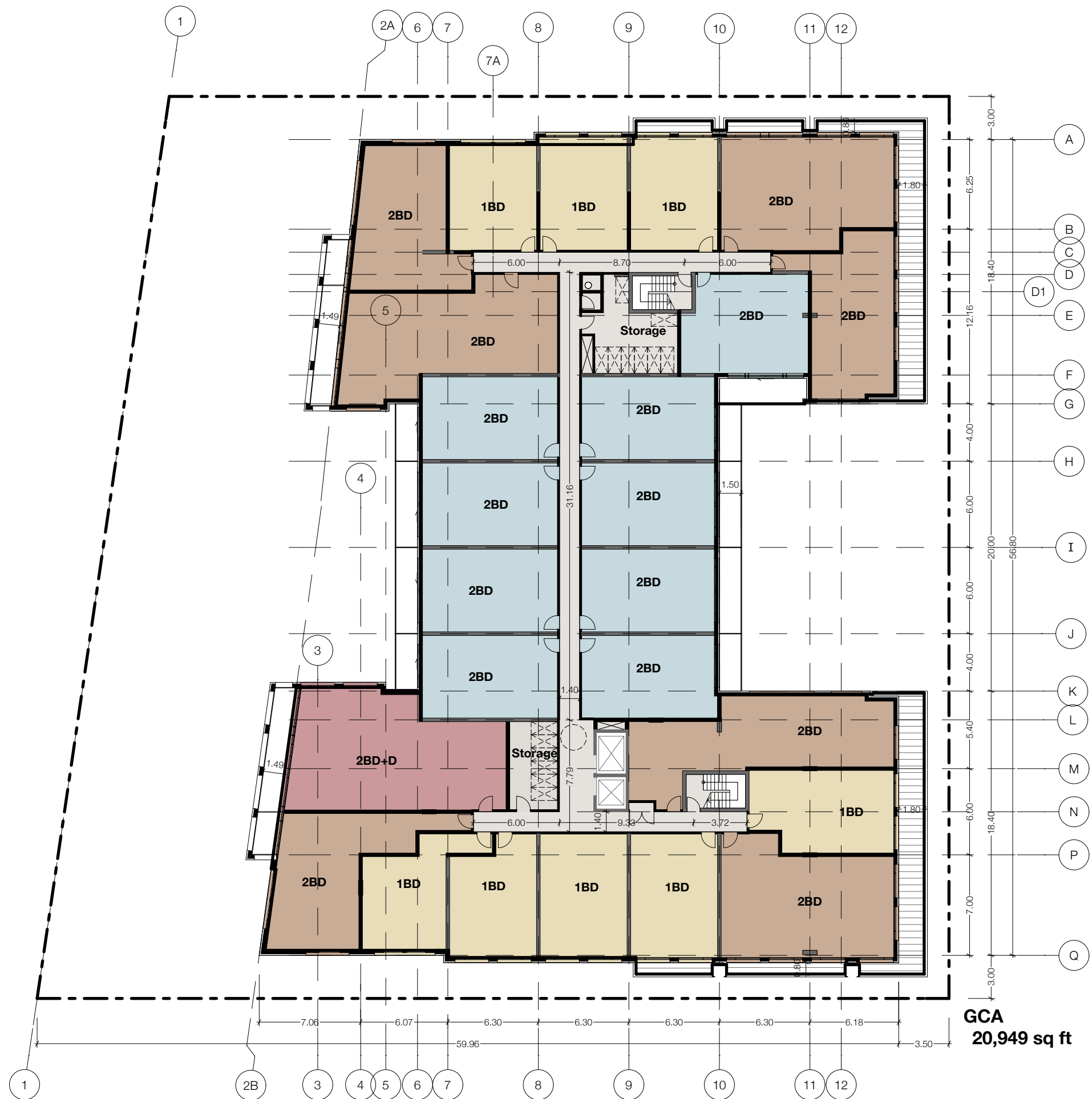
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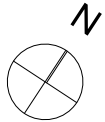
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GCA
20,949 sq ft

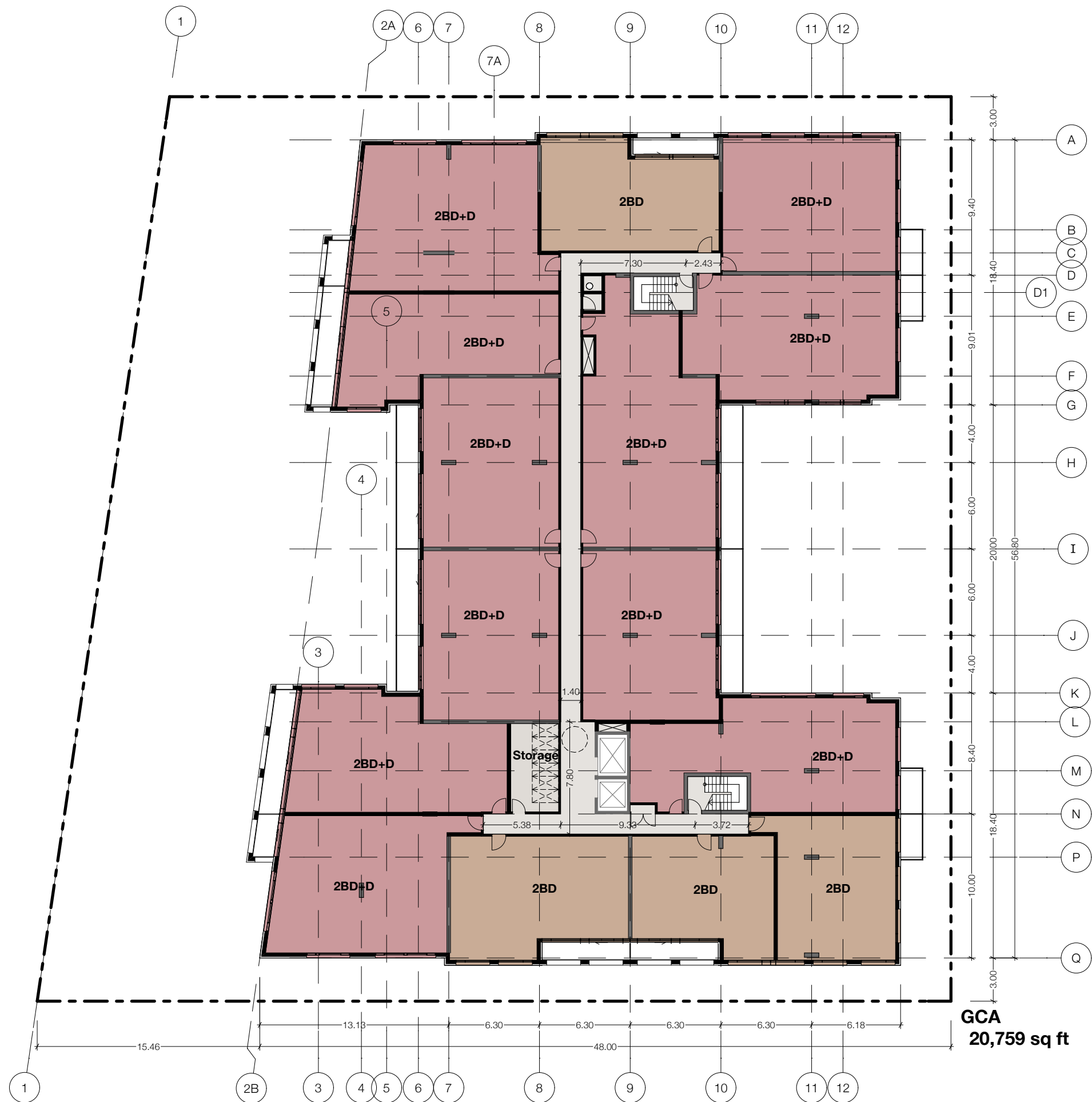


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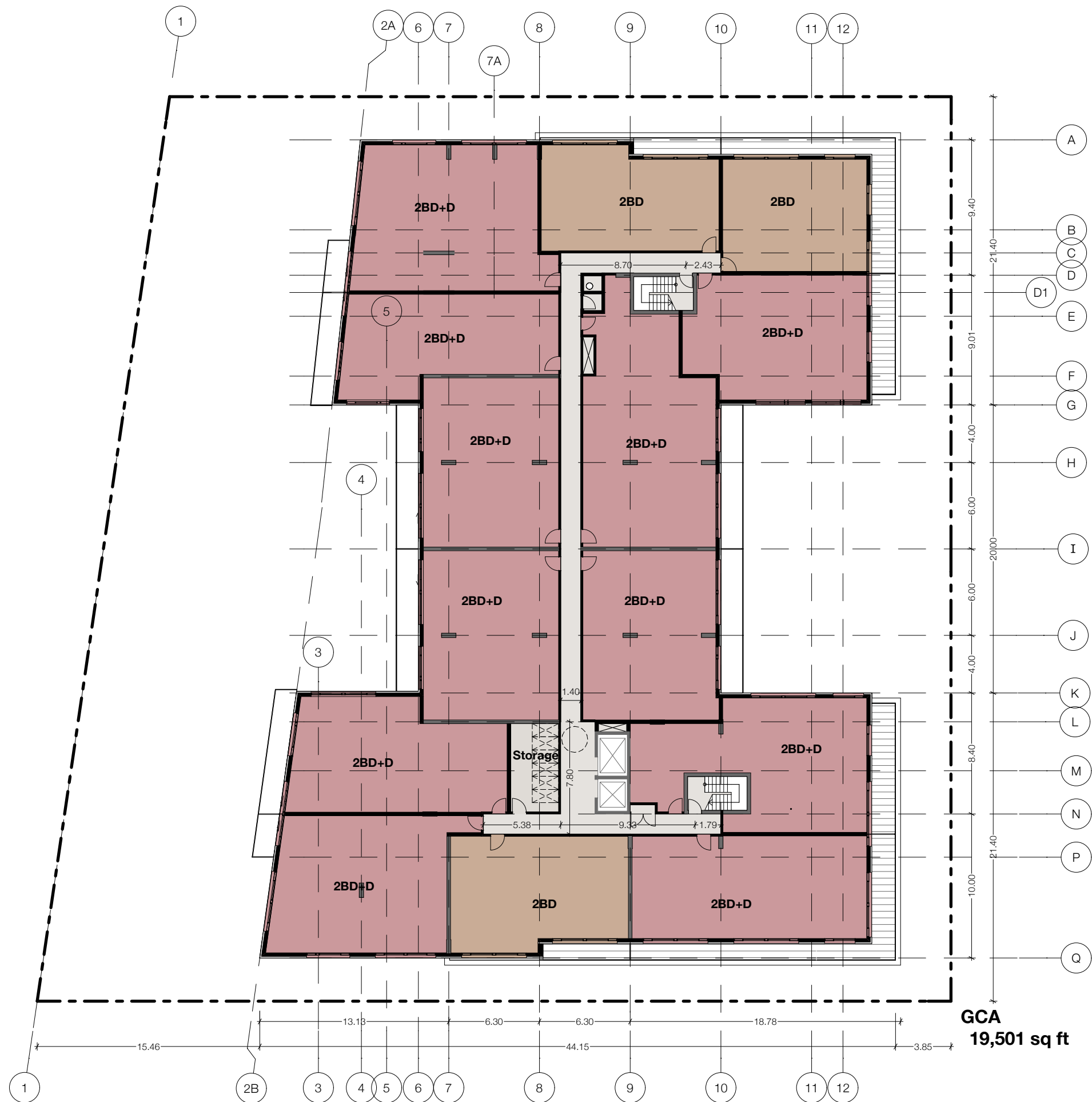


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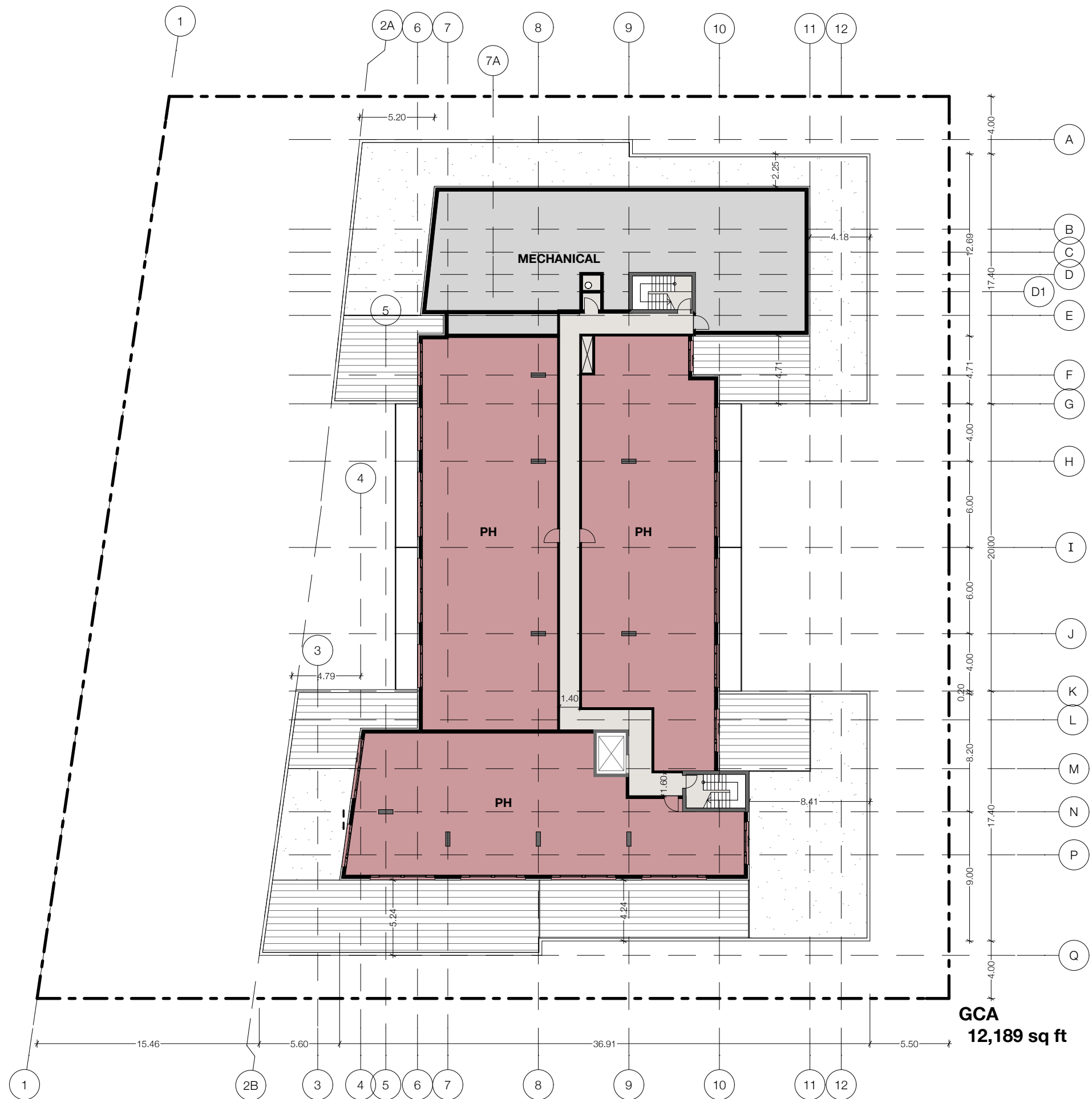


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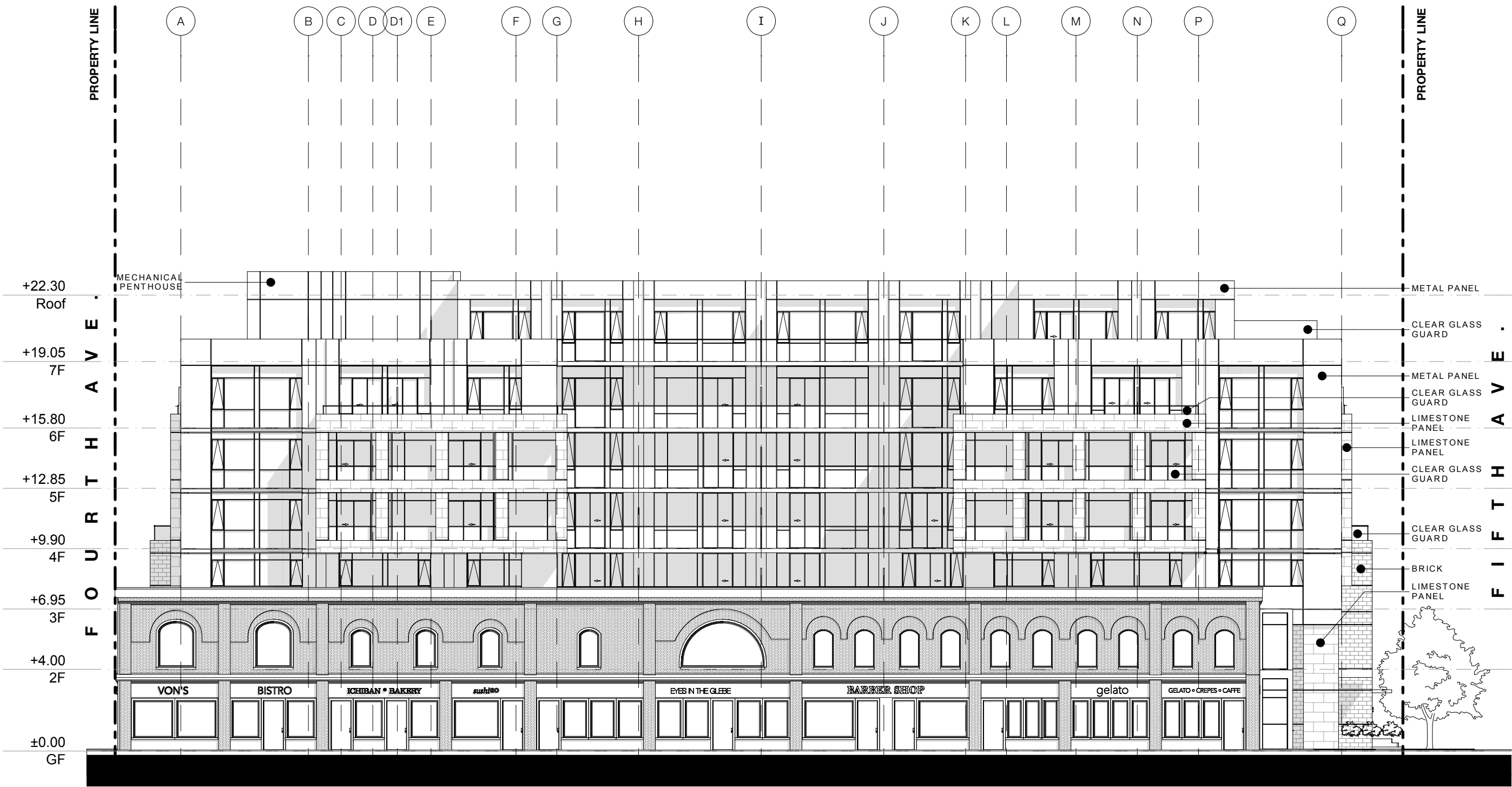


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West
Elevation

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South
Elevation

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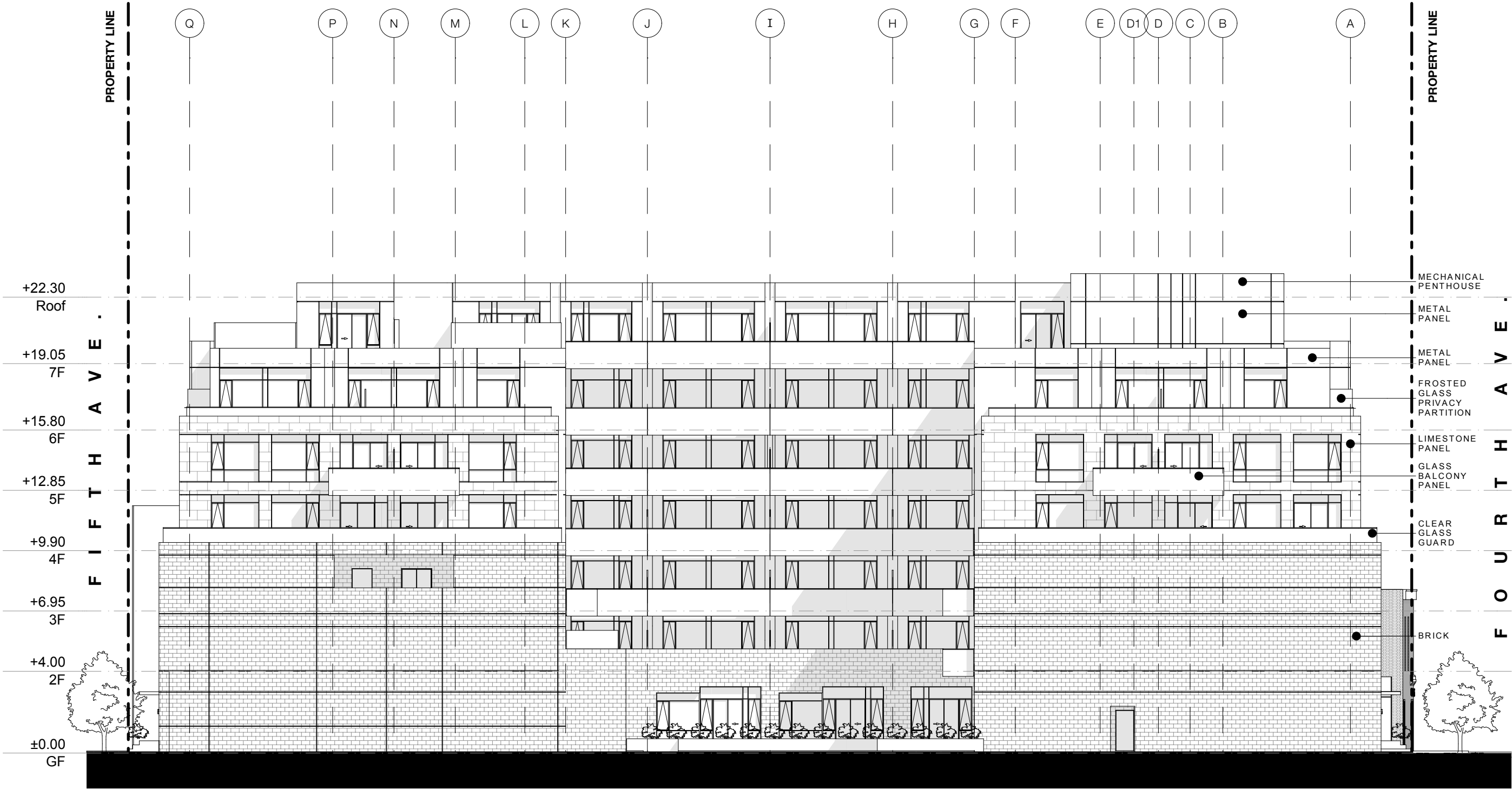


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North Elevation

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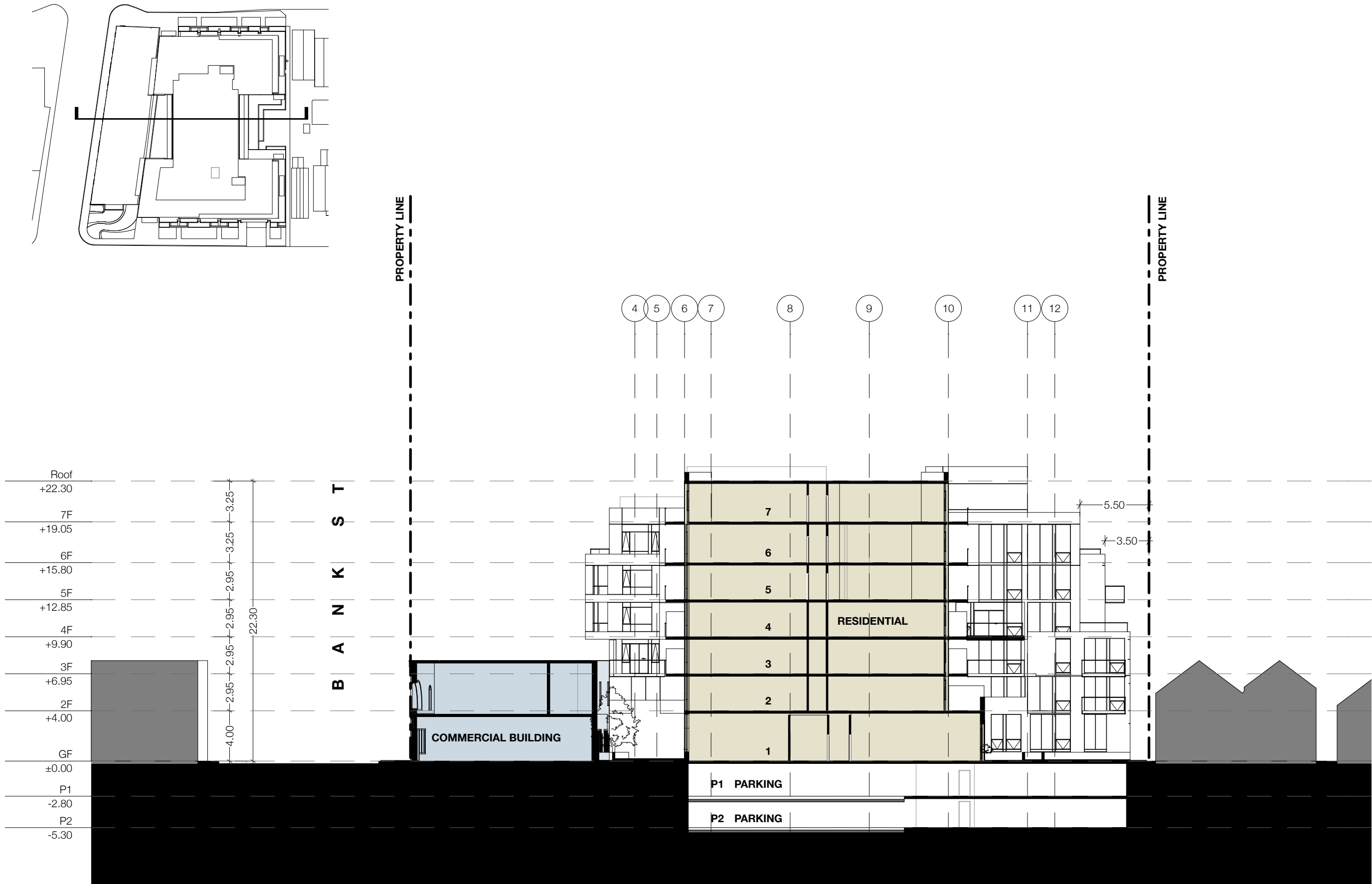


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East
Elevation

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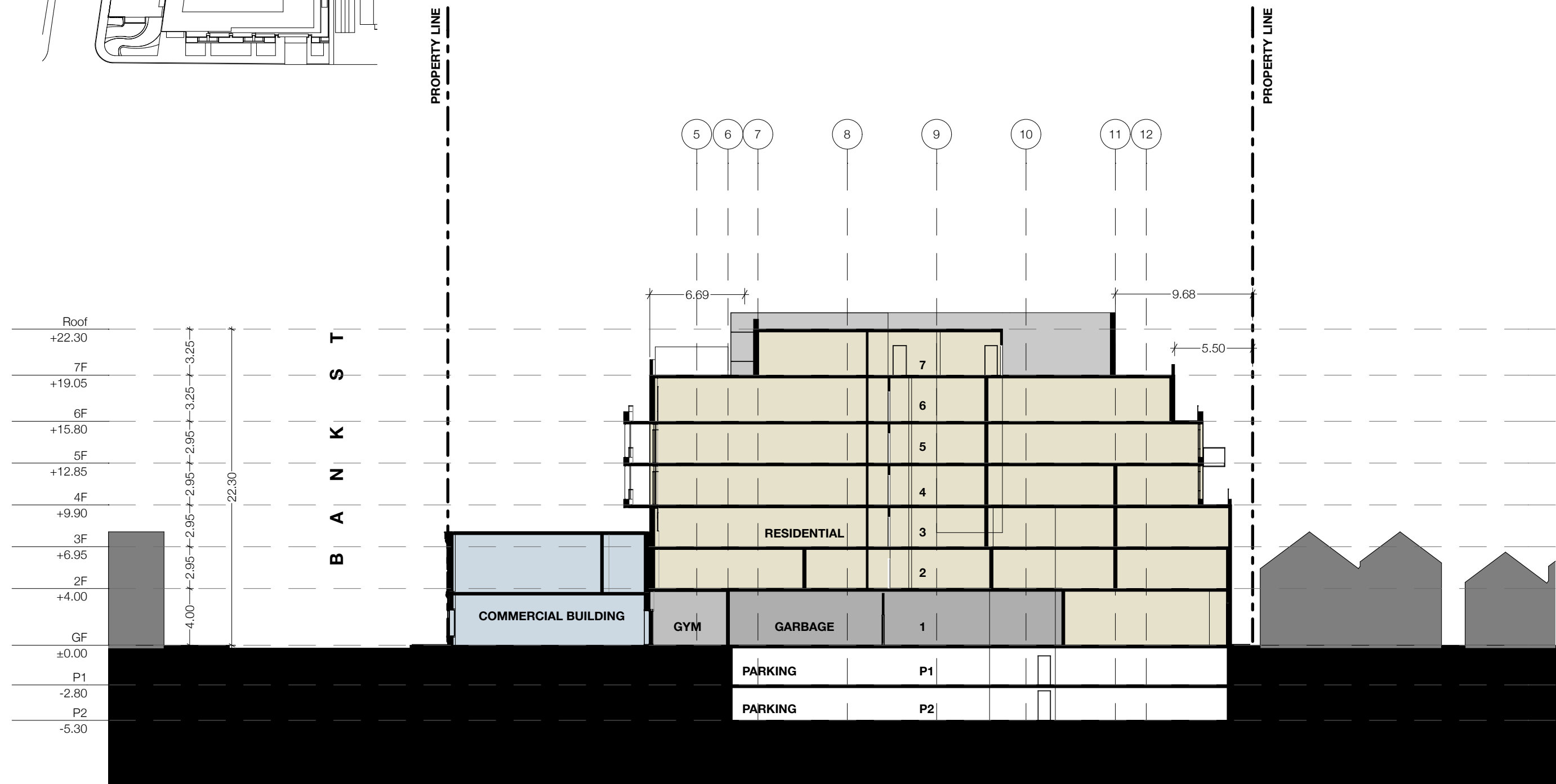
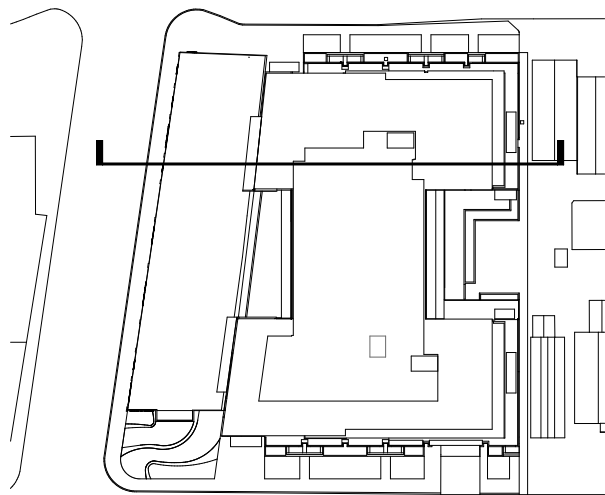


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Section A-2

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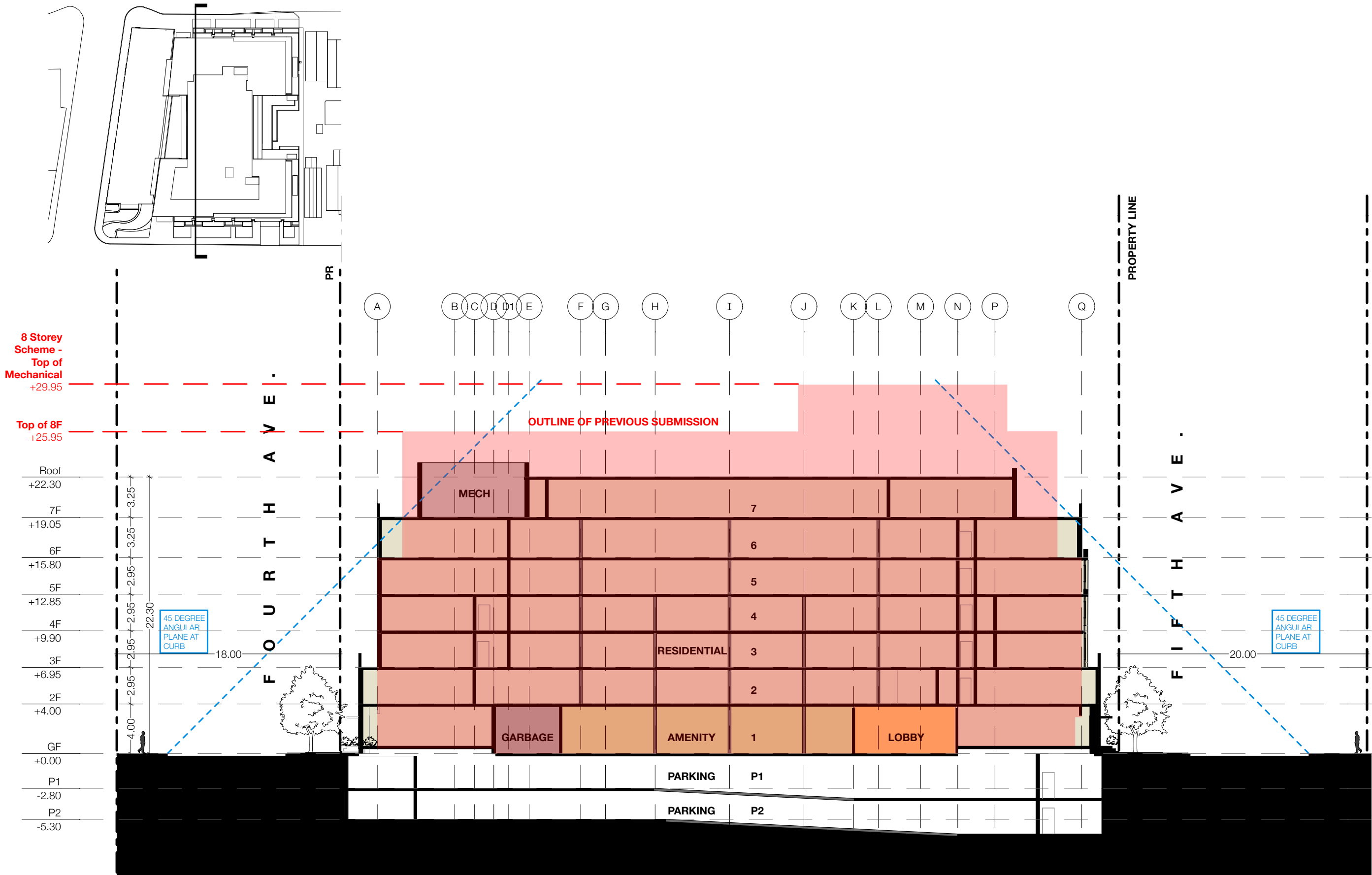


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Section A-3

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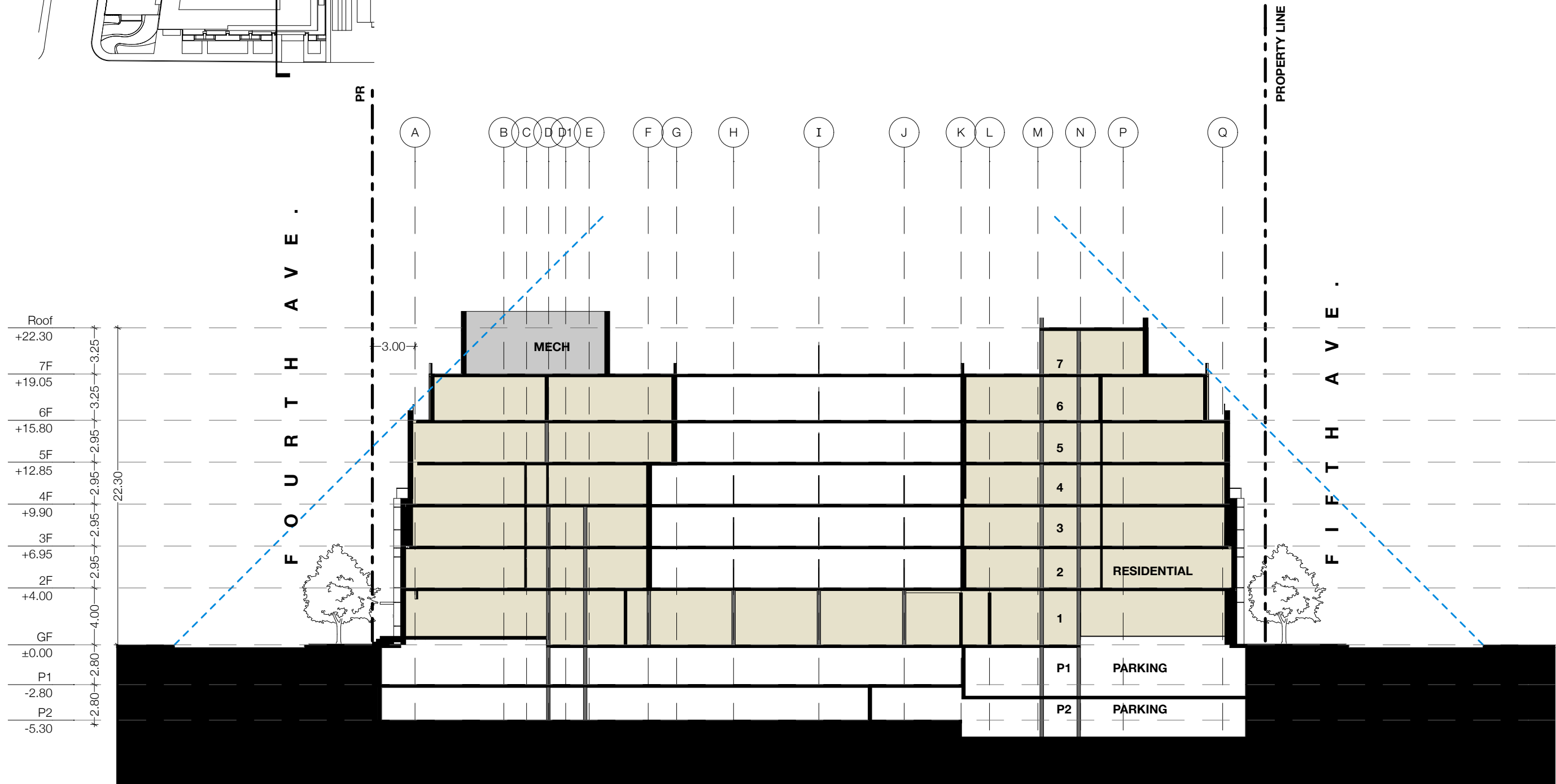
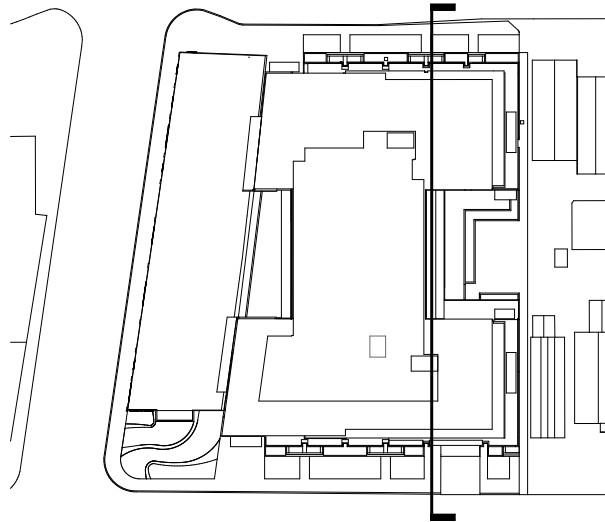


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Section A-4

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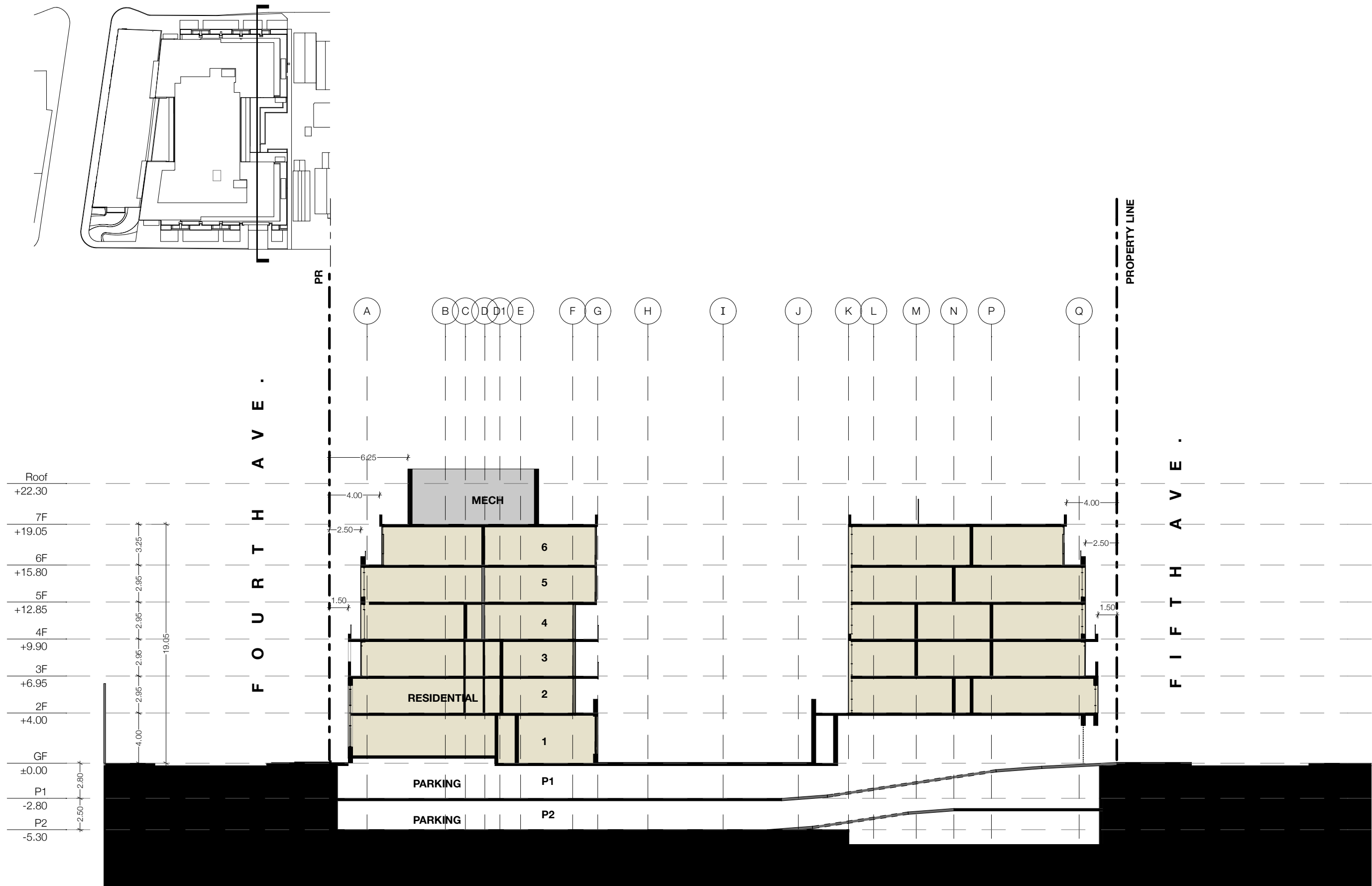


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Section A-5

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1
43 Section A-5
1:300



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Section A-6

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1
44 Section A-6
1:300



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**Southwest
View**

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**Southwest
Comparison
View**

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South View

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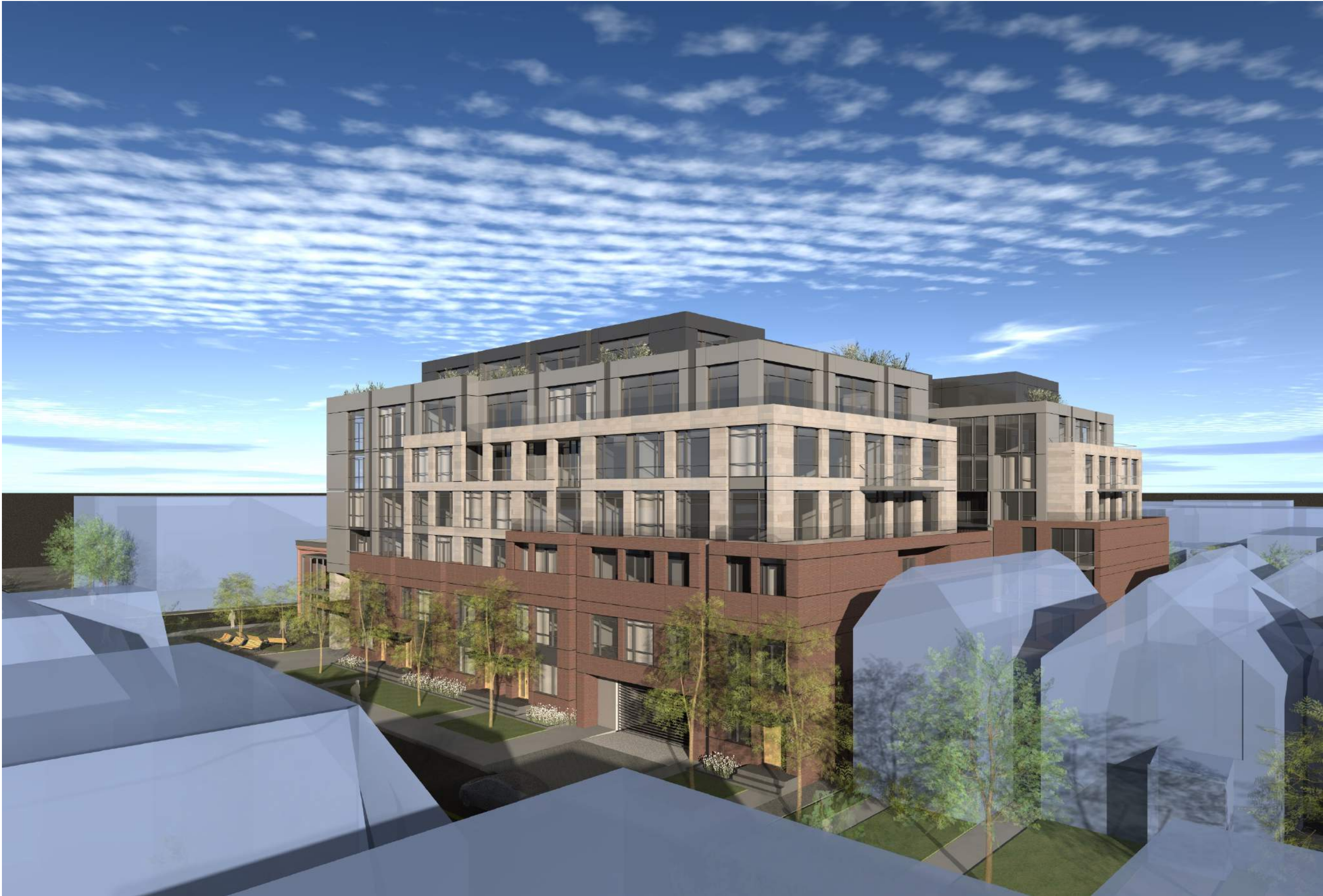


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**South
Comparison
View**

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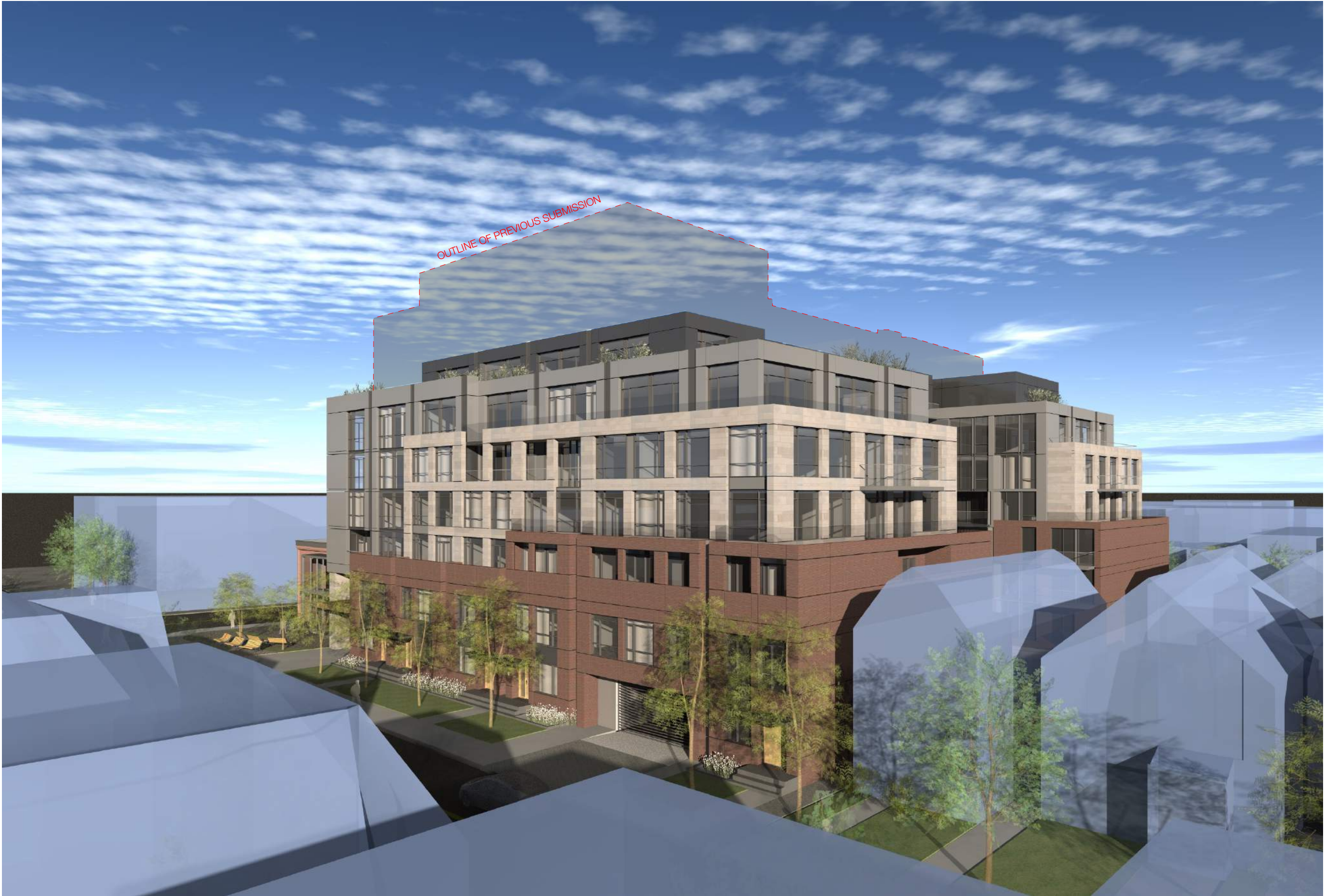


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**Southeast
View From
Above**

99 Fifth Avenue Ottawa

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**Southeast
Comparison
View From
Above**

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**Southeast
View**

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**Southeast
Comparison
View**

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**Northwest
View**

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Northwest Comparison View

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North View

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**North
Comparison
View**

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South Close Up View

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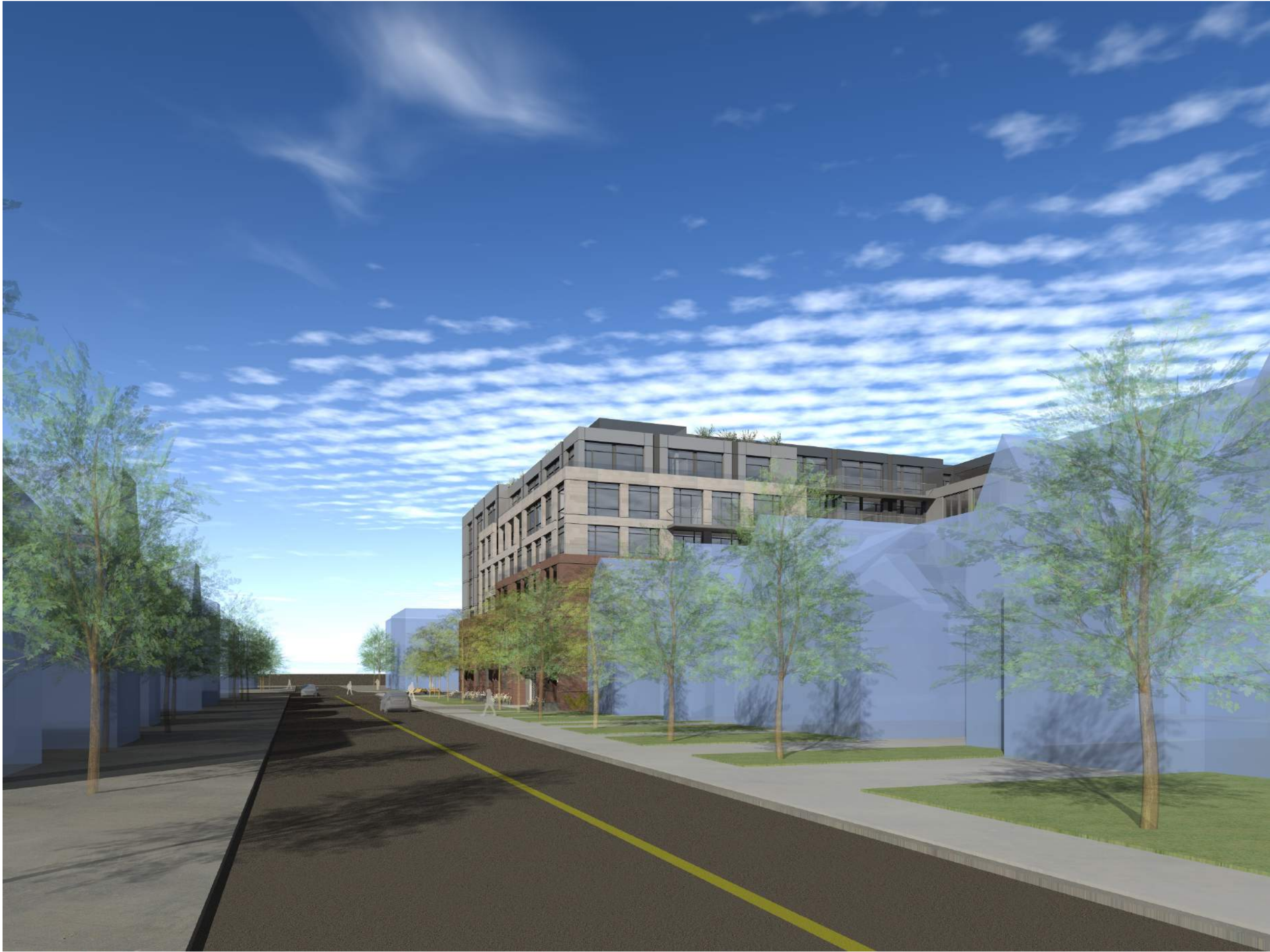


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**Southwest
View West of
Bank Street
On Fifth
Avenue**

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**Southeast
View East of
Bank Street
on Fifth
Avenue**

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**Northwest
View West of
Bank Street
on Fourth
Avenue**

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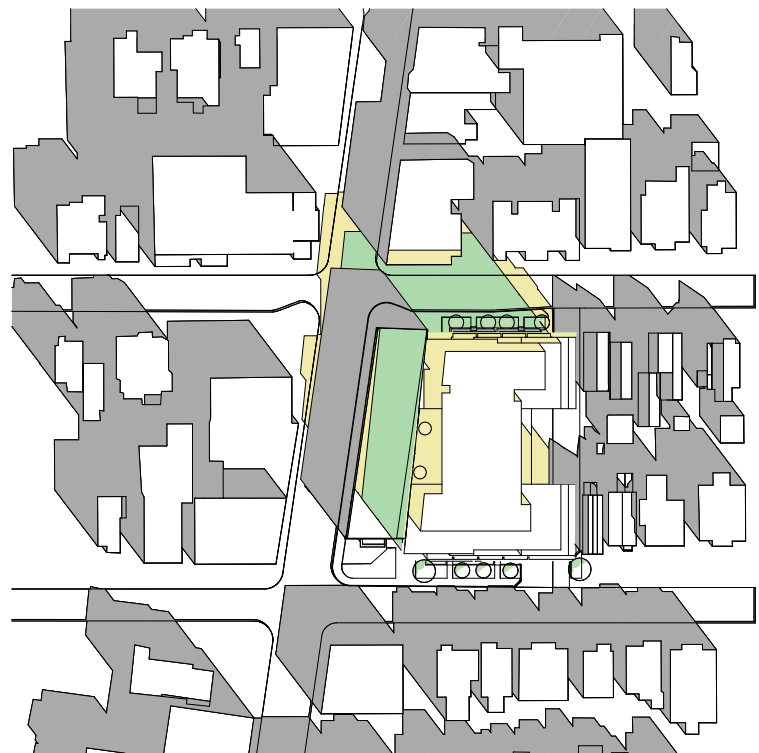


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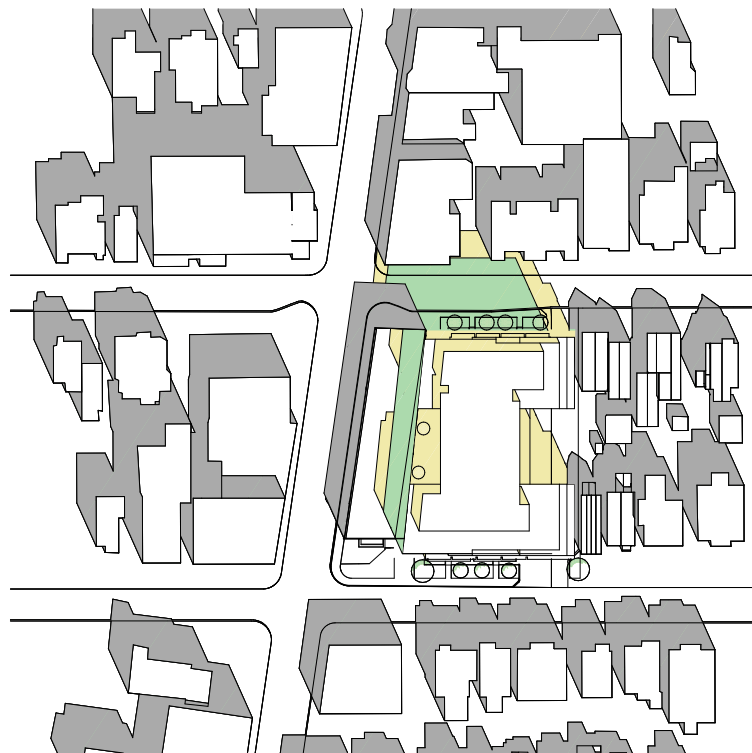
**Northeast
View East of
Bank Street
on Fourth
Avenue**

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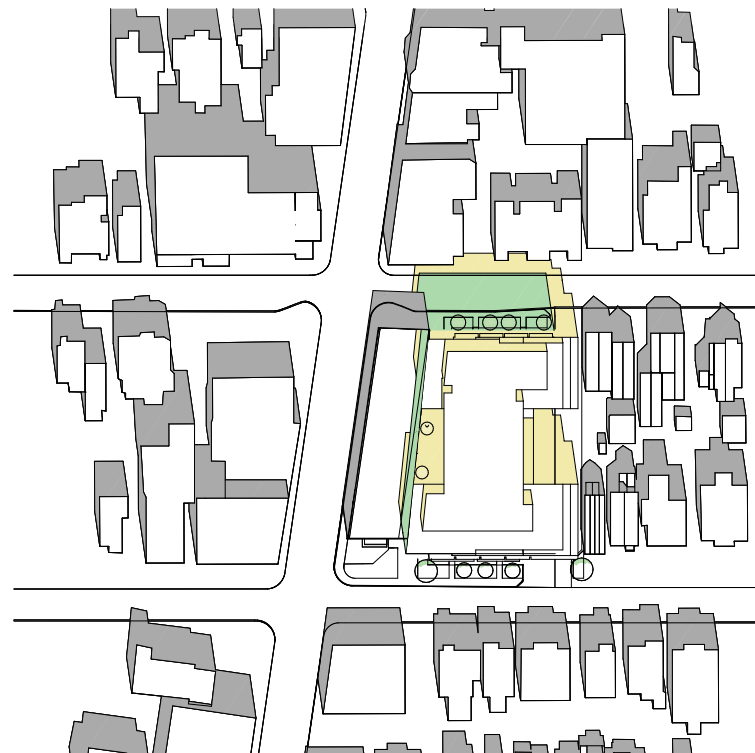
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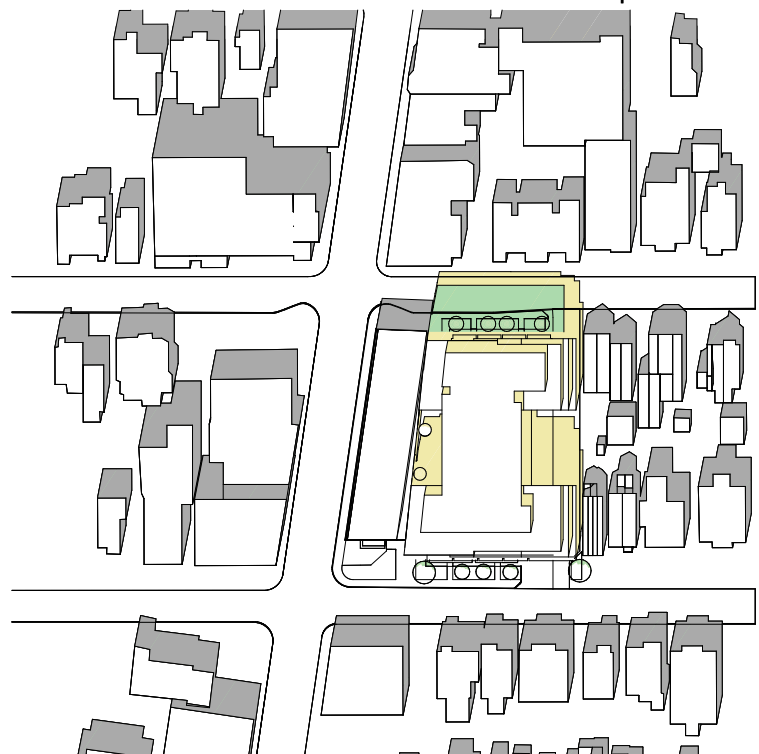
September 09:18



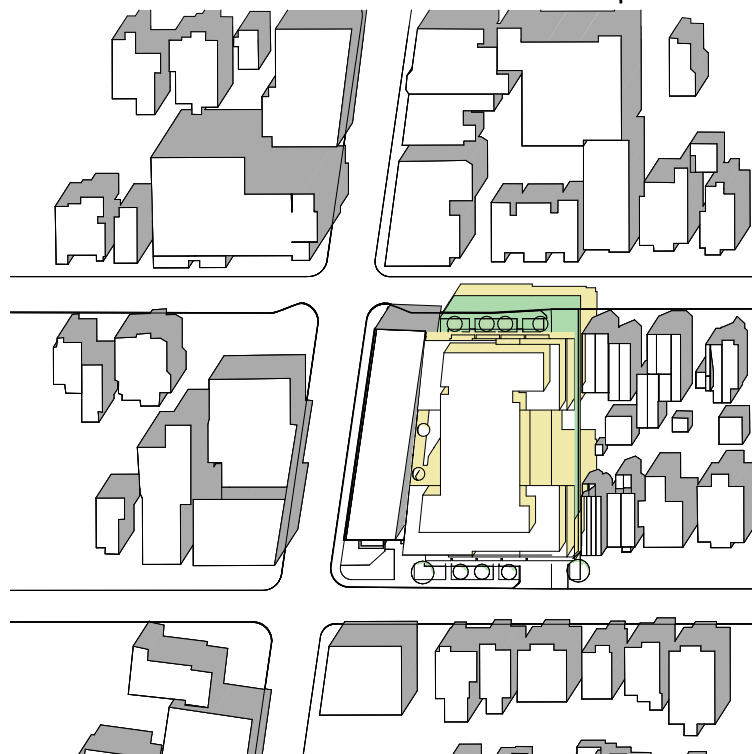
September 10:18



September 11:18



September 12:18



September 13:18



September 14:18

- 15m as of right, full retention
- proposed
- existing



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www.tactarchitecture.com

Sept 21

99 Fifth Avenue Ottawa

Thursday, May 3, 2018



September 15:18

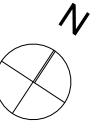


September 16:18



September 17:18

- 15m as of right, full retention
- proposed
- existing

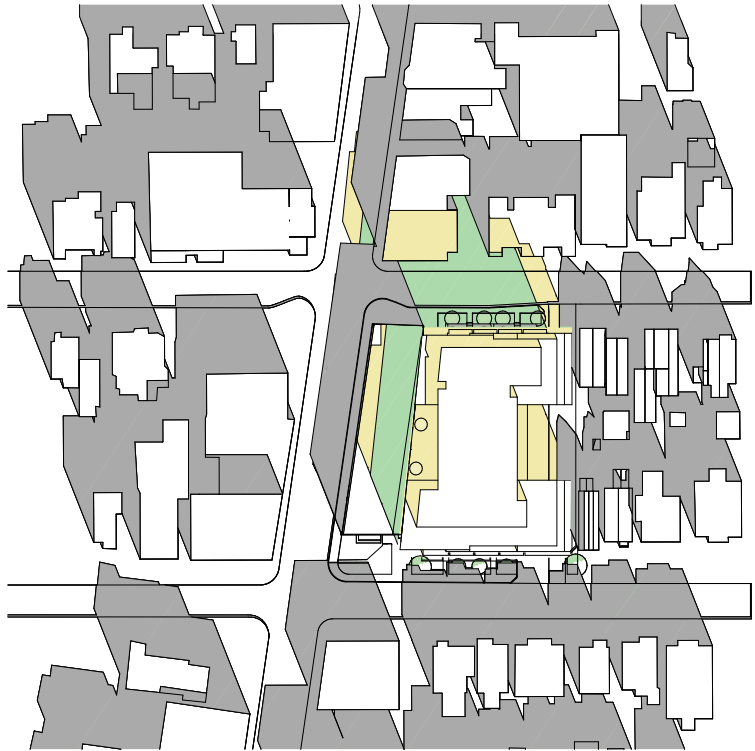


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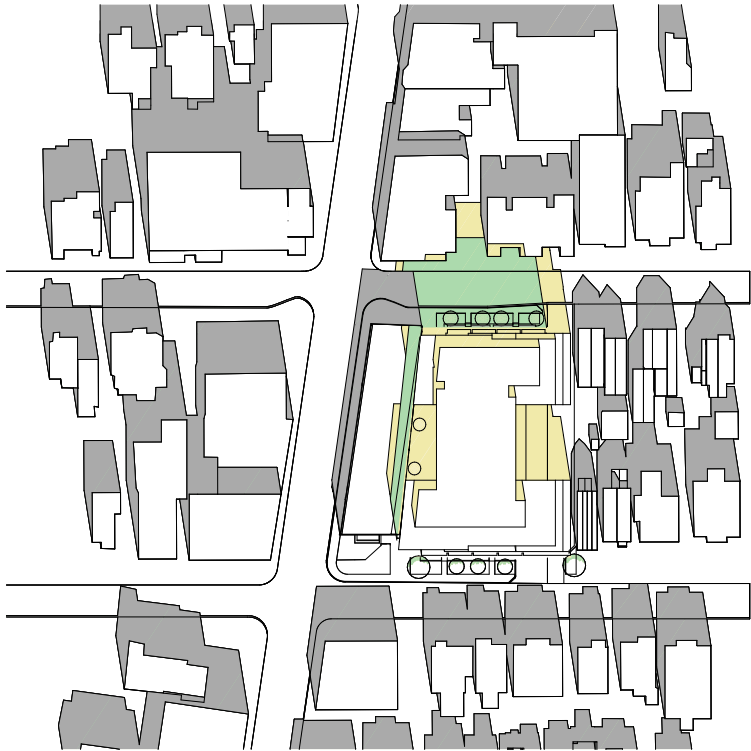
Sept 21

99 Fifth Avenue Ottawa

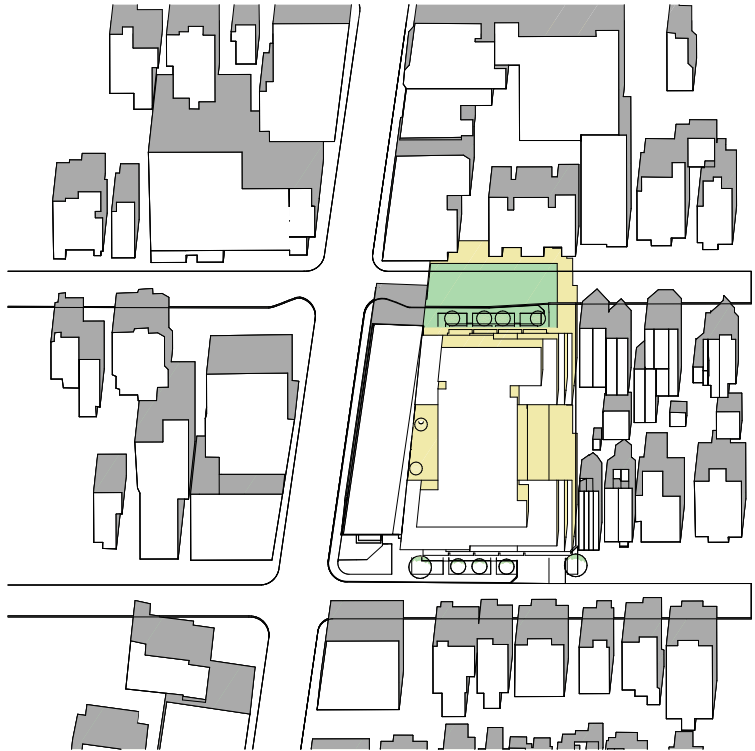
Thursday, May 3, 2018



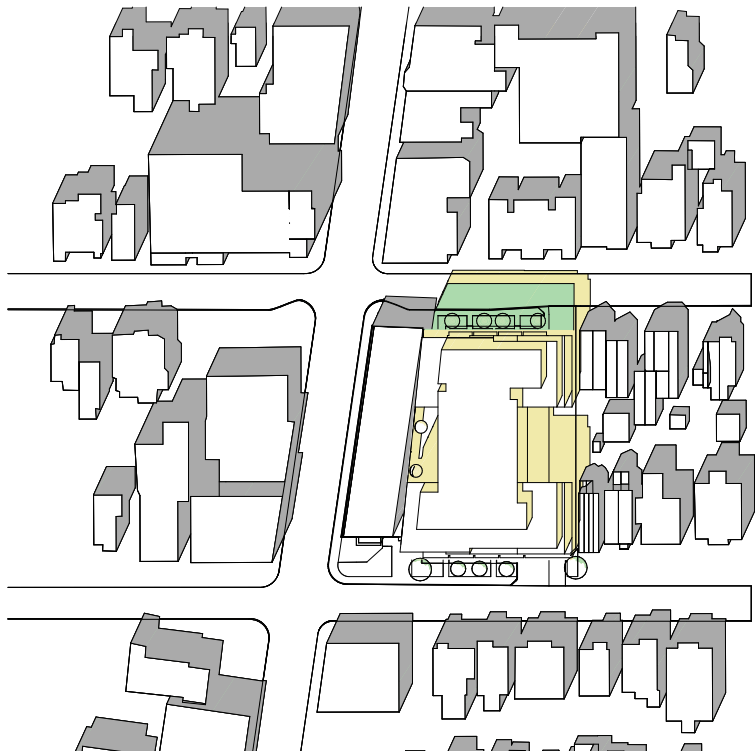
March 09:18



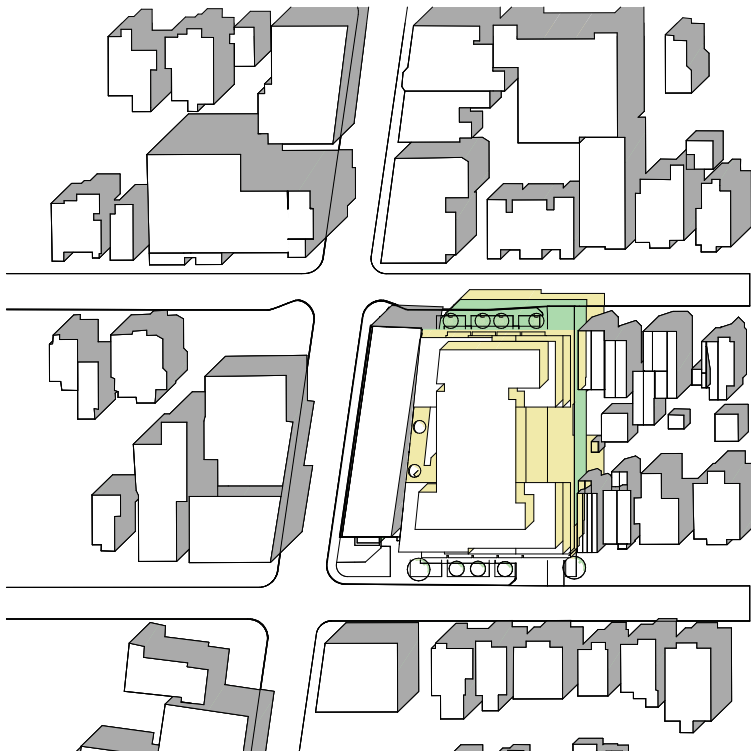
March 10:18



March 11:18



March 12:18



March 13:18



March 14:18

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- proposed
- existing



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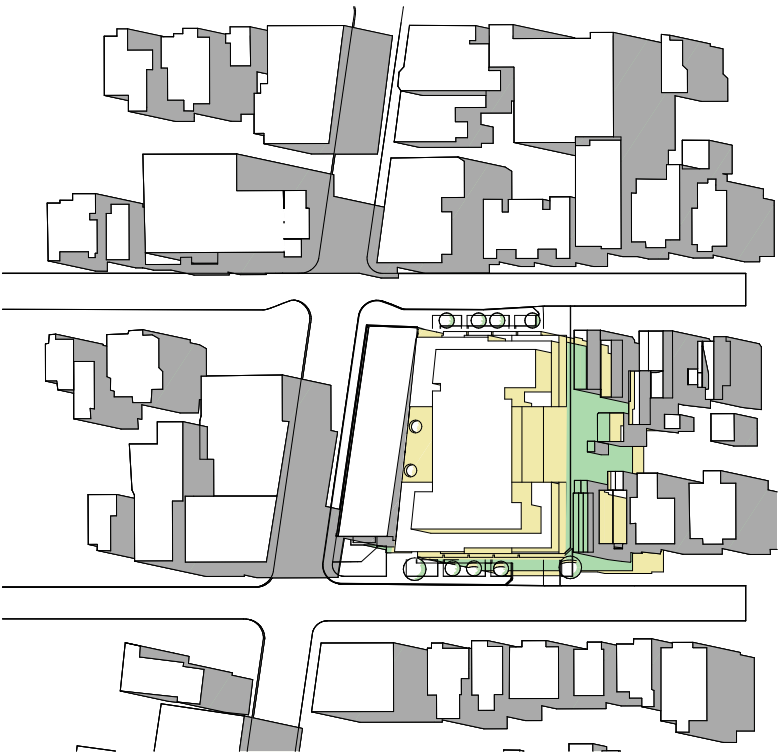
March 21

99 Fifth Avenue Ottawa

Thursday, May 3, 2018



March 15:18

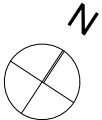


March 16:18



March 17:18

- 15m as of right, full retention
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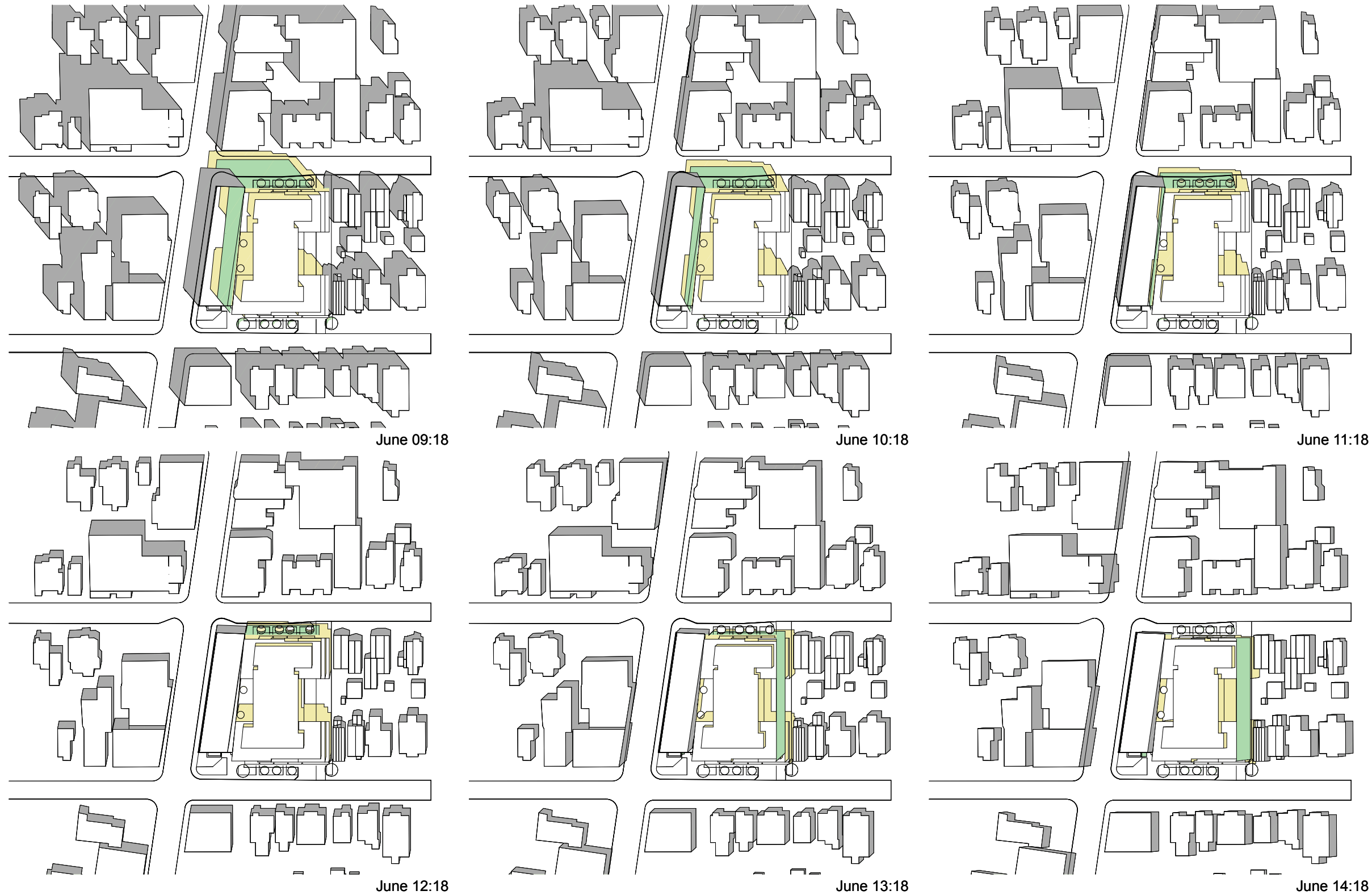


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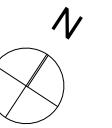
March 21

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Thursday, May 3, 2018



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June 21

99 Fifth Avenue Ottawa

Thursday, May 3, 2018

99 Fifth Avenue Ottawa Urban Design Review Panel Resubmission Presentation
Formal Review

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Thank you.