

October 19, 2018

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Planner II
Development Review, Urban Services
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

RE: Applications for Site Plan Control and Lifting of Holding By-law – 99 Fifth Avenue

Background

Minto is making a long-term investment in its Fifth + Bank property—a property it has owned since 1980—as part of the ongoing revitalization of Bank Street in the Glebe. This investment will include a residential component to drive additional retail traffic, support local small business success, and increase the housing stock in the neighbourhood. This type of development achieves the City's objectives for intensification along traditional mainstreets where municipal services such as sewer, water, roads, and transit are already in place and a vibrant pedestrian environment will be enhanced.

In support of this investment, Minto applied to rezone the property in November 2017, and received City Council approval in July 2018, with no appeals. The original application proposed full preservation of the historic retail buildings fronting Bank Street and replacement of the 1980 office addition behind with a new 8-storey residential building with two levels of underground garage parking. After extensive consultation with the community, Councillor, City staff, and Urban Design Review Panel, the original design was revised to reduce the overall height of the building to 7 storeys (including mechanical), increase articulation using stepbacks and changes in building materials, and provide additional enhancements to the private realm for public use at the corner of Bank and Fifth. Full preservation of the historic retail buildings remains.

The zoning of the property was changed from TM[93] H(15) – Traditional Mainstreet, Exception 93, Height 15m, to TM[2506] S387-h – Traditional Mainstreet, Exception 157, Schedule 387, holding provision. The rezoning was filed under application D02-02-17-0113.

Applications

With the new zoning in place, Minto is now filing applications for Site Plan Control and Lifting of Holding By-law. These applications support a proposed development that fully complies with the new zoning and includes 160 multi-residential rental units with underground parking for 117 vehicles. The proposed development exceeds the zoning requirements for residential amenity area, provides landscaping and street trees along both Fourth and Fifth Avenues, and provides a POPS (privately owned public space) at the corner of Bank Street and Fifth Avenue with additional planting, seating, and lighting.

Subject to City approvals, construction of the project would begin in September 2019, with completion in September 2021. The retail businesses in the historic Bank Street buildings would remain open during the construction period.

Urban Design

The proposed building design responds directly to the comments raised at the Urban Design Review Panel meeting of May 3, 2018. In addition to responding to the Panel's comments, the proposed exterior design includes minor changes that the Panel has yet to consider. These minor changes are necessitated by Minto's decision to develop the project as a multi-residential rental property which has slightly different operational requirements from a condominium property.

These minor changes include the re-demising of the residential floors. Re-demising resulted in conversion of the ground floor two-storey units along Fourth and Fifth Avenues to single-storey apartment flats and an increase in the number of units on upper floors from 120 to 160. The creation of additional units requires the addition of private amenity area in the form of inset balconies in some cases and the addition of juliet balconies in others.

It also includes the addition of a residential loading bay on Fifth Avenue. Since residential rental properties typically experience higher turnover than do condominium properties, it is important to provide a safe, secure, and convenient means for moving building residents. Minto is of the opinion that residential move-ins from Fifth Avenue would result in potential safety concerns for roadway users (drivers, pedestrians, and cyclists in the bike lane) and complaints from nearby neighbours. The loading bay has been carefully integrated into the Fifth Avenue building elevation to ensure that the original design intent of articulating a two-storey datum is maintained. The original design intent of the landscape plan is maintained with respect street tree planting, softscape, and the extension of brick pavers to the sidewalk edge.

Finally, as proposed during the rezoning of the property, a Privately Owned Public Space (POPS) is being provided at the corner of Bank Street and Fifth Avenue for which a concept is enclosed. The proposed concept includes additional planting, seating, and the potential for public art and represents a significant improvement to the existing space.

Enclosures

Please find enclosed the following plans and studies in support of the applications and in response to the pre-consultation with City staff on July 18, 2018:

- 15 full size prints of the Site Plan (Drawing A1.6);
- 15 full size prints of the Ground Level Landscape Plan (Drawing L1);
- 15 full size prints of the Site Servicing Plan (Drawing C-100);
- 15 full size prints of the Site Grading Plan (Drawing C-200);
- 15 full size prints of the Sediment and Erosion Control Plan (Drawing C-900);
- 15 full size prints of the P2 Parking Garage Plan (Drawing A2.1);
- 15 full size prints of the P1 Parking Garage Plan (Drawing A2.2);
- 15 full size prints of the Ground Floor Plan (Drawing A2.3);
- 3 full size prints of the West Elevation and East Elevation (Drawing A3.1);
- 3 full size prints of the North Elevation and South Elevation (Drawing A3.2);
- 2 full size prints of the Property Survey;
- 10 copies of the Design Brief, including building renders, material palette, floorplans, sections, and sun shadow studies;
- 5 copies of the Phase 1 Environmental Site Assessment;



- 5 copies of the Phase 2 Environmental Site Assessment;
- 3 copies of the Servicing Study, Stormwater Management Plan, and Erosion and Sediment Control Plan Report.
- 3 copies of the Geotechnical Study;
- 3 copies of the Stationary Noise Feasibility Assessment;
- 3 copies of the Roadway Traffic Noise Assessment;
- 3 copies of the Pedestrian Level Wind Study;
- 3 copies of the Cultural Heritage Impact Statement; and
- Digital copies of all of the above.

In addition to the enclosed, please note the following:

- Digital submission only of the Transportation Impact Assessment per Wally Dubyk, Transportation Approvals;
- Digital submission of the Formal Review Design Brief made October 18, 2018, to the Urban Design Review Panel for inclusion on the docket for its next meeting on November 1, 2018.

I trust the enclosed meets the City's submission requirements for these applications; however, should you require any additional materials to facilitate your review, then by all means let me know. Thank you.

MINTO COMMUNITIES INC.

A handwritten signature in black ink, appearing to read "KH", with a long horizontal stroke extending to the right.

Kevin A. Harper, AICP, MCIP, RPP, LEEP AP
Development Manager

Encls.