

99 Fifth Avenue FAQ

Why construct purpose-built rentals at Fifth + Bank?

Given increasing market demand for rental units and low vacancy in the Glebe neighbourhood, we're pleased to offer a new premium urban rental housing option in the city.

Who will the rentals target?

We expect to generate interest from young professionals, downsizers, and growing families who prefer to rent.

When will construction begin?

Construction is expected to begin on September 1st, 2019 with an anticipated duration of 22 months. Updates will be provided on a regular basis through written correspondence or in-person meetings.

When will the rental be complete?

First occupancy 99 Fifth Avenue is planned for June 2021.

What is the scope of the new development?

Plans include 163 purpose-built rental units within a 6-storey building.

Were there any changes made to the initial development plans as a result of community input?

Yes. Most notably:

- The number of storeys was adjusted from 8 to 6.
- Box elements along the Bank Street façade have been removed and replaced with balconies that subtly break up the elevation along the Bank Street corridor.
- Balconies along the Bank Street façade introduce a material that adds visual breaks and ties in with material utilized in the north and south facades.
- The gap between the east setback and the residential neighbourhood is consistent with the gap between the homes along Fifth Avenue.
- An opening was added to the balcony of east end units to open the building to the street and residential area adjacent to it. Half of the third floor and half of the fifth floor along the east elevation step back further to open the space between the new building and existing neighbourhood.
- The middle section of the Bank Street elevation has been realigned to match the angle of the street below to create a building that's more integrated within the existing Bank Street surroundings.
- Stone column at the corner of Fifth Avenue has been slimmed down and further refined. Windows above have also been further refined and spaced to match the column below, providing a refined corner that spans from the ground through the 6th floor.

What will the new portion of the building look like?

Conceptual drawings are compatible with the existing neighbourhood. Take a look [here](#).



Will the public atrium space remain?

The interior public atrium will not remain. The proposal includes new outdoor spaces for visitors of our commercial and proposed residential occupants.

How will you address noise, traffic and pollution during the construction process?

Naturally, noise, large machinery, dust and dirt are part of any building process. Our team has a good record and protocols in place to reduce the impact on the community and current tenants in its projects. A construction mitigation plan would be developed to minimize the impact of construction to the surrounding neighbourhood and current tenants. Following by-law requirements, construction will take place from 7 am to 5 pm, Monday to Friday. Pile screwing will replace pile driving to minimize noise.

When the development is complete, how will the area support the influx of traffic with the additional rentals?

We have commissioned a traffic study that was submitted in conjunction with our plans for the site. The City's investment in cycling infrastructure and parking will continue to support vibrant growth in the Glebe with a City operated parking garage at 170 Second Avenue.