

A CULTURAL HERITAGE IMPACT STATEMENT

283–285 MCLEOD STREET, OTTAWA



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1.0 INTRODUCTION

1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the construction of a residential midrise tower at 283-285 McLeod Street. The proposed development is located across the street from the Museum of Nature National Historic Site. It is in the Centretown Heritage Conservation District (HCD), and the two buildings have been designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97).

This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Centretown Heritage Conservation District Study, 1996-1997.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;
- Centretown Secondary Plan, Official Plan, City of Ottawa;
- Statement of Heritage Significance, Canadian Museum of Nature, 240 McLeod Street, Ottawa, ON;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Site plans, renderings, and elevations, grc Architects 2021

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1.2 Site Location, Current Conditions, and Introduction to Development Site

The properties are adjoining lots fronting onto the Museum of Nature within the Centretown Heritage Conservation District. The block is bound by McLeod Street to the south, Metcalfe Street to the west, Elgin Street to the east, and Gladstone Avenue to the north. The two residences are separated by a large side and rear yard, which is paved and used predominantly as a parking area. There is a grassed front yard with a low brick retaining wall defining the property line. The two buildings set to the east and west property lines share a common entrance to the parking lot. 283 and 285 McLeod are the anomalies on the streetscape in that neither front entrance address the street.

This section of McLeod extending from O'Connor east has a consistent streetscape with buildings set back uniformly from the property line, the buildings address the street with sidewalks extending to the front entrance porches, with grassed and landscaped front yards. There are few trees along the north

side of McLeod where the overhead electrical distribution lines are located. The rear of the block facing Gladstone is zoned to allow construction of buildings up to 9-storeys. This zoning carries through to the rear portion of the subject property.

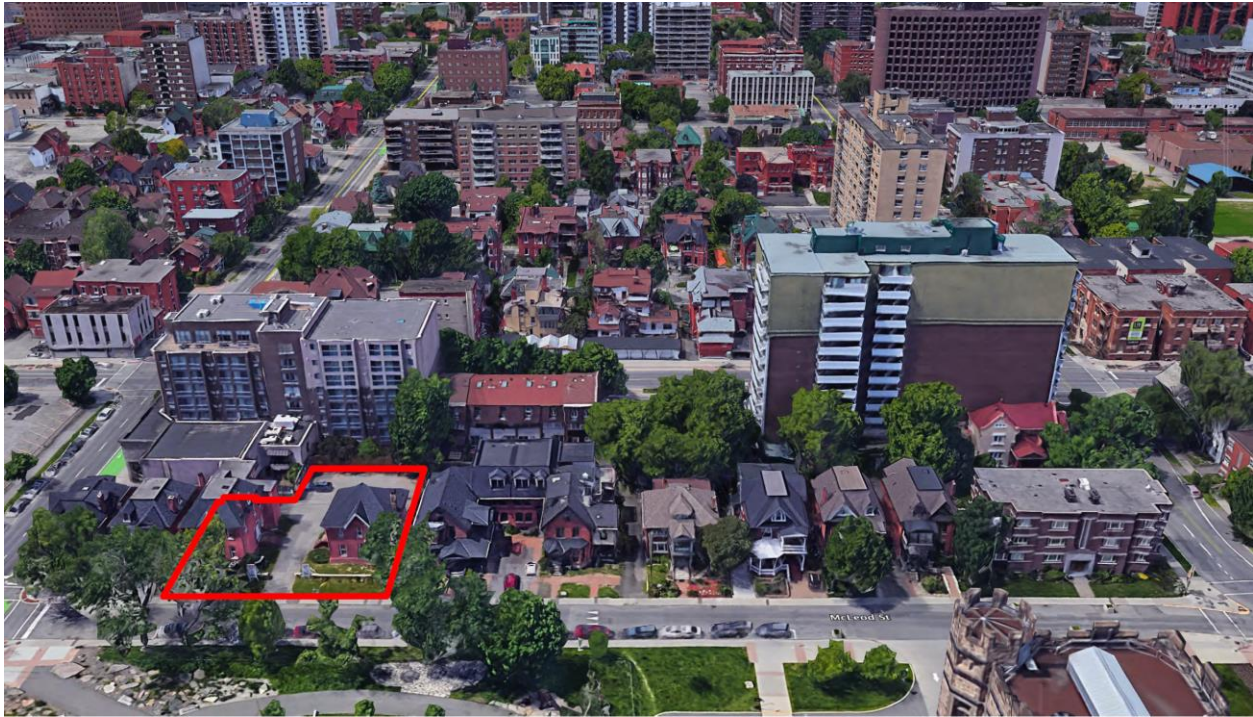


Figure 1: overview looking north with the two residences highlighted.

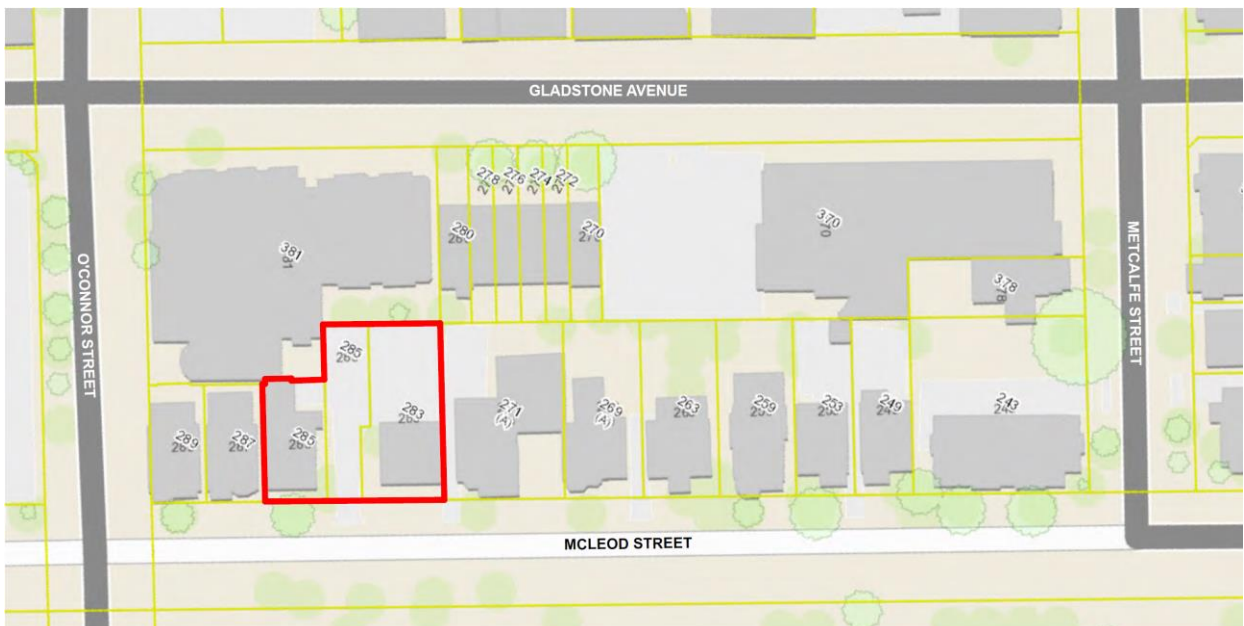


Figure 2: Block plan of the area to the north of the Museum of Nature. Development site in red. Source Geottawa

The buildings have been identified as Group 2 heritage building in the 1997 survey and are designated under Part 5 of the Ontario Heritage Act as part of the Centretown Heritage Conservation District. Following research, it was determined that the buildings had been mis-evaluated. Appendix A includes the revised evaluation forms. Across from the site the Museum and grounds, designed in the Gothic Revival/Scottish Baronial style are a National Historic Site

1.3 Built Heritage Context and Street Characteristics (Neighbourhood Character)

This is a relatively intact streetscape. The built context is consistent in that residences are typically 2-1/2 storeys in height, brick clad, with one or two storey porches, bay windows, with gables facing the street. The building styles range from vernacular Victorian, Queen Anne, Edwardian, Prairie, and Art Deco (Appin Apartments). All of the buildings on the street relate to the development of Centretown between 1870 through to 1912 when the Victoria Memorial Museum was constructed, through to the widespread introduction of apartment buildings in the 1930's. 381 and 370 Gladstone Avenue are taller apartment blocks that frame and provide overview. The 9-storey zoning that permitted their construction extends partway onto the rear of 285-283 MacLeod Street lots.

The grounds encircling the museum have been identified as an area in Centretown that has a unique sense of place that must be given special attention to preserve that character. Infill buildings in the area must demonstrate how they integrate with existing surroundings and contribute to the enhancement of the areas' character. Infill buildings are to have exemplary architecture.

Digital Images of Cultural Heritage Attributes



Figure 3: Context view looking northwest at the intersection of Metcalfe. The 12-storey high-rise framing the block at O'Connor and Gladstone is very visible. The 8-storey unit directly behind the subject property is not intrusive from this view. Source: Google Maps



Figure 4: The Appin Apartment at the intersection of Metcalfe and McLeod Streets accents a relatively intact streetscape between O'Connor and Metcalfe. At O'Connor the grouping of three identical buildings accents that corner. Source Google Maps



Figure 5: The Woolly Mammoth exhibit was a feature of the grounds of the Canadian Museum of Nature. The exhibit has since been replaced with William Lishman iceberg sculpture and tundra garden. Across the street in the background are 283-285 McLeod Street. Source Canadian Museum of Nature.



Figure 6: Contextual view looking south towards the main entrance of the Museum of Nature. The Museum set in a park provides a distinct precinct for the buildings surrounding the open space.



Figure 7: Contextual plan highlighting Centretown Community Design Plan (CCDP), 2013 provides guidance specific to the area encircling the Museum of Nature.

1.4 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA.

Centretown Heritage Conservation District Plan

The development site is within the boundaries of the Centretown HCD, which was designated under Part V of the OHA By-law 269-97. The plan prepared 20 years ago is currently under review.

Centretown Community Design Plan (CCDP), 2013

The CDP provides guidance for the integration of heritage resources into new infill development and guidelines specific to the area encircling the Museum of Nature.

Urban Design Guidelines

Urban Design Guidelines for High-rise Buildings

The City recently revised the urban design guidelines for high-rise buildings to reflect the High-Rise building policies currently under appeal within Official Plan Amendment #150. City Council voted in favour of these guidelines on May 23, 2018. They are still subject to approval process for the associated zoning by-law amendment.

Section 60 Heritage Overlay

Heritage Overlay provisions of Section 60 dictates that "where a building in an area to which a heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction."

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood History

The history of Centretown is outlined in detail in the 1997 Heritage Conservation District Study. The built heritage context along McLeod streetscape dates between pre-1888 through to 1939 with a consistent expression typically 2-1/2 storeys in height, brick clad, with one or two storey porches, bay windows, with gables facing the street.



Figure 8: An undated street view of the block between Metcalfe and O'Connor Streets framed with mature street trees. Source: Library and Archives Canada.

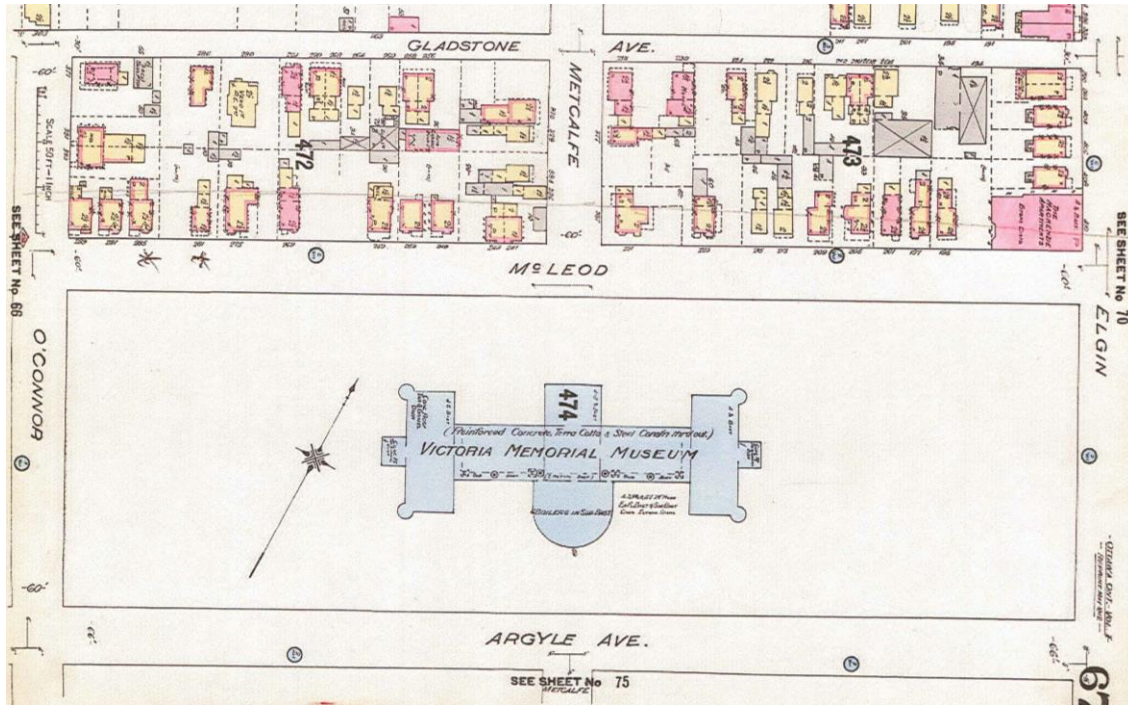


Figure 9: Fire Insurance Plan dating from 1902 and revised 1911. 285 McLeod appears along with 287 and 289. The property at 283 is shown as a 1-1/2 front gable. The land at 263 is vacant.



Figure 10: 1928 Aerial view of the sites illustrating the development pattern at the time. McLeod Street between O'Connor and Metcalfe had been developed with single, semi-detached, and row houses. Note the land behind 283 and 263 McLeod Street appears disturbed suggesting recent construction on the two properties. The two sites are arrowed. Source: GeoOttawa



Figure 11: 1958 Aerial view of a portion of McLeod Street overlooking the Museum of Nature. Site arrowed. Source: GeoOttawa

2.2 The History of 283 and 285 McLeod Street

285 McLeod Street (See Appendix A for a full discussion)

Built as one of three nearly identical residences to the west at 287 & 289 McLeod; the three buildings were constructed during the same time frame (1901 – 1911) and as a grouping could be described as contributing to landmark status (See figure 3).

The two-and-one-half storey residence was substantively altered post 1975. A set of floor plans (basement, first, second, and third) were submitted in 1975 to the City of Ottawa building department. The plans illustrate the as-found form at the time. The plans illustrate the conversion of a single-family home to an apartment complex with three units - one unit per floor. The original two storey entrance porch, projecting bay window on the first floor, enclosed wood porch on the second floor, and fenestration pattern are evident in the floor plans. Sometime after 1975, the first and second floors were rehabilitated for a commercial use and a residential use on the third floor was retained. The exterior of both buildings were dramatically altered in a pseudo colonial revival treatment.

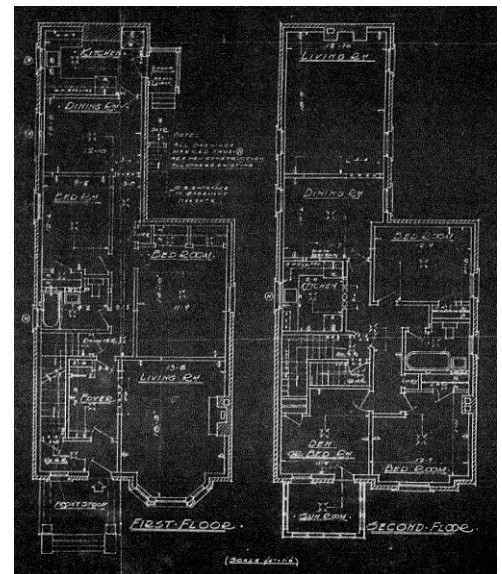
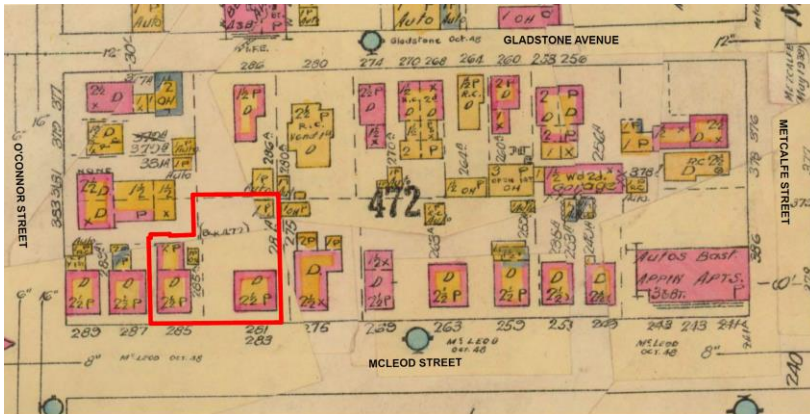
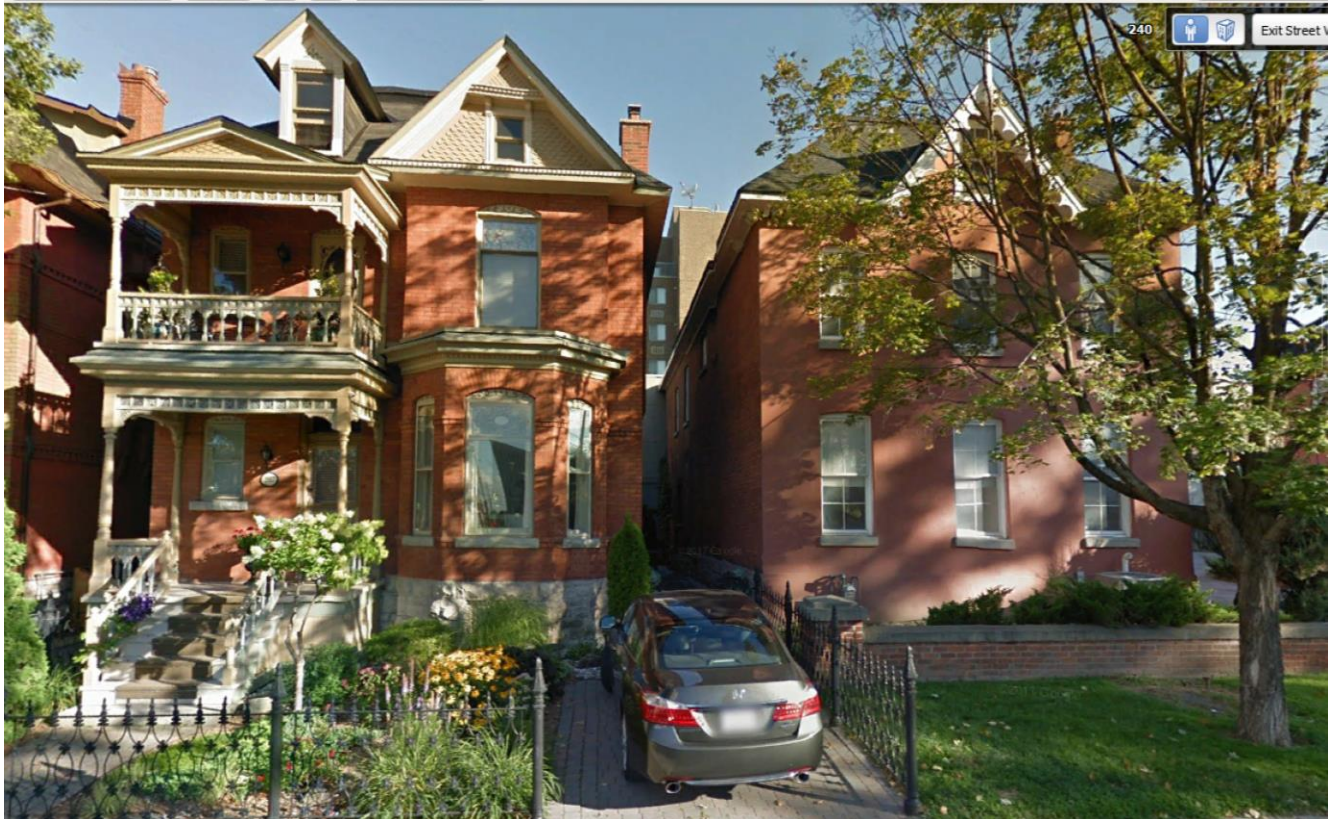


Figure 12: Views of 285 and 287 McLeod illustrating what 285 looked like prior to its 1970s renovation.

Figure 13: Goads Insurance Plan 1925 updated 1948. Site outlined in red.

Figure 14: Plans illustrating the original layout of 285 McLeod, note the front porch and bay window. City Archives

283 McLeod Street (See Appendix A for the evaluation)

The property is one of two similar residences constructed circa 1925; the other being 263 McLeod Street. The two-and-one-half storey residence was substantially altered post 1975. The original two storey entrance porch, and hipped dormer above the entrance were removed. The brick veneer was stripped from the McLeod Street façade, the west or interior courtyard elevation, as well as most of the

brick veneer from the east elevation. The doors and windows were then removed from the south and west elevations, new doors and windows cut and framed, and the old windows framed in prior to the application of a fibre cement board. The original fenestration pattern is evident on the north and east elevation, and the brick veneer was retained on the north elevation. A central gable with bargeboard and a finial were then added to the south elevation and brackets installed under the soffit. Sometime after 1975 the first floor was rehabilitated for a commercial use, the second and third floors for a residential use.



Figure 15: 283 and 285 share a common entrance with the main entrances of both facing into the courtyard. The form and massing of 283 was very similar to the prairie style home at 263 above.

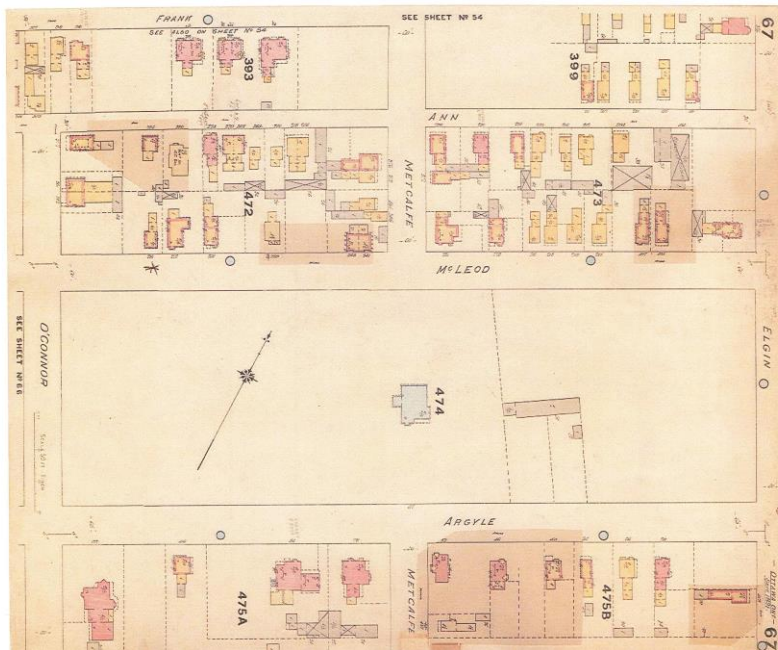


Figure 16: 1888-1901 Fire Insurance Map illustrating the 1-1/2 storey residence at 283 McLeod Street with a vacant lot on the corner. This building was replaced c.1925 with the 2-1/2 storey residence.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Historic Places

3.1 Statement of Cultural Heritage Value

DESCRIPTION OF HISTORIC PLACE

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown is a large area in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, Centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The buildings in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium residential scale is relatively intact throughout the area.

The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (By-law 269-97).

HERITAGE VALUE

The Centretown Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. The Centretown developed as a desirable neighbourhood for the transient population of government workers and ministers. Centretown still contains a large variety of intact historic streetscapes, reflecting the diverse nature of development that occurred in the area to serve the varied population. Throughout its development, the area reflected national politics and priorities of the time.

Centretown dates from the 1880-1940 period. This was a period of mature design and craftsmanship in the Ottawa area, related to the new prosperity of the expanding national capital and the availability of excellent building materials such as smooth face brick of Rideau red clay, a good selection of sandstones and limestones, a full range of milled architectural wood products, and decorative components in terra cotta, wrought iron and pressed metal.

The buildings along McLeod Street front onto the Museum of Nature and its grounds. The north side of the street is intact, and the mix of homes includes representative styles range from vernacular Victorian, Queen Anne, Edwardian, Prairie, and Art Deco. The built heritage context on the streetscape extending between O'Connor and Metcalfe dates between pre-1888 through to 1939 with a consistent streetscape in that the residences are typically 2-1/2 storeys in height, brick clad, with one or two storey porches, bay windows, with gables facing the street, All of the buildings on the street relate the development of Centretown between 1870 through to 1912 when the Victoria Memorial Museum was constructed, through to the widespread introduction of apartment buildings in the 1930s.

Centretown's landscape is unified by historical circumstance. Both Stewart and the By Estate opened for development in the mid 1870s and developed under consistent pressures. Together they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century ended. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

Centretown is the surviving residential community and informal meeting ground associated with Parliament Hill. Its residents have had an immense impact upon the development of Canada as a nation. Source: Centretown Heritage Conservation District Study, winter 1996-1997, City of Ottawa.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Centretown Heritage Conservation District include:

- The heritage residential character of the district, featuring low to medium scale development;
- The original grid block layout and plan;
- Relatively intact residential streetscapes;
- Predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood, and pressed metal;
- Its varied building types and styles due to the diverse populations of the area;
- Its single-family homes executed in a vernacular Queen Anne style, with substantial wood verandas and elaborate trim, varying in size;
- its low-rise apartment buildings with similar detailing to single-family dwellings but featuring horizontal layering and flat roofs;
- its commercial corridor on Bank Street, consisting of low-rise commercial and mixed-use buildings set close to the street;
- Its development during a significant period in the growth of Ottawa as the government centre of Canada;
- Its connection with Uppertown and the governmental activities which occur there;
- Its associations with many people and institutions of national prominence who have played an important role in shaping Canada; and,
- Its historical role as a meeting place for governmental and community groups, clubs, and organizations.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

This is an infill project consisting of a low-rise built form along McLeod Street with an 8-storey mid-rise setback along the rear of the site. The proposed development seeks to capitalize on the mixed zoning of the property. The lands are zoned “Residential Fourth Density, Subzone UD” with an exception (478) on the lands at 283 McLeod Street, and “Residential Fourth Density, Subzone UD” with an exception (479) on the lands at 285 McLeod Street. Exception 478 and 479 both allow dwelling units as additional permitted land uses on the subject lands. The maximum building height within the R4UD zone is 14.5 metres. A Zoning By-law Amendment is proposed to permit an increased maximum building height and address other site-specific amendments. An exemption is being sought for the Section 60 Heritage Overlay.

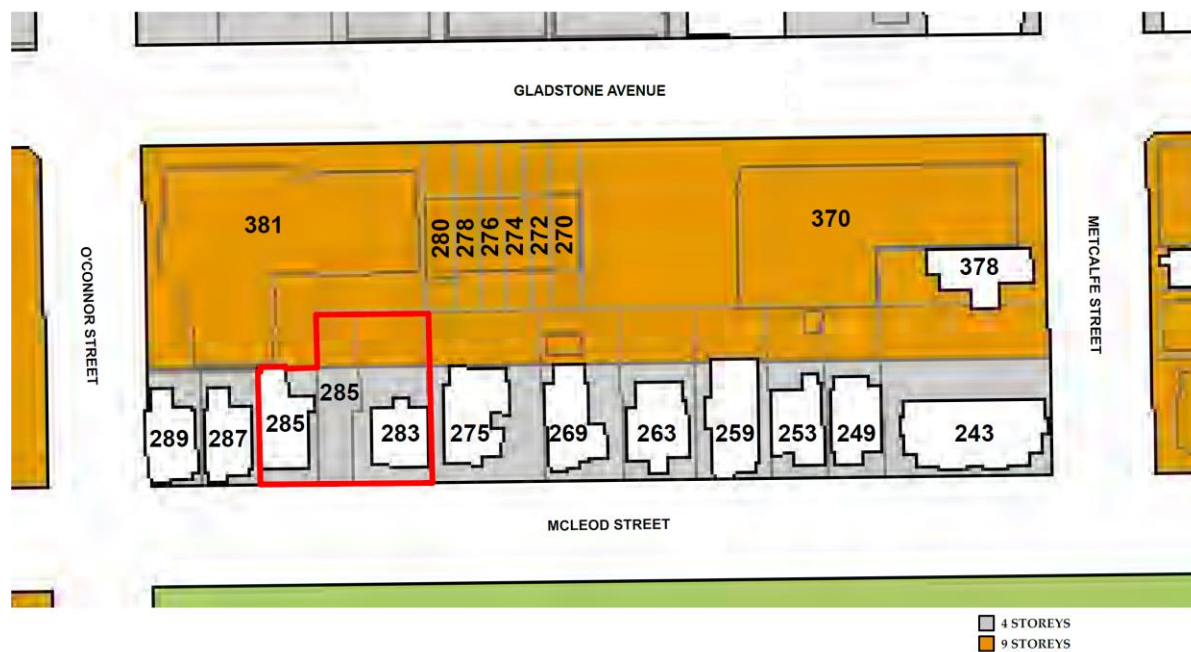


Figure 17: Centretown secondary Plan Schedule H2 Maximum Heights showing the zoning for 283-285 McLeod Street, supports building heights up to 4 storeys along the McLeod Street frontage and building heights up to 9 storeys along the rear of the subject property.

The proposed development is designed to adapt to the compact site with its relatively compact form, especially the massing of the 8-storey mid-rise. Many apartment units are ‘corner’ units with large operable windows, which allow natural light and views in different directions. Large balconies are incorporated in most units with privacy from adjoining units.

Neighbourhood Context

Located in the urban core of Ottawa, the project promotes the concept of ‘15-minute neighbourhoods’ for day-to-day needs that are within walking distance of amenities such as public transit, grocery stores,

parcs and bicycle routes. The convenience reduces the dependency on cars and greenhouse gas emissions. As well, the building design and its amenities promote accessibility and inclusivity. The development consists of spacious rental units, most of which are 2-bedrooms and 3 bedrooms. The rendering illustrates the scale of the development in comparison with other developments surrounding the Museum.

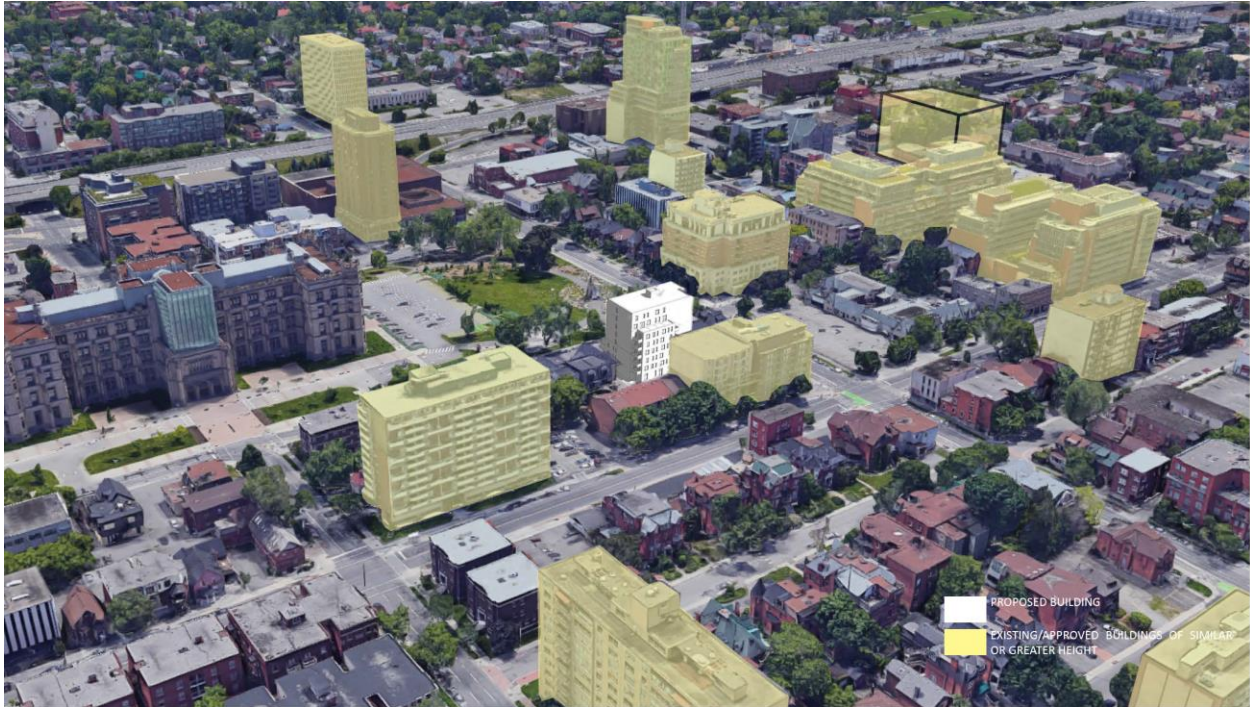


Figure 18: A view looking south-west with the proposed mid-rise in white and surrounding apartments highlighted in cream. In terms of scale and height it fits comfortably into the neighbourhood. Source: grc Architects 2021



Figure 19: A view looking south-east with the proposed mid-rise in white. Source: grc Architects 2021



Figure 20: A view looking north-east with the proposed mid-rise set behind the two units on the street. Source: grc Architects 2021

4.2 Low-Rise Portion of the Development

Context

Using original plans, details from the building’s as-is condition and referencing the two neighbouring properties, the proponent determined that a restoration of the exterior of 285 McLeod is feasible. Due to the extent of changes and the lack of documentation it was decided to replace 283 and construct a new unit consisting of a 3-storey built form containing two 2-storey single family residential units accessed directly from McLeod Street. The proposed massing and use of brick at 283 McLeod is a contemporary expression maintaining the consistent streetscape in terms of massing, rhythm, and materials.



Figure 21: The Streetscape elevations illustrate the consistency of building form, height, and materials along the street with the new development integrating well with neighbouring residences. Source: grc Architects 2021.

The low-rise portion of the proposed development consists of the existing 2 ½ storey restored building at 285 McLeod, a new 3 storey residential built form replacing the existing building at 283 McLeod, and a new 1½-storey built form for the car elevator to allow for access to indoor parking.

The existing building at 285 McLeod will be restored to its original appearance and detailing circa early 1900's to compliment the two similar historic single-family residences at 287 & 289 McLeod. The building will contain one 3-storey residential unit accessed directly from McLeod St. The new 3-storey built form, replacing 283 McLeod, will contain two 2-storey single-family residential units accessed directly from McLeod Street, on either side of a recessed main entrance to the mid-rise portion. The scale and massing of the 3-storey built form, and the facade materials and fenestration patterns, are designed to be in keeping with the restored building at 285 McLeod and the adjacent historic residential buildings. The new 1½-storey built form for the car elevator is recessed from the front facades and similar in scale and massing to a residential garage structure.



Figure 22: Elevations along McLeod Street. Source: grc Architects 2021.

4.3 Mid-Rise Portion of the Development

The front façade of the mid-rise portion of the building is setback 6.1m from the front property line and is recessed 3.35m from the low-rise portion of the building, to preserve the heritage character along McLeod Street.

The mid-rise cantilevers over the existing building at 285 McLeod, spaced one floor above its roof and approximately the same distance away on the side. The cantilever is intended to create 'breathing room' for the heritage structure to appear as a free-standing house with the midrise framing it. The upper floors of the mid-rise are carved away and articulated with balconies to reduce the mass at upper levels. The north (rear) side of the building has a 6m setback with another 3.3m step back at the 7th and 8th floors. The step back transition creates a large roof balcony for the apartment units.



Figure 23: A view of the proposed mid-rise development set back from the restored 285 and the new three storey-built form. Source: grc Architects 2021.

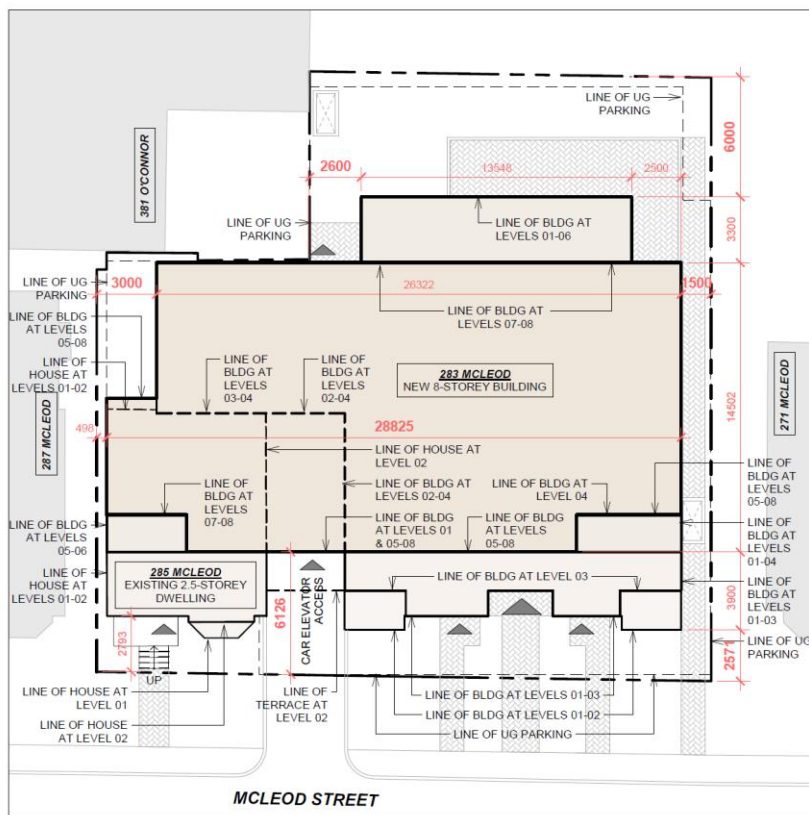


Figure 24: The plan view of the development indicates the scale and massing of the 8-storey building incorporating setbacks, step backs and architectural articulation designed to shape the building and reduce the massing of the upper floors. Source: grc Architects 2021.

The scale and massing of the 8-storey building incorporates setbacks, step backs and architectural articulation designed to shape the building to fit on the street and limit the massing at the upper floors. The built form of the project as a whole, preserves the lower scale massing of a street friendly fabric. The mid rise is expressed in a contemporary architectural language, with large balconies and terraces and comfortably sized units.



Figure 25: Plan view of the development site illustrating the building setbacks. Soft landscape is limited to the front of the building, and the sidewalk street trees are not shown. The mid-rise is setback over the façade of the 285 to allow it to continue to be interpreted as part of the streetscape.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown Heritage Conservation District (CHCD) from two perspectives:

- The impact of an 8-storey mid-rise to the Museum District Special Character Area and broader city plan; and,
- the appropriateness of conserving only one of the two grade 2 building designated under Part 5 of the Ontario Heritage Act and integrating it into a mid-rise development.

The heritage attributes of the HCD are itemized in Section 3.0. A number of documents were used to determine the impact. CHCDP was used to frame the discussion along with Centretown Community Design Plan (CCDP, The Museum of Nature Section 6.4.5 of the CCDP, FHBRO, the Heritage Overlay, and Standards and Guidelines.

Pre-consultation Comments on the Proposal Prepared by the City’s Heritage Planners June 3, 2021

- Heritage staff are pleased to see the restoration of 285 McLeod. The proposed massing in the space of the house at 283 McLeod is also appropriate, helping to maintain the consistent streetscape in terms of massing, rhythm, and materials.
- Heritage staff have concerns over the proposed height. This block of McLeod is very intact and has a uniform low-scale height. Introducing eight storeys is too high. Please consider decreasing the overall height and pushing most of the height to the rear of the properties. Look for ways to help break up the massing of the tower by introducing stepbacks to help with the transition to the neighbouring properties.
- The proposal must consider the guidelines regarding new developments in Section 6.5 of the Centretown CDP and Section VII 5.5 of the Centretown Heritage Conservation District Guidelines.
- The Centretown HCD Plan recommends that:
 - All infill should be contemporary design, distinguishable as being of its time. However, it must be sympathetic to the heritage character of the area and designed to enhance these existing properties rather than calling attention to itself.
 - Infill should be sympathetic to the heritage character of the area
 - The form of new infill should reflect the character of existing buildings on adjoining and facing properties. The buildings should normally be 3-4 storeys in height, with massing and setbacks matching earlier, rather than later patterns in the area.
 - Brick veneer should be the primary finish material.
- The Centretown CDP provides the following direction regarding new buildings in the HCD:
 - Where heritage buildings are low scaled, the podium of a new building will respect and reflect the urban grain and scale, visual relationships, and materials of the surrounding historic building(s).

5.1 Centretown Heritage Conservation District Study

The 1997 plan has not been updated since changes in the Ontario Heritage Act in 2005. Prior to the update of the act, demolition could only be postponed, not blocked. As a result, there is no discussion related to demolition and/or the integration of an existing building into a new development. Prepared over 20 years ago, the plan offers a broad-brush evaluation of all the buildings within the District and has served Centretown well as a guide to its heritage resources. Over the years, its shortcomings have been addressed through the Heritage Overlay, as well as the CCDP, and Urban Design Guidelines for High-rise Buildings. Updating the Centretown District Plan to meet the current requirements of the Ontario Act is underway.

- *Regarding height, the 1997 Centretown HCD does have a policy regarding the conservation of Commercial and Mixed-Use Infill (VII.5.5). It is limited and does not address high-rise development, recommending heights limited to three or four storeys, with setbacks that match adjacent properties.*
- *Regarding demolition, in VII.5.3 of the plan, there is a reference to a building's evolution retaining enough of the original form, material and decorative work to give a strong sense of historical character of the streetscape.*

5.2 Centretown Community Design Plan (CCDP)

Centretown Community District Plan

The Centretown CDP came out strongly in favor of reviewing the Centretown HCD, including the boundaries and categorization of heritage resources (Group 1, 2, 3, and 4). As stated in the CDP, a “finer grain approach would more clearly define where the specific intact groupings of heritage buildings are on a street-by-street basis. This street-by-street approach would also allow for infill development based on their relationship to their immediate context and the character of their street.

The subject property is designated "Residential Mixed-use" in both the Centretown CDP and the implementing Centretown Secondary Plan and permits a building height of nine (9) storeys through the rear portion of 283-285 site.

Section 6.5 of the CDP contains Heritage policies regarding integration and context. The CDP states that Group 1 and Group 2 heritage buildings must be protected and properly integrated with new development. The CDP encourages restoration, reuse, or integration of heritage structures into new low-rise, mid-rise, or high-rise building development.

When integrating a heritage structure into a high-rise building, the following guidelines apply:

- New development should respect and be sensitively integrated with the heritage building and context and consistent with existing heritage plans and policies. It should be distinguishable and of sympathetic contemporary design, which does not detract from or overpower the original *building*.

Discussion: *The City heritage planner has questioned the height of the proposed development as it relates to McLeod and its location across from the Museum. Their feeling is that building at 8 storeys is too high. In response to this comment, the architect has attempted to reduce the massing of the upper floors, carving the corners of the building, introducing stepping, and reducing the number of upper floor units.*

- New development should be respectful of key heritage elements. This can include, but is not limited to building stepbacks, cornice lines, façade horizontal and vertical articulations, opening sizes, proportion, and rhythm, and building materials. New development should maintain a cornice line consistent with the existing heritage building through appropriate stepbacks(s).

Discussion: *The restored exterior of 285 will be incorporated into the new development as part of the plan. With regard to the demolition of 283, in VII5.3 of the Centretown HCD, there is a reference to a building's evolution retaining enough of the original form, material and decorative work to give a strong sense of historical character of the streetscape. Its history and building evolution is documented in the revised evaluation. The replacement is a contemporary expression that will maintain the existing cornice lines, horizontal and vertical articulation of the façade, opening sizes, proportion and rhythm and building materials all of which are key heritage elements.*

- Where heritage buildings are low scaled, the podium of a new building will respect and reflect the urban grain and scale, visual relationships, and materials of the surrounding historic building(s). Compatible building materials should be used. Creative use of materials is encouraged.

Discussion: *The new building at 283 has been treated as a 3-storey podium while the restored building is free standing with a unique floating portion of the mid-rise set above the house form. The development respects and reflects the existing urban grain and scale, visual relationships, and materials of the two buildings and adjacent buildings along the street.*

- When adding a new building adjacent to a heritage building or streetscape, the following guidelines shall apply:
 - Use compatible materials.
 - Use stepbacks, front and side, to appropriately transition with adjacent building heights.
 - Minimize the use and height of blank walls.
 - Inform new development with adjacent building ground floor heights and heritage character to enhance the public realm.
 - Modulate façades using vertical breaks and stepbacks in a manner that is compatible with the surrounding heritage structures.

Discussion:

The proposed development incorporates the restored building and a similarly proportioned new build. Both are predominantly brick, they respect the original placement, and set back from the sidewalk with individual entrances, and the relationship to the street and adjacent buildings is maintained. The design incorporates similar materials and proportions as the heritage façade, contributing to a cohesive building. 283 serves as a well-articulated podium, recessed behind the foyer, and fits well into the built form along McLeod Street. Above the third floor, the building steps back into a slender residential mid-rise articulated on both the south and north facades.

5.3 The Museum of Nature Section 6.4.5 of the CCDP and CHCDS

To the immediate south of the subject property, is the Canadian Museum of Nature and the surrounding park. The District Plan lumps the museum grounds with other public green spaces providing brief references to the Museum on p77 IV.3.2. The plan recommends, "the streets abutting the Museum grounds should be well planted with deciduous street trees, and the streetscape scale should be returned to a pre-1930 scale." CCDP provides a far more useful discussion that captures the concept of the Museum as a special place within Centretown.

The Museum is a National Historic Site of Canada. It has been designated by the City of Ottawa with FHRBO designation as a "Classified" Site. The whole complex was designed as the southern terminus for Metcalfe Street with Parliament Hill serving as the northern end of the barbell. Metcalfe Street continues south from Parliament Hill to McLeod Street where it dissects the east edge of the park between the parking area and the green space.

The Museum of Nature is identified as a special area and guidelines are set out specific to infill on those streets fronting directly onto the Museum of Nature (portions of Elgin, McLeod, Argyle and O'Connor):

- I. Treat infill fronting onto the museum as background buildings with the highest level of architectural articulation, materials, and detail.

Discussion: *The CCDP Section 6.2 Building Approach, Maximum Height Considerations Plan pg. 88*

- II. Select materials such as stone, brick or glass as the dominant materials and integrate the palette of materials to create a harmonious whole. Stucco is discouraged.

Discussion: *The original use of brick along this section of MacLeod is a defining element of the overall building. The building design should employ a combination of exterior materials that take their cue from the street and the museum.*

- III. Plant large canopy trees within the landscape setback associated with each new development to strengthen the park setting.

Discussion: *The existing street tree in front of 285 will be retained. The historic photograph (Figure 9) provides an excellent image of what the street looked like and offers an indication of how a concerted effort by the City, and the Museum could help recreate that image.*

5.4 Federal Heritage Buildings Review Office (FHBRO)

The FHBRO's heritage character statement provides further direction in looking at the broader urban planning issues as they relate to the Museum and its interface with neighbouring properties. It places emphasis on the principle of axial symmetry, which should govern all relationships on site. It notes that the features of the town planning scheme, including the scale and elevations of the properties bordering the property and processional approach towards the main entrance are integral.

Discussion: *The FHBRO’s emphasis on axial symmetry and the broader features of town planning, including scale and elevations of properties are supported as part of the new development’s relationship to the Museum.*

5.5 Heritage Overlay

Section 60 of the zoning by-law refers to the heritage overlay, which affects the subject property. The intention of this section is to protect the character of heritage areas and significant heritage buildings.

Discussion: *As it is noted in the proposed zoning by-law amendment, relief from section 60 is being requested.*

5.6 Standards and Guidelines

Standards and Guidelines for Conservation of Historic Properties in Canada were reviewed.

As per the General Standards (all projects)

1. Conserve the character defining elements of a historic place.
The limestone foundation, bay window, brick siding and veranda were considered character defining features of 285. Archived drawings provide an indication of its appearance as do the two adjacent buildings to the west.
2. Do not move a component of a historic place if it is determined that the current location is a character defining element.
Construction of the mid rise required the demolition of 283. The new building maintains the relationship to the street and aligns with other buildings along the street.
3. Find a use for a historic place that requires minimal changes to its character defining elements.
283 and 285 will continue in residential use.
4. Evaluate the existing condition of the character defining elements to determine the appropriate intervention needed.
The character defining features of the street and the buildings are well documented. The mid-rise portion of the development is set back from the street and is designed as a fabric building not intended to challenge the special character of the Museum precinct.

5.7 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD and McLeod Street include:

- The form and materiality of 285 will be retained, and plans outlining removal, and restoration work required are included as part of the development;
- The new residence at 283 provides a contemporary well-designed replacement that serves as the podium for the mid-rise that is set back from it.
- The additional height of the mid-rise is set back from the street and is no more intrusive than the building directly to the north at 381 Gladstone Avenue, both of which provide a backdrop to the museum.

- The floating portion cantilevered over 285 and the articulation, and setbacks of the upper floors of the mid-rise help reduce the massing and slab character and introduce a creative design framing the restored 285 and overlooking the Museum precinct.
- The building form at 283 is respectful of the streetscape and provides a handsome podium to the mid-rise portion of the infill.

Adverse impacts of the proposed development include:

- The loss of an early 20th century residential building (Category 2 listed building) designated under Part 5 the Ontario Heritage Act. This is partly mitigated by the aggressive remodelling in the 1970s that extensively altered its original character.
- The introduction of a mid-rise development adjacent to the Museum and its potential precedent for other developments.
- Traditional views from the Apartment block at 381 Gladstone will be altered.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives and Mitigation Measures

The following items need further design development to assess their potential for integrating into the new development:

- The use of the red brick and grey masonry as part of the mid-rise exterior finishes would support the traditional materials commonly used in the district. Another option would be the introduction of masonry to acknowledge the Museum.
- Reduce the number of sidewalks leading up to 283. Consider a single sidewalk with a paved terrace connecting the three doors and introducing an overhead canopy. (The use of a shared porch is a common feature.)
- Eliminating the bulkhead at the east side of the roof over the balcony.
- The front and the rear facades are well articulated if possible additional attention should be given to the east and west elevations of the mid-rise.
- The existing street tree in front of 285 will be removed and a new street tree planted. The historic photograph (Figure 9) provides an excellent image of what the street looked like and offers an indication of how a concerted effort by the City, and the Museum could help recreate that image.

6.2 Conclusions

This is a high-profile project next to the Museum Precinct, it is part of an intact streetscape of the HCD and within the project opportunities to add value to the neighbourhood. Over a five year period the development team has considered alternatives including wholesale demolition of the two existing buildings and construction of a new mid-rise, another option was retaining the two buildings with their existing character and building a new building behind. These options have been evaluated and set aside. This proposal is considered a good balance that ensures that the development supports the concept of

protection and reuse of a valuable grouping of heritage resources and can comfortably integrate with the heritage precinct. The new build, particularly as it relates to the historic streetscape is compatible with the Centretown Heritage Conservation District and its expectations. The development respects the defined values of the urban grain, introduces a scale and visual relationship to the Museum landscape, and reflects the forms and materials of the adjacent buildings along the street.

The restoration of 285 to mirror its two neighbouring sisters, is an exemplary opportunity for place making and restoring value to the community. The new mid-rise development even though it challenges the height restrictions is nicely proportioned and offers a compact sympathetic design that demonstrates a creative approach to integrating new design with the heritage fabric and its context.



John J. Stewart
Principal

7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa)
- Site plans renderings and elevations, grc Architects 2021.
- Pre-Application Consultation Meeting Minutes, City of Ottawa Planning Department.


8.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

APPENDIX A: 283-285 MCLEOD ST. SURVEY FORMS

HERITAGE SURVEY AND EVALUATION FORM						
Municipal Address	283 McLeod Avenue		Building or Property Name			
Legal Description			Lot		Block	Plan
Date of Original Lot Development	1888 – 1901 FIP 1-1/2 Storey Residence		Date of current structure	1925 – 1946 FIP Altered Post 1975		
Additions	Exit enclosure at the rear of the building.		Original owner			
						
283 McLeod.						
Garden / Landscape / Environment			Prepared by: Ian Hunter			
			Month/Year: February 2018			

one tree dating to the renovation period post 1975. The building is set on the east property line.

Contribution of Property to Heritage Environs

Landscape / Open Space: The low retaining wall extending the length of the property muddles the streetscape with the introduction of a feature that is out of character with the typical late 19th early 20th century residences on McLeod.

Architecture / Built Space: The building retains its original massing; however, has lost its original orientation to the street and much of its original character, detailing and features.

Landmark Status

This is one of two similar residences constructed circa 1925-46 along McLeod the other being 263 McLeod. The building 283 McLeod is not a landmark.

Summary / Comments on Environmental Significance

History

Prepared by: Ian Hunter

Month/Year: February 2018

Date of Current Building(s)

1925 – 1946 FIP Altered significantly Post 1975

Trends

Infill of vacant lots in the second quarter of the 20th century and the conversion of residential buildings to office or commercial use beginning in the 1970s.

Events

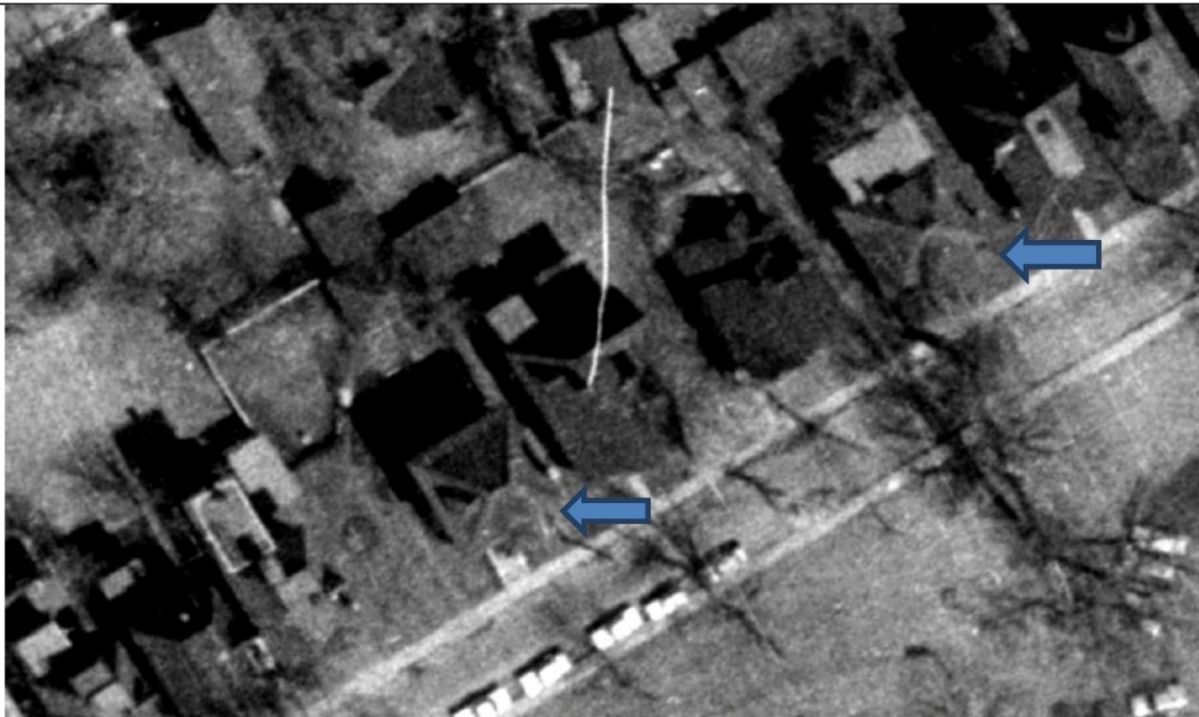
Persons / Institutions

Summary / Comments on Historical Significance

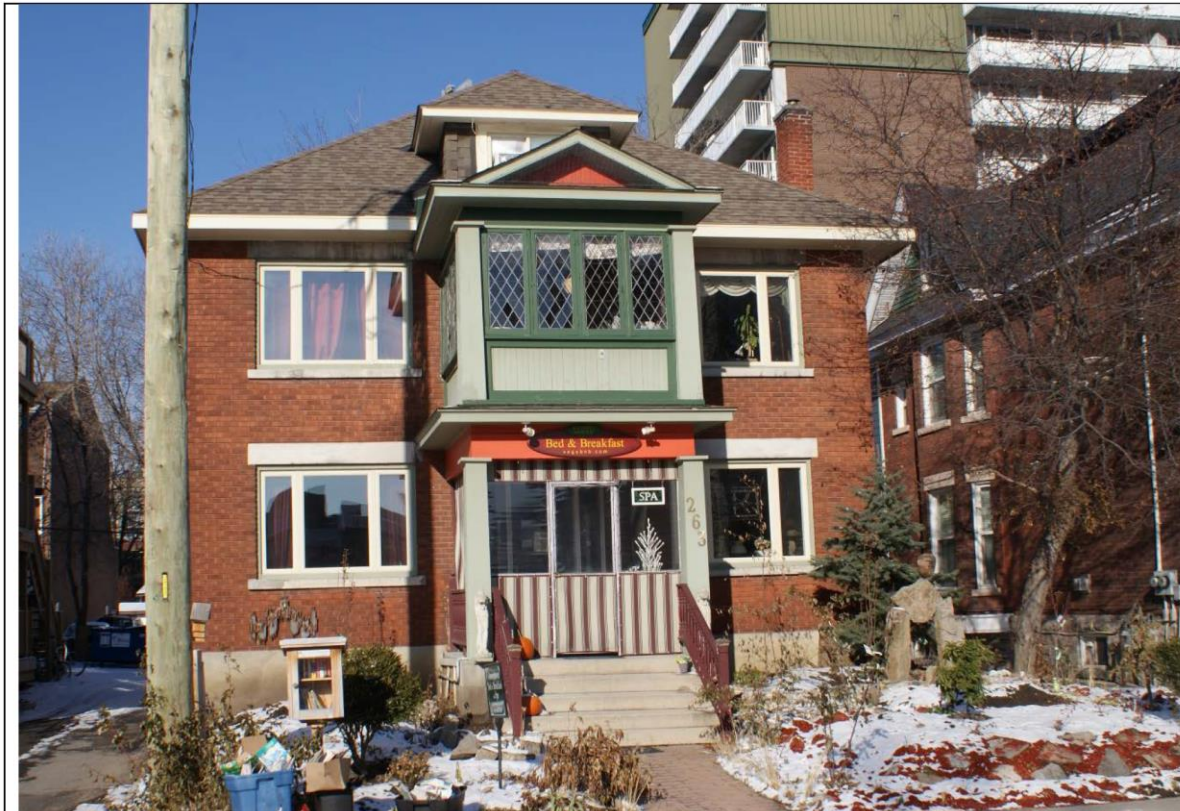
Historical Sources
Fire Insurance Plans; 1888-1901; 1901-1912; 1925-1946; July 1956;

Architecture	Prepared by: Ian Hunter
	Month/Year: February 2018

Architectural Design (plan, storeys, roof, windows, style, material, details, etc)



1965 Aerial view of McLeod with 283 McLeod (left) and 263 McLeod (right) both arrowed. Note the four-square plans with similar hip roofs and entrances fronting onto the street with porches.



View of 263 McLeod Street which was constructed during the same time period 1925-46 as the building at 283 McLeod.

Architectural Style

Vernacular Prairie Style (low pitch hip roof, horizontal orientation of windows, hipped dormer above entrance, window divisions multi-pane upper with a single pane lower sash). Rehabilitation – Colonial Revival (symmetrical front façade, gable centred on main façade, brackets applied to soffits, and main entrance detailing).

Designer / Builder / Architect / Landscape Architect

Architectural Integrity

The two-and-one-half storey residence was substantively altered post 1975. The original two storey entrance porch, and hipped dormer above the entrance were removed. The brick veneer was stripped from the McLeod Street façade, the west or interior courtyard elevation, as well as the majority of the brick veneer from the east elevation. The doors and windows were then removed from the south and west elevations, new doors and windows cut and framed, and the old windows framed in prior to the application of a fibre cement board. The original fenestration pattern is evident on the north and east elevation, and the majority of the brick veneer was retained on the north elevation. A central gable with bargeboard and a finial was then added to the south elevation and brackets installed under the soffit. Sometime after 1975 the first floor was rehabilitated for a commercial use,

the second and third floors for a residential use.

The alterations that occurred after 1975 to the south or McLeod Street façade include:
 The removal of the two storey entrance porch, landing, and stairs fronting onto McLeod;
 The removal of a hipped dormer from the south roof, and the installation of a gable with bargeboard and finial;
 The stripping of the brick veneer and wood cladding to which the veneer was attached from the south, west, and east elevations;
 The removal of the main entrance door, and all windows from the first and second floor fronting onto McLeod (south) and west interior courtyard and reframing of the old or removed and reframing for new window and door openings;
 The application of a fibre cement board to the façade to conceal the extensive alterations to the fenestration pattern.

The residence was constructed during the same time frame (1925 – 1946) as the building to the east at 263 McLeod.



View of the first floor interior. Note the introduced window sill which extends almost to the floor, supporting the theory that the building originally had a more horizontal fenestration pattern similar to 263 McLeod. Note the original window to the right of the fireplace, and the simple casement detailing which is in keeping with a construction date in the 1925 – 30 period. The fireplace brickwork and pattern are also typical of the 1920 – 1930 period.

Outbuildings

Other

Summary / Comments on Architectural Significance

The rehabilitated building retains its original massing four square 2-1/2 storey, exterior frame walls, hip roof, and original fenestration pattern on the north and east elevations.

The building has been categorized as a Group 2 heritage resource – significant from an architectural and streetscape perspective. The 1996 survey and evaluation form noted the building as being a ‘good example of a turn of the century residential design’ with a ‘stucco finish with decorative wood trim and shutters’ in a vernacular Georgian Style.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE

1. Character of Existing Streetscape			X		10 /30
2. Character of Existing Property			X		10 /30
3. Contribution to Heritage Environs			X		10 /30
4. Landmark Status				X	0/10
Environment total					30 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			25/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		11/30
History total					47 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style				X	0/30
3. Designer/Builder				X	0/10
4. Architectural Integrity				X	0/10
Architecture total					17/100

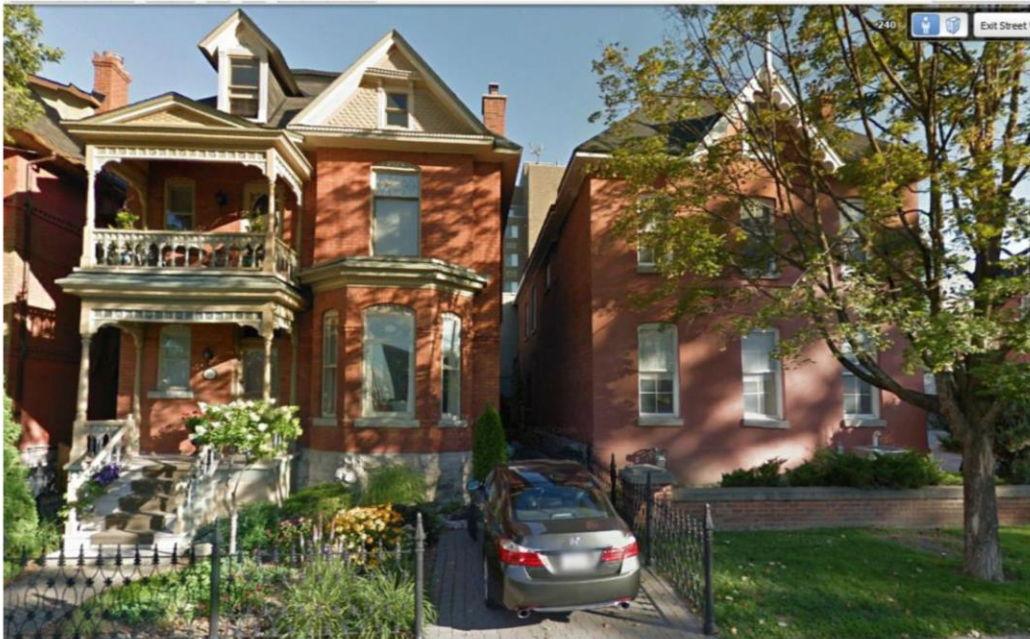
RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1870 to 1915	1915 to 1940	1940 to 1965	1965 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	30x 45% = 13.5
History	47 x 20% = 9.4
Architecture	17x 35% = 5.95
Phase Two Total Score	28.85/100 =29

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	285 McLeod Avenue	Building or Property Name			
Legal Description		Lot		Block	Plan
Date of Original Lot Development	1901 – 1912 FIP	Date of current structure	1901 – 1912 FIP Altered Post 1975		
Additions	Exit enclosure, Post 1975	Original owner			



285 McLeod (right) 287 McLeod (left). The building to the right looked very similar to the building on the left prior to 1975.

Garden / Landscape / Environment	Prepared by: Ian Hunter
	Month/Year: February 2018
Heritage Conservation District name	Centretown HCD
Character of Existing Streetscape	

This section of McLeod extending from O'Connor east has a consistent streetscape with buildings set back uniformly from the property line, the buildings address the street with sidewalks extending to the front entrances porches, with grassed and landscaped front yards. There are few trees along the north side of McLeod where the overhead electrical distribution lines are located. This property and the adjacent property at 283 McLeod are the anomalies on the streetscape in that neither address the street.

The built heritage context on the streetscape extending between O'Connor and Metcalf dates between pre-1888 through to 1939 (Appin Apartments). The built context is fairly consistent in that the residences are typically 2-1/2 storeys in height, brick clad, with one or two storey porches, bay windows, with gables facing the street. The building styles range from vernacular Victorian, Queen Anne, Edwardian, Prairie, and Art Deco (Appin Apartments). All of the buildings on the street relate to an important time period in the development of Centretown between 1870 through to 1912 when the Victoria Memorial Museum was constructed, through to the widespread introduction of apartment buildings in the 1930's.



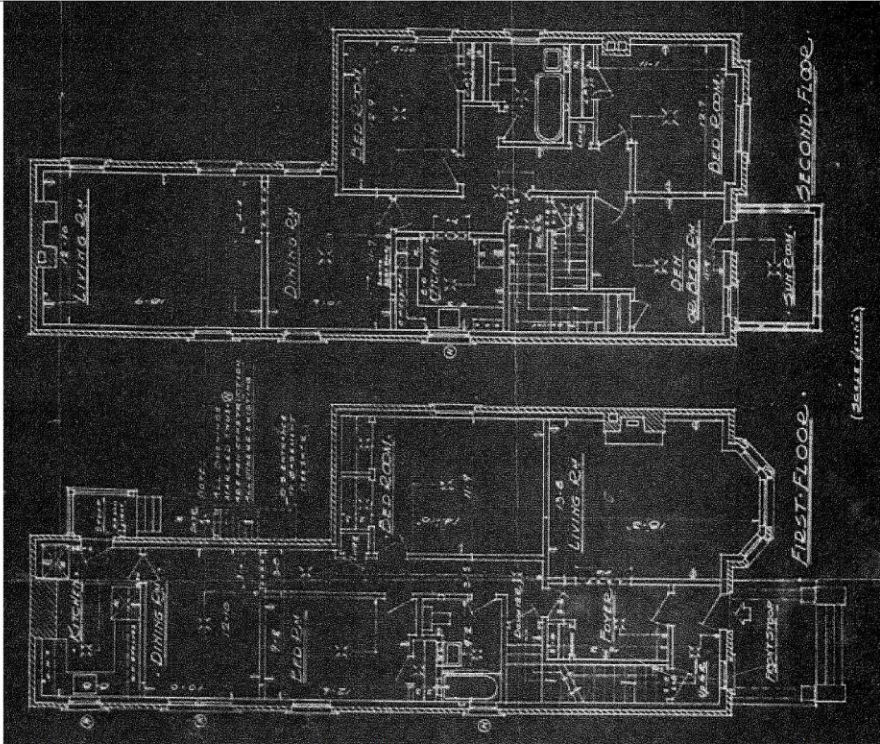
View of the streetscape extending east along McLeod. 285 McLeod is to the left and 283 centre right.

Character of Existing Property

The property is adjacent to a large side and rear yard which is paved and used predominantly as a parking area. There is a grassed front yard separated from the street with a low brick retaining wall with pillars at each end capped with a concrete coping extending the width of the property. The property shares a common entrance to the parking at the rear of the lot. The grassed front yard with shrub foundation planting extends into the property to a side entrance. The front yard has been planted with one tree dating to the renovation period post 1975. The building is set on the west property line adjacent to another building with no side yard.

Contribution of Property to Heritage Environs

<p>Landscape / Open Space: The low retaining wall extending the length of the property muddles the streetscape with the introduction of a feature that is out of character with the typical late 19th early 20th century residences on McLeod.</p> <p>Architecture / Built Space: The building retains its original massing; however, has lost its original orientation to the street and much of its original character, detailing and features.</p>	
<p>Landmark Status</p>	
<p>This is one of three nearly identical residences constructed in the early 20th century at the corner of O'Connor and McLeod. The building 285 McLeod is not a landmark.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p> </p>	
<p>History</p>	<p>Prepared by: Ian Hunter</p>
	<p>Month/Year: February 2018</p>
<p>Date of Current Building(s)</p>	<p>1901 – 1911 FIP Altered significantly Post 1975</p>
<p>Trends</p>	
<p>Conversion of residential buildings to office or commercial use beginning in the 1970s.</p>	
<p>Events</p>	
<p> </p>	
<p>Persons / Institutions</p>	
<p> </p>	
<p>Summary / Comments on Historical Significance</p>	
<p>One of three similar 2-1/2 storey detached residences built in the 1901 -1911 period on the north side of McLeod adjacent to O'Connor Streets.</p>	
<p>Historical Sources</p>	
<p>Fire Insurance Plans; 1888-1901; 1901-1912; 1925-1946; July 1956 Floor plans dating to post 1975, City of Ottawa, Building Department;</p>	

<p>Architecture</p>	<p>Prepared by: Ian Hunter Month/Year: February 2018</p>
<p>Architectural Design (plan, storeys, roof, windows, style, material, details, etc)</p>	
 <p>First and second floor plans submitted to the building department in 1975. Note the two storey entrance porch, the bay window on the first floor with a shallow projecting bay at the second floor level. Note the asymmetrical arrangement of fenestrations on the McLeod Street façade. Note the fenestration pattern on the east elevation.</p>	
<p>Architectural Style</p>	
<p>Vernacular Queen Anne (asymmetrical facade, irregular roof lines – dormers, gables, two storey balconies, red brick exterior with stone and wood trim. Rehabilitation – Vernacular Colonial Revival (symmetrical front and side façade, side entrance detailing).</p>	
<p>Designer / Builder / Architect / Landscape Architect</p>	

Architectural Integrity
<p>The two-and-one-half storey residence was substantively altered post 1975. A set of floor plans (first, second, and third) were submitted in 1975 to the City of Ottawa building department. The plans illustrate the as-found form at the time. The plans illustrate the conversion of a single family home to an apartment complex with three units - one unit per floor. The original two storey entrance porch, projecting bay window on the first floor, enclosed wood porch on the second floor, and fenestration pattern are evident in the floor plans; Sometime after 1975 the first and second floors were rehabilitated for a commercial use and a residential use on the third floor was retained.</p> <p>The alterations that occurred after 1975 to the south or McLeod Street façade include: The removal of the two storey entrance porch, landing, and stairs fronting on McLeod offset to the west property line; The removal of a projecting bay window on the first floor level including brick cladding and horizontal wood boards to which the brick veneer was attached, and wood framing; The infill and capping of the projecting stone foundation below the bay window (a heat pump is set on top); The removal of a shallow projecting bay from the second floor, including brick veneer, board cladding, and wood framing; The removal of the main entrance door, and all windows from the first and second floor fronting onto McLeod and reframing of old and new window openings; The removal of the brick veneer, and wood framing to accommodate the symmetrical placement of three new windows on the first and second floor levels, in what was an asymmetrical fenestration pattern;, Alterations to the roof form with the removal of a gabled dormer, and a projecting gable above the projecting bay window, and the insertion of a new gable centred on the south façade with bargeboard and finial; and, The application of a cement board to the façade to conceal the extensive alterations to the fenestration pattern, selective removal of the brick veneer, infill of removed windows, cutting in of new windows.</p> <p>Alterations to the east or courtyard elevation include: The insertion of a new entrance door in what was a window with the removal of the brick veneer, enlarging and reframing of the opening; The insertion of new window to the north of the new entrance on the ground floor; The application of a cement board finish to conceal the extensive alterations to the east façade; The construction of a brick clad two storey exit enclosure; and, The fenestration pattern on the second floor level was retained during the rehabilitation.</p> <p>The residence was constructed during the same time frame (1901 – 1911) as the two buildings to the west at 287 & 289 McLeod.</p>
Outbuildings
Other
Summary / Comments on Architectural Significance
<p>The rehabilitated building retains most of its original massing – exterior walls, truncated hip roof and one dormer, the two storey rear wing, and the original fenestration pattern on the north wing, and the second floor level on the east elevation. The residence has lost most of its original detailing on the McLeod Street elevation including: two storey wood porch, bay window with gable over, main entrance and the original asymmetrical fenestration pattern. The exterior brick veneer would have been largely removed along with the wood board cladding to which the veneer was attached in order to frame in the old and introduce new window and door openings.</p> <p>The building has been categorized as a Group 2 heritage resource – significant from an architectural</p>

and streetscape perspective. The 1996 survey and evaluation form noted the building as being a 'good example of a turn of the century residential design' with a 'stucco finish with decorative wood trim and shutters' in a vernacular Georgian Style.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape			X		10 /30
2. Character of Existing Property			X		10 /30
3. Contribution to Heritage Environs			X		10 /30
4. Landmark Status				X	0/10
Environment total					30 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date	X				30/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		11/30
History total					52 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style				X	0/30
3. Designer/Builder				X	0/10
4. Architectural Integrity				X	0/10
Architecture total					17/100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1870 to 1915	1915 to 1940	1940 to 1965	1965 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	30x 45% = 13.5
History	52 x 20% = 10.4
Architecture	17x 35% = 5.95
Phase Two Total Score	29.85/100 =30

PHASE TWO EVALUATION SUMMARY

Phase Two Score	Above	to	to	Below
Group				