



210 Gloucester Street  
Suite 101  
Ottawa, Ontario  
K2P 2K4.

April 20, 2021

John Bernier, Development Review Planner,  
Planning, Infrastructure and Economic Development,  
City of Ottawa,  
110 Laurier Avenue West,  
Ottawa, ON, K1P 1J1.

Re: 406 & 408 Bank

Dear Mr. Bernier,

We wish to comment on the proposed design for 406 & 408 Bank Street.

The proposed building has a stepback on the Bank face at the fifth floor. The stepback should be carried around the corner of the building onto the Florence face. There should be a same-sized (1.5 metre) stepback at the fifth floor on the Florence face.

This would reduce the “monolith” appearance of the building and allow more air and sunlight. It would be a more human-friendly design.

We note that under current zoning, a stepback of 2 metres is required on both faces. A stepback of only 1.5 metres on both faces provides a sizeable benefit to the developer.

We have concerns about the trees on this site. We are pleased the two honey locusts on city property on Bank Street will be retained.

The two Red Oaks on Florence need to be retained. These are established specimens of a beautiful, majestic and not-common tree in Centretown. Since they are established, there is every reason to expect they will thrive well into the future.

We note that the new draft Official Plan emphasizes the preservation of the existing tree canopy.

On Florence, the zoning requires a setback of 3 metres at grade. The developer proposes zero setback. We oppose this.

A walkable city needs ample sidewalks. A liveable city needs sidewalks reached by sunlight and air, and space for planters, greenery and other amenities such as benches. These are provided by the setbacks in the zoning.

As well, the Red Oaks on Florence need space, especially for their roots. That space can be provided if the setback stipulated in the zoning is respected. The necessity of adequate space for the Red Oaks, for both their roots and their canopies, is a primary concern.

The developer's Tree Conservation Report speaks of preserving the Red Oaks, in particular, the one nearest Bank Street. However, that report also speaks of "possible replacement". It is too easy for the developer to go with the replacement option. We hope the city will insist the tree be retained and will provide the needed setback from the property line so that this is the reality.

Should you have any questions, don't hesitate to contact me.

Thank you for considering our comments.

Sincerely,

Mindy Sichel

President,

Centretown Community Association

c.c. Catherine McKenney, Councillor, City of Ottawa