

## **Additional public comments received post public meeting on April 10<sup>th</sup>, 2019**

### **Construction**

- a. There is concern that vibration from construction and trucks will impact nearby properties with a request to notify neighbours beyond the 30 metres proposed by Minto of any engineering/survey that will impact them. There is an additional request to notify all Fourth and Fifth Avenue, and O'Connor Street residents of the engineering survey.  
**Minto has engaged Explotech to conduct Precondition Survey work as well as Vibration Monitoring throughout construction. The 30m survey radius is required by the City of Ottawa under [Special Provision F-1011 \(Pre-Construction Inspection\)](#). We will work closely with impacted property owners within the required 30m radius.**
- b. There is concern that construction traffic will idle for long periods of time. **Construction traffic must adhere to the City of Ottawa Idling Control By-law (No.2007-266), as with any other vehicle.**
- c. There is concern that construction traffic will block fire routes. **Construction traffic must adhere to the City of Ottawa Fire Routes By-law (No.2003-499), as with any other vehicle.**
- d. Snow clearing to remove snowbanks will need to be enhanced for trucks to access Fourth Avenue.  
**Snow clearing on site is Minto responsibility. Snow clearing on municipal streets and sidewalks is the City of Ottawa's responsibility. We will monitor the situation and advise the City should issues arise.**
- e. There is a request to reduce the end-time for construction from 11pm to 9pm.  
**Normal site working hours are from 7:00am to 4:30pm and generally limited to such. City of Ottawa by-law hours are 7:00am to 11:00pm.**

### **Design**

- a. The stepped-back units are interesting and design is "much improved".
- b. Regarding a request for more creative design.  
**The design of the new building has been commended by the Urban Design Review Panel (UDRP) as being "carefully considered" and "sophisticated" and "exemplary of the benefits for all stakeholders associated with the design review process." The current Site Plan Control process will ensure that the approved design is built as intended.**

- c. There is concern that existing, established restaurants (specifically Von's) will lose their summer patio.

**Minto is working with Von's and the City to explore the possibility of a patio on Fourth Avenue.**

- d. There is a suggestion that tree guards be put up around trees to prevent dog urination.  
**Trees in the privately owned public space (POPS) will be protected (one in the planter, one inside the patio enclosure).**

- e. Regarding a request for a 'follow-up traffic survey'.  
**Given TIA findings indicate there is plenty of capacity on the adjacent roads and intersections to accommodate traffic fluctuations on a typical day, a follow-up survey is not required.**

- f. There is a request for low-income units.  
**The new building will be a multi-residential rental project, accessible to a broader cross-section of the housing market than a condominium project would otherwise be. The suite mix includes a broad range of unit types from small studios to large two-bedroom plus den units meeting a broad range of price points.**

- g. There is a concern that locust trees are not the best type for cities.  
**There are no locust species proposed. We are using 4 Honeylocust, which are a completely different type and entirely appropriate for urban conditions.**

- h. There is a request to ensure any new trees are maintained.  
**All new trees will be warrantied for two years. Nine street trees along Fourth and Fifth Avenues will be under City-ownership, while we will maintain the remaining four trees.**