

99 Fifth Avenue Planning Committee Presentation

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1

November 2017

1

Initial ZBA Submission



Bank Street and Fifth Avenue

Planning Committee
Meeting
June 26, 2018

99 Fifth Avenue Ottawa

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Communities

November 2017

Initial ZBA submission

Comments from initial
Planning submission,
UDRP and Community

Design response for
ZBA Resubmission

Further Refinements
since ZBA
Submission



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Comments we heard from City staff, UDRP and Community

- Building is too high
- Brick should be used on the first two levels of the building
- Upper stories should be simple in their expression
- Two storey datum line should be established
- Balconies are distracting
- Push back lobby entrance
- Mechanical Penthouse too dominant
- Include additional stepbacks above datum line along Fourth and Fifth Avenues



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January 2018

Initial ZBA submission

Comments from initial
Planning submission,
UDRP and Community

Design response for
ZBA Resubmission

Further Refinements
since ZBA
Submission

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Design Response for
ZBA Resubmission

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Initial ZBA submission

Comments from initial
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**Design response for
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Further Refinements
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Design Response

- Building height lowered considerably
- Brick used on lower level of building
- Simple expression on upper balconies
- Datum line established
- Balconies removed
- Lobby entrance pushed back
- Mechanical Penthouse incorporated into partial 7th storey
- West elevation realigned parallel to Bank Street
- West elevation refined, "boxes" removed
- Inclusion of POPs at corner
- Additional stepbacks are included above datum line along Fourth and Fifth Avenues



Bank Street and Fifth Avenue

2

May 2018

Initial ZBA submission

Comments from initial
Planning submission,
UDRP and Community

**Design response for
ZBA Resubmission**

Further Refinements
since ZBA
Submission

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**Further Refinements
since ZBA Submission**

3



Initial ZBA submission

Comments from initial
Planning submission,
UDRP and Community

Design response for
ZBA Resubmission

**Further
Refinements since
ZBA Submission**



Bank Street and Fifth Avenue

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Further Refinements

- Stone column at corner has been slimmed
- Metal panel system has been refined
- West elevation has been reconsidered



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June 2018

Initial ZBA submission

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**Further
Refinements since
ZBA Submission**

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Further Refinements

- Stone column at corner has been slimmed
- Metal panel system has been refined
- Additional stepbacks are included above datum line along Fourth and Fifth Avenues
- Southeast corner has been opened up



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June 2018

Initial ZBA submission

Comments from initial
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Design response for
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**Further
Refinements since
ZBA Submission**

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Further Refinements

- Additional stepbacks are included above datum line along Fourth and Fifth Avenues
- Southeast corner has been opened up
- Stepback at third and fifth storeys at east elevation



Fifth Avenue

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June 2018

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East elevation Comparison, with and without
stepback at third and fifth storeys



ZBA Resubmission, May 2018



Further Refinements since ZBA Resubmission

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Further
Refinements since
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Thank you

**Planning Committee
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June 26, 2018**

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