

### KEY PLAN

**Project Information: Zoning**  
 99 Fifth Avenue – Mixed-Use Building (New 7-Storey Residential Element and 2-Storey Existing Commercial Element)  
 Zoning 2008-250: TM[2506] S387-h – Traditional Mainstreet, Subzone 2506, Schedule 387, subject to a holding zone

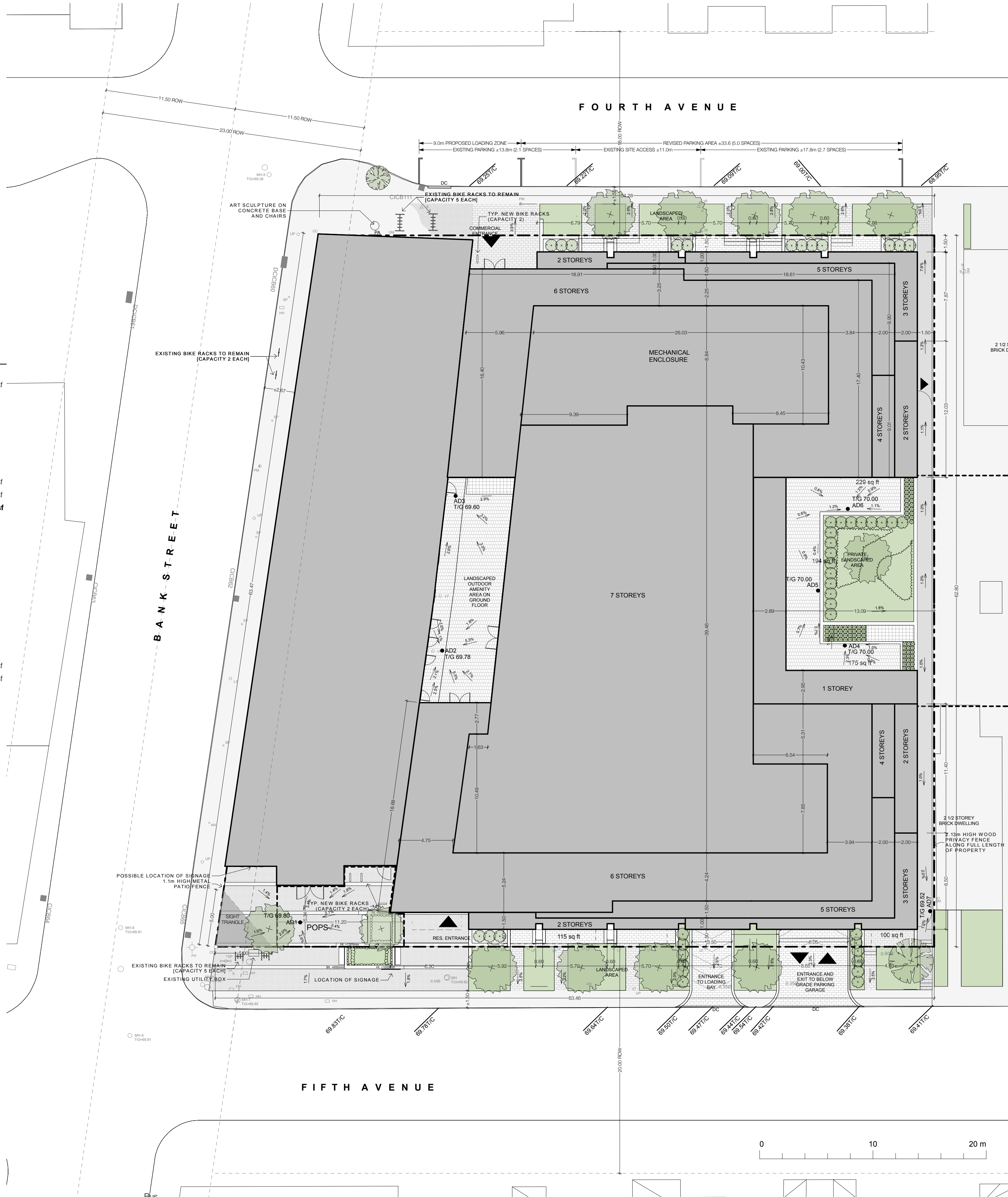
| Zoning Mechanism   | Required   | Provided  |                 |
|--|--|---|-----------------|
| Minimum Lot Width  | No minimum   | 63.47m  |                 |
| Minimum Lot Area   | No minimum   | 3696.6m <sup>2</sup>  |                 |
| Minimum Front Yard Setback   | 0m as per Sch. 387   | 0m  |                 |
| Maximum & Minimum Interior Side Yard Setback   | n/a (no interior side yards)   | n/a   |                 |
| Minimum Corner Side Yard setback   | 1.5m as per Schedule 387   | North corner side yard setback (Fourth Ave): 1.5m<br>South corner side yard setback (Fifth Ave): 1.5m                                   |                 |
| Minimum Rear Yard Setback  | 1.5m to 12.9m as per Schedule 387  | 1.5m to 12.9m   |                 |
| Building Height  | See Schedule 387   | 22.3m   |                 |
| Maximum Floor Space Index  | No maximum   | Residential FSI - 2.72<br>Retail FSI - 0.4<br>Total FSI - 3.13  |                 |
| Maximum total cumulative area of mechanical and service equipment penthouses, and elevator or stairway penthouses that project above height of 22.3m (as per Exception 2506) | 275m <sup>2</sup> and may not project beyond a maximum height of 25m   | 251m <sup>2</sup>   |                 |
| Minimum width of landscaped area   | Abutting a residential zone – 3m, may be reduced to 1m where a minimum 1.4m high opaque fence is provided                  | 1.5m landscaped area provided with 2.13m opaque fence.  |                 |
| Amenity Space  | Private (terraces and balconies)   | none  |                 |
|  | Communal   | 489 m <sup>2</sup> (163 DU x 6.0m <sup>2</sup> x 0.50 = 489.0m <sup>2</sup> )   |                 |
|  | Total  | 978 m <sup>2</sup> total required for a mixed-use building, with 9 or more dwelling units (6m <sup>2</sup> x 163 = 978 m <sup>2</sup> ) |                 |
| Project Information: Parking & Loading   | Area Y: Inner Urban Mainstreets on Schedule 1A, Performance Standard for Mixed-Use Building                                | Zoning By-law 2008-250 Required Proposed  |                 |
| Vehicular Parking  | Minimum number of parking spaces for Dwelling Units in a mixed-use building on lots abutting Bank Street (as per 101, R15) | 76 spaces (163 DU x 0.5 excluding first 12 units)   | 91              |
|  | Minimum number of visitor parking spaces   | 15  | 15              |
|  | Minimum number of non-residential parking spaces   | 9   | 9               |
|  | Minimum Number of spaces to be reserved for physically disabled persons (By-law 2003- 530, Part C)                         | 2   | 2               |
| Bicycle Parking  | Total Vehicular Parking  | 100   | 115             |
|  | Minimum number of parking spaces for Dwelling Units  | 82 (163 DU x 0.5)   | 141 below grade |
|  | Minimum number of parking spaces for Non-residential Uses  | 0   | 8               |
| Loading  | Total Bicycle Parking  | 82  | 149             |
|  | Minimum number of loading spaces   | 0 as per Section 113(4)   | 1               |
|  | Minimum loading space width and length   | 3.5m by 7.0m  | 3.5m by 8.0m    |
| Minimum Driveway width   | Minimum width of driveway accessing loading space  | 3.5m  | 3.5m            |
|  | 6m for parking lots with 20 or more parking spaces   | 6m  | 6m              |
| Minimum Aisle width  | 6m   | 6m  |                 |

| Municipal Address 99 Fifth Avenue |  | Site Area     | 3,696.6 sm       | 39,790 sf         |
|-----------------------------------|--|---------------|------------------|-------------------|
| <b>SITE</b>                       | 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                            |               | 70.05 m          |                   |
|                                   | Height                                       |               | ± 22.30 m        |                   |
| <b>GROSS FLOOR AREA</b>           | Residential GFA                              |               | 10,067 sm        | 108,360 sf        |
|                                   | Existing Commercial to Remain GFA            |               | 1,486 sm         | 16,000 sf         |
|                                   | <b>Total GFA</b>                             |               | <b>11,553 sm</b> | <b>124,360 sf</b> |
| <b>FLOOR SPACE INDEX</b>          | Residential FSI                              |               | 2.72             |                   |
|                                   | Retail FSI                                   |               | 0.40             |                   |
|                                   | <b>Total FSI</b>                             |               | <b>3.13</b>      |                   |
| <b>UNIT COUNT</b>                 | unit count                                   | % of total    |                  |                   |
|                                   | Studio                                       | 4             | 2%               |                   |
|                                   | 1BD  | 115           | 71%              |                   |
|                                   | 2BD  | 44            | 27%              |                   |
|                                   | <b>Total Unit Count</b>                      | <b>163</b>    | <b>100%</b>      |                   |
| <b>AMENITY SPACE</b>              | Total Communal Amenity                       | 489           | 538 sm           | 5,791 sf          |
|                                   | Outdoor Private Amenity (terraces/balconies) | 489           | 1,400 sm         | 15,069 sf         |
|                                   | <b>Total Amenity Space</b>                   | <b>978 sm</b> | <b>1,938 sm</b>  |                   |
| <b>PARKING COUNT</b>              | Resident Stalls                              | 76            | 91               |                   |
|                                   | Visitor Stalls                               | 15            | 15               |                   |
|                                   | 2nd Floor Commercial Stalls                  | 9             | 9                |                   |
|                                   | Ground Floor Commercial Stalls               |               | 0                |                   |
|                                   | <b>Total Parking Count</b>                   | <b>100</b>    | <b>115</b>       |                   |
|                                   | Barrier-free spaces included in total        | 2             | 2                |                   |
| <b>BICYCLE PARKING</b>            | At Grade                                     |               | 8                |                   |
|                                   | Below Grade                                  |               | 141              |                   |
|                                   | <b>Total Residential Bicycle Spaces</b>      | <b>82</b>     | <b>149</b>       |                   |

*Douglas James*  
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 MANAGER, DEVELOPMENT REVIEW - CENTRAL  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Jamesdo at 2:45 pm, Jun 26, 2019

| Developer / Owner / Applicant   | Landscape Architecture   | Acoustics / Wind  |
|---|--|---|
| Minto Properties Inc.<br>200 - 180 Kent Street<br>Ottawa, ON K1P 0B6                  | FOTENN<br>223 McLeod Street,<br>Ottawa, K2P 0Z8                  | Gradient Wind Engineering Inc.<br>127 Walgreen Road<br>Ottawa, ON K0A 1L0   |
| Architect   | Civil Engineer   | Heritage  |
| TACT Architecture<br>660R College Street [Rear Lane]<br>Toronto, ON M6G 1B8           | IBI Group<br>333 Preston Street, Suite 400<br>Ottawa, ON K1S 5N4 | MTBA Associates Inc.<br>112 Nelson Street, Studio 102<br>Ottawa, ON K1N 7R5 |
| Surveyor  | Planning   | Environmental   |
| Annis O'Sullivan Vollebakk Ltd.<br>14 Concourse Gate, Suite 500<br>Ottawa, ON K2E 7S4 | Fotenn<br>223 McLeod Street,<br>Ottawa, ON K2P 0Z8               | Paterson Group<br>154 Colonnade Road South<br>Ottawa, ON K2E 7J5            |



- LEGEND**
- PROPOSED NEW SHRUB. REFER TO LANDSCAPE PLAN FOR DETAILS.
  - PROPOSED NEW TREE. REFER TO LANDSCAPE PLAN FOR DETAILS.
  - EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLAN FOR DETAILS.
  - BIKE PARKING
  - EXISTING FIRE HYDRANT
  - EXISTING UTILITY POLE
  - EXISTING PARKING METER
  - PUBLIC ART

**TACT Architecture Inc.**  
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 info@tactdesign.ca

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job title  
**99 Fifth Avenue Ottawa**

client  
**Minto Properties Inc.**

sheet title  
**Site Plan**

drawn by  
**AS/AK**

checked by  
**PJ**

issue date  
**Tuesday, June 18, 2019**

job number  
**1716**

scale  
**1:200**

