



January 17, 2018

RE 99 FIFTH AVENUE REDEVELOPMENT, OTTAWA APARTMENT LOADING DOCK

This letter is prepared as an addendum to the Cultural Heritage Impact Statement dated October 2018 for the 99 Fifth Development to review the impact on heritage character associated with the addition of a loading dock to the Fifth Avenue frontage to satisfy the functional requirements/expectations for an apartment. The letter is meant to be read in conjunction with the Cultural Heritage Impact Statement and is based on the Architectural drawings dated October 19, 2018.

HERITAGE IMPACT

PHYSICAL IMPACT

The loading dock is located within the proposed development situated east of the built heritage resource. As such there is no physical impact on the built heritage resource.

VISUAL IMPACT

Located east of the built heritage resource, relating to one of its secondary elevations, and as such the primary visual impact is associated with the relationship between the built heritage resource and the surrounding context. The loading dock enlarges the visual gap within the proposed development streetscape to a size that is inconsistent with the adjacent streetscape. This potential impact is partially mitigated by the loading dock being contained within a discreet streetscape element or mass.

POTENTIAL MITIGATION MEASURES

To enhance the visual relationship between the proposed development and the built heritage resource exploration of the following mitigation measures is recommended during upcoming design phases:

1. Using pavers on the driveway surfaces that are consistent with the pathways leading to the street-facing ground-floor units for landscape continuity.
2. Patterning the garage doors in a way that carries through the verticality of the windows on the Fifth Avenue building façade, perhaps using wood doors.
3. Reduce the height of the loading dock door within the realities of functional requirements to enhance the door's integration with the streetscape architecture of the proposed development.

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